



**ORDINARY MEETING OF COUNCIL**

**ATTACHMENTS TO REPORTS**

**28 January 2020**

**MEETING POSTPONED TO 29 JANUARY**

**NO CHANGE TO AGENDA PAPERS**



## CONTENTS:

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<b>6.3</b>	<b>Dwelling at 44A Blackabys Road Boat Harbour - DA 161/2019</b>	
	Enclosure 1	DA161/2019 Documentation Set ..... 2
	Enclosure 2	Representation- E & C Sargent..... 59
	Enclosure 3	Extension of Time Form..... 60
<b>6.4</b>	<b>Subdivision (1 into 9 Lots) at Bridge Street (CT178029/1) and irby Boulevard (CT169593/2 &amp; CT145850/4)</b>	
	Enclosure 1	Application documents ..... 64
	Enclosure 2	Representation - F Loughran ..... 151
	Enclosure 3	Extension of Time ..... 152
<b>9.2</b>	<b>Sisters Beach Hardstand</b>	
	Enclosure 1	Sisters Beach Skate Park Concept Design..... 153
<b>9.3</b>	<b>Funding Request - Dogs Homes of Tasmania</b>	
	Enclosure 1	Dogs Home of Tas - Letter re Funding Request..... 157
	Enclosure 2	Dogs Home Tas - Critical Infrastructure Report ..... 159
<b>9.5</b>	<b>Investment Policy and Borrowing Policy</b>	
	Enclosure 1	Investment Policy ..... 163
	Enclosure 2	Proposed New Borrowing Policy ..... 167
<b>9.6</b>	<b>Public Art Policy and associated procedures</b>	
	Enclosure 1	Public Art Policy 20191108..... 170
	Enclosure 2	Public Art Advisory Group Operating Procedure ..... 172
	Enclosure 3	Public Art Procedures..... 176
<b>9.9</b>	<b>Senior Management Report</b>	
	Enclosure 1	Planning Appeal 89/19P 267 Port Road Boat Harbour Beach ..... 181
<b>9.10.1</b>	<b>Minutes from Building Somerset's Future</b>	
	Enclosure 1	Minutes of Building Somerset's Future meeting 9 December 2019 ..... 185
<b>9.10.2</b>	<b>Minutes of Other Bodies/Committees - Cradle Coast Authority Representatives Meeting held 28 November 2019</b>	
	Enclosure 1	CCA Representatives Meeting Minutes 28 November 2019 ..... 187



**DA 161/2019**  
**44A Blackabys Road BOAT HARBOUR**

**Proposal:** Dwelling

**Discretionary Matter:** Location and configuration of development 13.4.3 (P2)

**REPRESENTATIONS CLOSE ON:**  
**Wednesday 4 December 2019**

Please Note:  
 All documents contained herewith are for public viewing only and must not be removed from the Council offices.

9769058

Documents Enclosed	Wed	Thu	Fri	Mon	Tue	Wed	Thu	Fri	Mon	Tue	Wed
Application Form											
Site Notice											
Location Map											
Titles											
Allotment Assessment Report dated 12/01/2018 by Donal S. Anderson											
Bushfire Report dated 28/10/2019 by Tammy Smith Energy											
Plans by Steven Penton Building Design – Project No: 1920-14											
Demonstration of Compliance dated 14/11/2019											



**PLANNING PERMIT APPLICATION  
APPLICATION FOR PLANNING APPROVAL UNDER SECTION 51,  
LAND USE PLANNING & APPROVALS ACT 1993**

<b>PERMITTED APPLICATION</b> - Assessment and determination of a permit application under <i>S58 Land Use Planning and Approvals Act 1993</i>	\$250.00 plus \$1.15 per \$1,000 of value for use or development
<b>DISCRETIONARY APPLICATION</b> -- Assessment and determination of a permit application under <i>S57 Land Use Planning and Approvals Act 1993</i>	\$350.00 plus \$1.50 per \$1,000 of value for use or development + advertising fee
<b>Level 2 "Environmental Activity – Additional charge to permit application"</b>	\$460.00 + advertising fee by quote
<b>Advertising fee will be reimbursed if no advertising is required</b>	
<b>Please refer to <a href="http://www.warwyn.tas.gov.au">www.warwyn.tas.gov.au</a> (Council Services – Planning Services – Planning Fees) for all other fees</b>	

Is a hard copy of planning permit and endorsed documents required? Yes ..... No  .....

- Value of work (inc GST) \$ 300,000 ..... Contract Price ..... Estimate  .....
- Development Address 44a Blackerbys Road, Boat Harbour .....
- Full Name of Applicant(s) Steven Penton Building Design .....

Contact Details: Address: PO Box 1218 Devonport 7310 .....

Email Address penton.design@gmail.com .....

Telephone – Day 03 6428 6634 ..... Mobile 0419 248 910 .....

**For requests in hardcopy format all correspondence in relation to this application, will be sent to the postal address, otherwise all correspondence will be forwarded to the email address)**

- Would you like the contact address recorded above to be applied for all future Council correspondence? (**including rates/animal control etc**)? Yes..... No  .....

5. **WHERE THE APPLICANT IS NOT THE OWNER**  
In accordance with Section 52 of the *Land Use Planning and Approvals Act 1993* if the applicant for the permit is not the owner of the land in respect of which the permit is required, the applicant must include in the application for the permit, a declaration that the applicant has notified the owner of the intention to make the application.

In the event that the property is owned or managed by the Crown or Council, this application is to be signed by the relevant Crown Minister responsible, or General Manager of the Council, and accompanied by written permission of the Minister/General Manager to the making of this application.

Name of Property Owner (see authorisation below)

Full Name Peter and Marie Atkinson ..... Telephone – Home 0407 815 729 .....

Address 49 Shannon Drive ..... Telephone Work/Business 0407 815 729 .....

Port Sorell 7307 .....

**Applicant's Notification to Owner**

I Steven Penton .....  
Full Name of Applicant(s)

of [Signature] .....  
Applicant's Address

Declare that I/we have notified the owner(s) of the property(ies) of the intention to make this application.  
I/We understand that in accordance with Section 52(2) of the *Land Use Planning and Approvals Act 1993* a person must not obtain or attempt to obtain a permit by wilfully making, or causing to be made, any false representation or declaration either orally or in writing.

Applicant's Signature(s) [Signature] .....

6. Proposed Development (Fully describe intended use of land or premises)

Residence  
 .....  
 .....  
 .....

7. Supporting Information if necessary to explain special features of the proposal.

(Attach separate sheet if required)  
 .....  
 .....  
 .....

To include –

a. One Copy (electronic copy if available) of any plan(s) and/or specification(s) for the proposed development, showing where applicable:

- i. Sufficient information to demonstrate compliance with all applicable standards, purpose statements in applicable zones and codes, any relevant local area objectives or desired future character statements;
- ii. a full description of the proposed use or development;
- iii. a full description of the manner in which the use or development will operate;
- iv. a site analysis and site plan at an acceptable scale;
- v. a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200;
- vi. a plan of the proposed landscaping;
- vii. car parking facilities and capacity;
- viii. area of clearing of trees and bushland;
- ix. size, position, colour, illumination, fixing or support and other design details of advertising sign(s).

b. A full copy of your title shall also accompany the application.

Title Certificate  Title Plan  Schedule of Easements

c. Relevant engineering pre-lodgement approvals

Access  Stormwater

8. Present use of site and/or buildings – full description

Vacant  
 .....  
 .....

9. Car Parking	Floor Area	Site Area
Existing on site 0 .....	Existing ..... 0 m <sup>2</sup>	...19,100...m <sup>2</sup>
Total no. proposed 2 .....	Proposed ..... 231.5 m <sup>2</sup>	
	Total ..... 231.5 m <sup>2</sup>	

Questions 10 to 13 relate to Commercial and Industrial Uses and Developments only

10. What days and hours of operation are proposed?

Monday to Friday:      From ..... a.m. to ..... p.m.

                                 Saturday:      From ..... a.m. to ..... p.m.

                                 Sunday:      From ..... a.m. to ..... p.m.

11. Number of Employees?

Existing .....

Proposed .....

12. Vehicles visiting or delivering to or from the site?

Type	No.	Trips per day
.....		
.....		

13. What type of machinery is to be installed or used?

Type	No.
.....	
.....	

**DECLARATION BY APPLICANT (mandatory)**

I declare that the information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with the development application may be made available to the public. I understand that the Council may make such copies of the information and materials as in its opinion are necessary to facilitate a thorough consideration of the Permit Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application for the purposes of assessment of that application. I indemnify the Waratah-Wynyard Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.

I/We hereby acknowledge that Section 20(a) of the *Local Government Act 1993* provides the power for persons authorised by the General Manager to enter land without notice in relation to an application by the owner or occupier for a licence, permit or other approval given by the council.

Signature(s) .....  
 (all applicants to sign)  .....

Date                    29-10-2019 .....



## NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for the following development:-

**No.:** DA 161/2019

**LOCATION:** 44A Blackabys Road BOAT HARBOUR

**APPLICANT:** Steven Penton Building Design

**ZONING:** Rural Living

**USE CLASS:** Residential

**PROPOSAL:** Dwelling

**DISCRETIONARY  
MATTER:** Location and configuration of development  
13.4.3 (P2)

The application and associated plans and documents will be available for inspection during normal office hours for a period of 14 days from the date of this notice at the Council Office, Saunders Street, Wynyard or can be viewed on the Council website [www.warwyn.tas.gov.au](http://www.warwyn.tas.gov.au).

Any person who wishes to make representations in accordance with the *Land Use Planning and Approvals Act 1993*, must do so during the 14-day period.

Representations in writing will be received by the General Manager, PO Box 168, Wynyard, 7325, email [council@warwyn.tas.gov.au](mailto:council@warwyn.tas.gov.au) by **Wednesday 4 December 2019**.

Dated Wednesday 20 November 2019.

**Shane Crawford**  
GENERAL MANAGER





## RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



### SEARCH OF TORRENS TITLE

VOLUME 50762	FOLIO 3
EDITION 5	DATE OF ISSUE 15-May-2019

SEARCH DATE : 29-Oct-2019

SEARCH TIME : 09.59 AM

### DESCRIPTION OF LAND

Parish of SHEKLETON, Land District of WELLINGTON  
Lot 3 on Sealed Plan 50762  
Derivation : Part of Lot 23002 Gtd to J E Catchpole and Part  
of Lot 36155 Gtd to J C Barker  
Prior CT 4799/56

### SCHEDULE 1

B305585 PETER JOHN ATKINSON and MARIE JOAN ATKINSON

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP 50762 EASEMENTS in Schedule of Easements  
SP 50762 COVENANTS in Schedule of Easements  
SP 8503 FENCING PROVISION in Schedule of Easements

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



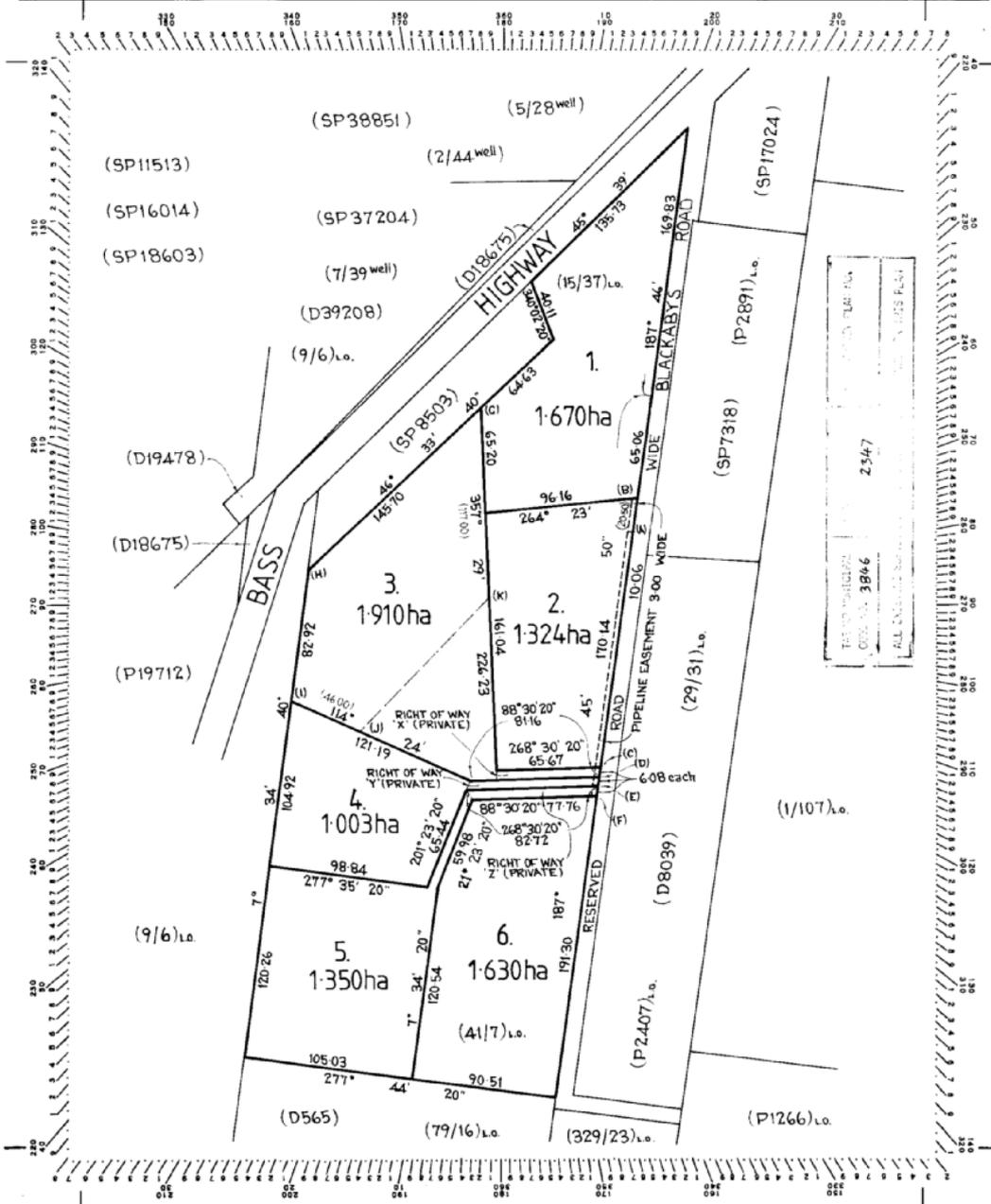
**FOLIO PLAN**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Owner: PETER JOHN ATKINSON & MARIE JOAN ATKINSON	<b>PLAN OF SURVEY</b> by Surveyor: B. J. ROLLINS of: PEACOCK, DAREEL & ANDERSON PTY LTD AUTHORISED SURVEYORS 91 MOULTON STREET BURNIE of land situated in the LAND DISTRICT OF WELLINGTON PARISH OF FLOWERDALE SHEKLETON SCALE 1: 2500 MEASUREMENTS IN METRES	Registered Number: <b>SP50762</b>
Title Reference: CT. 3559-63		Approved: 6 AUG 1981 Effective from: <i>[Signature]</i>
Grantee: PART OF LOT 23002, 20.328, JAMES ERNEST CATCHPOLE - PUR. & PART OF LOT 36155, 1.088ha, JOHN CHARLES BARKER - PUR		Recorder of Titles





# SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



## SCHEDULE OF EASEMENTS

PLAN NO.

SP50762

NOTE:--The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

### EASEMENTS AND PROFITS

Each lot on the plan is together with:--

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:--

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

### EASEMENTS

Lot 1 on the Plan is:-

- 1 Together with a right to convey water for all ordinary domestic purposes by means of pumps and pipes along over and under the strip of land marked "PIPELINE EASEMENT 3.00 WIDE AB" on the Plan.

Lot 2 on the Plan is:-

- 1 Subject to a right appurtenant to Lot 1 on the Plan to convey water for all ordinary domestic purpose along over and under the strip of land marked "PIPELINE EASEMENT AB" on the Plan.
- 2 Subject to a right appurtenant to Lots 3, 4, 5 and 6 on the Plan to convey water for all ordinary domestic purposes along over and under the strip of land marked "PIPELINE EASEMENT AC" on the Plan.
- 3 Together with a right of carriageway over the strips of land marked "RIGHT OF WAY "X" (PRIVATE)", "RIGHT OF WAY "Y" (PRIVATE)" and "RIGHT OF WAY "Z" (PRIVATE)" respectively on the Plan.

Lot 3 on the Plan is:-

- 1 Together with a right to convey water for all ordinary domestic purposes by means of pumps and pipes along over and under the strip of land marked "PIPELINE EASEMENT 3.00 WIDE AC" on the Plan.
- 2 Subject to a right appurtenant to Lots 4, 5 and 6 to convey water for all ordinary domestic purposes along over and under the strip of land marked "PIPELINE EASEMENT 3.00 WIDE CD" on the Plan.



## SCHEDULE OF EASEMENTS

RECORDER OF TITLES

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### SCHEM 2

- 3 Together with a right of carriageway over the strips of land marked "RIGHT OF WAY "Y" (PRIVATE)" and "RIGHT OF WAY "Z" (PRIVATE)" respectively on the Plan.
- 4 Subject to a right of carriageway appurtenant to Lots 2, 4, 5 and 6 over the strip of land marked "RIGHT OF WAY "X" (PRIVATE)" on the Plan.

Lot 4 on the Plan is:-

- 1 Together with a right to convey water for all ordinary domestic purposes by means of pumps and pipes along over and under the strip of land marked "PIPELINE EASEMENT 3.00 WIDE AD" on the Plan.
- 2 Subject to a right appurtenant to Lots 5 and 6 to convey water for all ordinary domestic purposes along over and under the strip of land marked "PIPELINE EASEMENT 3.00 WIDE ED" on the Plan.
- 3 Together with a right of carriageway over the strips of land marked "RIGHT OF WAY "X" (PRIVATE)" and "RIGHT OF WAY "Z" (PRIVATE)" respectively on the Plan.
- 4 Subject to a right of carriageway appurtenant to Lots 2, 3, 5 and 6 over the strip of land marked "RIGHT OF WAY "Y" (PRIVATE)" on the Plan.

Lot 5 on the Plan is:-

- 1 Together with a right to convey water for all ordinary domestic purposes by means of pumps and pipes along over and under the strip of land marked "PIPELINE EASEMENT 3.00 WIDE AE" on the Plan.
- 2 Subject to a right appurtenant to Lot 6 to convey water for all ordinary domestic purposes along over and under the strip of land marked "PIPELINE EASEMENT 3.00 WIDE EF" on the Plan.
- 3 Together with a right of carriageway over the strips of land marked "RIGHT OF WAY "X" (PRIVATE)" and "RIGHT OF WAY "Y" (PRIVATE)" respectively on the Plan.
- 4 Subject to a right of carriageway appurtenant to Lots 2, 3, 4 and 6 over the strip of land marked "RIGHT OF WAY "Z" (PRIVATE)" on the Plan.

Lot 6 on the Plan is:-

- 1 Together with a right to convey water for all ordinary domestic purposes by means of pumps and pipes along over and under the strip of land marked "PIPELINE EASEMENT 3.00 WIDE AF" on the Plan.
- 2 Together with a right of carriageway over the strips of land marked "RIGHT OF WAY "X" (PRIVATE)", "RIGHT OF WAY "Y" (PRIVATE)" and "RIGHT OF WAY "Z" (PRIVATE)" respectively on the Plan.

In respect of the PIPELINE EASEMENT 3.00 WIDE BACDEF on the plan the owners of Lots 1, 3, 4, 5 and 6 shall, for the purpose of conveying water as above have the right at all times and for all purposes:-

- 1 To enter, inspect, lay, cleanse, repair, maintain, renew and replace such pumps and pipes as may reasonably be required for such purpose along over and under the said strip of land without doing unnecessary damage thereto and provided that in any cultivated or pastured ground any such pipes shall be laid at a depth of not less than 205 mm clear beneath the natural surface of the soil.

#### COVENANTS

- 1 The owner of each lot on the Plan covenants with PETER JOHN ATKINSON and MARIE JOAN ATKINSON ("the Vendors") and the owners for the time being of every other Lot shown on the



**SCHEDULE OF EASEMENTS**

RECORDER OF TITLES

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- Plan to the intent that the burden of this covenant may run with and bind the Covenantors lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every lot on the Plan to observe the following stipulations namely:-
- (i) Not to construct on such lot any building other than a private dwelling house and outbuildings usually appurtenant thereto.
  - (ii) Not to use any dwelling house erected on such lot for any purpose other than for a private dwelling house or residence or for the provision of professional services.
  - (iii) Not to erect, maintain or permit to be erected or maintained on such lot any multiple class one dwelling (including home units in attached pairs) and not to erect, maintain or permit to be erected or maintained on such lot any dwelling house or outbuilding with external walls which are constructed of any material other than brick, stone, concrete brick or other good quality contemporary building materials and that fibre cement or other lower quality building material shall not be permitted and neither shall kit homes or other portable or easily removable residential or other buildings unless the written approval of the Vendors is first had and obtained nor shall any roof cladding be other than of tiles or similar good quality roofing material whether of metallic type or otherwise.
  - (iv) Not to cut down or remove from any lot any existing green trees unless necessary for safety, construction of roads and/or buildings or the installation of services unless approval in writing is obtained from the Warden, Councillors and Electors of the Municipality of Wynyard first had and obtained.
  - (v) Not to construct any access to any lot without the approval in writing of the Warden, Councillors and Electors of the Municipality of Wynyard first had and obtained.
  - (vi) Not to store, heap, or permit to be excavated, carried away or removed from such lot any trees, logs, earth, clay, stone, gravel or sand except as may be necessary for the purpose of road or driveway construction and levelling or filling or for the formation of any building, swimming pool or barbeque to be constructed on such lot.
  - (vii) Not to keep or allow to be kept on such lot any animals or poultry for commercial purposes.
  - (viii) Not to install or amend any drainage pipes or drainage dissipaters on such lot which causes or may cause any storm water to enter or cause damage to any adjoining lot or to any road on the Plan or any area adjacent to such road.
  - (ix) Not to erect or place on such lot any hoarding or structure for use as a bill, posting or advertising station.
  - (x) Not to erect, construct, place or use on such lot any shop, building or erection whatsoever for the purpose of offering or exposing for sale therein or therefrom any articles, wares or merchandise whatsoever.
  - (xi) Not to carry on or permit to be carried on such lot any trades noisome, noxious, offensive or otherwise upon such lot.
  - (xii) Not to subdivide such lot.
  - (xiii) That the Vendors shall not be required to fence.
- 2 The owner of Lot 1 on the plan covenants with the Vendors and the owners for the time being of every other lot on the Plan to the intent that the burden of this covenant may run with and



50762

## SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



- bind the covenants lot and every part thereof and that the benefit thereof shall be annexed to and devolve with every other lot on the Plan and each and every part thereof to observe the following stipulation namely, not to construct on the said Lot 1 any vehicular access to the Bass Highway.
- 3 The owner of Lot 3 on the Plan covenants with the Vendors and the owners for the time being of every other lot on the Plan to the intent that the burden of this covenant may run with and bind the covenants lot and every part thereof and that the benefit thereof shall be annexed to and devolve with every other lot on the Plan and each and every part thereof to observe the following stipulation namely, not to erect or construct any building in the area defined GHIJK on the Plan.

NOTWITHSTANDING anything contained or implied herein the Vendors reserve the right to sell, lease or otherwise deal with any lot on the Plan either subject to the conditions and restrictive covenants set out above or not and subject to any waiver, modification, alteration, amendment or full release thereof as the Vendors think fit and that the exercise of this right by the Vendors in relation to any lot shall not release the owner of any other lot from any of the conditions or restrictive covenants effected or imposed upon such lots or give to the owner of any such lot any right of action against the Vendors or any other person or persons.

No other easements, covenants or profits a prendre are created to benefit or burden any of the lots on the Plan.

SIGNED by PETER JOHN ATKINSON  
and MARIE JOAN ATKINSON the  
registered proprietors of the  
land comprised in Folio of the  
Register Volume 3559 Folio 63  
in the presence of:

*B. Rollins*

)  
)  
)  
)  
)  
)

This is the schedule of easements attached to the plan of .....  
(Insert Subdivider's Full Name)

.....affecting land in

.....  
(Insert Title Reference)

Sealed by WYNYARD MUNICIPAL COUNCIL on 20th 2019

Solicitor's Reference .....  
*[Signature]*  
Council Clerk/Town Clerk

CS 3334

## DONAL S. ANDERSON - CONSULTING ENGINEER

ABN 50 078 335 231

23 Nicholls Street, Devonport, 7310

Phone (03) 6423 3583

E-mail: don@dsace.com.au

### ALLOTMENT ASSESSMENT REPORT FOR RESIDENTIAL WASTEWATER DISPOSAL (LAND APPLICATION) DESIGN

**Principal:** P. J. & M. J. Atkinson  
**Location:** Lots 2 – 5 Blackabys Road, Boat Harbour  
**Date:** 12<sup>th</sup> January 2018

#### Background

This Report has been prepared following a request by **Mr. P. J. Atkinson, an Owner of the land allotments at Lot 2 – 5 Blackabys Road, Boat Harbour (PID 7092155 C/T ref Volume 50762 & Folios 2 - 5)**, to assess the general suitability of the allotment layout to accept domestic waste-water from new building developments proposed on the site.

The assessment has been carried out utilising physical on-site inspections, test hole sampling and reviews of available data in accordance with AS/NZS 1547:2012.

#### Use Characteristics and Lot Size Risk:-

The allotments are designated “Rural Living” under the Waratah Wynyard Interim Planning Scheme 2013. Under the Rural Living zone, the Uses are limited to domestic residences generally and industrial type wastes and their treatment need not be accommodated. In addition, the zone requires generally larger lot sizes with a variety of sizes to accommodate various rural activities.

The four allotments have a combined area of 5.626 Ha giving an average area of approximately 1.4 Ha which is generally within the requirements of the Planning Scheme

Lot No. 2 is adjacent to Blackabys Road on its eastern boundary and Lots 3, 4 & 5 are accessed via 6m wide strips from Blackabys Road.



Plate 1 - Extract from “The List” showing location of allotments

## DONAL S. ANDERSON - CONSULTING ENGINEER

ABN 50 078 335 231

23 Nicholls Street, Devonport, 7310

Phone (03) 6423 3583

E-mail: don@dsace.com.au

---

### Natural Hazards and Infrastructure Hazard Risks:-

The Lots are located so that the land form in the area rises to the southeast with a flatter area between the allotments and the Bass Highway to the North.

#### Lot 2

- This Lot is bounded by Blackabys Road to the east and a perennial creek to the north. The creek runs from east to west.
- Part of the eastern side of the allotment may be subject to water flows from Blackabys Road and minor flooding may occur from the creek along the northern boundary.
- The allotment is presently well vegetated with ti-tree.
- A small portion of the allotment on the western boundary has been designated Hazard Band – Low for Landslide Risk. It is not considered a risk that would rule out residential development.
- Residential development is recommended to occur towards the southern end of this allotment.

#### Lot 3

- Lot 3 is the largest allotment and extends in a “wedge” to the North beyond the adjacent Lot 2.
- The Lot is accessed from Blackabys Road via an access strip and bounded on the western side by pasture lands in other ownership.
- A gully runs approximately parallel to the western boundary which would contain storm-water run-off from higher properties in the wetter months. This would discharge into the creek along the northern boundary of Lot 2.
- Part of the northern section may be subject to minor flooding.
- A portion of the allotment in the south-eastern third boundary has been designated Hazard Band – Low for Landslide Risk. This assessment is not considered a risk that would rule out residential development and suitable land is still available for wastewater disposal on this allotment.
- The allotment is presently well vegetated with ti-tree.
- Residential development may occur on the designated Low Risk Hazard Band in the south-eastern corner provided a further assessment is undertaken prior to development occurring.

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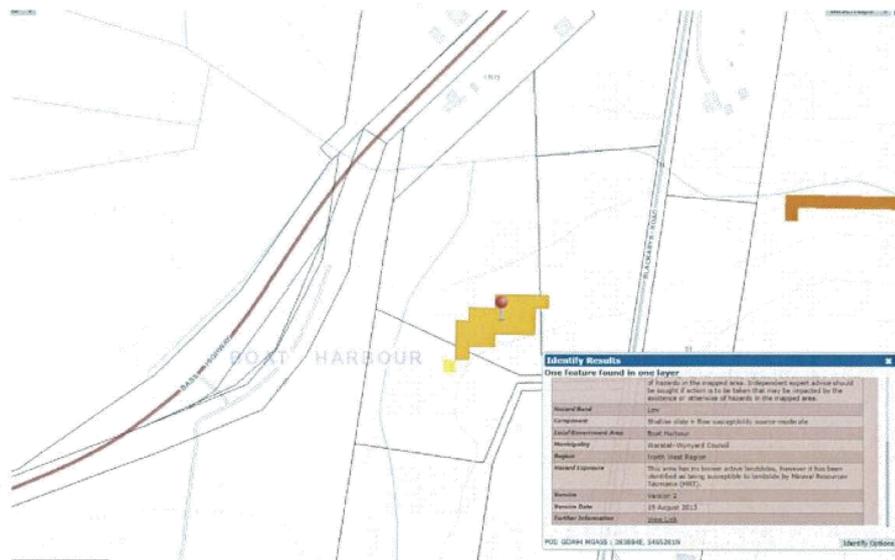


Plate 2 - Extract from "The List" showing location of Landslide Hazard Band features

### Lot 4

- The Lot is accessed from Blackabys Road via an access strip and bounded on the western side by pasturelands in other ownership.
- A gully runs approximately parallel to the western boundary which would contain storm-water run-off from higher properties in the wetter months.
- The allotment is presently well vegetated with ti-tree.
- A small portion of the allotment on the northern boundary has been designated Hazard Band – Low for Landslide Risk. It is not considered a risk that would rule out residential development.
- Residential development is recommended to occur on the eastern half of this allotment.

### Lot 5

- The Lot is accessed from Blackabys Road via an access strip and bounded on the western side by pasturelands in other ownership, southern side by bushland in other ownership and a rural residential property on the eastern side in other ownership.
- The land surface undulates and a gully angles across the property from south to north. This gully collect run-off water from the adjacent eastern property and would contain storm-water run-off from the higher properties to the south and west in the wetter months.
- The allotment is presently well vegetated, partially with unmaintained pasture, native shrubs and ti-tree.
- This Lot has not been identified as Landslide Risk.
- Residential development is recommended to occur on the north-eastern portion of this allotment.

## DONAL S. ANDERSON - CONSULTING ENGINEER

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- Subject to a more refined analysis and designating the actual location of any residential development, wastewater disposal may require Aerated Waste Treatment facilities or the installation of secondary treatment on this allotment.

### Soil Category Rating Risk :-

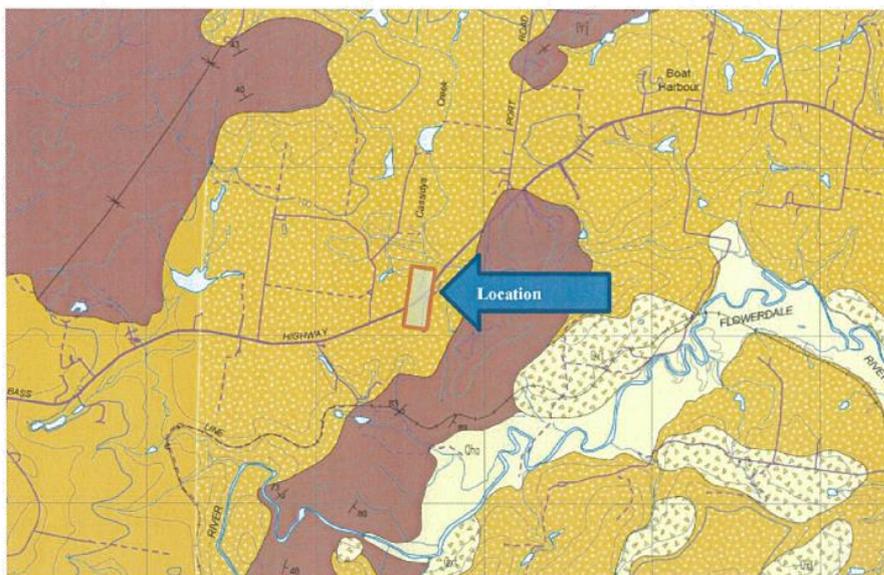


Plate 3 - Extract from "Wynyard - Geology Map 3" produced by Tasmanian Department of Infrastructure Energy and Resources

The geology of the area is consistent with other established rural living activities in the vicinity. The predominant soils are derived from the underlying Precambrian Orthoquartzite on the eastern side of the original allotment and weathered Tertiary Basalt on the western portion of the original allotment.

The initial work in the area and comparison with similar underlying geology indicates the likelihood of areas of Category 3 soils (loams) with Category 4 (Clay loams) and Category 5 (light clays) soils probable. The risk of encountering Category 6 (heavy clays) is low. However, even if these soils are identified at the allotment level of investigation, the larger allotment sizes and availability of alternative treatment options including secondary and tertiary treatment reduces the risk for on-site waste-water disposal.

The properties do not have access to a community supplied reticulated water supply. The reduced water consumption and subsequent reduced disposal quantities for the tank water supply reduces the risk of water-logging and the transport of contaminants across boundaries.

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### Summary

The allotment layout for the previously approved sub-division at **Lot 2 – 5 Blackabys Road, Boat Harbour (PID 7092155 C/T ref Volume 50762 & Folios 2 - 5)** appears to be generally suitable for the onsite treatment of domestic wastewater subject to the risk minimisation noted in the report.



### SIGNED

D. S. Anderson

F.I.E.Aust., B.E.(Tas), Dip. Mun. Eng. (Deakin), CPEng, NPER (No. 24854),

Building Practitioner Accreditation No CC822J

Principal Engineer

### Supporting Attachments

- Site Photographs (3 Pages)



Plate 4 – Looking North from Blackabys Road with the existing house on left and the Lots within the tree line beyond

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Plate 5 – Looking west from Blackabys Road along northern boundary of Lot 2



Plate 6 – Looking South along eastern boundary of Lot 2 adjacent to Blackabys Road.

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Plate 7 – Established ti-tree to be generally removed – most Lots



Plate 8 – Looking East along Access strips for Lots 3, 4 & 5.

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Page 7 of 8 pages  
S3038 Assessment Report for WW in Subdivision

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Plate 9 – Looking South west along access to Lot 5



Plate 10 –Excavated pit showing thin gravel layer at approximately 400mm below surface



Tammy Smith Energy

# Bushfire Report

## 44a Blackabys Road, Boat Harbour

Prepared for Peter John & Marie Joan Atkinson

By: Tammy Smith

Date: 28<sup>th</sup> October 2019

Report No: B1920-030



## Contents/Index

1. Introduction/Aim.....	3
2. Property Details.....	4
3. Description Of The Area.....	5
4. General Site Description.....	6
5. Photos of Site and Vegetation.....	7-8
6. Property Access.....	9
7. Water Supply.....	10
8. Bushfire Attack Level Assessment (AS3959).....	11
9. Summary.....	12
10.Statement.....	13
11.References.....	14

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Attachment 01	Bushfire Hazard Management Site Plan
Attachment 02	Bushfire Hazard Management Advice
Attachment 03	Static Water Supply & Signage for firefighting
Attachment 04	Property Access
Attachment 04	Fire Resisting Garden Plants

## Introduction

This Bushfire Attack Level (BAL) assessment report has been prepared for the construction of a new dwelling at **44a Blackabys Road, Boat Harbour**. The need for the BAL assessment report is required as the proposed new dwelling is to be built on bushfire prone land which is defined as:

- a) Land that is within the boundary of a bushfire-prone area shown on an overlay of a planning scheme map; and
- b) Where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bushfire-prone area shown on an overlay on such a map, land that is within 100 metres of an area of bushfire-prone vegetation equal to, or greater than one hectare. (Building Regulations Version 1 (Tas) 2014)

In this instance the proposed new dwelling is to be situated on and surrounded by land that is classified as bushfire prone vegetation, and is within 100 m of bushfire-prone vegetation equal to or greater than one hectare.

## Aim

This assessment report has been provided to assist the owner with identifying the relevant requirements for the proposed dwelling described in Australian standard AS 3959-2009.

The purpose of this Bushfire Assessment Report is to provide knowledge to the public/ individual/ landholder the need to protect their property from bushfire. And to reduce the occurrence of, and minimise the impact of bushfires, thereby reducing the risk to human life, property, the environment, and the cost to the community caused by bushfires.

To provide for sufficient separation of building areas from bushfire-prone vegetation and to reduce the radiant heat levels, direct flame attack and ember attack at the building site;

The inspection has been undertaken and the report provided is on the understanding that;

- 1) This report assesses the site with respect to the Directors Determination. All other statutory assessments are outside the scope of this report unless specifically included.
- 2) The report only identifies the size, volume and status of the vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development or where the vegetation separation distance established in this report has changed.

This assessment is based on an inspection of the site 6<sup>th</sup> October 2019  
The proposed building site is vacant.

## Property Details:

<b>Property Address:</b>	44a Blackabys Road, Boat Harbour
<b>Certificate of Title:</b>	50762/3
<b>Area:</b>	1.91 hectares
<b>Type Of Building/Construction:</b>	New dwelling
<b>NCC Classification:</b>	Class 1
<b>Zoning:</b>	Rural Living
<b>Planning Scheme:</b>	Waratah-Wynyard Interim Planning Scheme



Approx. Location of proposed new Dwelling

## Description of the Area

**Climate** The climate in the Boat Harbour area is cool/temperate; the growing season for vegetation is during April/May (autumn) & October/November (spring). The Boat Harbour area has an average rainfall of 900 to 1200 mm per year. In general the fire season is in the dryer months during January through to the end of March, with winds predominately prevailing from the West. Due to the topography of the land the land, this new build maybe partially sheltered from the prevailing Westerly weather.

### Land Topography: Vegetation/Contours

**TOPOGRAPHY:** The gradient of the land the proposed new building is to be built on is downslope in a North and Western direction. This was determined by a site inspection made on the 6th October 2019, and a site plan provided by Steven Penton.

Reference to Tasmanian Vegetation Monitoring & Mapping Program (TASVEG) indicates the vegetation on and surrounding the property is generally of *Leptospermum* scrub.

*Tas Veg 3.0*



*Waratah-Wynyard Planning Scheme*



- |   |  |   |                |
|---|--|---|----------------|
|  | (SLW) - Scrub, heathland and coastal complexes |  | Rural Resource |
|  | (FAG) Agricultural land                        |  | Rural Living   |
|  | (DNI) Dry eucalypt forest and woodland         |   |                |

### **General Site description:**

This a large allotment located in amongst other Rural Living allotments, in a developing subdivision. This allotment is downslope in a North and Western direction. Access to this allotment is via Blackabys Road to the East.

**NORTH** The proposed new dwelling is located in excess of 100 metres from the Northern Boundary. The immediate area is currently scrub vegetation. Beyond this boundary is a further vacant rural living allotment t. The leptospermum vegetation continues towards the boundary. An area of grassland vegetation is adjacent to Cassidy's Creek, which runs parallel to this northern boundary. The distance required to be maintained in this direction from the new dwelling is a minimum of **22.0 metres**.

**SOUTH WEST** This new dwelling is located **8.0 metres** from this boundary. Beyond this boundary is newly developed residence. The vegetation on this neighbouring property is cleared and will in time become managed gardens and lawns as this neighbouring property is developed. Scrub vegetation consisting of native Leptospermum is located on this neighbouring property 25 metres from this dwelling, and is contiguous with vegetation currently present on this allotment. To achieve the said BAL the vegetation will be required to be maintained to the boundary in this direction.

**SOUTH EAST** An access driveway servicing another rural living allotment is parallel to this boundary. The width of this driveway is 10.0 metres. This driveway provides separation from a neighbouring property. An existing dwelling is present beyond this driveway. This neighbouring dwelling is surrounded by mature, maintained gardens and lawns.

**EAST** This is the direction of the access to this allotment. The distance this new dwelling is from this boundary is 10.0 metres. A recently build residence is located on this neighbouring property. The vegetation surrounding this neighbouring dwelling is short cropped grassland and will in the future be established gardens and lawns. Beyond this neighbouring property is Blackabys Road. This Road provides separation from grassland further in this direction.

## PHOTOS of SITE and VEGETATION



**NORTH** View from the building site showing the immediate vegetation as scrub vegetation, this vegetation will be cleared as the building works commence.



**SOUTH WEST** View showing the new developed neighbouring residence. Leptospermum vegetation is located on the neighbouring property 25 metres South West of this new dwelling



**SOUTH -SOUTH EAST** View showing an access driveway servicing the neighbouring allotment. The vegetation located beyond this driveway is managed.



**EAST** View from the new building site. A developed residence is located beyond this boundary. The vegetation on this neighbouring allotment is managed

### Property Access - Table E2

The property has a driveway access/egress to the East, (Blackabys Road) of the property. This access is approx. 80 metres in length.

This driveway also provides access to the neighbouring property to the South West of this property.

The existing driveway is currently of a gravel construction and offers a clear line of site.

A Suitable turning area will be required within the vicinity of the new dwelling. This turning area must be constructed allowing the turning and manoeuvring of large emergency vehicles. The vegetation must be kept maintained two metres either side of the driveway.

Blackabys Road travels in a South-North direction. To the North Blackabys Road joins with the Bass Highway, this is the direction of safe egress away from fire danger. To the South Blackabys Road services further residential allotments, and then terminates.

Due to the length of this driveway no further upgrades are required



**Blackabys Road North direction**



**Blackabys Road South direction**

### **Static Water Supply for firefighting Table E5**

No reticulated water supply is available to this allotment

A galvanised or concrete (non-combustible) water tank of no less than 10,000 litres will be required to be installed for firefighting in accordance with the guidelines of table E5 (*refer attachment 03*)

The suggested location is shown on the bushfire hazard management plan but maybe relocated at the owner's discretion; ensuring it is located at least 6.0 metres from a building in compliance with The directors determination. (*refer attachment 03*)

A Hardstand for fire appliances must be provided within 3.0 metres of the static water supply for firefighting.

The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. This sign must comply with the Tasmania Fire Service Water Supply Signage Guideline, in accordance with Bushfire Hazard Advisory Note 05-2017.

*These compliant water signs are available from TasFire Equipment, 5 Victoria Parade, Devonport. Ph. 6421 7070*

An additional water supply is available from Cassidy's Creek to the North of this property, this water supply is located at a distance greater than 120 metres hoseslay to all parts of the new dwelling, and as such cannot be relied upon for a compliant water source for firefighting.



**Fire Danger Index (FDI) of 50 (1090) for Tasmania**

	North	South West	South East	East
<b>Vegetation Classification</b>				
Group A - Forest				
Group B - Woodland				
Group C - Shrubland				
Group D - Scrub	X	X		
Group E - Mallee/Mulga				
Group F - Rainforest				
Group G - Grassland				
<b>Exclusions</b>			(f)	(f)
<b>Distance to Classified Vegetation</b>	<b>22.0</b> metres	<b>25.0</b> metres	<b>&lt;100</b> metres	<b>&lt;100</b> metres
<b>Effective Slope under classified vegetation</b>	<b>Upslope</b>			
	0 degrees		0 degrees	
			0 degrees	X
				0 degrees
				X
	<b>Downslope</b>			
	> 0 to 5	X	> 0 to 5	X
> 5 to 10		> 5 to 10		
> 10 to 15		> 10 to 15		
> 15 to 20		> 15 to 20		
<b>BAL Rating for each orientation on the site</b>	<b>BAL 19</b>	<b>BAL 19</b>	<b>BAL LOW</b>	<b>BAL LOW</b>

**Determination of Bushfire Attack Level: BAL 19**



BAL 19 is primarily concerned with protection from ember attack and radiant heat up to and including 19 kW/m<sup>2</sup> where the site is less than 100 m from the source of bushfire attack

The bushfire Attack level shall be classified BAL-LOW where the vegetation is one or a combination of any of the following:

- (a) Vegetation of any type that is more than 100 m of other areas of vegetation being classified.
- (b) Single areas of vegetation less than 1 ha in area and not with 100 metres of other areas of vegetation being classified.
- (c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other.
- (d) Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified.
- (e) Non-vegetated areas, including waterways, roads, footpaths, buildings, and rocky outcrops
- (f) Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTE: minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to public nominal height of 100mm)

## Summary

The owners have the capacity to maintain the vegetation surrounding this proposed dwelling in a low fuel state.

A “low fuel state” means managed lawns and gardens or where grasslands are to be managed as “low fuel”, the grasses must be maintained as less than 100mm tall during the period from 1st November to 30th March.

Due to the topography, vegetation type and proximity to the surrounding native vegetation, also the zoning should a fire eventuate in this classified vegetation there is a possibility of an ember attack on this proposed new dwelling.

To achieve the said BAL, continuous management of the vegetation will be required surrounding this dwelling for the distances shown on the Bushfire Hazard Management Plan (attachment 01)

The existing Access/egress to this allotment will be required to be continually maintained ensuring adequate width and a clearance of vegetation.

A new compliant static water supply and suitable hardstand area will be required to be installed in accordance with Table E5

The assessment of the proposed site, and plans provided by Steven Penton has identified the Bushfire Attack Level (BAL) for this new dwelling is BAL 19

The construction requirements are detailed in sections 3 and 5 of AS3959-2009

This BAL rating has been determined given the knowledge that the owners will manage the vegetation surrounding this proposed new building works in a minimum fuel condition. (*refer Bushfire Hazard management site plan, attachment 01*) It is a requirement the attached ‘Bushfire Hazard Management Plan’ be adhered to, and the Hazard Management area be maintained to a minimal fuel condition.

In establishment of the landscaping, minimum fuel condition should be achieved for a distance surrounding the dwelling. It is recommended that low flammability native plants (*see attachment Fire Resisting Garden Plants*) be planted within this hazard management area, to be consistent with clause 2.2.3.2 of AS 3959). This allows the planting of low to moderate flammability trees with a discontinuous canopy and no understorey.

Statement:

*I have taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.*



Tammy Smith  
Bush Fire Assessor  
Accreditation 126

Date: 28<sup>th</sup> October 2019

64286634  
0419 560 727

*The measures contained in this report cannot guarantee that a building will survive a bushfire event on every occasion. This is due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and weather conditions.*

### References

- . Architectural site plan by Steven Penton
- . Waratah-Wynyard Interim Planning Scheme
- . Australian Standards; AS 3959-2009 (Including amendment No. 3) – Constructions of Buildings in Bushfire-prone areas.
- . Resource Management & Conservation Division of the Department Primary Industry & Water September 2006, TASVEG
- . Directors Determination
- . Tasmanian Government, Land-Information-Systems-Tasmania.  
[www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)
- . Fire resisting Garden Plants - Tas Fire Service/Alan Grey
- . National Construction Code (BCA 2019)



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Attachment 02



Tammy Smith Energy

## Bushfire Hazard Management Advice

Prepared for Peter John & Marie Joan Atkinson

Building Works at 44a Blackabys Road, Boat Harbour

This bushfire Hazard Management Advice is to be read in conjunction with the Bushfire Hazard Management Plan (attachment 01), and the Bushfire Report for this building work.

It is important to recognise that, particularly in extreme and major bushfires, no single option is likely to provide sufficient protection from bushfires. A range of options need to be implemented to reduce the bushfire risk to an acceptable level. While hazard reduction will reduce the severity of a bushfire and therefore improve the chance of survival; people, houses, and other assets. The owners/occupiers may have a better chance of survival from a bushfire if preventative measures have been implemented to make their dwellings less vulnerable to bushfire attack.

The following is recommended:

- 1) Continually maintain your dwelling and other assets in a minimal fuel condition this means a reduction in the amount and altering the arrangements of fuels. Most fine fuels are at or close to the ground, often as part of grass, litter or shrub layer, If these is enough fuel, when a fire approaches these fuels will ignite the trees above or set the bark alight. This may burn into the tree canopy causing a dangerous crown fire.
- 2) Locate flammable fuels away from the residence, and separate from each other
- 3) Road access to the property is to be maintained as an all-weather road, ensuring the height and width of vegetation remains cleared providing clear access for emergency vehicles
- 4) Minimise flammable materials around the home.
- 5) Regularly clean vegetation and debris from gutters.
- 6) Develop a household bush fire/evacuation plan and have available the necessary basic bush firefighting equipment.
- 7) Continually check screens on windows and doors are in good condition without breaks or holes in the flyscreen material, and frames are well fitting into sills and window frames
- 8) Ensure painted surfaces are in good condition with decaying timbers given particular attention to prevent the lodging of embers within the gaps.



### Hazard Management Area:

*To be read in conjunction with Bushfire Hazard Management Plan (att 1).*

The *Building Act 2016*, requires a hazard management area to be established and maintained between the bushfire prone vegetation and the building at a distance equal to, or greater than the separation distance specified for the Bushfire Attack Levels (BAL) in *AS 3959-2009 Construction of Buildings in Bushfire Prone Areas*.

A Bushfire Hazard management area means the area, between a habitable building or building area and an area of bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.

The Hazard Management Area is within the existing boundaries of this allotment, surrounding this building and is required to ensure that potential fuel surrounding the dwelling is minimised. (*Minimal Fuel Condition*) Ensuring there is little or no material available to burn around the dwelling when bushfires approach.

The Hazard Management Area is achieved by:

- Use non-flammable mulch; do not use woodchips or bark especially against buildings
- Maintaining grass at less than 100mm height
- Include non-flammable areas such as paths and driveways
- Locating dams, orchards, vegetable gardens and effluent disposal areas (if possible) on the fire prone side of the building
- Using radiation shields and windbreaks such as non-combustible fences and hedgerows, avoiding highly flammable plants
- Selectively removing small trees and shrubs to create clumps, rather than a continuous wall separated by open areas
- Removing fire hazards such as wood piles rubbish heaps and stored fuels.
- The removal of fallen limbs, sticks and bark litter
- Thinning out understory vegetation to provide fuels to provide horizontal separation between fuels
- Replacing highly flammable plants with low flammable species.
- Active weed management – removing the fuel on the ground, around the base of the tree canopy and to a height of at least 2 metres (prune lower branches)
- Allow clear space from the dwelling of at least 4 times the mature height of any shrubs planted – no vegetation should be able to fall on the building.
- Pruning larger trees to maintain horizontal separation between canopies
- Maintaining vegetation clearance around vehicular access and water supply.

*There is no need to remove all trees as they can be beneficial in trapping embers and reducing wind speeds and may not be involved in a bushfire once the fuels below (understorey) have been modified. Individual trees rarely cause houses to burn in bushfires.*

*A hazard management area has two important roles. It is much easier to defend your home when most flammable material close to your home has been removed. It also aids the protection of occupants and fire fighters who may be defending your home. The inclusion of this defendable space forms part of a consolidated approach, which together with building construction standards, provision of firefighting water supplies and good property access, are designed to make living in bushfire prone areas safer.*



Tammy Smith Energy

**Table E2: Standards for Property Access**

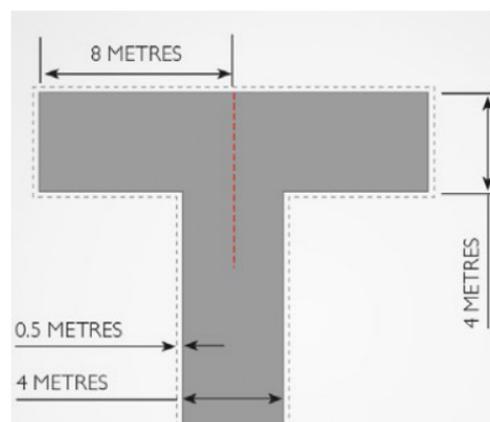
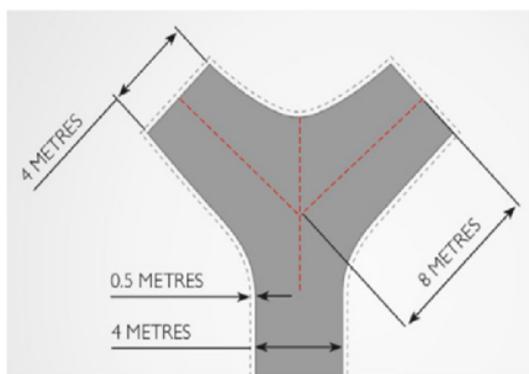
**A. Property access length is less than 30 metres; or access is not required for fire appliance to access a water connection point**

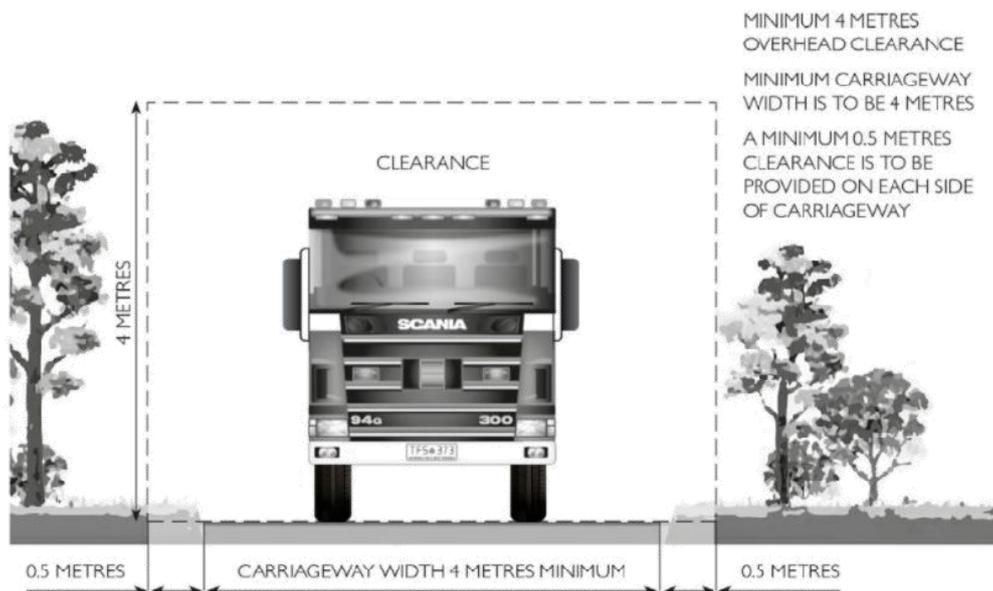
There are no specific design and construction requirements

**B. Property access length is 30 metres or greater; or access is required for a fire appliance to a fire fighting water point.**

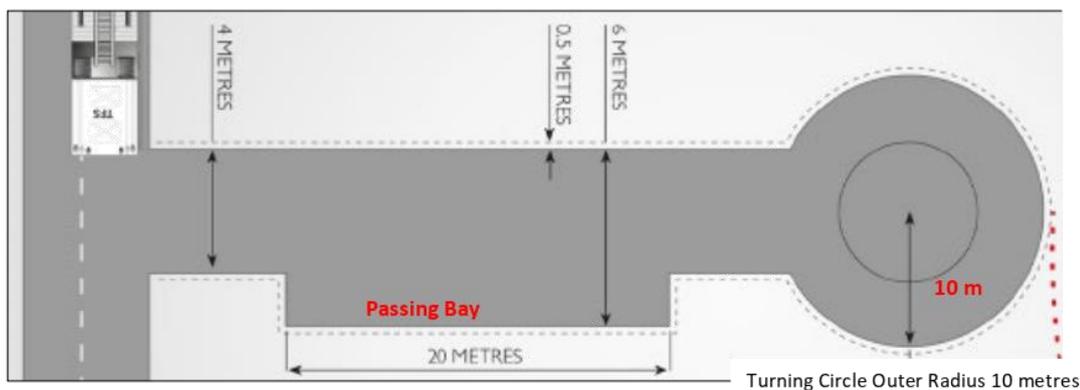
The following design and construction requirements apply to property access:

- (a) All-weather construction;
- (b) Load capacity of at least 20 tonnes, including bridges and culverts;
- (c) Minimum carriageway width of 4 metres;
- (d) Minimum vertical clearance of 4 metres;
- (e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- (f) Cross falls of less than 3 degrees (1:20 or 5%);
- (g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- (h) Curves with a minimum inner radius of 10 metres;
- (i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
- (j) Terminate with a turning area for fire appliances provided by one of the following:
  - (i) A turning circle with a minimum inner radius of 10 metres; or
  - (ii) A property access encircling the building; or
  - (iii) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long





(b) Passing bays of 2 metres additional carriage way width and 20 metres length must be provided every 200 metres



D. Property access length is greater than 30 metres, and access is provided to 3 or more properties:

The following design and construction requirements apply to property access:

- (a) Complies with requirements for B above, and
- (b) Passing bays of 2 metres additional carriage way width and 20 metres length must be provided every 100 metres,



Tammy Smith Energy

**Table E5 – Static Water Supply for Fire fighting:**

**A. Distance between building area to be protected and water supply**

The following requirements will apply:

- (a) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and
- (b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

**B. Static Water Supplies**

A static water supply:

- (a) May have a remotely located offtake connected to the static water supply;
- (b) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
- (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems;
- (d) Must be metal, concrete or lagged by non-combustible materials if above ground;
- (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:
  - (a) Metal,
  - (b) Non-combustible material; or,
  - (c) Fibre-cement a minimum of 6mm thickness.

**C. Fittings, pipework and accessories (including stands and tank supports) Fittings and pipework associated with a fire fighting water point for a static water supply must:**

- (a) Have a minimum nominal internal diameter of 50mm;
- (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
- (c) Be metal or lagged by non-combustible materials if above ground;
- (d) If buried, have a minimum depth of 300mm<sup>2</sup>
- (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment;
- (f) Ensure the coupling is accessible and available for connection at all times;
- (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);
- (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
- (i) If a remote offtake is installed, ensure the offtake is in a position that is:
  - (i) Visible;
  - (ii) Accessible to allow connection by firefighting equipment;
  - (iii) At a working height of 450 –600mm above ground level; and
  - (iv) Protected from possible damage, including damage by vehicles.

## Bushfire Ready Water Tanks and Fittings

*Objective: To ensure adequate water supplies are available for people and fire fighters to defend buildings from bushfires.*

**Water Tanks for firefighting purpose** - A water tank is required to be installed if the exterior elements of a class 1 building (habitable) in a designated bushfire prone area is not within reach (120 metres long hose connection) to a fire hydrant or a stored water supply in a water tank, swimming pool, dam or lake available for firefighting.

**Types of suitable water Tanks for firefighting purpose**- A water tank for firefighting purpose is required to have a capacity of at least 10,000 litres (2500 gallons) for each separate building. The firefighting water tank should be manufactured from steel or concrete (non-combustible). Polyurethane & Fibreglass tanks can melt and fail if subjected to direct flame contact, or intense radiant heat. *In some circumstances existing polyurethane tanks may be used if the bottom 400mm is protected from the effects of heat and flame of ground fuels, and have a 30 metre clearance to flammable materials, buildings and vegetation. This application is at the discretion of an accredited Bushfire Practitioner.*

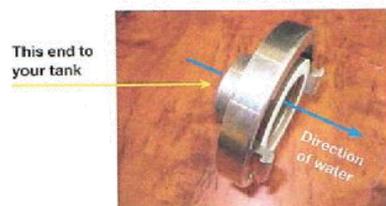
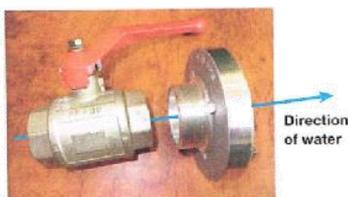


**Suitable Location of water tanks for firefighting purpose** - A fire truck needs to be within 3.0 metres from a water supply to be able to pump water from it, and requires a suitable hardstand area. A water tank/water source must be located at least 6.0 metres from any building, and be clearly signed & accessible by firefighting vehicles. Vegetation and flammable materials need to be kept cleared around the water tank.

**Fittings & Pipes** – If the water tank is unable to be suitably located to comply with the above requirements, an underground pipe with appropriate fittings may be installed. Plastic pipes and fittings should be buried to 30 cm depth below the surface. Above ground pipes and fittings used for a stored water supply must be made of non-rusting, non-combustible, non-heat-deforming materials, and be situated more than 6.0metres from a building. The water tank must have an opening in the top of not less than 250mm diameter or be fitted with a DIN or NEN standard forged Storz 65mm adaptor fitted with a suction washer.

It is recommended a ball valve is installed to your tank fitting before the Storz coupling

Storz coupling with 65mm male thread



References: National Construction Code 2017 & Tasmanian Fire Service

**D. Signage for static water connections -**

**The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:**

- (a) Comply with water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or
- (b) Comply with the **Tasmania Fire Service Water Supply Guideline** published by the Tasmanian Fire Service. ***This document is available on the Tas. Fire website.*** [www.fire.tas.gov.au](http://www.fire.tas.gov.au) (Table 4.3B – sections C and D)

***These compliant Water signs are available from TasFire Equipment, 5 Victoria Parade, Devonport. Ph. 6421 7070***

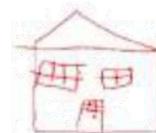
**E. Hardstand**

**A hardstand area for fire appliances must be:**

- (a) No more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
- (b) No closer than 6m from the building area to be protected;
- (c) A minimum width of 3m constructed to the same standard as the carriageway; and
- (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

## Fire Resisting Garden Plants

For the Urban Fringe and Rural Areas



Tammy Smith Energy

### Introduction

All vegetation will burn in a bushfire and pose a hazard to people and their homes. However not all vegetation has the same flammability and there is great potential for people living in bushfire prone areas to reduce their fire hazard by changing the plants in their gardens.

### Flammability Groups

In the following list:

**E** denotes an exotic plant.

**TN** a plant native to Tasmania,

**AN** a plant native to mainland Australia and

**X** a known environmental weed.

### High Flammability

These plants have been shown to be highly flammable and should not be planted or allowed to remain inside your dwelling's Hazard Management Area. They should also be avoided in the Fuel Modified Zone. Move these plants away from your house and replace them with less flammable plants.

Acacia dealbata	TN	Silver Wattle
Acacia stricta	TN	Hop Wattle
Acacia verticillata	TN	Prickly Moses
Acer palmatum	E	Japanese Maple
Acmena smithii	AN	Lilly Pilly
Aesculus hippocastanum	E	Common Horse Chestnut
Allocasuarina cunninghamiana	AN	River Sheoak
Angophora floribunda	E	Rough-barked Apple
Bambusa vulgaris	E	Bamboo
Banksia integrifolia	AN	Coast Banksia
Banksia marginate	TN	Honeysuckle
Betula pendula	E	Silver birch
Buddleia davidii	E	Butterfly Bush
Callistemon citrinus	AN	Common Red Bottlebrush
Callitris rhomboidea	TF	Oyster Bay Pine
Cassia javanica	E	Pink Cassia
Chanaecypris lawsoniana	E	Lawson Cypress
Cinnamomum camphora	E	Camphor Laurel
Citrus limon	E	Lemon
Cortaderia argentea	EX	Pampus Grass
Corymbia maculata	AN	Spotted Gum
Cupressus funebris	E	Morning Cypress
Dodonaea viscosa	TN	Native Hop
Elaeocarpus reticulatus	TN	Blueberry Ash
Eucalyptus amygdalina	TN	Black Peppermint

**Moderate Flammability**

These plants should be avoided in the Hazard Management Area. They should not be allowed to dominate your garden and should be well maintained, being especially careful to remove dead material before it accumulates

Acacia baileyana	AN X	Cootamundra Wattle
Acacia decurrens	AN	Green Wattle
Acacia mearnsil	TN	Black Wattle
Acacia melanoxylon	TN	Blackwood
Acacia podalyrifolia	AN	Mt. Morgan Wattle
Actinidia chinensis	E	Kiwi Fruit
Araucaria heterophylla	AN	Norfolk Island Pine
Atherosperma moschatum	TN	Sassafras
Bedfordia salicina	TN	Blanket Bush
Beyeria viscosa	TN	Pinkwood
Brachychiton acerifolius	AN	Illawarra Flame Tree
Brachychiton discolor	AN	Lacebark
Brachychiton rupestris	AN	Bottle Tree
Calodendrum capense	E	Cape Chestnut
Canna indica	E	Canna Lily
Cassia floribunda	E	Smooth Cassia
Ceanothus papillosus	E	Pacific Blue
Chaenomeles japonica	E	Flowering Quince
Chrysanthemum indicum	E	Chrysanthemum
Citrus nobilis	E	Mandarin
Coleonema pulchrum	E	Diosma
Cotoneaster glaucophyllus	E X	Cotoneaster
Cucurbita maxima	E	Pumpkin
Cymbopogon citratus	E	Lemon Grass
Cyphomandra betacea	E	Tamarillo
Delonix regia	E	Poinciana
Dicksonia antarctica	T N	Man Fern
Diospyros sp.	E	Persimmon
Eriobotrya japonica	E	Loquat
Escallonia macrantha	E	Escallonia
Euryops pectinatus	E	Yellow Daisy Bush
Genista monspessulana	E X	Montpellier Broom
Koelreuteria paniculata	E	Golden Rain Tree
Lantana varama	E	Lantana
Ligustrum lucidum	E	Large-leaved Privet
Liquidambar styraciflua	E	Liquidambar
Magnolia grandiflora	E	Magnolia
Morus sp.	E	Mulberry
Myoporum insulare	AN	Boobyalla
Nerium oleander	E	Oleander
Olearia argophylla	TN	Musk
Photinia glabra var. rubens	E	Chinese Fire Bush or Red-leafed photinia
Pittosporum bicolor	TN	Cheesewood
Pteridium esculentum	TN	Bracken Fern
Rhododendron sp	E	Rhododendron
Rosa sp	E X	Roses, Briars
Salix babylonica	E	Weeping Willow
Salix chilensis	E	Pencil Willow
Sorbus aucuparia	E	Rowan
Spathodea campanulata	E	African Tulip Tree
Syringa vulgaris	E	Lilac
Weigela florida	E	Fairy Trumpets
Zieria arborescens	TN	Stinkwood

**Low Flammability**

These plants are acceptable in the Hazard Management Area and will be valuable replacements for more flammable plants.

Acacia melanoxylon	TN	Blackwood
Acacia terminalis	TN	Southern Wattle
Allocasuarina monilifera	TN	necklace sheoak
Artemisia sp	E	Wormwood or Angels Hair
Amperea xiphoclada	TN	Broom Spurge
Banksia marginate	TN	Silver Banksia
Camellia sp	E	Camellias
Capsicum annum var.	E	Chilli
Carpobrotus rossii	TN	Native Pigface
Correa blackhouseana	TN	Coast correa
Coprosma hirtella	TN	Coffee berry
Daviesia latifolia	TN	Hop bitter-pea
Diplarrena moraea	TN	White Flag Iris
Gazania hybrid	E	Treasure Flower
Goodenia ovata	TN	Parrots foot
Goodia lotifolia	TN	Smooth goldtip
Grevillea Australis	TN	Southern grevillea
Hakea nodosa	TN	Yellow needlebush
Hebe speciosa	E	Veronica
Hemerocallis aurantiaca	E	Day Lilly
Hydrangea macrophylla	E	Hydrangea
Hymenocallis littoralis	E	Spider Lily or Spider Flower
Hymenosporum flavum	AN	Native Frangipanni
Kennedia prostrate	TN	Running postman
Lomandra longifolia	TN	Sagg
Lomatia tinctoria	TN	Guitar Plant
Lampranthus aurantiacus	E	Pigface or Iceplant
Lavendula angustifolia	E	English Lavender
Myoporum parvifolium	TN	Creeping boobialla
Micrantheum hexandrum	TN	River tridentbush
Notelaea ligustrina	TN	Native Olive
Oxylobium ellipticum	TN	Golden rosemary
Perlargonium austral	TN	Southern storksbill
Passiflora herbertaina	AN	Native Passionfruit
Pelargonium peltatum	E	Geranium
Platylobium obtusangulum	TN	Common flat-pea
Pomaderris apetala	TN	Dogwood
Pomaderris elliptica	TN	Yellow dogwood
Prunus sp	E	Plum
Solanum melongera	E	Eggplant
Veronica formisa	TN	Speedwell bush

### Why Plant Flammability is Important?

During a bushfire, the type and arrangement of vegetation is critically important for the survival of your house. The fuel for bushfires is the main danger factor that people can control. Hazard reduction activities such as clearing and fuel reduction burning, aim to lower the vegetation hazard to a safe level. Because some plants have a higher resistance to burning than others, we can use low flammability plants for added protection in addition to normal maintenance and hazard reduction activities. The influence of plant shape is a lot more subjective; low growing plants and ground covers are better than shrubs; plants with dense foliage are better than those with open airy crowns; plants which don't retain dead material are better than those which hold up lots of fuel.

Fire retardant plants can absorb more of the heat of an approaching bushfire without burning (than the more flammable plants). They can trap burning embers and sparks, and reduce wind speeds near your house if correctly positioned and, maintained.

When choosing fire retardant plants other attributes should be taken into consideration such as their aesthetic appeal, growth rate, resistance to drought and frost, and possibly their ability to regenerate following fire.

Environmental Weeds; some plants are not wanted in the bush even if they are valued in the garden. Unfortunately there are many ornamental plants which can multiply when they get into the bush they choke out our natives, like blackberries, or become a fire hazard like gorse. Known environmental weeds should be avoided, these are noted on the plant flammability List.

Replacement planting with low flammability plants is not sufficient protection on its own. People living on the urban fringe and in rural areas need to be aware of the risk of bushfires and prepare themselves and their homes for when the fire comes.

For fire safety advice and other information contact Tasmanian Fire Service

References Fire resistant Garden Plants – Tas fire service  
Alan Gray -

29/10/2019 4:17:06 PM

## Architectural Drawings

Project Number 1920-14  
 Revision 02 - Planning - 29-10-2019

- 01 Cover Sheet
- 02 Site Plan
- 03 Floor Plan
- 04 Elevations 01
- 05 Elevations 02

# Proposed Residence 44a Blackabys Road Boat Harbour

Peter John and Marie Joan Atkinson

PROJECT INFORMATION	
BUILDING DESIGNER	STEVEN PENTON
ACCREDITATION NUMBER	CC491K
TITLE REFERENCE	PID 9769058 CT 50762/3
FLOOR AREA	231.5 m <sup>2</sup>
SITE AREA	1.910 ha
DESIGN WIND SPEED	N3
SOIL CLASSIFICATION	To be determined
CLIMATE ZONE	7
BUSHFIRE RATING	BAL 19
ALPINE AREA	NO
CORROSION ENVIRONMENT	LOW

*Donal S. Anderson*  
 Consulting Engineer  
 Accreditation CC822J  
 ABN 50 078 335 231  
 23 Nicholls Street  
 Devonport  
 Tel (03) 64 233 583  
 Fax (03) 64 231 422

ABN - 84 530 588 051



**Tammy Smith  
 Energy**

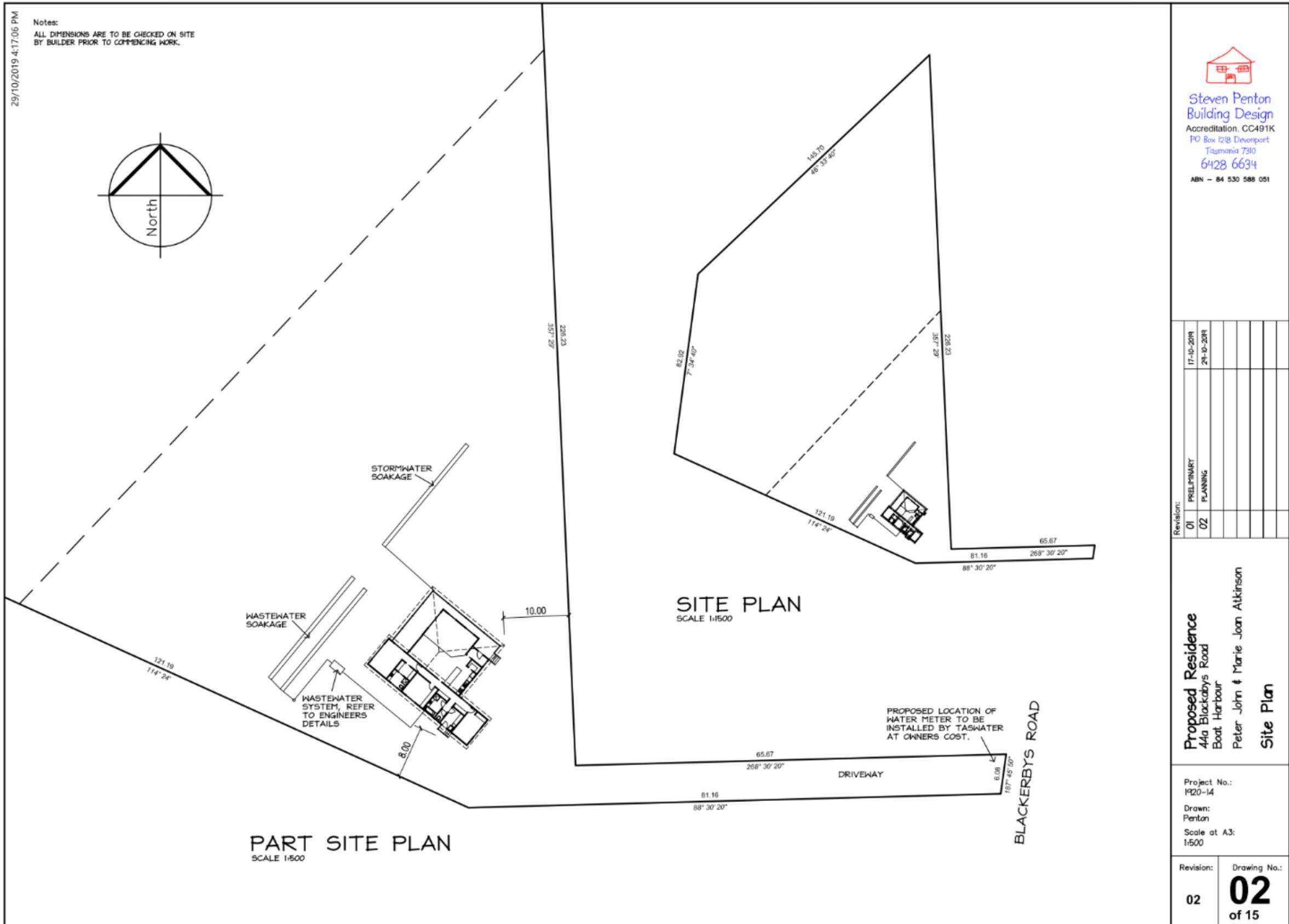
Thermal performance assessor - VIC/BDAY/12/1448  
 Bushfire practitioner - BFP-126  
 PO Box 1218 Devonport Tasmania 7310  
 6428 6634

ABN - 84 530 588 051



**Steven Penton  
 Building Design**

PO Box 1218 Devonport Tasmania 7310  
 6428 6634  
 Accreditation CC491K



  
**Steven Penton**  
 Building Design  
 Accreditation: CC491K  
 PO Box 128 Devonport  
 Tasmania 7310  
 6428 6634  
 ABN - 84 530 588 051

Revision:	Date	Description
01	17-10-2019	PRELIMINARY PLANNING
02	24-10-2019	

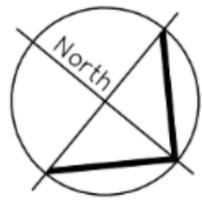
**Proposed Residence**  
 44a Blackabys Road  
 Boat Harbour  
 Peter John & Marie Joan Atkinson  
**Site Plan**

Project No.:  
 1920-14  
 Drawn:  
 Penton  
 Scale at A3:  
 1:500

Revision: 02  
 Drawing No.: **02**  
 of 15

29/10/2019 4:17:07 PM

Notes:  
 ALL DIMENSIONS ARE TO BE CHECKED ON SITE  
 BY BUILDER PRIOR TO COMMENCING WORK.

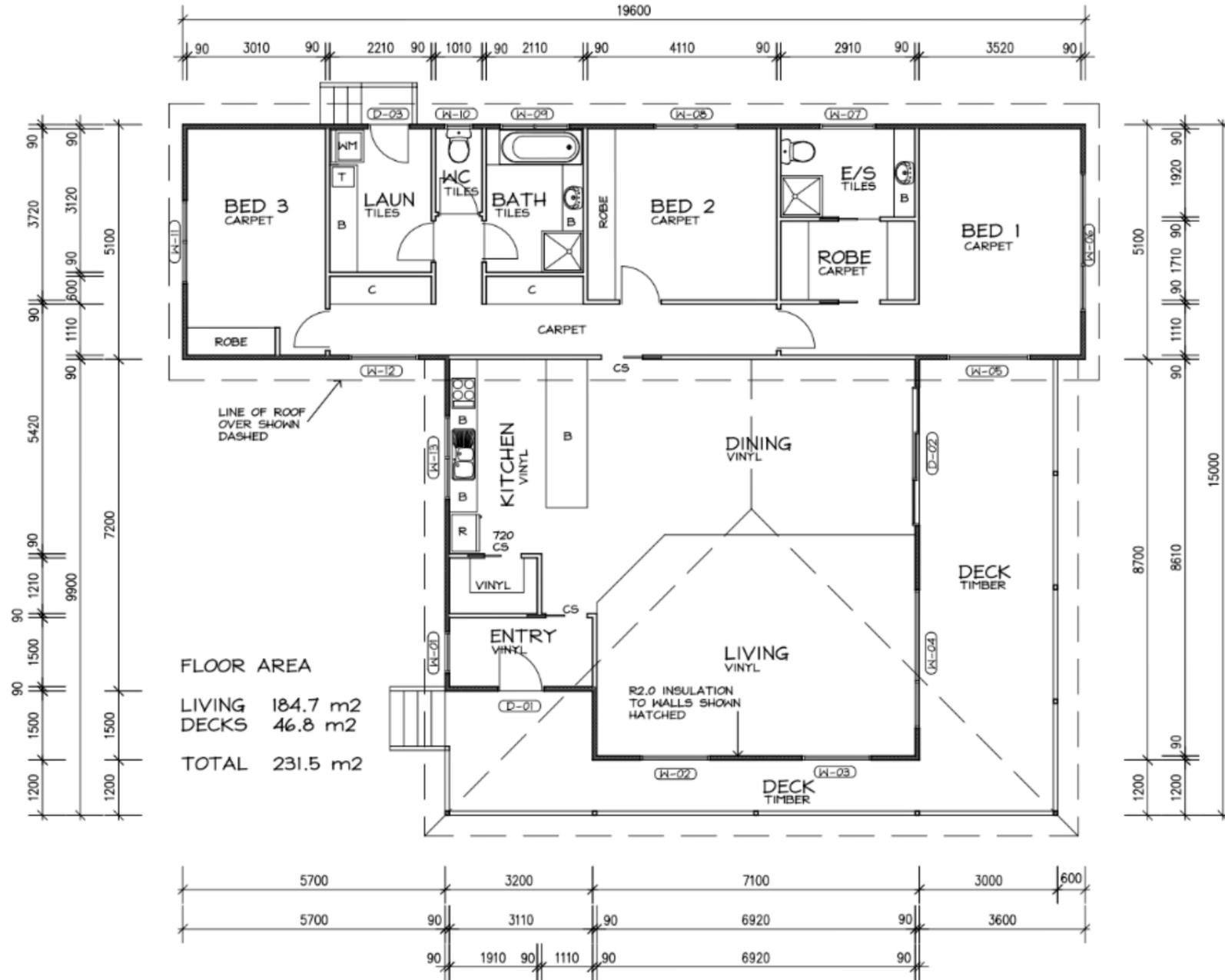


**LEGEND**

- CS -CAVITY SLIDING DOOR
- WM -WASHING MACHINE LOCATION
- T -LAUNDRY TROUGH
- R -REFRIGERATOR SPACE
- F -FREEZER SPACE
- DW -DISHWASHER
- B -BENCHTOP
- C -CUPBOARD
- S -SHELVING

WC DOOR  
 LIFT OFF HINGES TO  
 INWARD SWINGING DOOR  
 -OR-  
 MIN 1200 CLEAR ARC FROM  
 HINGE OF DOOR TO FRONT  
 EDGE OF PAN

**INSULATION NOTES:**  
 CSR ENVIROSEAL PROCTORWRAP HT-R VAPOUR PERMEABLE  
 WRAP TO ROOF. ALL JOINTS TO BE TAPED INCLUDING  
 PENETRATIONS  
 CSR ENVIROSEAL PROCTORWRAP (RW) VAPOUR PERMEABLE  
 WALL WRAP TO ALL EXTERNAL WALLS. ALL JOINTS TO BE  
 TAPED INCLUDING EDGES AT WINDOWS, DOORS AND  
 PENETRATIONS. MINIMUM R2.0 THERMAL BATTS TO  
 EXTERNAL WALLS.  
 R4.0 THERMAL INSULATION BATTS TO CEILINGS WITH 70  
 THICK R2.0 BATTS TO 600MM PERIMETER AT EAVES TO  
 MAINTAIN AIR FLOW, REFER TO DETAILS AND SECTIONS.  
 R2.0 INSULATION TO FLOORS.



**FLOOR AREA**

LIVING	184.7 m <sup>2</sup>
DECKS	46.8 m <sup>2</sup>
<b>TOTAL</b>	<b>231.5 m<sup>2</sup></b>



**Steven Penton  
 Building Design**  
 Accreditation: CC491K  
 PO Box 128 Devonport  
 Tasmania 7310  
 6428 6634  
 ABN - 84 530 588 051

Revision:	Date	Description
01	17-10-2019	PRELIMINARY
02	24-10-2019	PLANNING

**Proposed Residence**  
 44a Blackbays Road  
 Boat Harbour  
 Peter John & Marie Joan Atkinson

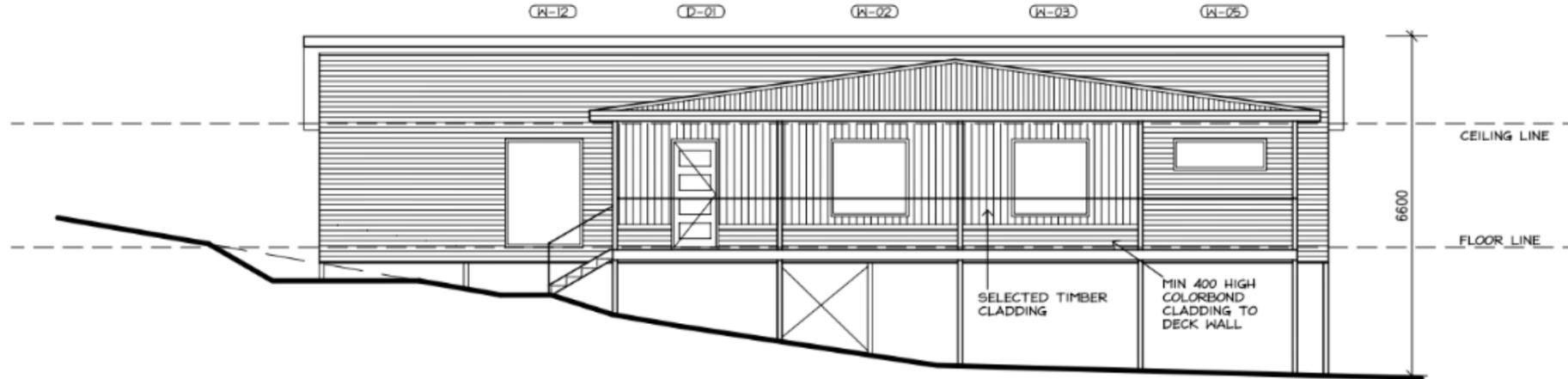
**Floor Plan**

Project No.:  
 1920-14  
 Drawn:  
 Penton  
 Scale at A3:  
 1:100

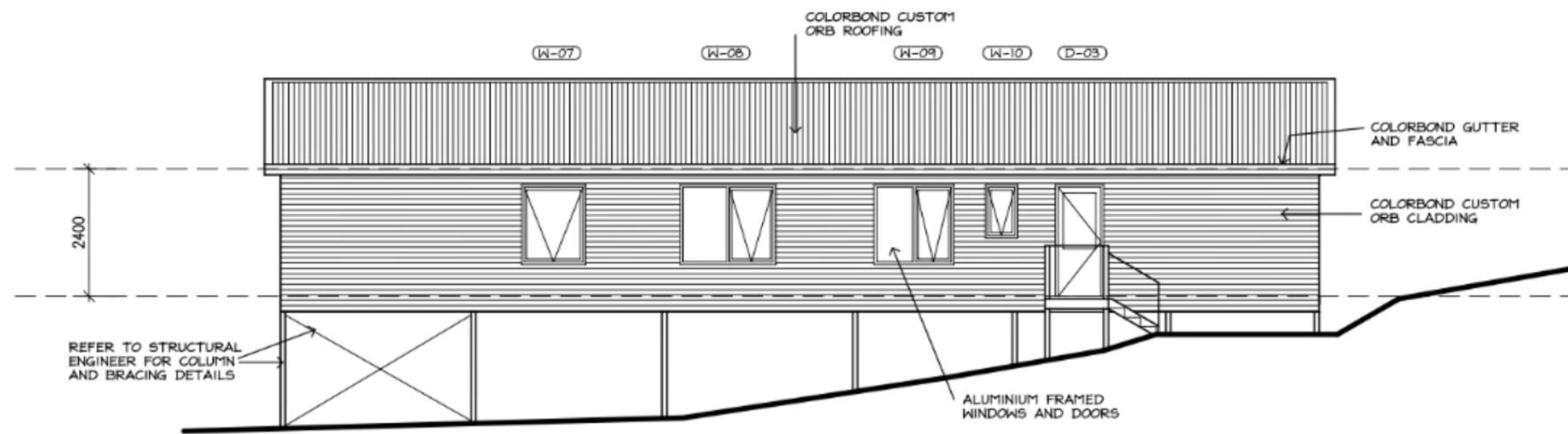
Revision:  
 02  
 Drawing No.:  
**03**  
 of 15

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Notes:  
 ALL DIMENSIONS ARE TO BE CHECKED ON SITE  
 BY BUILDER PRIOR TO COMMENCING WORK.



NORTH EAST ELEVATION



SOUTH WEST ELEVATION



**Steven Penton  
 Building Design**  
 Accreditation: CC491K  
 PO Box 128 Devonport  
 Tasmania 7310  
 6428 6634  
 ABN - 84 530 588 051

Revision:	01	17-10-2019						
	02	24-10-2019						

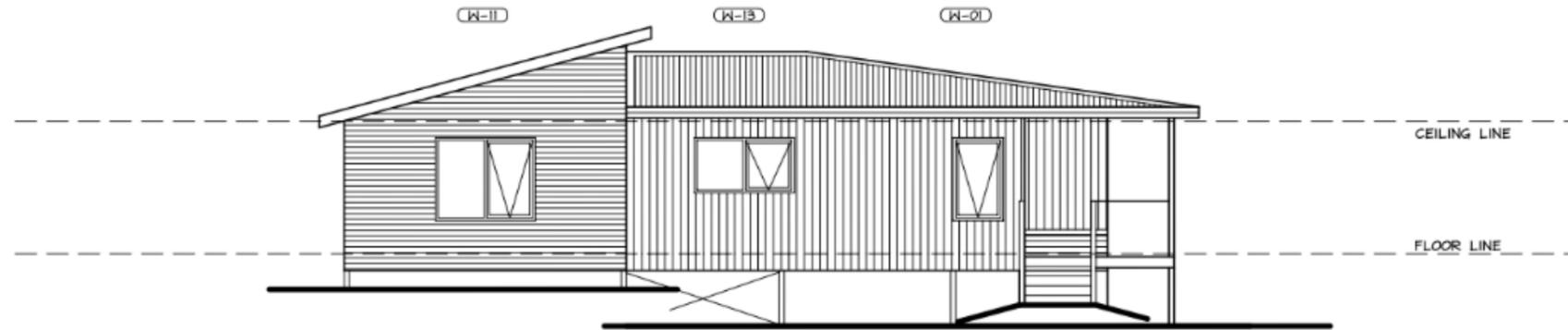
**Proposed Residence**  
 44a Blackabys Road  
 Boat Harbour  
 Peter John & Marie Joan Atkinson  
**Elevations 01**

Project No.:  
 1920-14  
 Drawn:  
 Penton  
 Scale at A3:  
 1:100

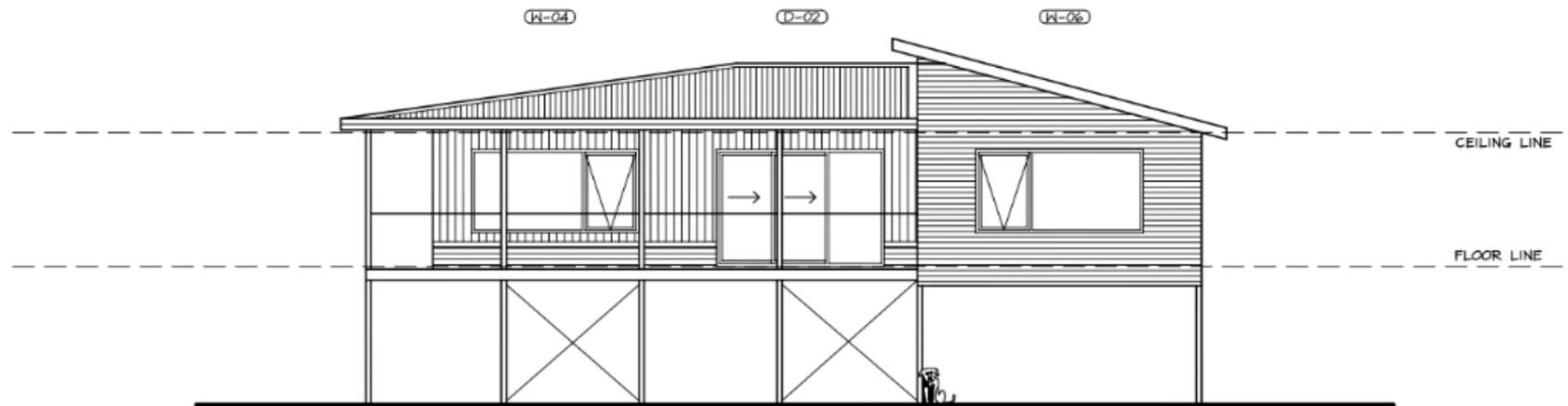
Revision: 02  
 Drawing No.: **04**  
 of 15

29/10/2019 4:17:07 PM

Notes:  
 ALL DIMENSIONS ARE TO BE CHECKED ON SITE  
 BY BUILDER PRIOR TO COMMENCING WORK.



SOUTH EAST ELEVATION



NORTH WEST ELEVATION



**Steven Penton  
 Building Design**  
 Accreditation: CC491K  
 PO Box 128 Devonport  
 Tasmania 7310  
 6428 6634  
 ABN - 84 530 588 051

Revision:	01	17-10-2019					
	02	24-10-2019					

**Proposed Residence**  
 44a Blackabys Road  
 Boat Harbour  
 Peter John & Marie Joan Atkinson  
**Elevations 02**

Project No.:  
 1920-14  
 Drawn:  
 Penton  
 Scale at A3:  
 1:100

Revision: 02  
 Drawing No.: **05**  
 of 15

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## **Rebecca Plapp**

---

**From:** Steven <penton.design@gmail.com>  
**Sent:** Thursday, 14 November 2019 11:11 AM  
**To:** Rebecca Plapp  
**Cc:** pezyon@gmail.com  
**Subject:** RE: Additional Info Request- planning application 44A Blackabys Rd Boat Harbour

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Rebecca

With regard to your request for further information in relation to this submission I make the following clarifications.

13.4.3 (a)

By keeping the construction as close to the south western boundary as possible ( 8 metres ) we will reduce the amount of land to be cleared for construction and bushfire protection.

13.4.3 (b)

Not relevant to this project

13.4.3 (c)

The adjacent residence on Lot 2 is further to the north and its outlook is to the North and secondly to the east, keeping our residence as far to the south will keep it out of eyeline with this residence.

The existing residence to the south has it's outlook to the West and will not be effected by our reduced setback. As this is an internal block there will be no effect on the road.

13.4.3 (d)

This residence will be consistent with the neighbouring buildings in scale and proportion.

13.4.3 (e)

This reduced setback will not impede any parking or reduce any open space.

13.4.3 (f)

The reduced setback will have no effect on the amenity of adjacent land.

I hope this answers all concerns.

Kind Regards  
Steve Penton

---

**From:** Rebecca Plapp <rplapp@warwyn.tas.gov.au>  
**Sent:** Monday, 11 November 2019 9:38 AM  
**To:** penton.design@gmail.com  
**Subject:** Additional Info Request- planning application 44A Blackabys Rd Boat Harbour  
**Importance:** High

Good morning Steven,

Please find attached additional information request in relation to a planning application at 44a Blackabys Road, Boat Harbour.

Please do not hesitate in contacting me should you wish to discuss further.

Kind regards,

**Rebecca Plapp**

Town Planner

Waratah Wynyard Council

21 Saunders Street (PO Box 168)

Wynyard Tasmania 7325

Phone: (03) 6443 8308

Fax: (03) 6443 8383

Email: [rplapp@warwyn.tas.gov.au](mailto:rplapp@warwyn.tas.gov.au)



**Rebecca Plapp**

---

**From:** Council  
**Sent:** Wednesday, 4 December 2019 8:51 AM  
**To:** admindev  
**Subject:** FW: Representation for 44A Blackabys Road, Boat Harbour, TAS  
  
**Categories:** Green Category

From council inbox.

**From:** Claudia Sargent <cmsargent1995@gmail.com>  
**Sent:** Tuesday, 3 December 2019 5:12 PM  
**To:** Council <council@warwyn.tas.gov.au>  
**Subject:** Representation for 44A Blackabys Road, Boat Harbour, TAS

Attention:

Shane Crawford  
General Manager

Dear Shane,

We Ethan and Claudia Sargent, owners of 40 Blackabys Road, Boat Harbour, wish to strongly oppose a residential dwelling being built at 44A Blackabys Road, Boat Harbour for the following reasons:

We moved out of town for privacy and space and we feel that if someone was to build so close to our boundary, it would greatly diminish our privacy.

We also believe this would make our property harder to sell and would reduce the value of our property in the future because of how close 44A will be to our existing residence. There is already a residence that has recently been built at 44B Blackabys Road and having a house built in between ourselves and 44B we believe would be very congested and would resemble living in the town. This reason ultimately was why we moved out of town and in to the country area where we could experience more space and privacy.

From looking at the land area of 44A from the documents provided by the council, it appears that the residence could be built further away from our residence which would not encroach on our privacy as much as the current proposal.

Also, where the proposed residence will potentially be built, there will be a significant amount of trees removed from the area which are currently providing a wall of privacy, a highway sound barrier and are shielding the view of the Bass Highway, which is ultimately what we enjoy about our property.

We trust that our concerns will be heard in this matter and that there will be a fair outcome and resolution for all parties.

Yours sincerely,

Ethan and Claudia Sargent

**From:** Steven  
**Sent:** Tue, 10 Dec 2019 19:23:01 +1000  
**To:** Joanna Potter  
**Subject:** RE: Planning application - Representation received & extension of time request - 44A Blackabys Road Boat Harbour  
**Attachments:** 0012EXT\_TIME.pdf

Hi Joanna

Signed form as requested.

Cheers  
Steven

---

**From:** Joanna Potter <jpotter@warwyn.tas.gov.au>  
**Sent:** Tuesday, 10 December 2019 10:45 AM  
**To:** penton.design@gmail.com  
**Subject:** Planning application - Representation received & extension of time request - 44A Blackabys Road Boat Harbour

Good Morning,

Please find attached notification of representation received, council meeting date, and request for extension of time for 44A Blackabys Road Boat Harbour planning application.

Please don't hesitate to contact this office if any further enquiries.

Kind regards,

Joanna Potter  
Administration Officer  
Infrastructure & Development Services  
Waratah-Wynyard Council  
21 Saunders Street (PO Box 168)  
Wynyard Tasmania 7325  
Phone: (03) 6443 8344  
Email: [jpotter@warwyn.tas.gov.au](mailto:jpotter@warwyn.tas.gov.au)



*Council will be closed from 4pm on Friday 20 December 2019 and reopening on Monday 6th January 2020.*

*We wish you a Merry Christmas and happy New Year.*





Enquiries: Development & Regulatory Services  
Phone: (03) 6443 8333 option 1  
Our Ref: 9769058 & DA 161/2019

10 December 2019

Steven Penton Building Design  
PO Box 1218  
DEVONPORT TAS 7310

Dear Mr Penton

**PLANNING APPLICATION – 44A BLACKABYS ROAD BOAT HARBOUR**

I am writing in relation to the above Planning Application for a proposed dwelling at 44A Blackabys Road BOAT HARBOUR.

Section 57(6)(b) of the *Land Use Planning & Approvals Act 1993* grants the planning authority 42 days from the receipt of an application to refuse or grant a permit.

The subject application was advertised for a period of two weeks in accordance with the provisions of the Act. During this time Council received a representation in relation to your proposal. This means that your development application must be placed before Council at its meeting on Tuesday 28 January 2020 for consideration and determination.

As this date falls outside the prescribed 42 days I have enclosed an Agreement for Extension of Time with the necessary details filled out. I would appreciate the agreement being signed and returned no later than 18 of December 2019.

If you have any questions, please do not hesitate to contact Council's Town Planners on 6443 8305/8308.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ashley Thornton', is written over a light blue horizontal line.

Ashley Thornton  
**MANAGER DEVELOPMENT & REGULATORY SERVICES**

Enc

**Waratah Wynyard Council**

21 Saunders Street (PO Box 168) Wynyard Tasmania 7325

P: (03) 6443 8333 | [www.warwyn.tas.gov.au](http://www.warwyn.tas.gov.au) | E: [council@warwyn.tas.gov.au](mailto:council@warwyn.tas.gov.au)

Document Set ID: 1060002

Version: 1, Version Date: 11/12/2019

**Agreement for Extension of Time**

In accordance with Section 57 (6) of the *Land Use Planning and Approvals Act 1993* I

Steven Penton Building Design

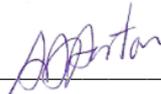
of

PO Box 1218  
DEVONPORT TAS 7310

hereby grant the Planning Authority an extension of time until the 4<sup>th</sup> day of February 2020,

Ref. No. 9769058 & DA 161/2019

Signed



(Applicant)

Steven Penton

(Applicant)

10-12-2019

(Date)

Signed



ASHLEY THORNTON, per Council delegation

(Manager Development & Regulatory Services)

10.12.2019 (Date)



**SD 2071**  
**Bridge Street SISTERS BEACH (CT 178029/1) and Irby Boulevard SISTERS BEACH (CT 169593/2 & CT 145850/4)**

**Proposal:** 9 Lot Subdivision (8 Lots & Balance)

**Discretionary Matter:** Suitability of a site or lot for use or development 12.4.1 (P1), Dwelling density 12.4.2 (P1), Reticulation of an electricity supply to new lots on a plan of subdivision 12.4.9 (P1), Subdivision 13.4.7 (P2) (Lots 4, 6 & 7 only), Reticulation of an electricity supply to new lots on a plan of subdivision 13.4.8 (P1) & Development in proximity to a water body, watercourse or wetland E10.6.1 (P1)

**REPRESENTATIONS CLOSE ON:  
 Monday 16 December 2019**

Please Note:  
 All documents contained herewith are for public viewing only and must not be removed from the Council offices.

2787281

Documents Enclosed	Mon	Tue	Wed	Thu	Fri	Mon	Tue	Wed	Thu	Fri	Mon
Application Form											
Consent to Lodge Planning Application dated 14/11/2019											
Site Notice											
Location Map											
Titles											
Subdivision Application by Theresia Williams – Project No: 17.024											
Proposed Subdivision Plans by Michell Hodgetts Surveyors – Drawing No: 218115											
Bushfire Hazard Management Report by Environmental Service and Design Pty Ltd											
TasWater’s Submission to Planning Authority Notice											
Plans by CSE Tasmania Pty Ltd – Drawing No: 4106-08											

Document SetID: 1059038  
 Version: 1, Version Date: 29/11/2019

**Enclosure 1 Application documents**



**PLANNING PERMIT APPLICATION  
APPLICATION FOR PLANNING APPROVAL UNDER SECTION 51,  
LAND USE PLANNING & APPROVALS ACT 1993**



Development Application < 80m <sup>2</sup>	\$300 – Minimum Fee + advertising fee
Development Applications > 80m <sup>2</sup>	\$300 + \$1.50/m <sup>2</sup> + advertising fee
Level 2 Activity	\$2,180+ advertising fee by quote
SUBDIVISION	\$390 + \$60/lot+ advertising fee
Advertising fee will be reimbursed if no advertising is required	
For information on other fees Ph: 6443 8316	

Is a hard copy of planning permit and endorsed documents required? Yes ..... No  .....  
(A 10% discount applies for all permits issued in electronic format only)

- Development Address 47 Bridge Street, Sisters Beach.....
- Full Name of Applicant(s) Phillip Irby.....  
.....
- Postal Address of Applicant(s) (all correspondence in relation to this application will be sent to this address for requests in hardcopy format otherwise correspondence will be forwarded to the email address)  
47 Bridge Street, Sisters Beach.....  
Email Address phillip\_aki@yahoo.com.au..... pls cc in consultant via email at theresia@planplace.com.au  
Telephone – Day ..... Mobile 0429 977 293.....

Would you like the postal address recorded above to be applied for all future Council correspondence (including rates/animal control etc)? Yes ..... No  .....

**WHERE THE APPLICANT IS NOT THE OWNER**  
In accordance with Section 52 of the *Land Use Planning and Approvals Act 1993* if the applicant for the permit is not the owner of the land in respect of which the permit is required, the applicant must include in the application for the permit, a declaration that the applicant has notified the owner of the intention to make the application.

In the event that the property is owned or managed by the Crown or Council, this application is to be signed by the relevant Crown Minister responsible, or General Manager of the Council, and accompanied by written permission of the Minister/General Manager to the making of this application.

4. Name of Property Owner (see authorisation below)

Full Name Waratah Wynyard Council.....  
Address CT145850/4.....  
Telephone – Home ..... Work/Business .....

**Applicant's Notification to Owner**  
I Philip Irby  
Full Name of Applicant(s)  
of 47 Bridge St, Sisters Beach  
Applicant's Address  
Declare that I/we have notified the owner(s) of the property(ies) of the intention to make this application.

I/We understand that in accordance with Section 52(2) of the *Land Use Planning and Approvals Act 1993* a person must not obtain or attempt to obtain a permit by wilfully making, or causing to be made, any false representation or declaration either orally or in writing.

  
**Alison Beth Harriss**  
 68A Irby Blvd Sisters Beach  
 CT 169593/2

**Enclosure 1 Application documents**

5. Proposed Development (Fully describe intended use of land or premises)

Subdivision  
.....  
.....  
.....  
.....

6. Supporting Information if necessary to explain special features of the proposal.

(Attach separate sheet if required)

Refer attached  
.....  
.....

To include –

(a) One Copies (electronic copy if available) of any plan(s) and/or specification(s) for the proposed development, showing where applicable:

- i. Sufficient information to demonstrate compliance with all applicable standards, purpose statements in applicable zones and codes, any relevant local area objectives or desired future character statements;
- ii. a full description of the proposed use or development;
- iii. a full description of the manner in which the use or development will operate;
- iv. a site analysis and site plan at an acceptable scale;
- v. a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200;
- vi. a plan of the proposed landscaping;
- vii. car parking facilities and capacity;
- viii. area of clearing of trees and bushland;
- ix. size, position, colour, illumination, fixing or support and other design details of advertising sign(s).

(b) A FULL COPY OF YOUR TITLE SHALL ALSO ACCOMPANY THE APPLICATION.

Title Certificate  Title Plan  Schedule of Easements

(c) RELEVANT ENGINEERING APPROVALS

Access  Stormwater

7. Present use of site and/or buildings – full description

Vacant  
.....  
.....

8. Car Parking	Floor Area	Site Area
Existing on site .....	Existing ..... m <sup>2</sup>	.....m <sup>2</sup>
Total no. proposed .....	Proposed ..... m <sup>2</sup>	
	Total ..... m <sup>2</sup>	

**Enclosure 1 Application documents**

**Questions 9 to 12 relate to Commercial and Industrial Uses and Developments only**

9. What days and hours of operation are proposed?

Monday to Friday: From ..... a.m. to ..... p.m.

Saturday: From ..... a.m. to ..... p.m.

Sunday: From ..... a.m. to ..... p.m.

10. Number of Employees?

Existing .....

Proposed .....

11. Vehicles visiting or delivering to or from the site?

Type	No.	Trips per day
.....	.....	.....
.....	.....	.....

12. What type of machinery is to be installed or used?

Type	No.
.....	.....
.....	.....

**DECLARATION BY APPLICANT (mandatory)**

I declare that the information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with the development application may be made available to the public. I understand that the Council may make such copies of the information and materials as in its opinion are necessary to facilitate a thorough consideration of the Permit Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application for the purposes of assessment of that application. I indemnify the Waratah-Wynyard Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.

I/We hereby acknowledge that Section 20(a) of the *Local Government Act 1993* provides the power for persons authorised by the General Manager to enter land without notice in relation to an application by the owner or occupier for a licence, permit or other approval given by the council.

Signature(s) .....

Date ..... 22/10/19 .....



Enquiries: Townplanner  
Phone: (03) 6443 8308  
Our Reference: PID 9362976 SD2071

14 November 2019

Attn: Phillip Irby  
47 Bridget Street  
Sisters Beach Tas 7325

To Phillip

**LODGEMENT OF PLANNING APPLICATION – 47 Bridge Street, Sisters Beach –  
Consent to Lodge Application**

This letter is issued pursuant to section 52(1B)(b) of the *Land Use Planning and Approvals Act 1993*. It confirms that Phillip Irby or his representatives have consent to lodge a Planning Permit Application with the Waratah-Wynyard Council in relation to a subdivision at 47 Bridge Street, Sisters Beach. It is noted the application includes a proposed easement over Council owned land (Lot: 4 SP: 145850)

Council consent is only given to the lodgement of this application. Any variation will require further consent from Council.

This letter does not constitute an approval to undertake any works. If planning approval is given for the proposed development, the applicant will be required to obtain separate and distinct consent from the Council before commencing any works.

If you need more information regarding the above, please do not hesitate to contact the department noted at the head of this correspondence.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Shane", is written over a faint, light-colored signature line.

Shane Crawford

GENERAL MANAGER

**Waratah Wynyard Council**

21 Saunders Street (PO Box 168) Wynyard Tasmania 7325  
P: (03) 6443 8333 | F: (03) 6443 8383 | E: council@warwyn.tas.gov.au



## NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for the following development:-

<b>No.:</b>	<b>SD 2071 (RE-ADVERTISED)</b>
<b>LOCATION:</b>	<b>Bridge Street SISTERS BEACH (CT 178029/1) and Irby Boulevard SISTERS BEACH (CT 169593/2 &amp; CT 145850/4)</b>
<b>APPLICANT:</b>	<b>P Irby</b>
<b>ZONING:</b>	<b>Rural Living &amp; Low Density Residential</b>
<b>USE CLASS:</b>	<b>Residential</b>
<b>PROPOSAL:</b>	<b>9 Lot Subdivision (8 Lots &amp; Balance)</b>
<b>DISCRETIONARY MATTER:</b>	<b>Suitability of a site or lot for use or development 12.4.1 (P1), Dwelling density 12.4.2 (P1), Reticulation of an electricity supply to new lots on a plan of subdivision 12.4.9 (P1), Subdivision 13.4.7 (P2) (Lots 4, 6 &amp; 7 only), Reticulation of an electricity supply to new lots on a plan of subdivision 13.4.8 (P1) &amp; Development in proximity to a water body, watercourse or wetland E10.6.1 (P1)</b>

The application and associated plans and documents will be available for inspection during normal office hours for a period of 14 days from the date of this notice at the Council Office, Saunders Street, Wynyard or can be viewed on the Council website [www.warwyn.tas.gov.au](http://www.warwyn.tas.gov.au).

Any person who wishes to make representations in accordance with the *Land Use Planning and Approvals Act 1993*, must do so during the 14-day period.

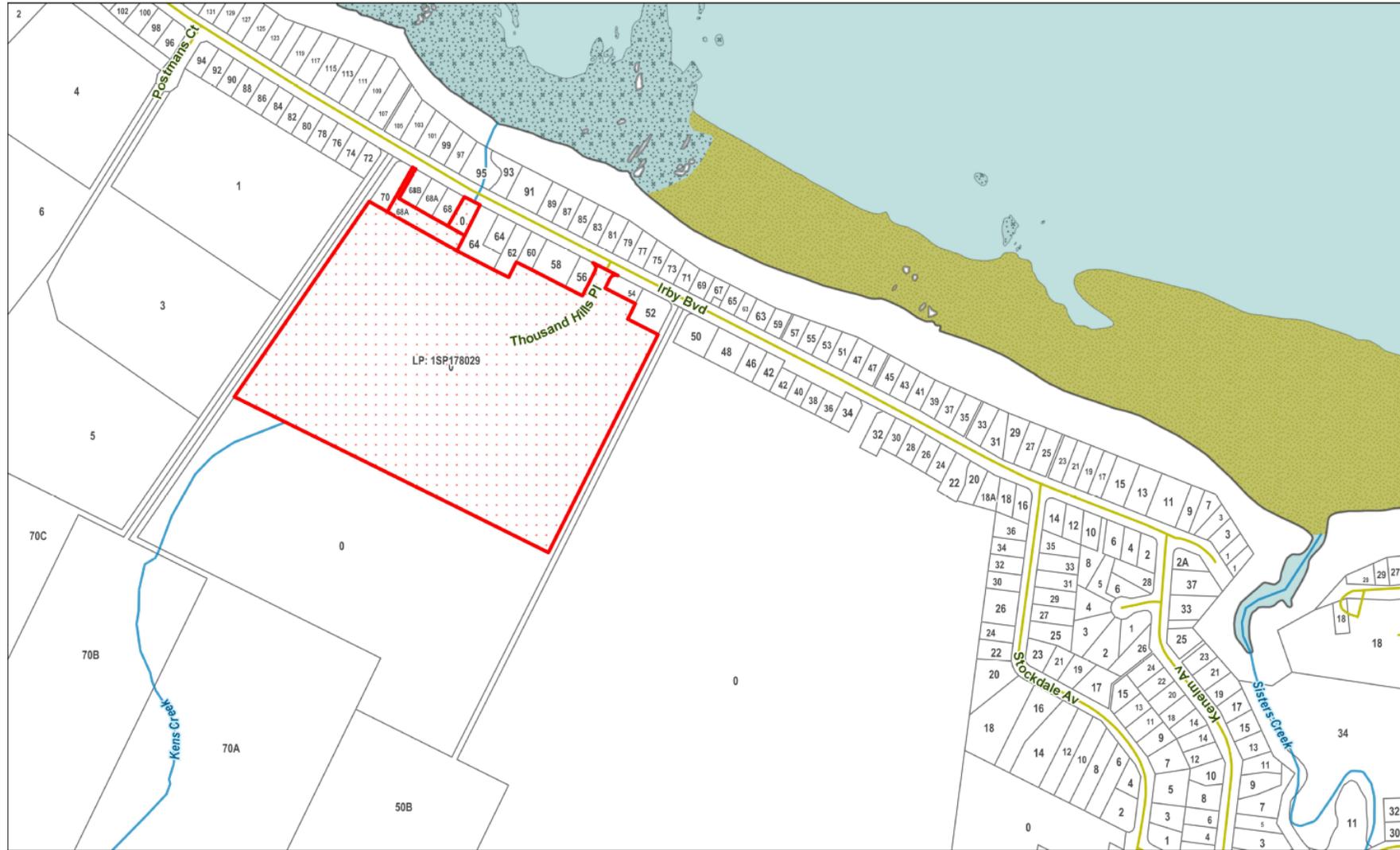
Representations in writing will be received by the General Manager, PO Box 168, Wynyard, 7325, email [council@warwyn.tas.gov.au](mailto:council@warwyn.tas.gov.au) by **Monday 16 December 2019**.

Dated Saturday 30 November 2019.

**Shane Crawford**  
**GENERAL MANAGER**

Document Set ID: 1059038  
Version: 1, Version Date: 29/11/2019

**Enclosure 1 Application documents**





**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 178029	FOLIO 1
EDITION 1	DATE OF ISSUE 22-Oct-2019

SEARCH DATE : 28-Nov-2019

SEARCH TIME : 09.23 AM

DESCRIPTION OF LAND

Parish of DALLAS Land District of WELLINGTON  
 Lot 1 on Plan 178029  
 Derivation : Part of Lot 32618, 309A-1R-23P Gtd. to L.G. Irby  
 and Part of Lot 6013, 253 Acres Gtd. to J. Alexander  
 Prior CT 175911/2

SCHEDULE 1

C452309 TRANSFER to PHILLIP ANTHONY KENELM IRBY Registered  
 19-Jun-2003 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP168041 & SP175911 FENCING PROVISION in Schedule of Easements  
 SP175911 BENEFITING EASEMENT: Right of Carriageway over the  
 Right of Way 6.10 wide (SP1770) on Plan 178029  
 SP175911 BENEFITING EASEMENT: a pipeline easement over the  
 land marked Pipeline Easement 'B' 2.00 wide  
 (SP175911) on Plan 178029  
 SP175911 BENEFITING EASEMENT: a pipeline easement and water  
 storage easement more fully set forth in C751583 over  
 the land marked Pipeline Easement 'C' 2.00 wide  
 (P154137) and Water Storage Easement (P154137) on  
 Plan 178029

UNREGISTERED DEALINGS AND NOTATIONS

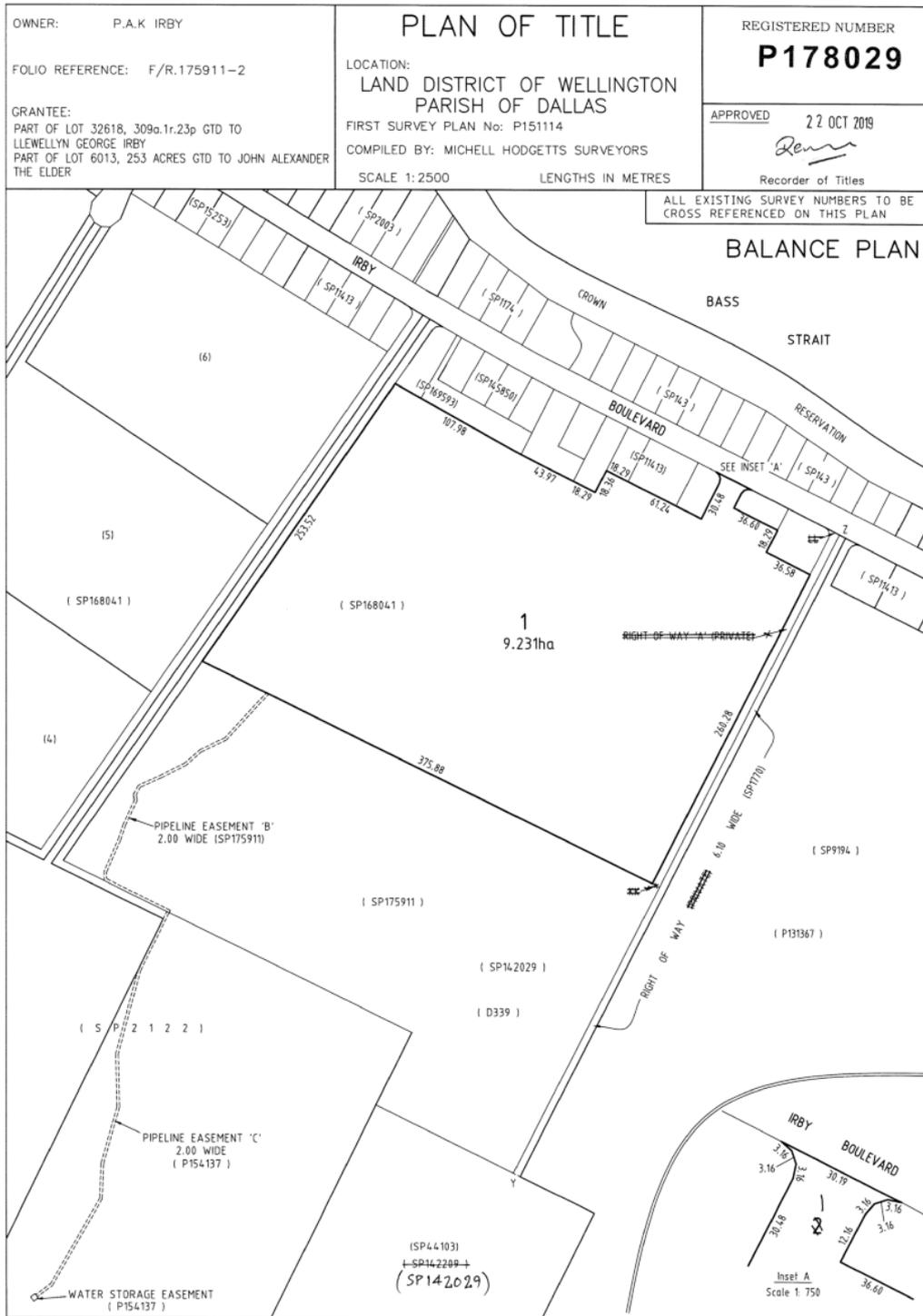
No unregistered dealings or other notations



**FOLIO PLAN**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Search Date: 28 Nov 2019

Search Time: 09:24 AM

Volume Number: 178029

Revision Number: 01

Page 1 of 1

Department of Planning, Industries, Parks, Water and Environment  
 Version: 1, Version Date: 29/11/2019

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



## RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



### SEARCH OF TORRENS TITLE

VOLUME 169593	FOLIO 2
EDITION 3	DATE OF ISSUE 29-May-2019

SEARCH DATE : 21-Oct-2019

SEARCH TIME : 01.57 PM

### DESCRIPTION OF LAND

Parish of DALLAS Land District of WELLINGTON

Lot 2 on Sealed Plan 169593

Derivation : Part of Lot 6013 Granted to J. Alexander (the elder)

Prior CT 11413/119

### SCHEDULE 1

M529166 TRANSFER to ALISON BETH HARRISS Registered  
16-Oct-2015 at 12.01 PM

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP169593 EASEMENTS in Schedule of Easements

SP169593 FENCING COVENANT in Schedule of Easements

SP1174 & SP11413 FENCING PROVISION in Schedule of Easements

E180744 MORTGAGE to Commonwealth Bank of Australia

Registered 29-May-2019 at noon

### UNREGISTERED DEALINGS AND NOTATIONS

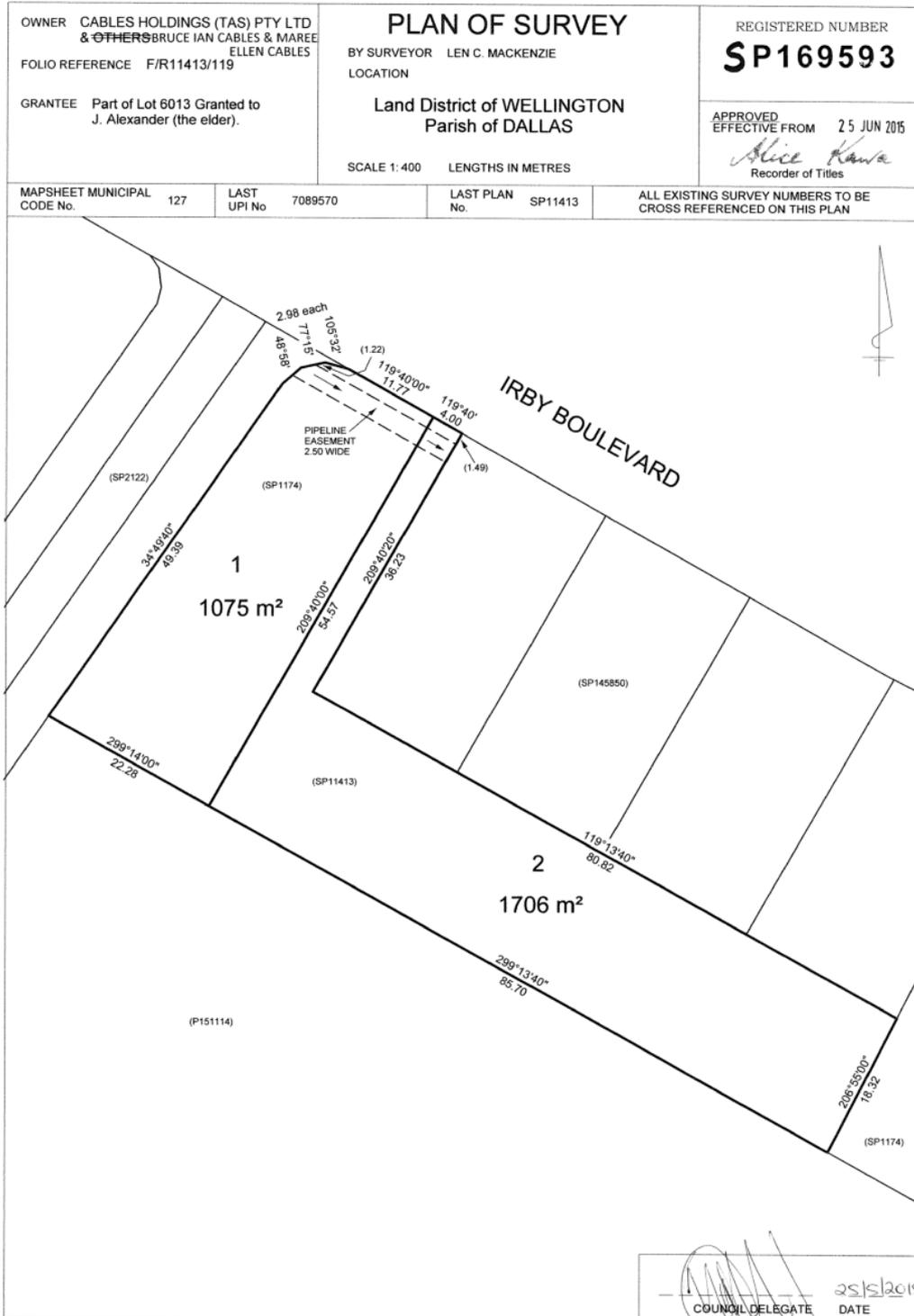
No unregistered dealings or other notations



**FOLIO PLAN**

DEPUTY RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



\_\_\_\_\_  
 COUNCIL DELEGATE      25/12/2019  
 DATE



**SCHEDULE OF EASEMENTS**

DEPUTY RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 169593</b>

PAGE 1 OF 4 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

**EASEMENTS**

Lots 1 and 2 on the plan are subject to a PIPELINE EASEMENT in gross over the easement marked PIPELINE EASEMENT 2.50 WIDE shown on the plan passing through such lots in favour of the Tasmanian Water & Sewerage Corporation Pty Limited its successors and assigns ("TasWater").

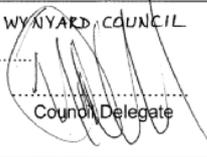
The Pipeline and Services Easement is defined as follows:-

THE FULL RIGHT AND LIBERTY for the Transferee at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
  - (1) without doing unnecessary damage to the Easement Land; and
  - (2) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

PROVIDED ALWAYS THAT:

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Cables Holdings (Tas) Pty Ltd, Bruce Ian Cables and Maree Ellen Cables FOLIO REF: Volume 11413 Folio 119 CONVEYANCER: Graham Woodhouse Conveyancing & REFERENCE: Graham Woodhouse	PLAN SEALED BY: WARATAH WYNYARD COUNCIL DATE: 25/12/2015 SD 1956 REF NO. _____  Council Delegate
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	



**SCHEDULE OF EASEMENTS**

DEPUTY RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 4 PAGES</p>	<p>Registered Number</p> <p><b>SP 169593</b></p>
<p>SUBDIVIDER: Cables Holdings (Tas) Pty Ltd, Bruce Ian Cables and Maree Ellen Cables FOLIO REFERENCE: Volume 11413 Folio 119</p>	

- (1) The registered proprietors of the Lot in the folio of the Register (“the Owner”) must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
  - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
  - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
  - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
  - (d) do any thing which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
  - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
  - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
  - (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
  - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
  - (a) reinstate the ground level of the Easement Land; or
  - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
  - (c) replace any thing that supported, protected or covered the Infrastructure.

Interpretation:

“Infrastructure” means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) any thing reasonably required to support, protect or cover any of the Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



**SCHEDULE OF EASEMENTS**

DEPUTY RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 3 OF 4 PAGES	Registered Number <b>SP 169593</b>
SUBDIVIDER: Cables Holdings (Tas) Pty Ltd, Bruce Ian Cables and Maree Ellen Cables FOLIO REFERENCE: Volume 11413 Folio 119	

**RESTRICTIVE COVENANTS**

The Owner or Owners for the time being of each lot shown on the plan covenants with Cables Holdings (Tas) Pty Ltd, Bruce Ian Cables and Maree Ellen Cables the Owner for the time being of each and every lot shown on the plan to the intent that the burden of these covenants shall run with and bind the covenantors lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulations

- The said Cables Holdings (Tas) Pty Ltd, Bruce Ian Cables and Maree Ellen Cables as Owner/Vendor and/or Transferor shall not be required to fence.

Signed by **Bruce Ian Cables**  
in the presence of

Normal Signature of Witness  
Print Witness Full Name  
Print Witness Address

Mohammad Munir  
 2/2 Arthur Woosley Ct  
 Glenroy, NSW-2640

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



**SCHEDULE OF EASEMENTS**

DEPUTY RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 4 OF 4 PAGES	Registered Number <b>SP 169593</b>
SUBDIVIDER: Cables Holdings (Tas) Pty Ltd, Bruce Ian Cables and Maree Ellen Cables FOLIO REFERENCE: Volume 11413 Folio 119	

Signed by **Maree Ellen Cables**  
in the presence of

Normal Signature of Witness  
Print Witness Full Name  
Print Witness Address

*[Signature]*  
Mohammad Munir  
2/2 Arthur Wootley CT  
Glenosy, NSW-2640

*[Signature]*

Executed by **Cables Holdings (Tas) Pty Ltd**  
**ACN 084 496 346**  
in accordance with Section 127  
of the Corporations Act 2001

print full name of Secretary

*[Signature]*

Secretary

print full name of Director

*[Signature]*

Director

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 145850	FOLIO 4
EDITION 1	DATE OF ISSUE 07-Feb-2006

SEARCH DATE : 21-Oct-2019

SEARCH TIME : 01.56 PM

DESCRIPTION OF LAND

Parish of DALLAS Land District of WELLINGTON

Lot 4 on Sealed Plan 145850

Derivation : Part of Lot 6013 Gtd. to J. Alexander the Elder

Prior CT 62076/117

SCHEDULE 1

A363357 TRANSFER to WARATAH-WYNYARD COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 62076 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

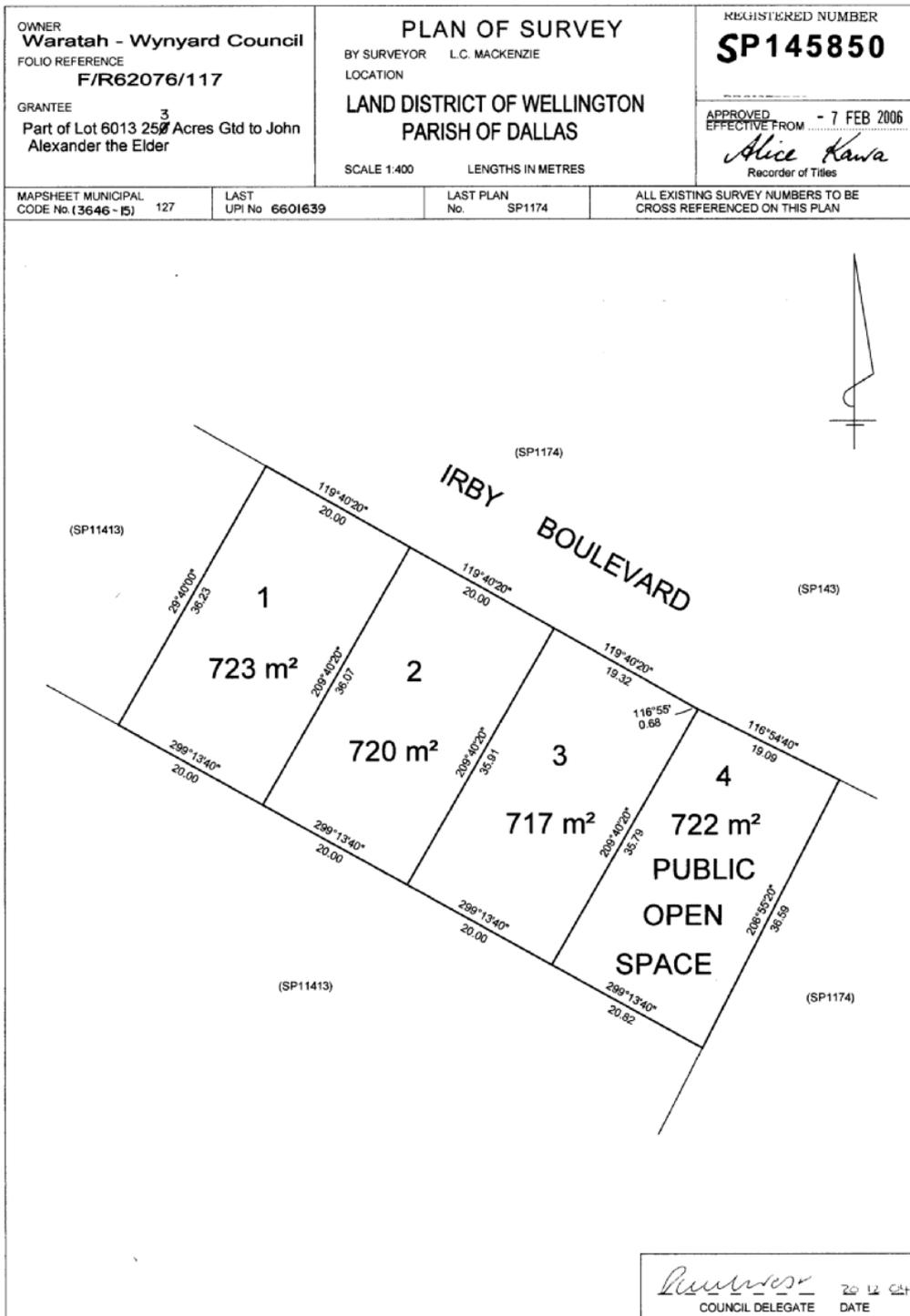
No unregistered dealings or other notations



**FOLIO PLAN**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





**SCHEDULE OF EASEMENTS**

DEPUTY RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 745850</b>

PAGE 1 OF 1 PAGE/S

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

No Easements covenants or profits a prendre are intended to be created to benefit or burden any lot on the plan.

THE COMMON SEAL of the  
 WARATAH-WYNYARD COUNCIL )  
 as registered proprietors of the land in )  
 Folio of the register 62076/117 has been )  
 hereunto affixed pursuant to a resolution )  
 of the council passed on the 14<sup>th</sup> day of )  
 SEPTEMBER 2005 in the presence of )



*Pauline*

(USE ANNEXURE PAGES FOR CONTINUATION)

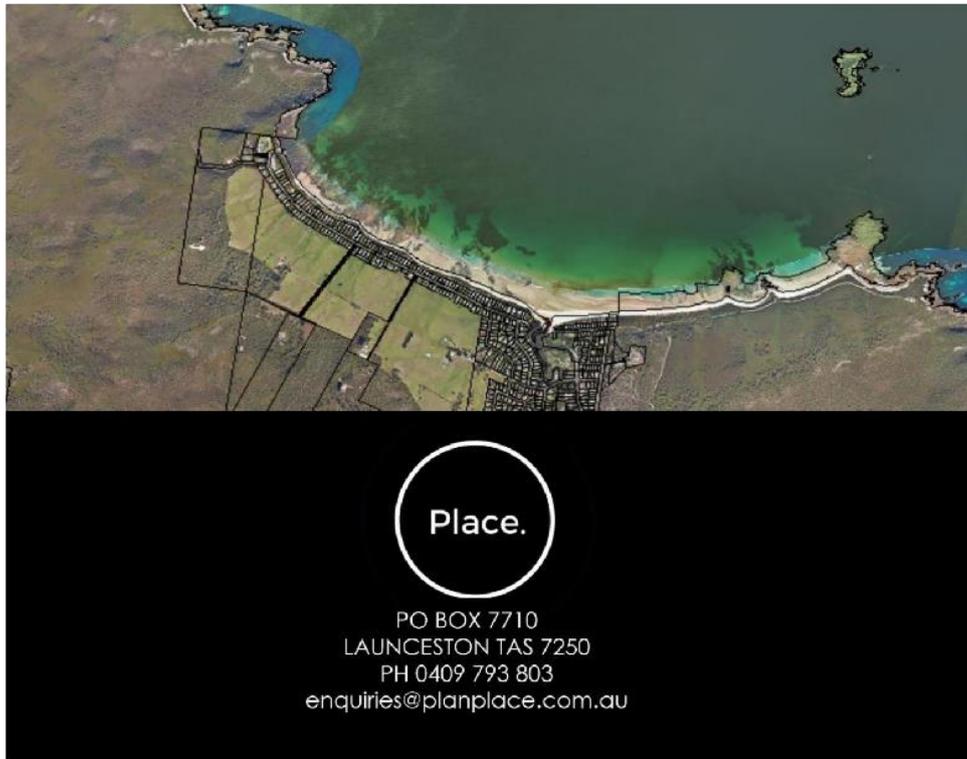
SUBDIVIDER: Waratah-Wynyard Council	PLAN SEALED BY: Waratah-Wynyard Council
FOLIO REF: 62076/117	DATE: 11.1.2006
SOLICITOR & REFERENCE: Greg Smith & Co	REF NO. 501741
	<i>Pauline</i> Council Delegate

**NOTE:** The Council Delegate must sign the Certificate for the purposes of identification.

Irby Subdivision

2019

**Subdivision Application**  
**Waratah Wynyard Council**  
**47 Bridge Road, Sisters Beach**



**Enclosure 1 Application documents**

---

<b>Issue</b>	02
<b>Date</b>	November 2019
<b>Project Number</b>	17.024
<b>Project Name</b>	17.024 Irby Subdivision
<b>Author</b>	Theresia Williams 0409 793 803 theresia@planplace.com.au
<b>Document</b>	C:\Users\User\Documents\PLACE\Projects\17.024 47 Bridge Rd Subdivision

ACN9461 973 9310 / ABN 619 739 310

Document Set ID: 1059038  
Version: 1, Version Date: 29/11/2019

# Place.

## CONTENT

CONTENT .....	2
1. INTRODUCTION.....	4
2. PLANNING OVERVIEW .....	5
2.1. Property Owner .....	6
2.2. Proposal .....	6
2.3. Background .....	6
2.4. Site Description and Surrounding Area .....	9
2.5. Topography, vegetation and waterways.....	9
2.6. Supporting Assessments.....	10
2.6.1. Aboriginal Heritage .....	10
2.6.2. Access .....	10
2.6.3. Bushfire .....	10
2.6.4. Landslide .....	11
2.6.5. Flora and Fauna .....	11
2.6.6. Servicing.....	11
2.7. Impact of Use .....	11
3. LEGISLATIVE FRAMEWORK .....	12
3.1. WARATAH WYNYARD INTERIM PLANNING SCHEME 2013 .....	12
3.1.1. Zone Purpose Statements .....	12
Low Density Residential Zone.....	12
Rural Living Zone .....	12
3.1.2. Local Area Objectives .....	12
Low Density Residential Zone.....	13
Rural Living Zone .....	13
3.1.3. Desired Future Character .....	14
Low Density Residential Zone.....	14
Rural Living Zone .....	15
3.1.4. Development Standards.....	15
Low Density Residential Zone.....	16
Rural Living Zone .....	17
4.1. Code Assessment.....	19

# Place.

4.1.1.	E1 Bushfire Prone Areas Code .....	19
4.1.2.	E2 Airport Impact Management Code .....	19
4.1.3.	E3 Clearing and Conversion of Vegetation Code .....	19
4.1.4.	E4 Change in Ground Level Code.....	19
4.1.5.	E5 Local Heritage Code.....	19
4.1.6.	E6 Hazard Management Code.....	19
4.1.7.	E7 Sign Code.....	20
4.1.8.	E8 Telecommunications Code .....	20
4.1.9.	E9 Traffic Generating Use and Parking Code .....	20
4.1.10.	E10 Water and Waterways Code .....	20
5.	CONCLUSION.....	23

## Appendices

Appendix A Land Title

Appendix B Proposal design

Appendix C Bushfire Investigation

Appendix D DPIPWE Waterways and Wetlands Works Manual (summary)

# Place.

## 1. INTRODUCTION

It is proposed to subdivide the land located known as CT178029/1, PID 9362976, Bridge Road, Sisters Beach, in order to facilitate later development of the land in accordance with the current land zoning.

The property is within two land zonings, Rural Living and Low Density Residential.

This submission has been prepared in order to provide details of the site and address the requirements of the *Land Use Planning and Approvals Act 1993* (LUPAA) and all necessary supporting documentations, with reference to the proposed subdivision of the land.



Figure 1. Aerial photo of site and approximate area proposed for subdivision (Source: ListMap)

# Place.

## 2. PLANNING OVERVIEW

The proposal is intended to subdivide the land on CT178029/1.

The title arrangement is proposed to be modified as follows:

- Create one (1) new lot within the Low Density Residential zone;
- Create seven (7) new lots within the Rural Living Zone, ranging from 1ha to 1.6ha in size; and
- Create one road lot.

Element	Details
Property Address	Bridge Street, Sisters Beach
PID	9362976
Certificate of Title	CT178029/1 Certificate of Title is provided as Appendix A.
Certificate of Title Area	9.4 ha <sup>+/-</sup>
Planning Instrument	Waratah Wynyard Interim Planning Scheme 2013 (WWIPS)
Applicable Zone(s)	12.0 Low Density Residential Zone 13.0 Rural Living Zone  

# Place.

Overlays Map	Nil
Proposed Use	No change in use proposed with this application.  Future use would be assessed under Part D, 12.0 Low Density Residential Zone and 13.0 Rural Living Zone, and all other relevant sections of the WWIPS.
Proposed Development	Subdivision for future Low Density and Rural Living development.
Applicable Code(s)	<ul style="list-style-type: none"> <li>- E1.0 Bushfire Prone Areas Code</li> <li>- E9.0 Traffic Generating Use and Parking Code</li> <li>- E10 Water and Waterways Code</li> </ul>

## 2.1. Property Owner

The site is owned by P Irby.

## 2.2. Proposal

The site is intended to be subdivided in accordance with the existing zone provisions.

The subdivision design includes:

- One (1) new lot within the Low Density Residential zone;
- Seven (7) new lots within the Rural Living Zone, ranging from 1ha to 1.6ha in size; and
- One road lot.

Detailed design has been provided as Appendix B.

## 2.3. Background

The parent title of CT178029/1 was CT175911/2. That parent title and adjoining land has been the site of recent subdivisions.

The first of these was to divide the land to the west of the rights-of-way over the property into six lots as per Figure 2. These titles have recently been issued.

## Place.



Figure 2. Previously approved subdivision on parent title CT168041/2 (titles issued).

The second of these was the addition of part of the subject land to the adjoining CT142029/1 (parent title reference). This addition has been completed, and the new land title is CT175911/1, which was issued on 28 February 2019.

# Place.

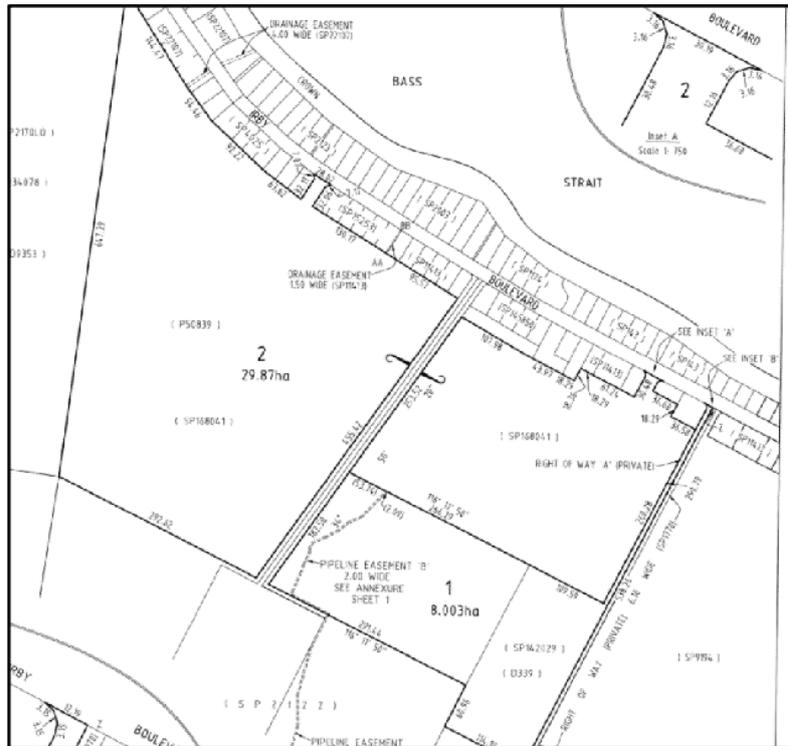


Figure 3. Addition of land to CT142029/1.



Figure 4. Subdivision background.

# Place.

## 2.4. Site Description and Surrounding Area

The site is located within Sisters Beach. The land proposed for subdivision sits within and behind the long stretch of residential development along Irby Boulevard, on the area known as "Irby Flats".

The site is as the local name indicates, relatively flat. The area proposed for division contains a local waterway ("Ken's Creek").

The site is mostly cleared. What vegetation remains is dominated by grassland, with small pockets of coastal scrub in the south western corner. There are a small number of larger shrubs and trees located around the sheds and along the access driveways.

A number of right-of-ways and access drives exist on the site, providing access to the lots to the rear.

The land to the north contains in the majority, single residences on lots ranging from 650m<sup>2</sup>+/- to 900m<sup>2</sup>+/-. The land immediately adjoining the site consists of large lots with a residence. On the eastern side this is followed by the larger settlement area of Sisters Beach, whilst to the south the land is heavily vegetated and forms part of Rocky Cape National Park.

## 2.5. Topography, vegetation and waterways

The site is mostly cleared.

TasVeg 3.0 identifies the majority of the site as "Agricultural, urban and exotic vegetation".

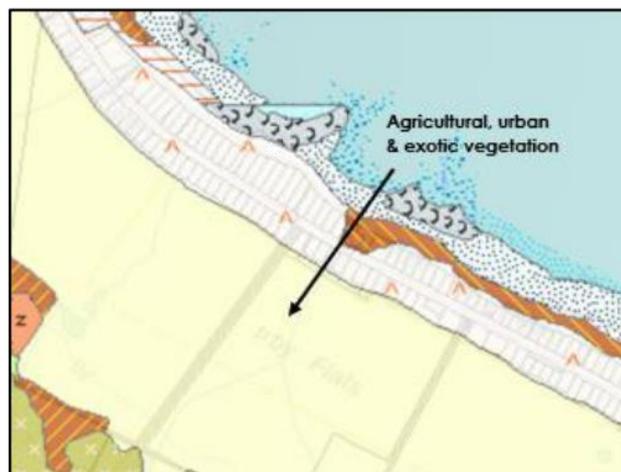


Figure 4. TasVeg 3.0 (Source: ListMap)

## Place.

No threatened native flora or fauna (individual or community) is identified on the site.

One permanent creek, known as Kens Creek, runs through the property.



Figure 5. Creek and waterways location (Source: ListMap)

### 2.6. Supporting Assessments

#### 2.6.1. Aboriginal Heritage

An Aboriginal Heritage Search Record was conducted, the result of which being that no relics or risk to relics being found.

#### 2.6.2. Access

There is an existing access point from Irby Boulevard. It is proposed that this would be upgraded to a road, culminating in a cul-de-sac to service the proposed subdivision.

#### 2.6.3. Bushfire

The site has been assessed by Bruce Harpley, Accredited Person under the Fire Service Act 1979, Accreditation #BFP-140. The detailed report is provided as Appendix C.

The conclusion was reached as follows:

## Place.

*"Adequate hazard management areas can be created within each lot to meet the requirements of Planning Directive 5.1 – Bushfire Prone Areas Code.*

*All lots will require a static water supply for firefighting that complies with Table E5 of Planning Directive 5.1.*

*Lots 3 to 7 will require an access that complies with Table 4.2 element B of Planning directive 5.1." (p.i, Bushfire Report, Rezoning – Appendix C).*

### **2.6.4. Landslide**

The site has no identified areas of landslip risk.

### **2.6.5. Flora and Fauna**

Pasture and coastal scrubland dominate the site. Some mature trees are dotted over the site.

The LIST Map did not identify any significant flora or fauna on the site. This mapping has been confirmed by site inspection.

### **2.6.6. Servicing**

Other than the one lot, the lots range in area from 1ha to 1.61ha. This is certainly sufficient area to allow for development with a low site coverage and onsite disposal of sewage and stormwater. However, the land is of poor quality, and the site would be subject to retention of moisture, particularly during winter months. The sites are able to be connected to sewer to accommodate these restrictions.

The lots will be required to be developed with onsite water storage for household use and bushfire management.

## **2.7. Impact of Use**

The proposal is for subdivision, which is Discretionary. The proposed lots would be suitable for development in accordance with the zone provisions. The impact of use would be assessed at the time of application. The subdivision in and of itself has limited impact.

# Place.

## 3. LEGISLATIVE FRAMEWORK

### 3.1. WARATAH WYNYARD INTERIM PLANNING SCHEME 2013

The proposal is in an area which sits between the existing residential development and that to the south which is zoned Environmental Management and Rural Resource. The proposed subdivision would present visually as a transition between these zonings.

The site is located in two zones within the Waratah Wynyard Interim Planning Scheme 2013 (WWIPS). The following examines the relevant provisions of the Scheme with respect to the proposed development. Additionally, this application makes comments and provides supplementary information in regard to E1 Bushfire Prone Areas Code, E9 Traffic Generating Use and Parking Code and E10 Water and Waterways Code.

#### 3.1.1. Zone Purpose Statements

##### Low Density Residential Zone

The proposed Lot 1 is within the Low Density Residential zone, as is the road lot.

The purpose of this zone is to provide for residential use or development (within parameters) and also to provide for compatible non-residential uses. The proposal does not change any land uses. Instead, the new lots are intended to be provided for new residential development.

The application is consistent with the purpose of the Low Density Residential Zone.

##### Rural Living Zone

The Rural Living Zone applies to the majority of the site. The proposal is intended to allow for seven (7) new lots to be developed for suitable Rural Living residential use.

The proposal is consistent with the purpose of the Rural Living Zone.

#### 3.1.2. Local Area Objectives

In addition to the zone purpose, local area objectives are articulated for these zones. The following comments are offered with respect to the Local Area Objectives for the relevant land zones.

# Place.

## Low Density Residential Zone

The proposal is intended to provide one additional lot within this zone, located behind the existing lots, and utilising a new road to be constructed for the proposed lots to the south. This portion of Low Density Residential land is currently underutilised, with an unstructured access over it for CT178029/1.

The application is consistent with the Local Area Objectives of the Low Density Residential zone.

## Rural Living Zone

The proposal will result in lots over 1 ha in the Rural Living zone, providing infill development between the Irby Boulevard and the Rural Resource & Environmental Management land to the south.

The land is classified as Class 5 "unsuitable to cropping and with slight to moderate limitations to pastoral use". It has been excluded from the study area for the land potentially suitable for inclusion in the Agricultural zone.

The land is within the serviced area of Sisters Beach, and the poor soils on the site limit the use of the land for either agriculture, or onsite wastewater disposal. The land will require fire management, given the proximity of the extensive native vegetation for the National Park which adjoins the property in the south western corner. Given these limitations, the land is suitable for low density housing development.

The lot sizes will allow for housing opportunities of varied design and there are no site specific factors which would prevent any of the proposed lots from being developed for residential use, however developers need to be aware that potential buildings on the site would:

- a. Need to be responsive to the rural setting;
- b. Have sufficient space for on site provision of private open space and parking;
- c. Have the potential to be north facing. Indeed this is most likely, given ocean is to the north, and the settlement of Sisters Beach is directed towards the ocean;
- d. Have sufficient space for privacy; and
- e. Be able to be developed with sensitivity to the existing streetscape. To some extent this is irrelevant, given that the proposed lots are essentially located behind the strip of houses along Irby Boulevard.

# Place.

The application is consistent with the Local Area Objectives of the Rural Living zone.

### 3.1.3. Desired Future Character

#### Low Density Residential Zone

Clause	Comment
<b>12.1.3.1(a)</b>	The proposed subdivision would provide an opportunity for an additional serviced lot, in keeping with this character statement.
<b>12.1.3.1(b)</b>	The size of the proposed Lot 1 within this zone is in keeping with the surrounding lot sizes, albeit oriented differently. It provides an opportunity for a residential development which has an extended north face, rather than this being the narrowest section of the lot.
<b>12.1.3.1(c)</b>	The lot would be able to be developed for housing, with the option to develop for other use in accordance with the zone provisions.
<b>12.1.3.1(d)</b>	The proposed subdivision would provide an opportunity for a new building of one or two storeys.
<b>12.1.3.1(e)</b>	The proposed lot in this zone is setback a full lot length from Irby Boulevard. Any new buildings will be required to be setback from the new road lot as this will form the frontage.
<b>12.1.3.1(f)</b>	The proposed lots will be setback from the frontage of the road, as well as setback visually from Irby Boulevard. There is sufficient space on each lot for any development to provide sufficient setbacks from buildings on adjacent lots to meet these requirements.
<b>12.1.3.1(g)</b>	The lot within this zone will provide area sufficient for a residence, parking and private space. The lot is able to be connected to sewer and stormwater.
<b>12.1.3.1(h)</b>	The lots will be arranged around a new road lot, servicing just these sites.
<b>12.1.3(a)</b>	The proposed design is intended to reflect the character of Sisters Beach, providing a natural extension to the isolated settlement whilst maintaining the natural bushland setting. The proposal is located behind the foredune, on significantly modified land. The proposal does not result in additional fencing. Swale drains may be a requirement of any permit issued if preferred.

## Place.

The proposed subdivision is considered to provide for potential development which is fully in keeping with the Desired Future Character Statements of the Low Density Residential Zone.

### Rural Living Zone

Clause	Comment
<b>13.1.3.1(a)</b>	The proposed subdivision would provide an opportunity for a cluster of dwellings on the land proposed to be subdivided, in keeping with this character statement.
<b>13.1.3.1(b)</b>	The lots proposed are larger than the suburban lots to the north of the subject land. The proposed lot sizes range from 1ha to 1.61ha.
<b>13.1.3.1(c)</b>	The lots would be able to be developed for housing, with the option to develop for other use in accordance with the zone provisions.
<b>13.1.3.1(d)</b>	The proposed subdivision would provide an opportunity for diversity in the development on the lots. The developments would have no significant site specific restrictions to limit such diversity or choice.
<b>13.1.3.1(e)</b>	The height of the developments on the lots would be subject to compliance with the planning regulations at the time of application.
<b>13.1.3.1(f)</b>	The proposed lots will be setback from the frontage of the road, as well as setback visually from Irby Boulevard. There is sufficient space on each lot for any development to provide significant set backs from buildings on adjacent lots.
<b>13.1.3.1(g)</b>	The lots range in area from 1ha to 1.6ha. This is certainly sufficient area to allow for development with a low site coverage and onsite disposal of sewage and stormwater. However, the land is of poor quality, and the site would be subject to retention of moisture, particularly during winter months. The sites are able to be connected to sewer to accommodate these restrictions.
<b>13.1.3.1(h)</b>	The lots will be required to be developed with onsite water storage for household use and bushfire management. The preferred arrangement for wastewater is for connection to sewer, given the poor soils on the site.

The proposed subdivision is considered to provide for potential development which is fully in keeping with the Desired Future Character Statements of the Rural Living Zone.

#### 3.1.4. Development Standards

The proposal is for subdivision, which is a Discretionary development. Use and development on the proposed new lots would be subject to assessment when it occurred.

# Place.

## Low Density Residential Zone

Clause	Comment	
<b>12.4.1A1</b>	Table to Clause 12.4.1A1 requires Sisters Beach to have an area of 800m <sup>2</sup> . The lot proposed in this zone is 669m <sup>2</sup> , thus the proposal relies on the Performance Criteria.	<b>Relies on PC</b>
<b>12.4.1 P1</b>	The proposed Lot 1 is intended to be serviced. It is oriented to maximise solar exposure, with the long axis of the lot facing north. The building envelope shown on the plan demonstrates 'worst case scenario', with a building envelope that would meet the setbacks for a single storey dwelling. It is more likely that a developer would design a residence that takes advantage of the long northerly axis, in which case larger setback to the adjoining Low Density residential lots would be obtained. 54 Irby Boulevard is a similar size to the proposed Lot 1. Numbers 56 & 60 as well as a number of the properties on the northern side of the road are under 800m <sup>2</sup> ; the proposal is not out of keeping with the area. The proposed lot size does not constrain or interfere with existing or potential development.	<b>COMPLIES</b>
<b>12.4.1A2</b>	The lot would have a separate access from the new road lot, with a frontage of 18m.	<b>COMPLIES</b>
<b>12.4.1 A3</b>	The lots will be serviced by water on site or by service connection, as required by condition by Council.	<b>COMPLIES</b>
<b>12.4.1A4</b>	Lot 1 will be required to connect to sewer.	<b>COMPLIES</b>
<b>12.4.1A5</b>	Lot 1 will be required to connect to stormwater.	<b>COMPLIES</b>
<b>12.4.2A1</b>	Table to Clause 12.4.2A1 requires Sisters Beach to have an area of 800m <sup>2</sup> . The lot proposed in this zone is 669m <sup>2</sup> , thus the proposal relies on the Performance Criteria.	<b>Relies on PC</b>
<b>12.4.2P1</b>	The site is intended for serviced residential development. If there is to be more than one dwelling on the site, it will be at the discretion of Council. In terms of a single residence: (a) The site has a suitable building area, as shown in the plan of subdivision; (b) Access from the proposed road; (c) Access to a water supply; (d) Access to sewer; (e) Access to stormwater services; and	<b>COMPLIES</b>

## Place.

	(f) Tolerable level of risk from a natural hazard, as evidenced in the BAL report. The site is not within the Coastal erosion or coastal hazard bands identified on TheListMap.	
<b>12.4.3</b>	- The proposal does not include any buildings.	<b>COMPLIES</b>
<b>12.4.7</b>	Each of the lots contains sufficient land area for the requirements of 12.4.3 through 13.4.7 to be met when the site is developed.	
<b>12.4.8A1</b>	Each lot is intended for residential use.	<b>COMPLIES</b>
<b>12.4.8A2</b>	The lot within this zone is not an internal lot.	<b>COMPLIES</b>
<b>12.4.9A1</b>	The lots are to be serviced by electricity as required by the Council. The existing services in Sisters Beach are above ground.	<b>COMPLIES</b>

The application is consistent with the Development Standards of the Low Density Residential zone.

### Rural Living Zone

The proposal will result in lots over 1ha in the Rural Living zone, providing infill development between the Irby Boulevard and the Rural Resource & Environmental Management land to the south.

Clause	Comment	
<b>13.4.1A1</b>	(a) (i) each lot in this zone has an area not less than 1ha; (ii) N/A. (b) the plan of survey shows building areas of 31m x 31m; 961m <sup>2</sup> . It is clear by the space around these building areas that an additional 39m <sup>2</sup> can be obtained without encroaching upon setbacks, easements, rights of way, access strips or onsite wastewater systems. Four of the lots in this zone are accessible via road frontage; three are to be accessed via an access strip.	<b>COMPLIES</b>
<b>13.4.1A2</b>	Each of the proposed lots has a separate access from the road lot, with the minimum width of 6m.	<b>COMPLIES</b>
<b>13.4.1A3</b>	The lots will be serviced by water on site or by service connection, as required by condition by Council.	<b>COMPLIES</b>
<b>13.4.1A4</b>	The lots are to be connected to sewer.	<b>COMPLIES</b>
<b>13.4.1A5</b>	The lots are to be connected to sewer. Stormwater can be managed on site if required or by connection, as required by Council.	<b>COMPLIES</b>

## Place.

<b>13.4.2A1</b>	Excluding access strips, the site area per lot is over 1ha. Within this density provision, there is capacity for eight dwellings between the seven lots. It is unlikely that any of the lots will be developed for more than one residence, due to other restrictions. The proposal meets the requirements either way.	<b>COMPLIES</b>
<b>13.4.3</b> <b>13.4.6</b>	- The proposal does not include any buildings. Each of the lots contains sufficient land area for the requirements of 13.4.3 through 13.4.6 to be met when the site is developed.	<b>COMPLIES</b>
<b>13.4.7A1</b>	The lots are intended for residential use, or another purpose permissible in the zone, in keeping with the zoning of the land. This is evidenced by the lot design and layout.	<b>COMPLIES</b>
<b>13.4.7A2</b>	Three of the proposed lots are internal lots.	<b>Relies on PC</b>
<b>13.4.7 P2</b>	Each lot has a frontage to a road. Three of the lots are internal lots, with their own access to the road. The established pattern of lots in this area leaves limited locations for access to the land behind those which front immediately onto Irby Boulevard. There are sufficient access points remaining for this land, however it requires the design of lots which include internal access, in conjunction with the proposed road lot. There is no reason for there to be any impact on the amenity of adjacent land. The land which will be adjacent to the access strips is not yet developed, and as such can be developed with sufficient setback to the access strips. There is certainly enough room for future house locations to take this into consideration, as is marked on the plans.	<b>COMPLIES</b>

The application is consistent with the Development Standards of the Rural Living zone.

# Place.

## 4.1. Code Assessment

### 4.1.1. E1 Bushfire Prone Areas Code

The subject site is within a Bushfire Prone Area. The proposed development application is accompanied by an approved Bushfire Hazard Management Plan which assesses the subdivision against the requirements and makes recommendations as to what will be required for the proposal to comply. In short, each lot will require a static water supply, hazard management areas and compliant accesses as per the design and attached Hazard Management Plan. The proposal is assessed by a qualified consultant as being in keeping with E1.0 Bushfire Prone Areas Code.

### 4.1.2. E2 Airport Impact Management Code

Not applicable.

### 4.1.3. E3 Clearing and Conversion of Vegetation Code

The proposed subdivision works are located over 30m from the waterway. The area where the works will occur is covered by agricultural, urban and exotic vegetation. No threatened species or areas of landslip hazard are within the area where works are to occur.

The proposal complies with E3.0 Clearing and Conversion of Vegetation Code.

### 4.1.4. E4 Change in Ground Level Code

No cut or fill is proposed.

### 4.1.5. E5 Local Heritage Code

The site does not contain any buildings, nor is it within a conservation area identified in the Code.

### 4.1.6. E6 Hazard Management Code

The site is not within the areas mapped as being subject to coastal inundation, coastal erosion or flooding.

# Place.

E6.4.4(j) exempts the proposal from the requirement for a geotechnical assessment.

#### 4.1.7. E7 Sign Code

Not applicable.

#### 4.1.8. E8 Telecommunications Code

Not applicable.

#### 4.1.9. E9 Traffic Generating Use and Parking Code

There is no specific requirement in this Code for the Rural Living Zone. Each lot has sufficient space to allow for on site parking and manoeuvring.

#### 4.1.10. E10 Water and Waterways Code

The proposed subdivision is greater than 30m from the high tide mark. A number of small dams and creeks exist on the property. The proposed road is over 30m of the onsite waterways. Three of the proposed potential building sites are within 30m of the onsite waterways, "Ken's Creek", thus the Code applies.

Clause	Comment
<b>E10.6.1P1(a)</b>	<p>The building areas marked on the plan provided are within 30m of the waterway. It is noted that there is sufficient space to move these if the new landowner prefers to develop the site over 30m from the waterway. It is valuable to determine whether these locations as marked can comply with the Code, regardless.</p> <p>(i) the proposed development will have no impact on the hydraulic performance of the waterway. The lots are large enough to be developed with sensitivity to the hydraulic performance of Ken's Creek. Council's engineering team were contacted by email on 28 February 2019. No response has been received.</p>

## Place.

<ul style="list-style-type: none"> <li>(ii)</li> <li>(iii)</li> <li>(iv)</li> <li>(v)</li> <li>(vi)</li> <li>(vii)</li> <li>(viii)</li> <li>(ix)</li> <li>(x)</li> <li>(xi)</li> </ul>	<p>The waterways are small, local creeks and dams and have no economic value other than the provision of water for a small number of livestock on a rural lifestyle block (e.g. one or two beasts, chickens or similar).</p> <p>The waterways are too small for water based activity.</p> <p>The sites are flat and there is limited potential to impact upon natural ground level when the sites are developed for residential use.</p> <p>The subdivision has limited capacity to impact on the control of sediments and contaminants, except during construction (road or dwellings). It will be important that the future landowners retain vegetation alongside the streams in keeping with the DPIPWE Manual (refer below). The proposed road will be designed in accordance with relevant standards, and the drainage constructed as required to ensure the control of sediments and contaminants through the standard design requirements.</p> <p>The waterways are not public.</p> <p>The waterways do not have scenic value. Indeed, from off the property they are not visible.</p> <p>Stormwater and sewage is to be managed off site, thus not impacting on the waterways.</p> <p>The proposal includes no modification to the natural drainage channel. Future residential development will have sufficient space to minimise any risk to the drainage channels if modification is required for vehicle access.</p> <p>The drainage channels provide a small ecological function in the area. Retention of sufficient vegetation alongside the streams will be sufficient to maintain this function, in keeping with the DPIPWE Manual. The engineering works required for future driveways will be minimal.</p> <p>If the creek is kept clear, this will be sufficient to manage the risk of minimal inundation on the site.</p> <p>The waterways are not on public land. This will continue as part of this proposal.</p>
<p><b>E10.6.1P1(b)</b></p>	<p>N/A. There are no conservation regulations or protections applicable to this water course.</p>

As demonstrated, the subdivision in and of itself has very limited capacity to impact upon the matters detailed in the performance criteria. It will be imperative that the formation of driveways and the construction of services is sensitive to the onsite waterways.

## Place.

In keeping with the planning scheme, the DPIPWE Waterways and Wetlands Works Manual (summary) is included with this application (Appendix D) to guide the development of these accesses and services. For the subdivision in itself, the locating of services will be outside the 30m setback.

When houses are developed on the property, the works will need to take into account the remainder of the Manual, particularly the *Environmental Best Practice Guidelines: siting and designing stream crossings*.

The development is in keeping with the Code.

# Place.

## 5. CONCLUSION

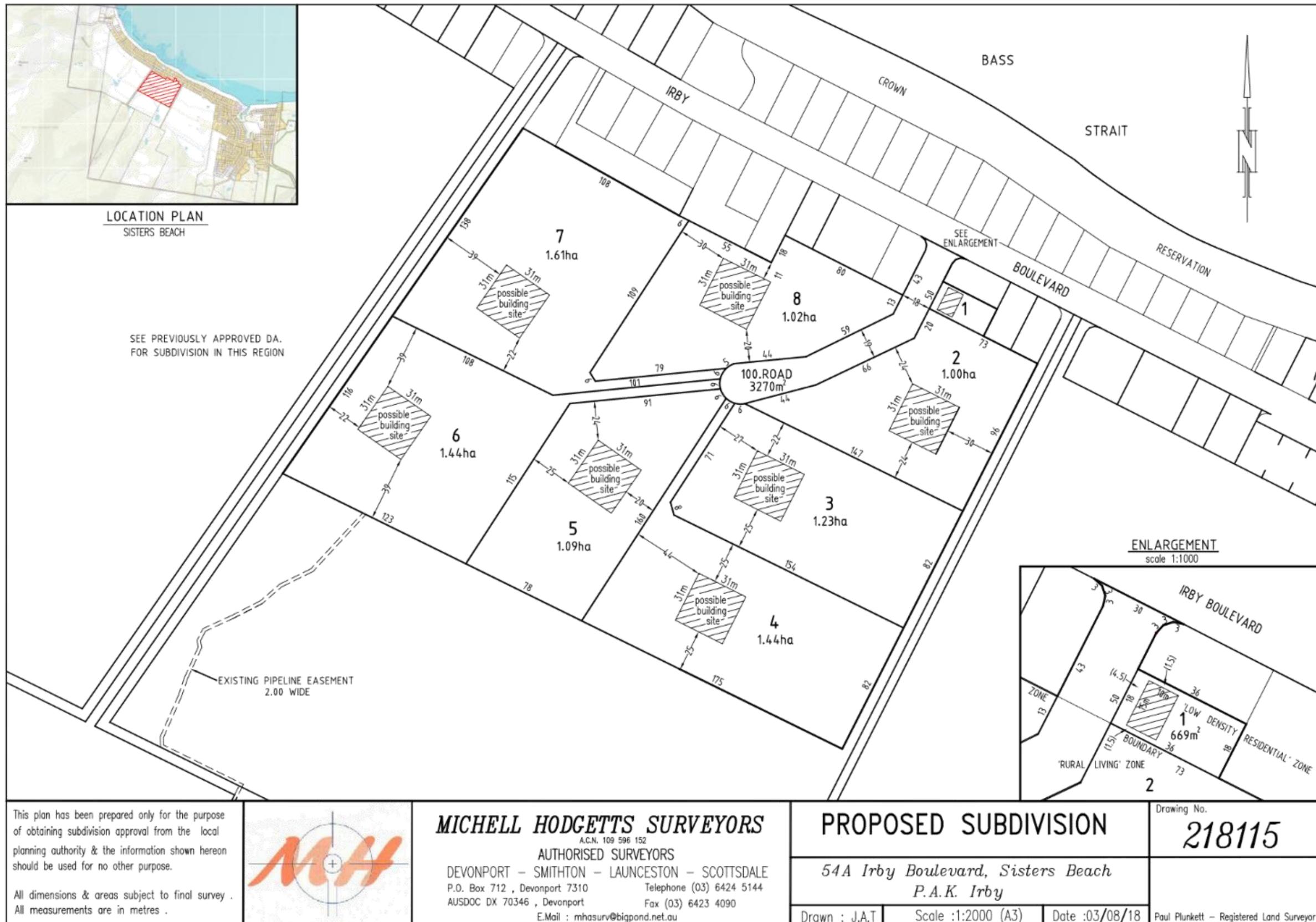
The proposal is for subdivision in the Rural Living and Low Density Residential zones. The subdivision design is in keeping with the surrounding development and the limitations created by the existing development, including limited access points. It is put to the Council that the proposed development would result in the effective utilisation of this land, in keeping with the intention of the applicable provisions.

The proposal includes a Bushfire Hazard Management Plan, which will accompany each lot to guide future land owners.

This application is intended to make the case that the proposal meets the provisions for discretionary subdivision within the Rural Living and Low Density Residential zones under the requirements of the Waratah Wynyard Interim Planning Scheme 2013 and the associated relevant provisions, including performance criteria, as detailed in the body of this report.

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 Version: 1, Version Date: 29/11/2019



This plan has been prepared only for the purpose of obtaining subdivision approval from the local planning authority & the information shown hereon should be used for no other purpose.

All dimensions & areas subject to final survey .  
All measurements are in metres .



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**PROPOSED SUBDIVISION**  
54A Irby Boulevard, Sisters Beach  
P.A.K. Irby  
Drawn : J.A.T Scale :1:2000 (A3) Date :03/08/18

Drawing No.  
**218115**  
Paul Plunkett – Registered Land Surveyor



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## Bushfire Hazard Management Report

### 54A Irby Boulevard Sisters Beach



Applicant:

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## Table of Contents

Certificate under s51(2)(d) <i>Land Use Planning and Approvals Act 1993</i>	3-7
Scope of Assessors Accreditation	8
Disclaimer	8
Re-Certification – Ability to Re-Evaluate	9
<u>Section 1</u>	
Introduction	10
<u>Section 2</u>	
2.1 Property Details	10
2.2 Surrounding land use	10
2.3 Vegetation	11
2.4 Topography	11
2.5 Access	11-12
2.6 Water Supply	12-13
<u>Section 3</u>	
3.0 Site Assessment	13-16
3.1 Fire Danger Index	14
3.2 BAL Assessment	15-22
3.3 Risk Assessment	23-24
3.4 Conclusion	24
<u>Section 4</u>	
Bushfire Hazard Management Plan	25-27
Attachment A – Bushfire Hazard Area Plan	26
Attachment B – Hazard Management Plan – Specification	27
Attachment C – Proposed Subdivision Plan	28

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BAL Assessment: Subdivision 54A Irby Boulevard Sisters Beach  
Page 2 of 29



**3. Documents relied upon<sup>4</sup>**

**Documents, Plans and/or Specifications**

**Title:** Proposed Subdivision (drawing 218115)

**Author:** Michell Hodgetts Surveyors

**Date:** 03/08/2018 **Version:**

**Bushfire Hazard Report**

**Title:** Bushfire Hazard Management Report

**Author:** Bruce Harpley

**Date:** 6 March 2019 **Version:** 1

**Bushfire Hazard Management Plan**

**Title:** Bushfire Hazard Management Plan

**Author:** Bruce Harpley

**Date:** 6 March 2019 **Version:** 1

**Other Documents**

**Title:** N/A

**Author:**

**Date:** **Version:**

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<sup>4</sup> List each document that is provided or relied upon to describe the use or development, or to assess and manage risk from bushfire. Each document must be identified by reference to title, author, date and version.

<b>4. Nature of Certificate<sup>5</sup></b>			
<input type="checkbox"/> <b>E1.4 – Use or development exempt from this code</b>			
	<b>Assessment Criteria</b>	<b>Compliance Requirement</b>	<b>Reference to Applicable Document(s)</b>
<input type="checkbox"/>	E1.4 (a)	Insufficient increase in risk	
<input type="checkbox"/> <b>E1.5.1 – Vulnerable Uses</b>			
<b>E1.5.1.1 Standards for vulnerable use</b>			
	<b>Assessment Criteria</b>	<b>Compliance Requirement</b>	<b>Reference to Applicable Document(s)</b>
<input type="checkbox"/>	E1.5.1.1 P1.	Risk is mitigated	
<input type="checkbox"/>	E1.5.1.1 A2	BHMP	
<input type="checkbox"/>	E1.5.1.1 A3	Emergency Plan	
<input type="checkbox"/> <b>E1.5.2 – Hazardous Uses</b>			
<b>E1.5.2.1 Standards for hazardous use</b>			
	<b>Assessment Criteria</b>	<b>Compliance Requirement</b>	<b>Reference to Applicable Document(s)</b>
<input type="checkbox"/>	E1.5.2.1 P1.	Risk is mitigated	
<input type="checkbox"/>	E1.5.2.1 A2	BHMP	
<input type="checkbox"/>	E1.5.2.1 A3	Emergency Plan	
<input checked="" type="checkbox"/> <b>E1.6.1 – Development standards for subdivision</b>			
<b>E1.6.1.1 Subdivision: Provision of hazard management areas</b>			
	<b>Assessment Criteria</b>	<b>Compliance Requirement</b>	<b>Reference to Applicable Document(s)</b>
<input type="checkbox"/>	E1.6.1.1 P1.	Hazard Management Areas are sufficient to mitigate risk	
<input type="checkbox"/>	E1.6.1.1 A1. (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.1.1 A1. (b)	Provides BAL 19 for all lots	Refer section 3.3 & 3.4
<input type="checkbox"/>	E1.6.1.1 A1. (c)	Consent for Part 5 Agreement	

<sup>5</sup> The certificate must indicate by placing X in the corresponding  for each applicable standard and the corresponding compliance test within each standard that is relied upon to demonstrate compliance to Code E1

**Enclosure 1 Application documents**

<b>E1.6.1.2 Subdivision: Public and fire fighting access</b>			
	<b>Assessment Criteria</b>	<b>Compliance Requirement</b>	<b>Reference to Applicable Document(s)</b>
<input type="checkbox"/>	E1.6.1.2 P1.	Access is sufficient to mitigate risk	
<input type="checkbox"/>	E1.6.1.2 A1. (a)	Insufficient increase in risk	
X	E1.6.1.2 A1. (b)	Access complies with Tables E1, E2 & E3	Refer section 2.5, 3.3 & 3.4

<b>E1.6.1.3 Subdivision: Provision of water supply for fire fighting purposes</b>			
	<b>Assessment Criteria</b>	<b>Compliance Requirement</b>	<b>Reference to Applicable Document(s)</b>
<input type="checkbox"/>	E1.6.1.3 A1. (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.1.3 A1. (b)	Reticulated water supply complies with Table E4	
<input type="checkbox"/>	E1.6.1.3 A1. (c)	Water supply consistent with the objective	
<input type="checkbox"/>	E1.6.1.3 A2. (a)	Insufficient increase in risk	
X	E1.6.1.3 A2. (b)	Static water supply complies with Table E5	Refer section 2.6, 3.3 & 3.4
<input type="checkbox"/>	E1.6.1.3 A2. (c)	Static water supply is consistent with the objective	

**Enclosure 1 Application documents**

5. Bushfire Hazard Practitioner <sup>6</sup>			
<b>Name:</b>	Bruce Harpley	<b>Phone No:</b>	0429 355 259
<b>Address:</b>	Environmental Service & Design Pty Ltd	<b>Fax No:</b>	6431 2933
	PO Box 651	<b>Email Address:</b>	bharpley@esandd.com.au
	BURNIE		7320
<b>Accreditation No:</b>	BFP – 140	<b>Scope:</b>	1, 2, 3A and 3B

**6. Certification<sup>7</sup>**

I, certify that in accordance with the authority given under Part 4A of the Fire Service Act 1979 –

<i>The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4 (a) because there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measure in order to be consistent with the objectives for all the applicable standards identified in Section 4 of this Certificate.</i>	<input type="checkbox"/>
---	--------------------------

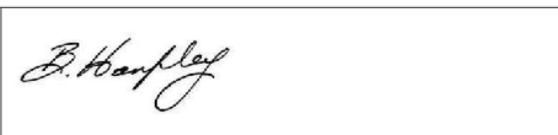
or

<i>There is an insufficient increase in risk from bushfire to warrant the provision of specific measures for bushfire hazard management and/or bushfire protection in order for the use or development described to be consistent with the objective for each of the applicable standards identified in Section 4 of this Certificate.</i>	<input type="checkbox"/>
--	--------------------------

and/or

<i>The Bushfire Hazard Management Plan identified in Section 4 of this certificate is in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate.</i>	<input checked="" type="checkbox"/>
--	-------------------------------------

**Signed:**  
certifier



**Date:** 6 March 2019      **Certificate No:** 6632-1

<sup>6</sup> A Bushfire Hazard Practitioner is a person accredited by the Chief Officer of the Tasmania Fire Service under Part IVA of Fire Service Act 1979. The list of practitioners and scope of work is found at [www.fire.tas.gov.au](http://www.fire.tas.gov.au).

<sup>7</sup> The relevant certification must be indicated by placing X in the corresponding .

BAL Assessment: Subdivision 54A Irby Boulevard Sisters Beach

### Scope of Assessors Accreditation

**Bruce Harpley (BFP-140)** is accredited by the Chief Officer of the Tasmania Fire Service under Section 60B of the *Fire Service Act 1979* for scope of works:

1. Certify a Bushfire Attack Level Assessment for **Building Work**
2. Certify an **Exemption** from a Bushfire Hazard Management Plan
- 3A. Certify Acceptable Solutions for **Buildings or Extensions**
- 3B. Certify Acceptable Solutions for **Small Subdivisions** (less than 10 Lots or a single stage)

Works performed by **Bruce Harpley (BFP-140)** that require Tasmania Fire Service endorsement:

- 3C. Certify Acceptable Solutions for **Large Subdivisions** (10 lots or more or in multiple stages)
4. Certify a Bushfire Hazard Management Plan meets performance criteria (clauses E1.5 & E1.6 of the *Bushfire-Prone Areas Code*).

### Disclaimer

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Any measures implemented based on the advice from *Environmental Services and Design Pty Ltd*, is offered as potential methods of reducing your properties risk of fire damage only and is not to be relied upon as a total solution. It in no way guarantees that any or all buildings on site will survive the effects of a bushfire nor does it guarantee the safety and security of any individuals whom frequent the property.

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BAL Assessment: Subdivision 54A Irby Boulevard Sisters Beach

Page 8 of 29

**Re-Certification – Ability to Re-Evaluate**

If in the event that the land owner requests a re-assessment of this plan due to a reduced or eliminated bushfire risk in the future; an Accredited Bushfire Assessor can over-ride any or all of the requirements or provisions of this plan. This provision serves to formally expunge any Part 5 Agreement with a Council Planning Authority (if placed on a Title as a condition of Permit) or to reduce the construction standards required under *AS3959 Construction of Buildings in Bushfire Prone Areas* (as amended) if the bushfire risk is reduced to **BAL – LOW** or a threat no longer exists.

**Enclosure 1 Application documents**

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Section 1

1. Introduction

Environmental Services and Design Pty Ltd has been engaged by the client to complete a bushfire hazard management assessment for a proposed 8 lot subdivision.

The proposal includes the following:

- Lot 1 – approximately 665m<sup>2</sup>;
- Lot 2 – 1.0ha;
- Lot 3 – 1.23ha;
- Lot 4 – 1.44ha;
- Lot 5 – 1.09ha;
- Lot 6 – 1.44ha;
- Lot 7 – 1.61ha; and
- Lot 8 – 1.02ha.

The land to the west is the subject of a previously approved subdivision with lots larger than 1ha. Land to the south is subject of a previously approved subdivision resulting in a single lot larger than 1.0ha.

The purpose of this report is to document the assessment under Planning Directive 5.1 - Bushfire-Prone Areas Code and identify the bushfire attack level and any bushfire hazard management areas in accordance with AS3959-2009.

Section 2

2.1 Property Details

Property Address	54A Irby Boulevard Sisters Beach (47 Bridge Street)
Certificate of Title	168041/2
Type of Application	Subdivision
Area	9.22ha
Zoning	Low density residential and rural living
Surrounding Zoning	North – Low density residential. South, west and east – Rural living
Planning Scheme	Waratah Wynyard Interim Planning Scheme 2013
Existing land Use	Vacant rural land

2.2 Surrounding land use

Surrounding land use for 100m north is residential and roadway. To the west is an approved subdivision with lots larger than 1.0ha. To the east and south are agricultural lots.

BAL Assessment: Subdivision 54A Irby Boulevard Sisters Beach

**Enclosure 1 Application documents**

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2.3 Vegetation Assessment

Vegetation assessment is based on the observations during site assessments in June and October 2017 for the previous subdivision bushfire reports.

Lot 1:

North – Low threat vegetation – residential lots less than 1500m<sup>2</sup> and road;  
South – Grassland;  
East – Low threat vegetation – residential lots less than 1500m<sup>2</sup> and right-of-ways;  
West – Low threat vegetation – residential lots less than 1500m<sup>2</sup>.

Lot 2, 7 and 8:

North – Low threat vegetation – residential lots less than 1500m<sup>2</sup> and road;  
South – Grassland;  
East – Grassland;  
West – Grassland.

Lot 3, 4, 5 and 6

North – Grassland;  
South – Grassland;  
East – Grassland;  
West – Grassland.

2.4 Topography

The overall slope of the lots is 2° North - northeast.

2.5 Access

Access from Irby Boulevard to all lots will be via an 18m wide new all-weather road to be constructed as part of the proposed subdivision as indicated below.

Lots 1, 2 and 8

Based on the possible building sites shown on the plan access is directly from the new road with a length less than 30m.

There are no specified design and construction requirements for accesses less than 30m.

BAL Assessment: Subdivision 54A Irby Boulevard Sisters Beach

Page 11 of 29

Lots 3 – 7

Each lot shows an access 6m wide from the new roadway. Access lengths, to the possible building site, are each greater than 30m and less than 200m.

Access to these lots must comply with Table E2 – Standards for property access – element B of the Planning Directive 5.1 Bushfire-Prone Areas Code as shown below.

<p><b>B.</b> Property access length is 30 metres or greater; or access is for a fire appliance to a fire fighting water point.</p>	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) All-weather construction;</li> <li>(b) Load capacity of at least 20 tonnes, including for bridges and culverts;</li> <li>(c) Minimum carriageway width of 4 metres;</li> <li>(d) Minimum vertical clearance of 4 metres;</li> <li>(e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;</li> <li>(f) Cross falls of less than 3° (1:20 or 5%);</li> <li>(g) Dips less than 7° (1:8 or 12.5%) entry and exit angle;</li> <li>(h) Curves with a minimum inner radius of 10 metres;</li> <li>(i) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and</li> <li>(j) Terminate with a turning area for fire appliances provided by one of the following:             <ul style="list-style-type: none"> <li>(i) A turning circle with a minimum outer radius of 10 metres;</li> <li>(ii) A property access encircling the building; or</li> <li>(iii) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.</li> </ul> </li> </ul>
--	--

The road meets the requirements of Table E2 element A of Planning Directive 5.1 - Bushfire-Prone Areas Code.

Individual access to lots 1, 2 and 8 meet the requirements of Table E2 element A of Planning Directive 5.1 - Bushfire-Prone Areas Code.

Individual accesses to lots 3 to 7, when constructed, must comply with the requirements of Table E2 element A of Planning Directive 5.1 - Bushfire-Prone Areas Code.

**2.6 Water Supply**

There is no reticulated water supply to the area. No fire hydrants could be located along Irby Boulevard during previous assessments. A static water supply for firefighting will be required for each individual lot.

Static water supply for firefighting must comply with the following specifications of Table E5 elements A to E of Planning Directive 5.1 - Bushfire-Prone Areas Code.

**Enclosure 1 Application documents**

Element	Requirement
A.	<p>Distance between building area to be protected and water supply.</p> <p>The following requirements apply:</p> <ul style="list-style-type: none"> <li>(a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and</li> <li>(b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.</li> </ul>
B.	<p>Static Water Supplies</p> <p>A static water supply:</p> <ul style="list-style-type: none"> <li>(a) may have a remotely located offtake connected to the static water supply;</li> <li>(b) may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;</li> <li>(c) must be a minimum of 10,000l per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;</li> <li>(d) must be metal, concrete or lagged by non-combustible materials if above ground; and</li> <li>(e) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of <i>Australian Standard AS 3959 2009 Construction of buildings in bushfire prone areas</i>, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:                         <ul style="list-style-type: none"> <li>(i) metal;</li> <li>(ii) non-combustible material; or</li> <li>(iii) fibre-cement a minimum of 6mm thickness.</li> </ul> </li> </ul>
C.	<p>Fittings, pipework and accessories (including stands and tank supports)</p> <p>Fittings and pipework associated with a fire fighting water point for a static water supply must:</p> <ul style="list-style-type: none"> <li>(a) have a minimum nominal internal diameter of 50mm;</li> <li>(b) be fitted with a valve with a minimum nominal internal diameter of 50mm;</li> <li>(c) be metal or lagged by non-combustible materials if above ground;</li> <li>(d) if buried, have a minimum depth of 300mm<sup>2</sup>;</li> <li>(e) provide a DIN or NFN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;</li> <li>(f) ensure the coupling is accessible and available for connection at all times;</li> <li>(g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);</li> <li>(h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and</li> <li>(i) if a remote offtake is installed, ensure the offtake is in a position that is:                         <ul style="list-style-type: none"> <li>(i) visible;</li> <li>(ii) accessible to allow connection by fire fighting equipment;</li> <li>(iii) at a working height of 450 – 600mm above ground level; and</li> <li>(iv) protected from possible damage, including damage by vehicles.</li> </ul> </li> </ul>
D.	<p>Signage for static water connections.</p> <p>The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:</p> <ul style="list-style-type: none"> <li>(a) comply with water tank signage requirements within <i>Australian Standard AS 2304-2011 Water storage tanks for fire protection systems</i>; or</li> <li>(b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.</li> </ul>
E.	<p>Hardstand</p> <p>A hardstand area for fire appliances must be:</p> <ul style="list-style-type: none"> <li>(a) no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);</li> <li>(b) no closer than 6m from the building area to be protected;</li> <li>(c) a minimum width of 3m constructed to the same standard as the carriageway; and</li> <li>(d) connected to the property access by a carriageway equivalent to the standard of the property access.</li> </ul>

Static water supply has the capability to meet the requirements of Table E5 of Planning Directive 5.1 - Bushfire-Prone Areas Code.

### 3.0 Site Assessment

Previous site assessments were carried out in June and October 2017 for adjacent subdivisions. A desk top study was carried out on 5 March 2019. The plan of the proposed subdivision, drawing number 218115, dated 03/082018, prepared by Michell Hodgetts Surveyors is at Attachment C.

#### 3.1 Fire Danger Index

The fire danger index as per Table 2.1 AS3959-2009 for Tasmania is 50.

BAL Assessment: Subdivision 54A Irby Boulevard Sisters Beach

Page 14 of 29

**Enclosure 1 Application documents**

3.2 BAL Assessment – Lot 1

Vegetation classification (refer Table 2.3)	North	<input checked="" type="checkbox"/>	South	<input checked="" type="checkbox"/>	East	<input checked="" type="checkbox"/>	West	<input checked="" type="checkbox"/>
	North East	<input type="checkbox"/>	South West	<input type="checkbox"/>	South East	<input type="checkbox"/>	North West	<input type="checkbox"/>
Group A Forest								
Group B Woodland								
Group C Scrub land								
Group D Scrub								
Group E Mallee/Mulga								
Group F Rainforest								
Group G Grassland			<b>X (greater than 1500sqm)</b>					
Low threat	<b>X</b>				<b>X (44m within boundary)</b>		<b>X</b>	
Exclusions	Insert relevant exclusion paragraph descriptor from clause 2.2.3.2							
	(e & f)				(e & f)		(e & f)	
Prevailing winds	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>	
Distance to classified vegetation	Show distance in metres							
	N/A		10m		N/A		N/A	
Effective Slope	Upslope							
	Upslope/0°	<input type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>
Slope under the classified vegetation	North	<input checked="" type="checkbox"/>	South	<input checked="" type="checkbox"/>	East	<input checked="" type="checkbox"/>	West	<input checked="" type="checkbox"/>
	North East	<input type="checkbox"/>	South West	<input type="checkbox"/>	South East	<input type="checkbox"/>	North West	<input type="checkbox"/>
	Downslope							
	>0 to 5	<input checked="" type="checkbox"/>	>0 to 5	<input type="checkbox"/>	>0 to 5	<input type="checkbox"/>	>0 to 5	<input type="checkbox"/>
	>5 to 10	<input type="checkbox"/>	>5 to 10	<input type="checkbox"/>	>5 to 10	<input type="checkbox"/>	>5 to 10	<input type="checkbox"/>
	>10 to 15	<input type="checkbox"/>	>10 to 15	<input type="checkbox"/>	>10 to 15	<input type="checkbox"/>	>10 to 15	<input type="checkbox"/>
	>15 to 20	<input type="checkbox"/>	>15 to 20	<input type="checkbox"/>	>15 to 20	<input type="checkbox"/>	>15 to 20	<input type="checkbox"/>
BAL Value for each side of site	<b>Low</b>		<b>12.5</b>		<b>Low</b>		<b>Low</b>	

BAL Assessment: Subdivision 54A Irby Boulevard Sisters Beach

Page 15 of 29

**Enclosure 1 Application documents**

3.2 BAL Assessment – Lot 2 (1.0ha)

Vegetation classification (refer Table 2.3)	North	<input checked="" type="checkbox"/>	South	<input checked="" type="checkbox"/>	East	<input checked="" type="checkbox"/>	West	<input checked="" type="checkbox"/>
	North East	<input type="checkbox"/>	South West	<input type="checkbox"/>	South East	<input type="checkbox"/>	North West	<input type="checkbox"/>
Group A Forest								
Group B Woodland								
Group C Scrub land								
Group D Scrub								
Group E Mallee/Mulga								
Group F Rainforest								
Group G Grassland	<b>X</b>		<b>X</b>		<b>X</b>		<b>X</b>	
Low threat	<b>X (from 44m)</b>							
Exclusions	Insert relevant exclusion paragraph descriptor from clause 2.2.3.2							
Prevailing winds	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>	
Distance to classified vegetation	Show distance in metres							
	16m		14m		14m		14m	
Effective Slope	Upslope							
	Upslope/0°	<input type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>
Slope under the classified vegetation	North	<input checked="" type="checkbox"/>	South	<input checked="" type="checkbox"/>	East	<input checked="" type="checkbox"/>	West	<input checked="" type="checkbox"/>
	North East	<input type="checkbox"/>	South West	<input type="checkbox"/>	South East	<input type="checkbox"/>	North West	<input type="checkbox"/>
	Downslope							
	>0 to 5	<input checked="" type="checkbox"/>	>0 to 5	<input type="checkbox"/>	>0 to 5	<input type="checkbox"/>	>0 to 5	<input type="checkbox"/>
	>5 to 10	<input type="checkbox"/>	>5 to 10	<input type="checkbox"/>	>5 to 10	<input type="checkbox"/>	>5 to 10	<input type="checkbox"/>
	>10 to 15	<input type="checkbox"/>	>10 to 15	<input type="checkbox"/>	>10 to 15	<input type="checkbox"/>	>10 to 15	<input type="checkbox"/>
	>15 to 20	<input type="checkbox"/>	>15 to 20	<input type="checkbox"/>	>15 to 20	<input type="checkbox"/>	>15 to 20	<input type="checkbox"/>
BAL Value for each side of site	<b>12.5</b>		<b>12.5</b>		<b>12.5</b>		<b>12.5</b>	

BAL Assessment: Subdivision 54A Irby Boulevard Sisters Beach

Page 16 of 29

**Enclosure 1 Application documents**

3.2 BAL Assessment – Lot 3 (1.23ha)

Vegetation classification (refer Table 2.3)	North	<input checked="" type="checkbox"/>	South	<input checked="" type="checkbox"/>	East	<input checked="" type="checkbox"/>	West	<input checked="" type="checkbox"/>
	North East	<input type="checkbox"/>	South West	<input type="checkbox"/>	South East	<input type="checkbox"/>	North West	<input type="checkbox"/>
Group A Forest								
Group B Woodland								
Group C Scrub land								
Group D Scrub								
Group E Mallee/Mulga								
Group F Rainforest								
Group G Grassland	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Low threat								
Exclusions	Insert relevant exclusion paragraph descriptor from clause 2.2.3.2							
Prevailing winds	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>	
Distance to classified vegetation	Show distance in metres							
	16m		14m		14m		14m	
Effective Slope	Upslope							
	Upslope/0°	<input type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>
Slope under the classified vegetation	North	<input checked="" type="checkbox"/>	South	<input checked="" type="checkbox"/>	East	<input checked="" type="checkbox"/>	West	<input checked="" type="checkbox"/>
	North East	<input type="checkbox"/>	South West	<input type="checkbox"/>	South East	<input type="checkbox"/>	North West	<input type="checkbox"/>
	Downslope							
	>0 to 5	<input checked="" type="checkbox"/>	>0 to 5	<input type="checkbox"/>	>0 to 5	<input type="checkbox"/>	>0 to 5	<input type="checkbox"/>
	>5 to 10	<input type="checkbox"/>	>5 to 10	<input type="checkbox"/>	>5 to 10	<input type="checkbox"/>	>5 to 10	<input type="checkbox"/>
	>10 to 15	<input type="checkbox"/>	>10 to 15	<input type="checkbox"/>	>10 to 15	<input type="checkbox"/>	>10 to 15	<input type="checkbox"/>
	>15 to 20	<input type="checkbox"/>	>15 to 20	<input type="checkbox"/>	>15 to 20	<input type="checkbox"/>	>15 to 20	<input type="checkbox"/>
BAL Value for each side of site	<b>12.5</b>		<b>12.5</b>		<b>12.5</b>		<b>12.5</b>	

BAL Assessment: Subdivision 54A Irby Boulevard Sisters Beach

Page 17 of 29

**Enclosure 1 Application documents**

3.2 BAL Assessment – Lot 4 (1.44ha)

Vegetation classification (refer Table 2.3)	North	<input checked="" type="checkbox"/>	South	<input checked="" type="checkbox"/>	East	<input checked="" type="checkbox"/>	West	<input checked="" type="checkbox"/>
	North East	<input type="checkbox"/>	South West	<input type="checkbox"/>	South East	<input type="checkbox"/>	North West	<input type="checkbox"/>
Group A Forest								
Group B Woodland								
Group C Scrub land								
Group D Scrub								
Group E Mallee/Mulga								
Group F Rainforest								
Group G Grassland	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Low threat								
Exclusions	Insert relevant exclusion paragraph descriptor from clause 2.2.3.2							
Prevailing winds	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>	
Distance to classified vegetation	Show distance in metres							
	16m		14m		14m		14m	
Effective Slope	Upslope							
	Upslope/0°	<input type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>
Slope under the classified vegetation	North	<input checked="" type="checkbox"/>	South	<input checked="" type="checkbox"/>	East	<input checked="" type="checkbox"/>	West	<input checked="" type="checkbox"/>
	North East	<input type="checkbox"/>	South West	<input type="checkbox"/>	South East	<input type="checkbox"/>	North West	<input type="checkbox"/>
	Downslope							
	>0 to 5	<input checked="" type="checkbox"/>	>0 to 5	<input type="checkbox"/>	>0 to 5	<input type="checkbox"/>	>0 to 5	<input type="checkbox"/>
	>5 to 10	<input type="checkbox"/>	>5 to 10	<input type="checkbox"/>	>5 to 10	<input type="checkbox"/>	>5 to 10	<input type="checkbox"/>
	>10 to 15	<input type="checkbox"/>	>10 to 15	<input type="checkbox"/>	>10 to 15	<input type="checkbox"/>	>10 to 15	<input type="checkbox"/>
	>15 to 20	<input type="checkbox"/>	>15 to 20	<input type="checkbox"/>	>15 to 20	<input type="checkbox"/>	>15 to 20	<input type="checkbox"/>
BAL Value for each side of site	<b>12.5</b>		<b>12.5</b>		<b>12.5</b>		<b>12.5</b>	

BAL Assessment: Subdivision 54A Irby Boulevard Sisters Beach

Page 18 of 29

**Enclosure 1 Application documents**

3.2 BAL Assessment – Lot 5 (1.09ha)

Vegetation classification (refer Table 2.3)	North	<input checked="" type="checkbox"/>	South	<input checked="" type="checkbox"/>	East	<input checked="" type="checkbox"/>	West	<input checked="" type="checkbox"/>
	North East	<input type="checkbox"/>	South West	<input type="checkbox"/>	South East	<input type="checkbox"/>	North West	<input type="checkbox"/>
Group A Forest								
Group B Woodland								
Group C Scrub land								
Group D Scrub								
Group E Mallee/Mulga								
Group F Rainforest								
Group G Grassland	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Low threat								
Exclusions	Insert relevant exclusion paragraph descriptor from clause 2.2.3.2							
Prevailing winds	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>	
Distance to classified vegetation	Show distance in metres							
	16m		14m		14m		14m	
Effective Slope	Upslope							
	Upslope/0°	<input type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>
Slope under the classified vegetation	North	<input checked="" type="checkbox"/>	South	<input checked="" type="checkbox"/>	East	<input checked="" type="checkbox"/>	West	<input checked="" type="checkbox"/>
	North East	<input type="checkbox"/>	South West	<input type="checkbox"/>	South East	<input type="checkbox"/>	North West	<input type="checkbox"/>
	Downslope							
	>0 to 5	<input checked="" type="checkbox"/>	>0 to 5	<input type="checkbox"/>	>0 to 5	<input type="checkbox"/>	>0 to 5	<input type="checkbox"/>
	>5 to 10	<input type="checkbox"/>	>5 to 10	<input type="checkbox"/>	>5 to 10	<input type="checkbox"/>	>5 to 10	<input type="checkbox"/>
	>10 to 15	<input type="checkbox"/>	>10 to 15	<input type="checkbox"/>	>10 to 15	<input type="checkbox"/>	>10 to 15	<input type="checkbox"/>
	>15 to 20	<input type="checkbox"/>	>15 to 20	<input type="checkbox"/>	>15 to 20	<input type="checkbox"/>	>15 to 20	<input type="checkbox"/>
BAL Value for each side of site	<b>12.5</b>		<b>12.5</b>		<b>12.5</b>		<b>12.5</b>	

BAL Assessment: Subdivision 54A Irby Boulevard Sisters Beach

Page 19 of 29

**Enclosure 1 Application documents**

3.2 BAL Assessment – Lot 6 (1.44ha)

Vegetation classification (refer Table 2.3)	North	<input checked="" type="checkbox"/>	South	<input checked="" type="checkbox"/>	East	<input checked="" type="checkbox"/>	West	<input checked="" type="checkbox"/>
	North East	<input type="checkbox"/>	South West	<input type="checkbox"/>	South East	<input type="checkbox"/>	North West	<input type="checkbox"/>
Group A Forest								
Group B Woodland								
Group C Scrub land								
Group D Scrub								
Group E Mallee/Mulga								
Group F Rainforest								
Group G Grassland	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Low threat								
Exclusions	Insert relevant exclusion paragraph descriptor from clause 2.2.3.2							
Prevailing winds	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>	
Distance to classified vegetation	Show distance in metres							
	16m		14m		14m		14m	
Effective Slope	Upslope							
	Upslope/0°	<input type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>
Slope under the classified vegetation	North	<input checked="" type="checkbox"/>	South	<input checked="" type="checkbox"/>	East	<input checked="" type="checkbox"/>	West	<input checked="" type="checkbox"/>
	North East	<input type="checkbox"/>	South West	<input type="checkbox"/>	South East	<input type="checkbox"/>	North West	<input type="checkbox"/>
	Downslope							
	>0 to 5	<input checked="" type="checkbox"/>	>0 to 5	<input type="checkbox"/>	>0 to 5	<input type="checkbox"/>	>0 to 5	<input type="checkbox"/>
	>5 to 10	<input type="checkbox"/>	>5 to 10	<input type="checkbox"/>	>5 to 10	<input type="checkbox"/>	>5 to 10	<input type="checkbox"/>
	>10 to 15	<input type="checkbox"/>	>10 to 15	<input type="checkbox"/>	>10 to 15	<input type="checkbox"/>	>10 to 15	<input type="checkbox"/>
	>15 to 20	<input type="checkbox"/>	>15 to 20	<input type="checkbox"/>	>15 to 20	<input type="checkbox"/>	>15 to 20	<input type="checkbox"/>
BAL Value for each side of site	<b>12.5</b>		<b>12.5</b>		<b>12.5</b>		<b>12.5</b>	

BAL Assessment: Subdivision 54A Irby Boulevard Sisters Beach

Page 20 of 29

**Enclosure 1 Application documents**

3.2 BAL Assessment – Lot 7 (1.61ha)

Vegetation classification (refer Table 2.3)	North	<input checked="" type="checkbox"/>	South	<input checked="" type="checkbox"/>	East	<input checked="" type="checkbox"/>	West	<input checked="" type="checkbox"/>
	North East	<input type="checkbox"/>	South West	<input type="checkbox"/>	South East	<input type="checkbox"/>	North West	<input type="checkbox"/>
Group A Forest								
Group B Woodland								
Group C Scrub land								
Group D Scrub								
Group E Mallee/Mulga								
Group F Rainforest								
Group G Grassland	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Low threat								
Exclusions	Insert relevant exclusion paragraph descriptor from clause 2.2.3.2							
Prevailing winds	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>	
Distance to classified vegetation	Show distance in metres							
	16m		14m		14m		14m	
Effective Slope	Upslope							
	Upslope/0°	<input type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>
Slope under the classified vegetation	North	<input checked="" type="checkbox"/>	South	<input checked="" type="checkbox"/>	East	<input checked="" type="checkbox"/>	West	<input checked="" type="checkbox"/>
	North East	<input type="checkbox"/>	South West	<input type="checkbox"/>	South East	<input type="checkbox"/>	North West	<input type="checkbox"/>
	Downslope							
	>0 to 5	<input checked="" type="checkbox"/>	>0 to 5	<input type="checkbox"/>	>0 to 5	<input type="checkbox"/>	>0 to 5	<input type="checkbox"/>
	>5 to 10	<input type="checkbox"/>	>5 to 10	<input type="checkbox"/>	>5 to 10	<input type="checkbox"/>	>5 to 10	<input type="checkbox"/>
	>10 to 15	<input type="checkbox"/>	>10 to 15	<input type="checkbox"/>	>10 to 15	<input type="checkbox"/>	>10 to 15	<input type="checkbox"/>
	>15 to 20	<input type="checkbox"/>	>15 to 20	<input type="checkbox"/>	>15 to 20	<input type="checkbox"/>	>15 to 20	<input type="checkbox"/>
BAL Value for each side of site	<b>12.5</b>		<b>12.5</b>		<b>12.5</b>		<b>12.5</b>	

BAL Assessment: Subdivision 54A Irby Boulevard Sisters Beach

Page 21 of 29

**Enclosure 1 Application documents**

3.2 BAL Assessment – Lot 8 (1.02ha)

Vegetation classification (refer Table 2.3)	North	<input checked="" type="checkbox"/>	South	<input checked="" type="checkbox"/>	East	<input checked="" type="checkbox"/>	West	<input checked="" type="checkbox"/>
	North East	<input type="checkbox"/>	South West	<input type="checkbox"/>	South East	<input type="checkbox"/>	North West	<input type="checkbox"/>
Group A Forest								
Group B Woodland								
Group C Scrub land								
Group D Scrub								
Group E Mallee/Mulga								
Group F Rainforest								
Group G Grassland			<b>X</b>		<b>X</b>		<b>X</b>	
Low threat	<b>X</b>							
Exclusions	Insert relevant exclusion paragraph descriptor from clause 2.2.3.2 (e & f)							
Prevailing winds	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>	
Distance to classified vegetation	Show distance in metres							
	11m		14m		14m		14m	
Effective Slope	Upslope							
	Upslope/0°	<input type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>
Slope under the classified vegetation	North	<input checked="" type="checkbox"/>	South	<input checked="" type="checkbox"/>	East	<input checked="" type="checkbox"/>	West	<input checked="" type="checkbox"/>
	North East	<input type="checkbox"/>	South West	<input type="checkbox"/>	South East	<input type="checkbox"/>	North West	<input type="checkbox"/>
	Downslope							
	>0 to 5	<input checked="" type="checkbox"/>	>0 to 5	<input type="checkbox"/>	>0 to 5	<input type="checkbox"/>	>0 to 5	<input type="checkbox"/>
	>5 to 10	<input type="checkbox"/>	>5 to 10	<input type="checkbox"/>	>5 to 10	<input type="checkbox"/>	>5 to 10	<input type="checkbox"/>
	>10 to 15	<input type="checkbox"/>	>10 to 15	<input type="checkbox"/>	>10 to 15	<input type="checkbox"/>	>10 to 15	<input type="checkbox"/>
	>15 to 20	<input type="checkbox"/>	>15 to 20	<input type="checkbox"/>	>15 to 20	<input type="checkbox"/>	>15 to 20	<input type="checkbox"/>
BAL Value for each side of site	<b>Low</b>		<b>12.5</b>		<b>12.5</b>		<b>12.5</b>	

BAL Assessment: Subdivision 54A Irby Boulevard Sisters Beach

Page 22 of 29

### 3.3 Risk Assessment

In relation to lot 1 the following factors have been considered:

- Lot 1 is within the low density residential zone; and
- The size of the lot does not allow for sufficient hazard management area to the south; and
- The adjacent southern lot is greater than 1500m<sup>2</sup> and contains assessable vegetation in the form of grassland; and
- The assessment at section 3.2 results in BAL low to the north, east and west as the lot is surrounded by small developed residential lots; and
- Grassland to the south results in a BAL 12.5; and
- The level of residual risk to lot 1 from the upslope lot 2 is minimal; and
- Creation of a hazard management area to the south creates an unreasonable burden of the lot; and
- Access to lot 1 is less than 30m length and therefore there are no specific design or construction requirements; and
- Lots 1 will require a static water supply for firefighting purposes that complies with Table E5 of Planning Directive 5.1 Bushfire-prone Areas Code; and
- The risk assessment at section 3.2 assesses risk as:
  - BAL 12.5 to the south; and
  - BAL Low to the north, east and west.

### Lot 2 and 8

In relation to lot 1 the following factors have been considered:

- Access to lots 2 and 8 are less than 30m length and therefore there are no specific design or construction requirements; and
- Both lots will require a static water supply for firefighting purposes that complies with Table E5 of Planning Directive 5.1 Bushfire-prone Areas Code; and
- The risk assessment at section 3.2 assesses risk as BAL 12.5:
- Planning Directive 5.1 – Bushfire-Prone Areas Code requires hazard management areas equal to or greater than the distances for BAL 19 which will be shown on the hazard management plan.

BAL Assessment: Subdivision 54A Irby Boulevard Sisters Beach

Page 23 of 29

**Enclosure 1 Application documents**

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Lots 3 – 7

- Access to lots 3 to 7 are all greater than 30m but less than 200m length; and
- Lots 3 to 7 will require an access that complies with Table 4.2 element B of Planning directive 5.1 Bushfire-prone Areas Code; and
- Lots 2 to 7 will require a static water supply for firefighting purposes that complies with Table E5 of Planning Directive 5.1 Bushfire-prone Areas Code; and
- The risk assessment at section 3.2 assesses risk as BAL 12.5 for each lot; and
- Planning Directive 5.1 – Bushfire-Prone Areas Code requires hazard management areas equal to or greater than the distances for BAL 19 which will be shown on the hazard management plan.

3.4 Conclusion

Adequate hazard management areas can be created within each lot to meet the requirements of Planning Directive 5.1 – Bushfire-Prone Areas Code.

All lots will require a static water supply for firefighting that complies with Table E5 of Planning Directive 5.1 Bushfire-prone Areas Code.

Lots 3 to 7 will require an access that complies with Table 4.2 element B of Planning directive 5.1 Bushfire-prone Areas Code.

Section 4  
Attachment A

# Bushfire Hazard Management Plan

## Plan and Specifications (including hazard management areas)

BAL Assessment: Subdivision 54A Irby Boulevard Sisters Beach  
Page 25 of 29

Document Set ID: 1059038  
Version: 1, Version Date: 29/11/2019

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**Attachment A**

Environmental Services and Design Pty Ltd PO Box 651 BURNIE TAS 7320 <a href="http://www.esandd.com.au">www.esandd.com.au</a> (03) 6431 2999		<b>Bushfire Hazard Management Plan</b>
		<b>Hazard Management Areas</b>
		<b>54A Irby Boulevard Sisters Beach</b>
		Title Reference: 175911/2



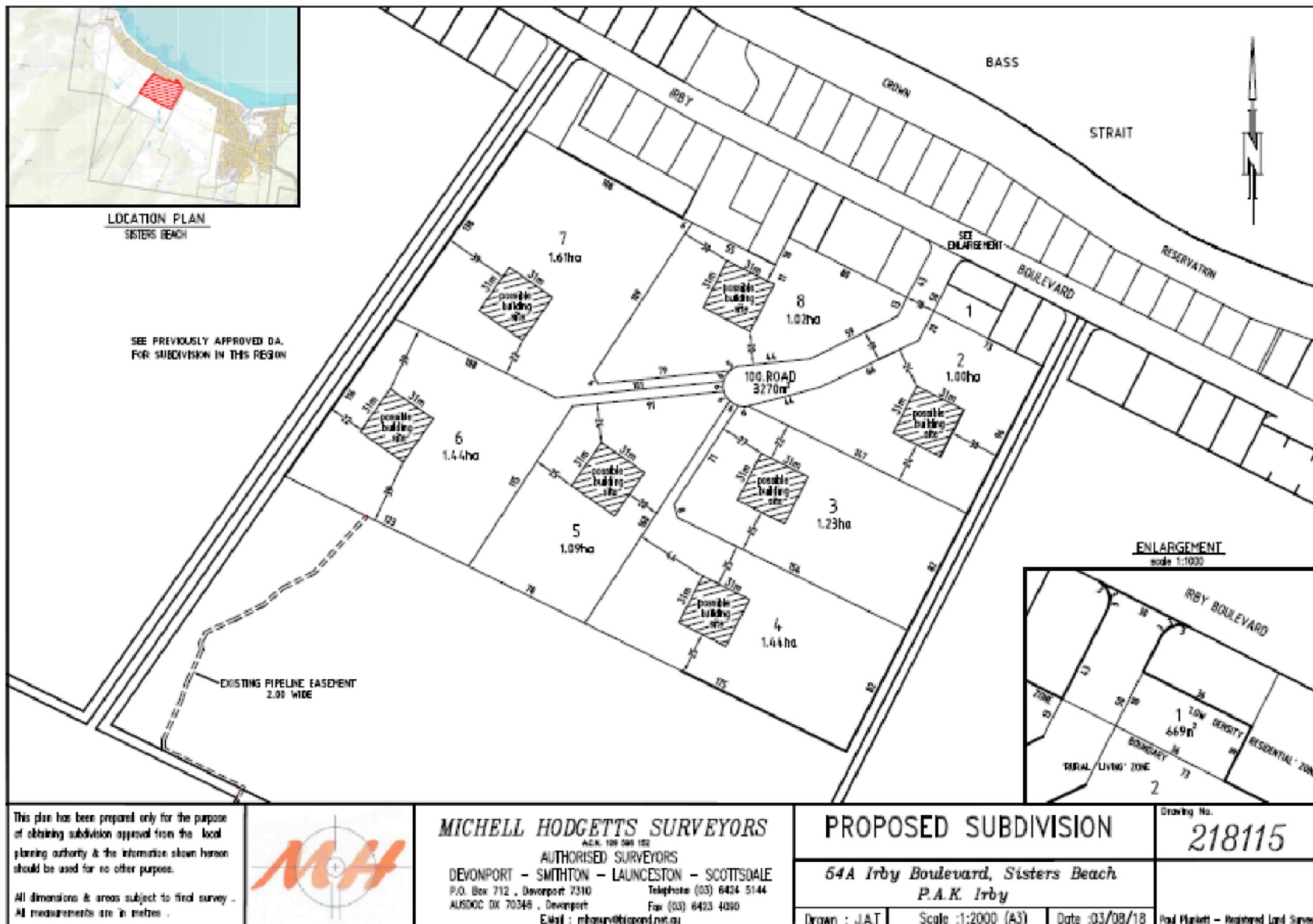
This plan has been prepared only for the purpose of complying with E1 Bushfire-Prone Areas Code and the information shown hereon must not be used for any other purpose. All dimensions and areas are in meters.	Scale: NTS	Drawing No: 6632-1
Drawn: Bruce Harpley BFP-140	Date: 6 March 2019	Revision No: 0
This Bushfire Hazard Management Plan must be read in conjunction with the requirements detailed in <b>Attachment B</b> of this plan		

Document Set ID: 1059038  
 Version: 1, Version Date: 29/11/2019

Attachment B

<p>Environmental Services and Design Pty Ltd                  PO Box 651                  BURNIE TAS 7320  <a href="http://www.esandd.com.au">www.esandd.com.au</a>                  (03) 6431 2999</p> 	<p><b>Bushfire Hazard Management Plan</b></p> <p><b>Specification</b></p>	
<p><b>54A Irby Boulevard Sisters Beach</b>                  Title Reference: 175911/2</p>		
<p><b>1.1 Introduction</b></p> <p>The Bushfire Attack Level (BAL) assessment is for the proposed subdivision at <b>54A Irby Boulevard SISTERS BEACH</b>.</p> <p>The development will have a Hazard Management Area (HMA) surrounding the features identified on Drawing No: <b>6632-1</b>.</p> <p>Vegetation greater than 1Ha within 100m (50m grassland) of the proposal site was assessed against the Acceptable Solutions Criteria of the municipal planning scheme. AS3959-2009 was used to assign a BAL level to the development utilising a range of data specific to the subject site.</p> <p><b>1.2 Water Supply</b></p> <p>The subject land is not connected to municipal water supply. A fire hydrant is not located within the subject area. Each lot within the proposed development will require a static water supply for firefighting that meets the full requirements of Table 4.3B of the Director's Determination – Requirements for Building in Bushfire-prone Areas.</p> <p><b>1.3 Access</b></p> <p>Road access is via crossovers, new road and accesses to internal lots from <b>Irby Boulevard</b> which is a Council maintained roadway that complies with municipal standards. Access to the site for fire appliances must be accommodated by the compliant private accesses with provision for sufficient room for the suitable maneuverability of vehicles.</p> <p>Egress from the site is via a <b>CLASS 4A</b> road which is constructed to Standards enabling safe passage for a variety of vehicle sizes through to a State road.</p>	<p><b>1.4 Landscaping</b></p> <p>It is the responsibility of the land owner to maintain the landscaping in accordance with the Bushfire Hazard Management Plan.</p> <p>All paths and pedestrian areas within 1m of any habitable structure on the subject site must be constructed of non-combustible materials (i.e. stone, paving, concrete, pebbles etc.).</p> <p>Vegetation along pathways should be of a low flammability type and in accordance with the Tasmania Fire Services' brochure - Fire Retardant garden plants. Plants that produce a lot of debris or fine fuels should be avoided. Trees and shrubs that retain dead material in branches, or which shed long strips of bark, or rough fibrous bark, or large quantities of leaves should be avoided.</p> <p>Vines on walls or tree canopies over roofed areas should be avoided. Timber, woodchip and flammable mulches cannot be used and brush and timber fencing should be avoided.</p> <p><b>1.5 Hazard Management Area (HMA)</b></p> <p>A bushfire Hazard Management Area (HMA) will be developed within and/or up to the property boundaries. Refer to the Drawing No <b>6632-1</b>.</p> <p>The specified width of the HMA is to enable each lot to comply to <b>BAL 19</b> hazard management distances in the position shown on the site plan.</p> <p>Planning directive 5.1 requires hazard management areas equal to or greater than BAL 19. The hazard management areas shown on the plan are equal to BAL 19 for assessed BAL ratings of low and 12.5.</p> <p>This area is to be regularly maintained and managed and in particular between the months of September and March in each calendar year. Landscaping in the HMA is to be minimised, grass maintained to a maximum height of 50mm with fuel loads not exceeding 2 tonnes per hectare.</p>	<p>Pathways and landscaping material surrounding any habitable structures must be of non-combustible elements for a minimum of 1m from any external walls or decks.</p> <p>This BHMP is achieved by:</p> <ul style="list-style-type: none"> <li>• Pathways located on the subject land to be of non-combustible materials</li> <li>• Fuel loads to be kept to less than 2 tonnes per hectare</li> <li>• Total shrub cover is to be kept to a maximum of 20% of the available area.</li> <li>• Clear space from any habitable structures of at least 4 times the mature height of any shrubs planted</li> <li>• Shrubs must not be planted in cluster forms or clumps</li> <li>• Remove ground level fuels and trim the bottom of tree canopies to at least a height of 2m off ground level</li> <li>• Minimise ground level fuels wherever possible.</li> </ul> <p><b>1.6 Maintenance prior to the onset of each fire season</b></p> <ul style="list-style-type: none"> <li>• Guttering on all habitable structures must be inspected and cleared of debris annually</li> <li>• Ensure all hoses and brass connections are in good working order</li> <li>• All valley and wall/roof junctions are inspected and debris removed</li> <li>• Roof sheeting inspected for damages or dislodged roofing materials (replace if necessary)</li> <li>• Painted surfaces are in good condition and decaying timbers given particular attention to repair</li> <li>• Screens/shutters on windows and doors are in good working condition and fit well without breaks, holes or tears</li> <li>• Door mats to be of non-combustible materials</li> <li>• Woodpiles, garden sheds and other combustible materials to be kept well away from habitable structures.</li> </ul>

**Attachment C**





## Submission to Planning Authority Notice

Council Planning Permit No.	SD 2071	Council notice date	18/04/2019
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2019/00556-WWC	Date of response	25/11/2019
TasWater Contact	David Boyle	Phone No.	6345 6323
<b>Response issued to</b>			
Council name	WARATAH WYNYARD COUNCIL		
Contact details	council@warwyn.tas.gov.au		
<b>Development details</b>			
Address	47 BRIDGE ST, SISTERS BEACH	Property ID (PID)	2787281
Description of development	9 lot Subdivision (8 lots & balance)		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
CSE Tasmania Pty Ltd	Subdivision Plan/4106-08 C02	B	10/07/2019
<b>Conditions</b>			
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:			
<b>CONNECTIONS, METERING &amp; BACKFLOW</b>			
<ol style="list-style-type: none"> <li>1. A suitably sized wsewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.</li> <li>2. Any removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.</li> </ol>			
<b>ASSET CREATION &amp; INFRASTRUCTURE WORKS</b>			
<ol style="list-style-type: none"> <li>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.</li> <li>4. Prior to applying for a Permit to Construct 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.</li> <li>5. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.</li> <li>6. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.</li> <li>7. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, generally as shown on the concept servicing plan "Subdivision Plan/4106-08 C02", are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.</li> </ol>			



8. 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.
9. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
  - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
  - b. A request for a joint on-site inspection with TasWater’s authorised representative must be made;
  - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
  - d. As constructed drawings must be prepared by a suitably qualified person to TasWater’s satisfaction and forwarded to TasWater.
10. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer’s cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer’s cost. Upon completion, of the defects liability period the developer must request TasWater to issue a “Certificate of Final Acceptance”. The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
11. 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.
12. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

**FINAL PLANS, EASEMENTS & ENDORSEMENTS**

13. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.  
*Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.*
14. Pipeline easements, to TasWater’s satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater’s standard pipeline easement conditions.

**DEVELOPMENT ASSESSMENT FEES**

15. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows:
  - a. \$351.28 for development assessment; and
  - b. \$149.20 for Consent to Register a Legal Document



The payment is required by the due date as noted on the statement when issued by TasWater.

16. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

**Advice**

**General**

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

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

**Advice to Planning Authority (Council) and developer on fire coverage**

TasWater cannot provide a supply of water for the purposes of firefighting to the lots on the plan.

**Declaration**

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

**Authorised by**

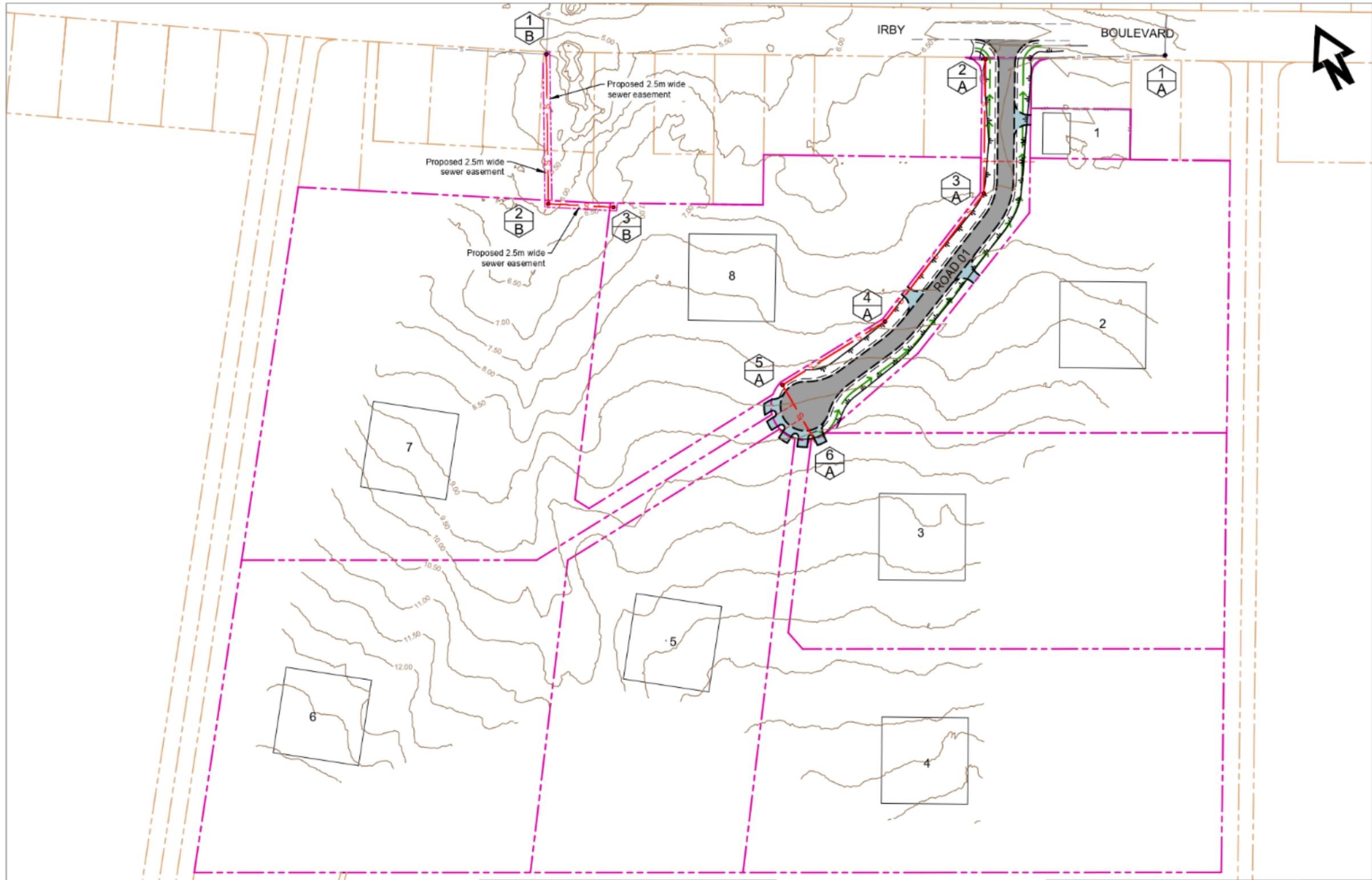


**Jason Taylor**  
Development Assessment Manager

TasWater Contact Details			
Email	development@taswater.com.au	Web	www.taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001		

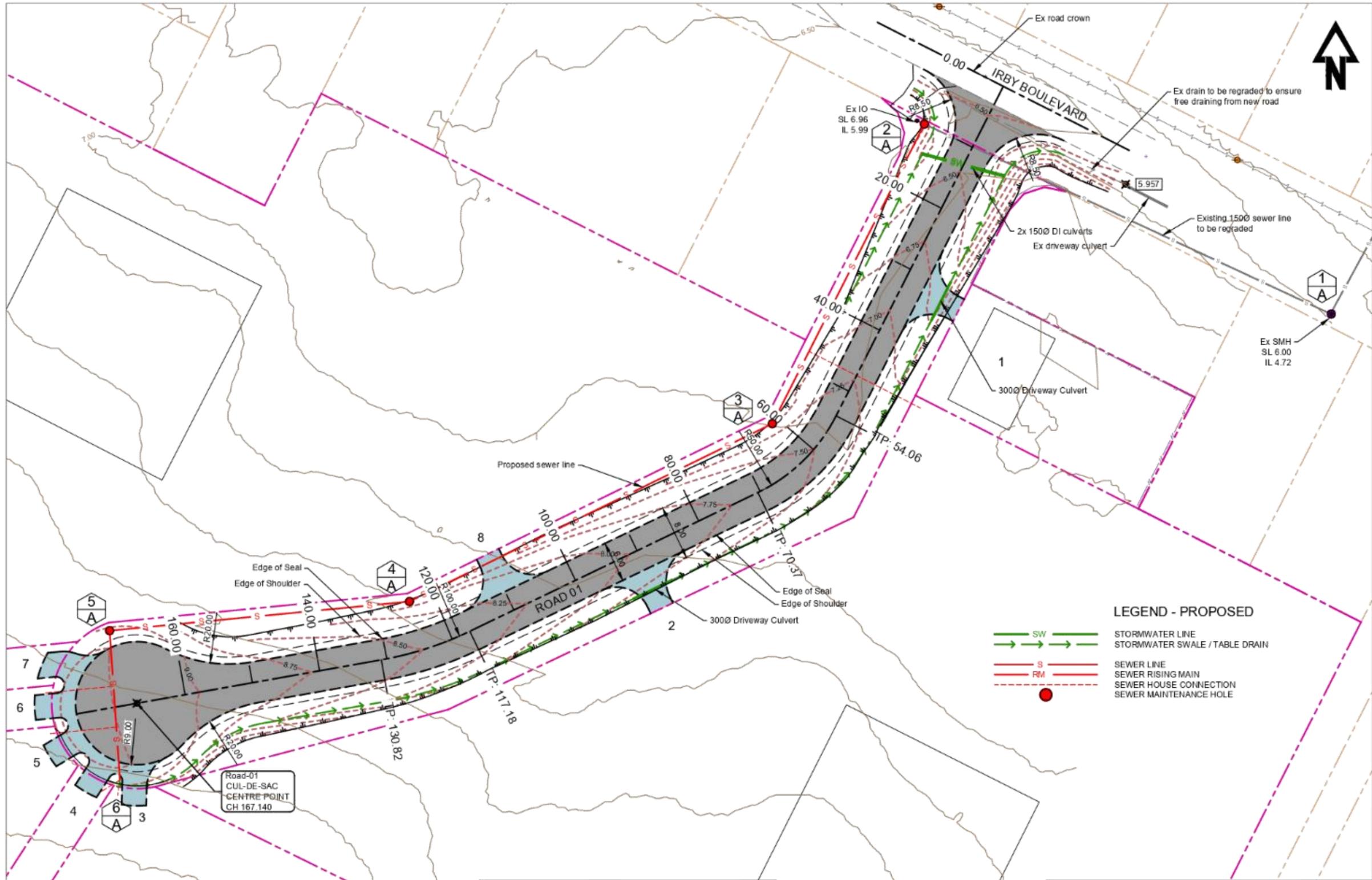
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		<b>PRELIMINARY</b>	Drawn GJP Approved CHRISTOPHER MARTIN Date JUNE 2019	Accurat. No. CC4109V	
Drawing No: <b>4106-08 C01</b>					Revision: <b>B</b>

Document Set ID: 1059038  
 Version: 1, Version Date: 29/11/2019

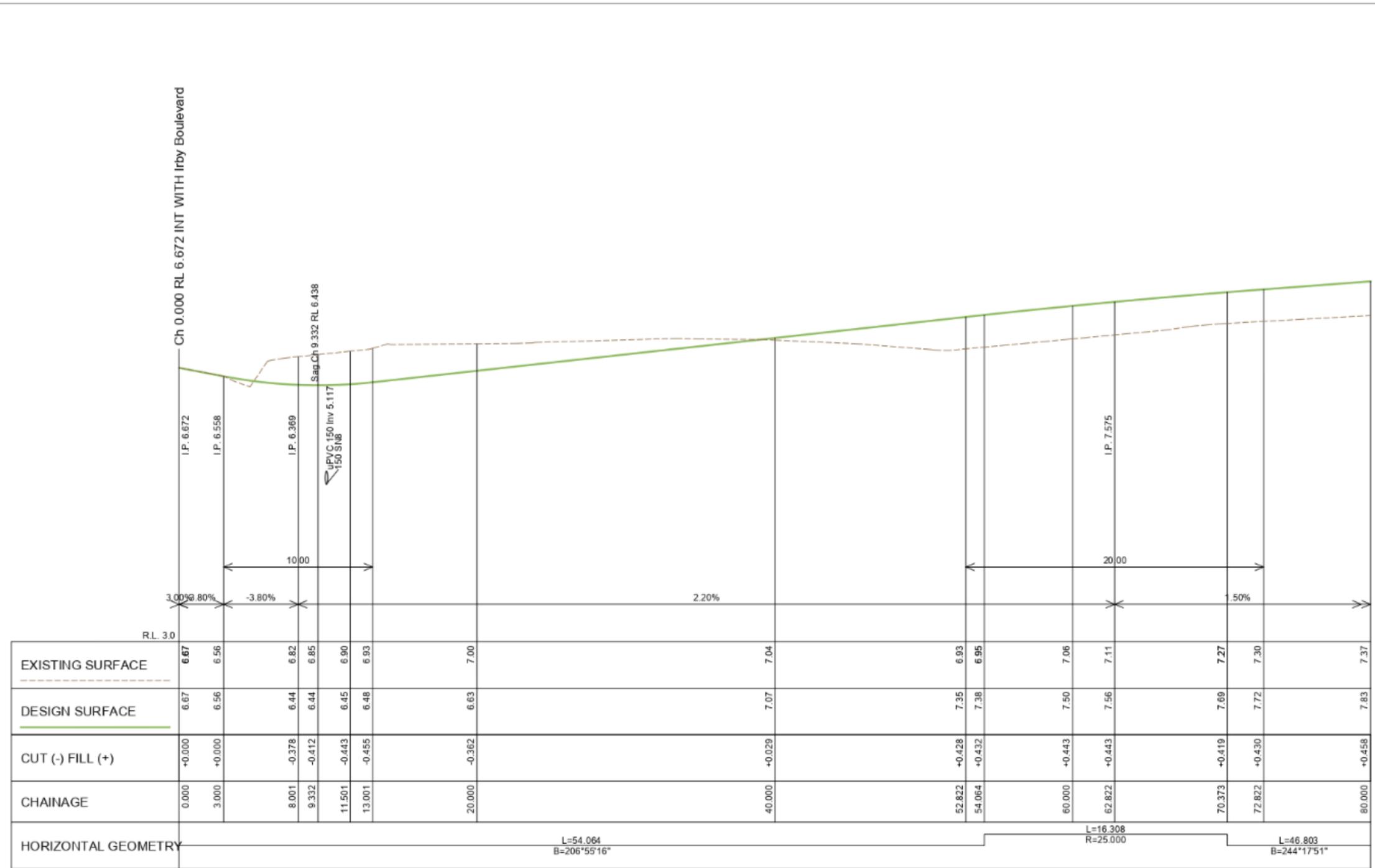


**LEGEND - PROPOSED**

- SW — STORMWATER LINE
- >>> STORMWATER SWALE / TABLE DRAIN
- S — SEWER LINE
- RM — SEWER RISING MAIN
- SEWER HOUSE CONNECTION
- SEWER MAINTENANCE HOLE

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		<b>PRELIMINARY</b>		Drawn GJP	Accurat. No. CC4109V	
				Approved CHRISTOPHER MARTIN	Date JUNE 2019	GBL 10/07/19 GBL 28/00/19
				Drawing No: <b>4106-08 C02</b>		Revision: <b>B</b>

Document Set ID: 1059038  
Version: 1, Version Date: 29/11/2019



LONGITUDINAL SECTION - Road-01  
 SCALE 1:250 H 1:50 V



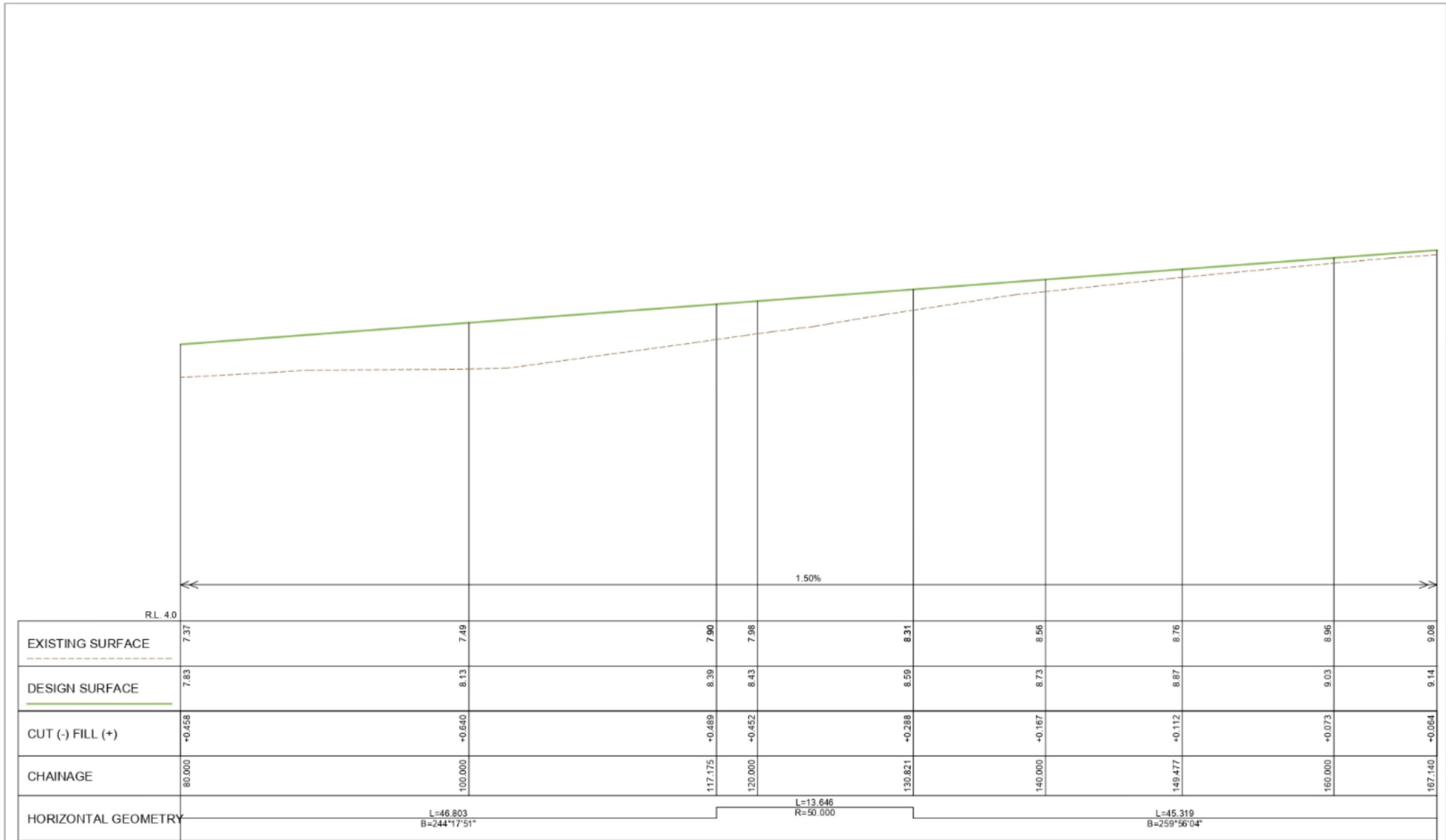
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		Drawn	Accurat. No.
		DJP	CC4109V
		Approved	CHRISTOPHER MARTIN
		Date	JUNE 2019

No	Revision	Drawn	Date
B	ALTERATIONS TO SEWER LINE B	GBL	10/07/19
A	ORIGINAL ISSUE	GBL	28/00/19

Client	PHILLIP IRBY
Project	IRBY BOULEVARD, SISTERS BEACH, TAS 7321
Title	ROAD 01 LONGSECTION
Drawing No:	4106-08 C03
Revision:	B



LONGITUDINAL SECTION - Road-01  
 SCALE 1:250 H 1:50 V

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			<b>PRELIMINARY</b>	Drawn DJF	Accurat. No. CC4109V	B ALTERATIONS TO SEWER LINE B A ORIGINAL ISSUE No Revision	

Document Set ID: 1059038  
 Version: 1, Version Date: 29/11/2019



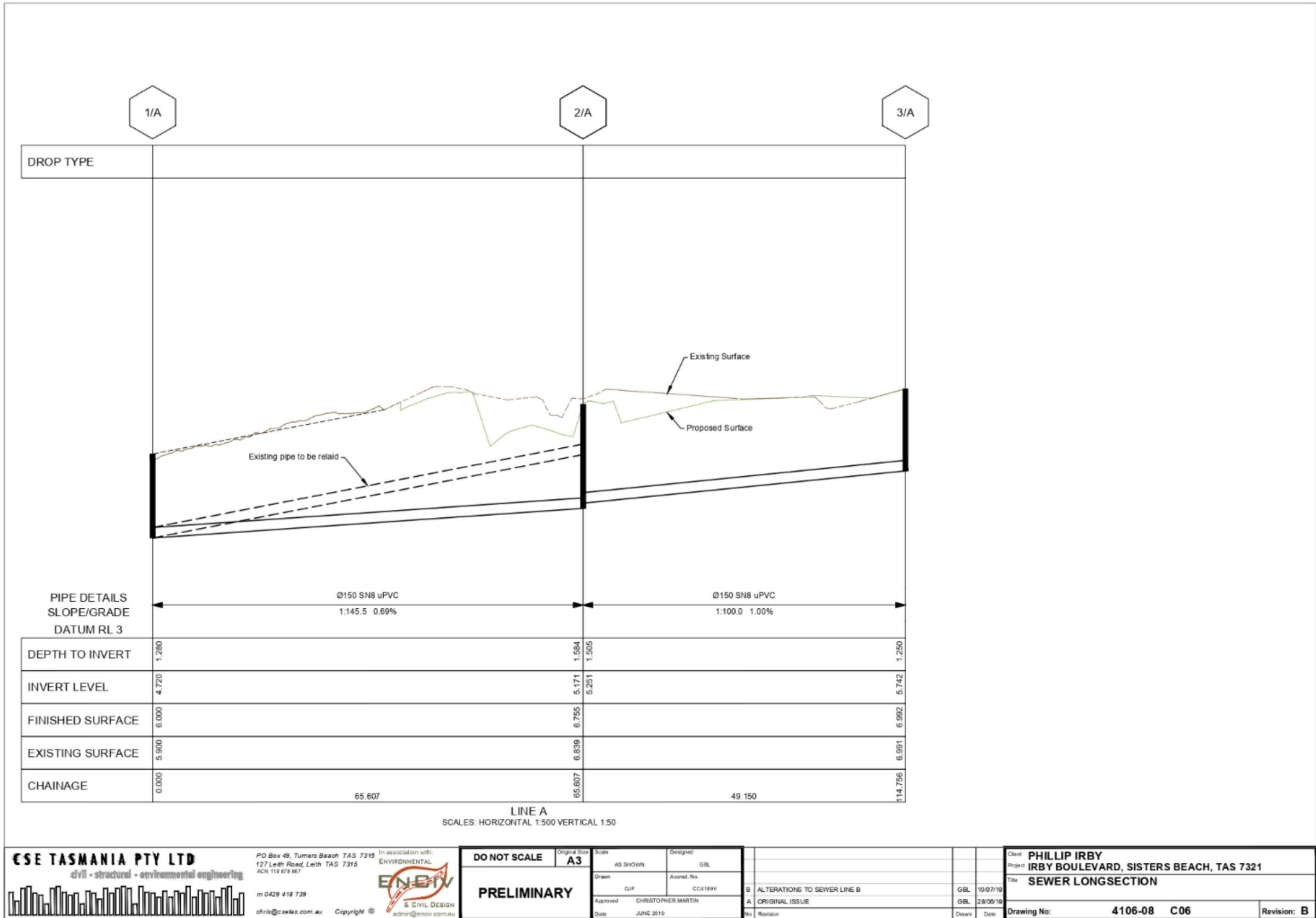
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 ACN 118 678 857  
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 admin@enov.com.au

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	Approved CHRISTOPHER MARTIN		
	Date JUNE 2019		

B	ALTERATIONS TO SEWER LINE B	GBL	10/07/19
A	ORIGINAL ISSUE	GBL	28/00/19
No	Revision		

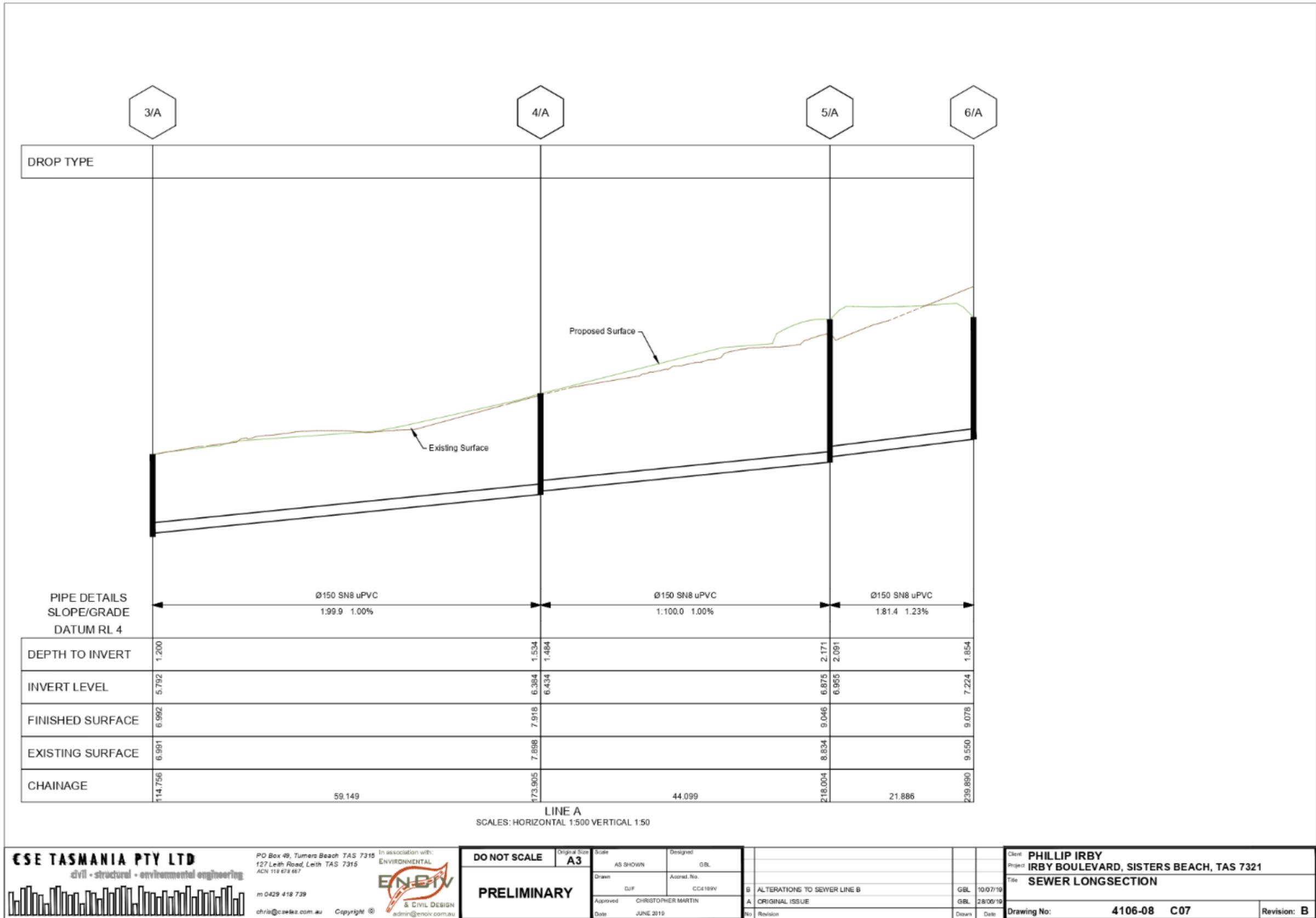
Client	<b>PHILLIP IRBY</b>
Project	<b>IRBY BOULEVARD, SISTERS BEACH, TAS 7321</b>
Title	<b>ROAD 01 CROSS SECTIONS</b>
Drawing No:	<b>4106-08 C05</b>
Revision:	<b>B</b>

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			<b>PRELIMINARY</b>	Drawn GJP	Accurat. No. CC4189V	B ALTERATIONS TO SEWER LINE B A ORIGINAL ISSUE		GBL 10/07/19 GBL 28/00/19
			Approved CHRISTOPHER MARTIN	Date JUNE 2019	Revision	Drawn	Date	
						Drawing No:	<b>4106-08 C06</b>	Revision: <b>B</b>



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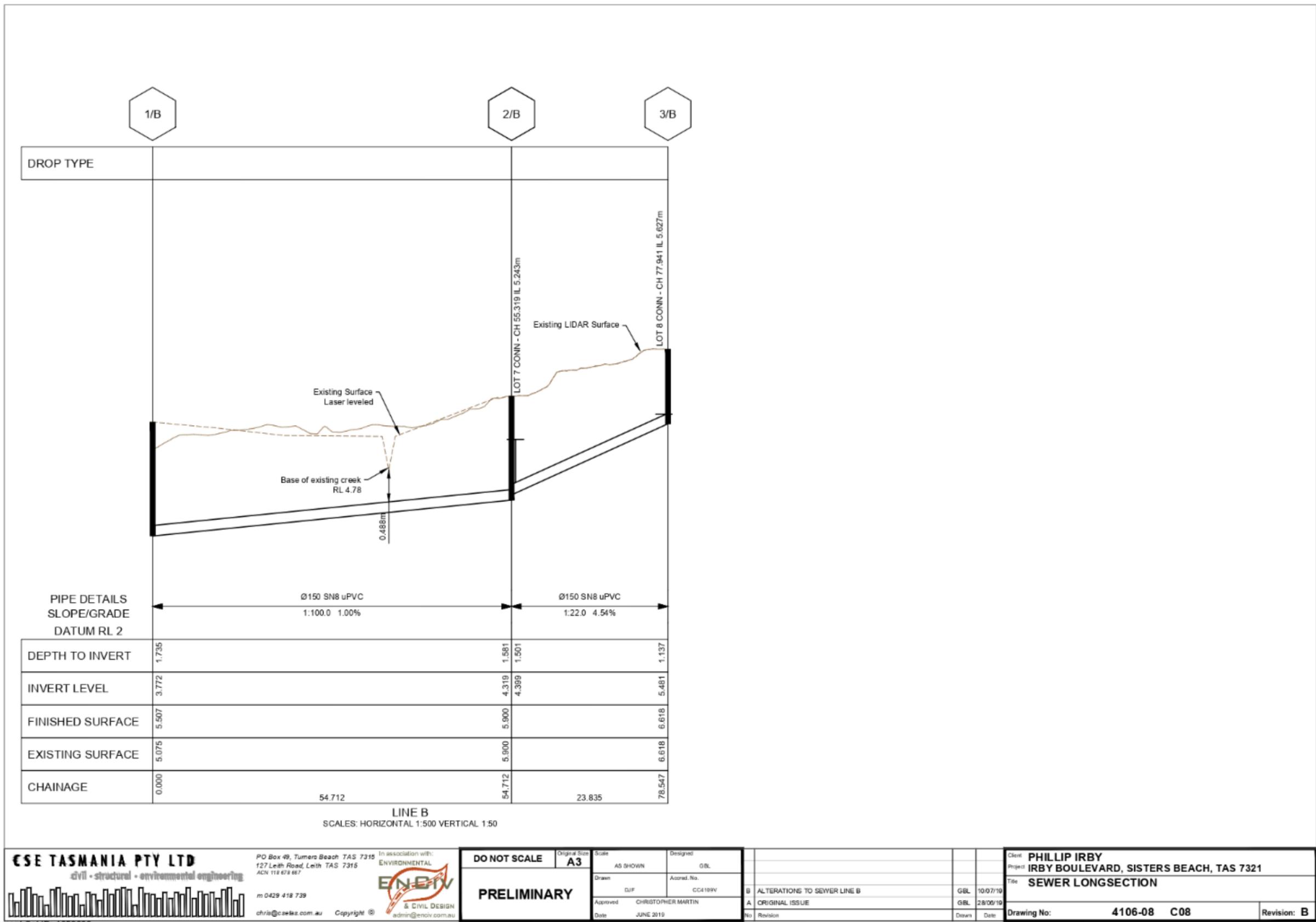
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Drawn DJF  
Approved CHRISTOPHER MARTIN  
Date JUNE 2019

**PRELIMINARY**

No	Revision	Date	Drawn	Date
B	ALTERATIONS TO SEWER LINE B		GBL	10/07/19
A	ORIGINAL ISSUE		GBL	28/00/19

Client **PHILLIP IRBY**  
Project **IRBY BOULEVARD, SISTERS BEACH, TAS 7321**  
Title **SEWER LONGSECTION**  
Drawing No: **4106-08 C07** Revision: **B**



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Accurat. No. CC4109V

Approved CHRISTOPHER MARTIN

Date JUNE 2019

**PRELIMINARY**

B	ALTERATIONS TO SEWER LINE B	GBL	10/07/19
A	ORIGINAL ISSUE	GBL	28/00/19
No	Revision	Drawn	Date

Client **PHILLIP IRBY**

Project **IRBY BOULEVARD, SISTERS BEACH, TAS 7321**

Title **SEWER LONGSECTION**

Drawing No: **4106-08 C08** Revision: **B**

**Enclosure 2 Representation - F Loughran**

---

**From:** Council  
**Sent:** Tue, 17 Dec 2019 07:35:32 +1000  
**To:** admindev  
**Subject:** FW: Representation - SD 2071 - J Vincent and F Loughran

From Council inbox.

**From:** Fiona Loughran <feloughran@gmail.com>  
**Sent:** Monday, 16 December 2019 4:07 PM  
**To:** Council <council@warwyn.tas.gov.au>  
**Subject:** Representation - SD 2071 - J Vincent and F Loughran

**To the General Manager**

Our property (50a Irby Blvd) borders on the proposed new subdivision at Irby Flats.

Potentially, this means we will have 5 new neighbours.

We understand that under the Boundary Fences Act Tas that we may be called upon to pay for half the cost of any new fencing if the current fencing is deemed **unsuitable** by new neighbours. This is a concern to us as the boundary is over 600 meters (meeting the southern end of our property as well as the strip of land beside the right of way driveway).

We believe the current rural fencing suits its current purpose and believe it is sufficient.

Can the definition of **'suitable'** fencing be included in this plan and can it be stated as suitable rural fencing as per the current use.

Kind Regards  
Fiona Loughran

RECEIVED  
20 DEC 2019

Agreement for Extension of Time

In accordance with Section 57 (6) of the *Land Use Planning and Approvals Act 1993* I

Mr P A K Irby

of

47 Bridge Street  
SISTERS BEACH TAS 7321

hereby grant the Planning Authority an extension of time until the 4th day of February 2020,

Ref. No. 2787281 & SD 2071

Signed \_\_\_\_\_ (Applicant)

\_\_\_\_\_ (Applicant)

\_\_\_\_\_ 20-12-2019 (Date)

Signed \_\_\_\_\_

ASHLEY THORNTON, *per Council delegation*

(Manager Development & Regulatory Services)

\_\_\_\_\_ 6/1/20 (Date)

# COVER PAGE

## LOCATION PLAN

DRAFT ISSUE  
JANUARY 2020



- 01 - SITE IMAGE
- 02 - PLAN IMAGE
- 03 - PERSPECTIVE IMAGE
- 04 - SETOUT PLAN
- 05 - SURVEY PLAN

- 06 - SECTIONS
- 07 - DETAILS
- 08 - DETAILS
- 09 - DETAILS
- 10 - LIGHTING IMAGE

- 11 - PERSPECTIVE IMAGE
- 12 - ELEVATION IMAGE

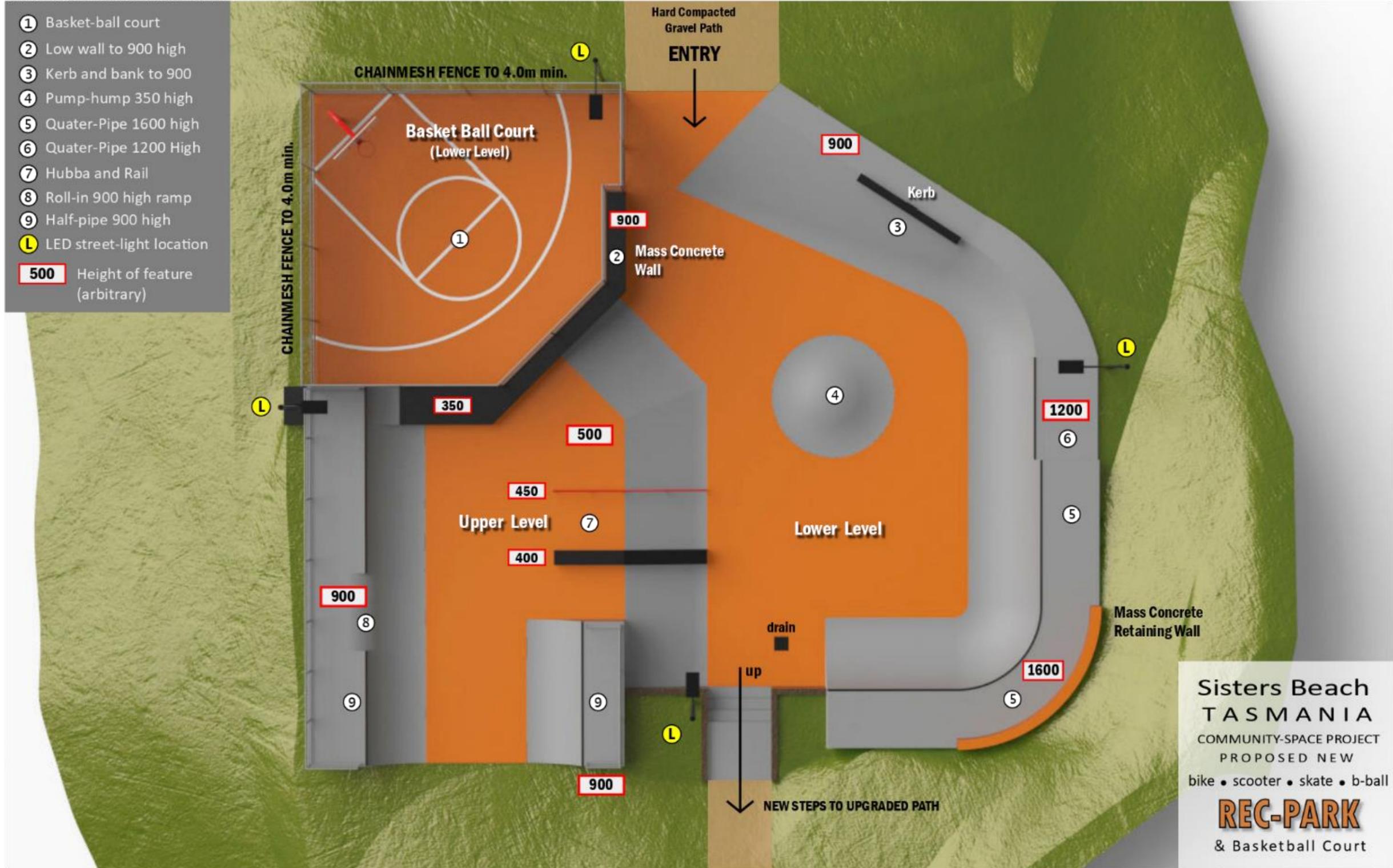
bike • scooter • skate • b-ball

**REC-PARK**  
& Basketball Court



**PROPOSED NEW DEVELOPMENT**

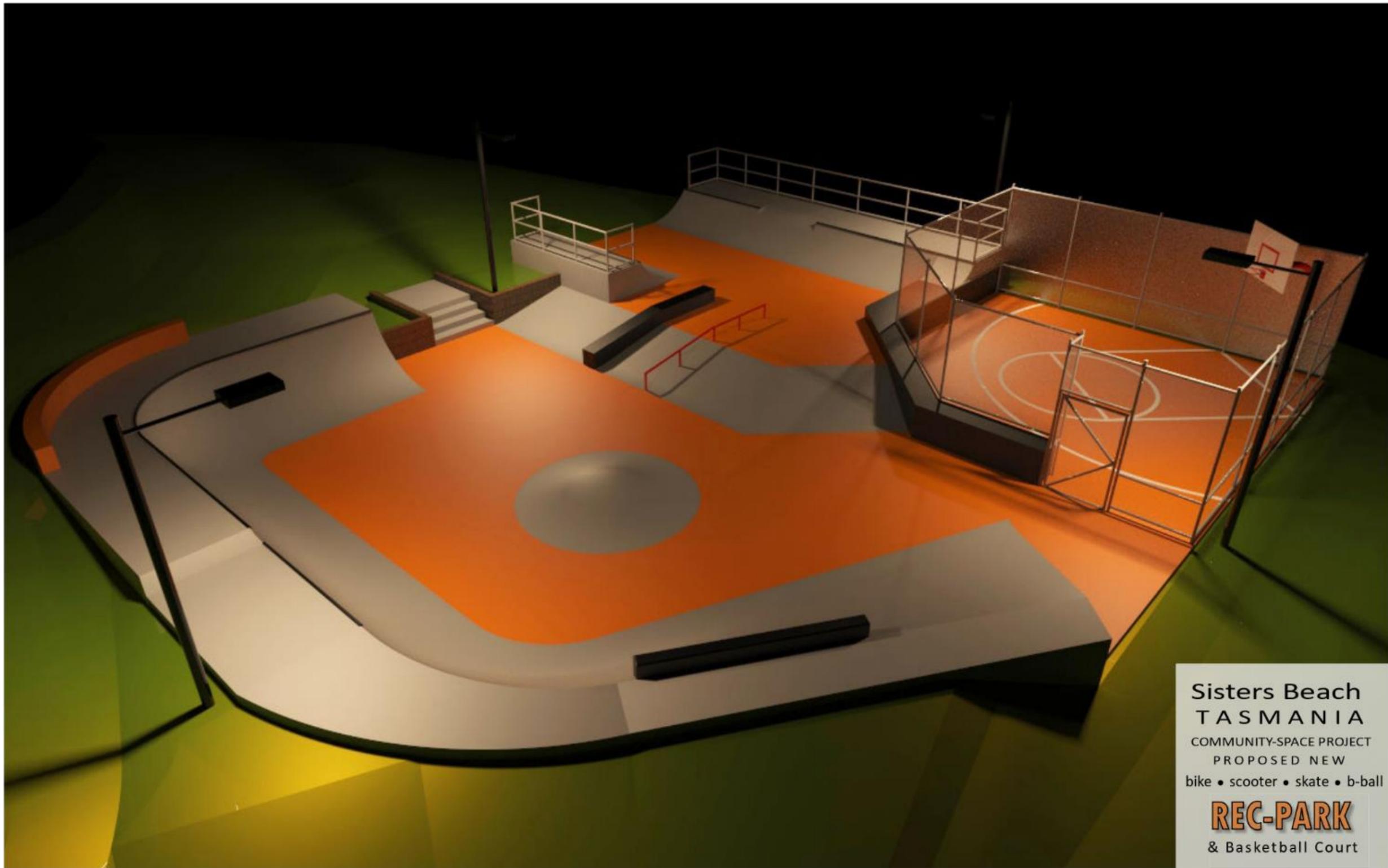
- ① Basket-ball court
- ② Low wall to 900 high
- ③ Kerb and bank to 900
- ④ Pump-hump 350 high
- ⑤ Quater-Pipe 1600 high
- ⑥ Quater-Pipe 1200 High
- ⑦ Hubba and Rail
- ⑧ Roll-in 900 high ramp
- ⑨ Half-pipe 900 high
- L LED street-light location
- 500 Height of feature (arbitrary)



Sisters Beach  
**TASMANIA**  
 COMMUNITY-SPACE PROJECT  
 PROPOSED NEW  
 bike • scooter • skate • b-ball  
**REC-PARK**  
 & Basketball Court



**01 PLAN IMAGE**  
 IMAGES FOR REFERENCE ONLY



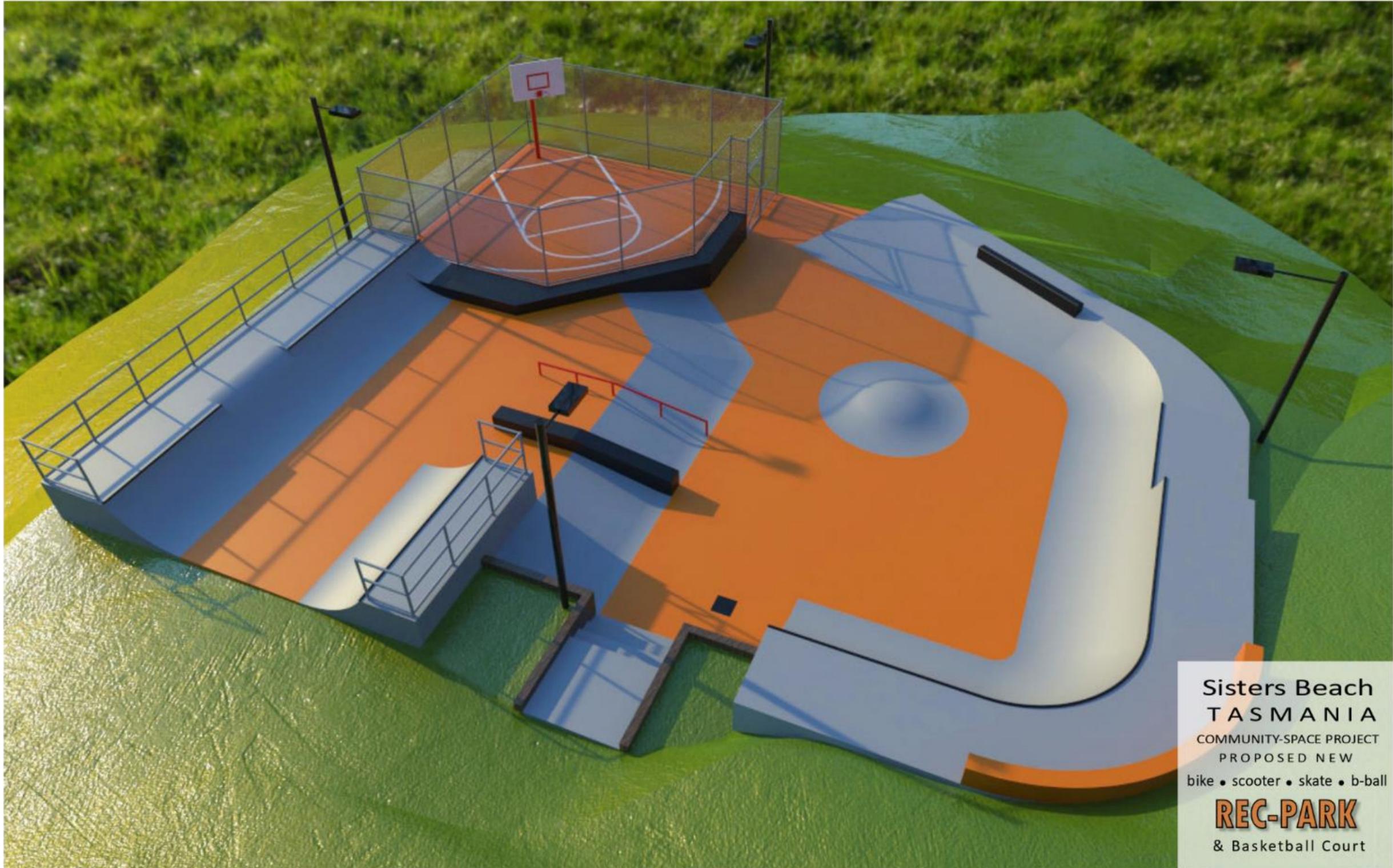
**10 APPROXIMATE LIGHTING MODEL**

**SUGGESTED LIGHTING** DECROLUX lighting system  
MODEL IES-LC6423-VERTEX-230W-5K-130  
as per lighting design  
footing and fastening to manufacturers  
recommendation.

Sisters Beach  
**TASMANIA**  
COMMUNITY-SPACE PROJECT  
PROPOSED NEW  
bike • scooter • skate • b-ball

**REC-PARK**  
& Basketball Court





02 PERSPECTIVE IMAGE

# Dogs' Homes of Tasmania

Operated by Tasmanian Canine Defence League Inc.

ABN 65 399 649 360  
www.dhot.com.au



16<sup>th</sup> December, 2019

File ref:	
Log Ref:	
Officer:	GM
cc:	

Mr Shane Crawford  
General Manager  
Waratah - Wynyard Council  
PO Box 168  
WYNYARD Tasmania 7325

Dear Shane,

Re: Annual Report and Funding Request

Please find attached the Tasmanian Canine Defence League Inc. Annual Report for the year ended 30th June, 2019.

Through you, we thank your staff for their support, cooperation and kindness during the year.

This year, we welcomed a State Government Grant of \$150,000 to assist our Critical Infrastructure Works Program and were delighted to return to Launceston to again operate the Launceston Dogs Home.

Overall, we continue to maintain an operating loss that at 30 June was \$114,815. Fortunately, we received bequest income to offset this loss that will assist funding a part of our Critical Infrastructure Works Program.

The Burnie Dogs' Home incurred an overall loss of \$59,690.

I am delighted we have secured a new 10 year contract to operate Pound Services for the City of Burnie and await your response to the contract renewal proposal with your Council.

Over the past decade, funding limitations have restricted our capacity to address a number of maintenance and development issues. The Critical Infrastructure Works Program was developed to address key issues at each Dogs' Home and the State Governments financial support has helped to launch this program. We have now requested an additional \$100,000 from the State Governments forthcoming budget process however the outcome of this request won't be known until May 2020.

The Tasmanian Canine Defence League has allocated \$500,000 from reserves to self fund a substantial part of the Critical Infrastructure Program. This is enabled by our bequest income achieved over the last 12 months.

Details of the program relevant to the Devonport Dogs' Home is attached where we are self-funding \$52,732 of these projects. Nearly \$52,000 of projects remain unfunded. The Burnie Home will also benefit from our state-wide IT upgrade.

We request your Councils contribution to this program for consideration under your 2020/2021 budget process. We are committed to \$24,000 of improvements to the Pound area and seek your contribution to this component. Should this funding be provided we will redirect our funding to address some of the currently unfunded projects.

Head Office:  
PO Box 7  
LINDISFARNE  
Tasmania 7015

Hobart  
101 Scotts Road  
Phone (03) 62435177  
hobart@dhot.com.au

Burnie  
170 Stowport Road  
Phone (03) 64316199  
burnie@dhot.com.au

Devonport  
Spreyton Park  
Racecourse  
Phone (03) 64272178  
devonport@dhot.com.au

Launceston  
20 Cavalry Road  
Phone (03) 63491999  
launceston@dhot.com.au



Proud member of 



Specifically we seek your contribution of \$5,000.

In 2020, The Tasmanian Canine Defence League celebrates 70 years of operation in Tasmania. We plan to celebrate by improving facilities for the dogs in our care.

We hope you will work with us on this project through your financial support.

Finally, to you and your Councillors and Staff, we offer our very best wishes for the festive season.

Yours sincerely,



Michael Sertori  
**CHIEF EXECUTIVE**

ENCL: 2018 / 19 annual report & Critical Infrastructure Program Burnie Dogs Home.



Proud member of **awla**

**2019 - 2020**

**CRITICAL INFRASTRUCTURE PROGRAM - SUMMARY**

**Burnie Dogs' Home**

<b>A. Completed</b>		<b>\$</b>	<b>\$</b>
a. Dishwasher		4,718.00	
b. Power supply		2,310.00	
c. POS System		<u>1,499.00</u>	
			<u>7,879.00</u>
<b>B. In Progress</b>			
B1 Boarding yard		16,890.00	
B2 Pound yard NB addition of screening and fencing		14,539.00	
B3 Pound and boarding maintenance		8,954.00	
B4 Signage		2,620.00	
B5 Flooring repairs		<u>1,850.00</u>	
			<u>44,853.00</u>
			<u>52,732.00</u>
		<b>Total other unfunded</b>	<b>51,134.00</b>

**BURNIE DOGS HOME**

**Part A – Expenditure for Board Approval**

ITEM	DETAIL	COSTINGS	PRIORITY	TOTAL
<b>B1. Pound</b> Convert Boarding yard to Pound yard.	Concrete slab 5x10m <ul style="list-style-type: none"> <li>• Install concrete slab -Health &amp; welfare of dogs</li> <li>• Install fencing to walkway from pound to yard</li> </ul> Install screening to fencing	Extend the boarding yard and concrete \$5,775.00  \$6,149.00	A	\$14,539.00
Fenced walkway to from pound to yard				
<b>B2. Creating new boarding yard</b>	<ul style="list-style-type: none"> <li>• Concrete slab</li> <li>• New fencing</li> <li>• Screening</li> </ul>	5,775.00 8500.00 2615.00	A	\$16,890.00

ITEM	DETAIL	COSTINGS	PRIORITY	TOTAL
<b>B3. Pound and Boarding kennel maintenance</b>	<p>Despite regular maintenance and repairs significant remodeling will be necessary to ensure effective behavioural management of dogs and the safety and construction solidity of each pen.</p> <p>The proposed remedy will both assist behavioural management of the dogs and mitigate risk of injury to staff and volunteers.</p> <p>The existing visual barriers require remedial work to remove hazards to staff and dogs.</p> <p>The internal swing doors need replacing and an effective security latch added to each. The exiting arrangement is a temporary solution to try and overcome a design fault.</p>	<p>Replace 10 external gates and 11 internal gates                      \$8,085.00</p> <p>Replace 6 posts                      \$869.00</p>	A	\$8,954.00
<b>B4. Signage</b>	New Signage		A	\$2,620.00
<b>B5. Flooring</b>	Replacement of flooring material in public reception area and adjacent rooms,		A	\$1,850.00

**PART B – WISHLIST - UNFUNDED PROJECTS – SUBJECT TO SECURING FUNDING**

ITEM	DETAIL	COSTINGS	PRIORITY	TOTAL
<b>B6.</b> Boundary Fencing Replacement and Upgrade	<ul style="list-style-type: none"> <li>Secure perimeter</li> <li>Keep intruders out</li> <li>Secure dogs that get loose</li> </ul>	Materials alone \$40,000.00 Labour TBA	B	
<b>B7.</b> Front Access	<ul style="list-style-type: none"> <li>Front garden plus replace non-compliant steps</li> <li>Carpark maintenance</li> </ul>	\$21,021.00 \$6,050.00	B	\$27,071.00
<b>B8.</b> General Repairs	<ul style="list-style-type: none"> <li>Laserlight boarding/pound</li> </ul>		B	Quote awaited
<b>B9.</b> Abulations	Installation of a wash basin in public toilet		B	Quote required
<b>B10.</b> Install new meet and greet yard	Fencing, screening and seating		B	\$8,900.00
<b>B11.</b> Colourbond for all exercise yards		- B2/B3 - \$5,230.00	B	\$10,445.00
<b>B12.</b> Kitchen	Dishwasher-ordered-and-power-rectified	Completed		<del>\$4,718.00</del>



**1.0 SCOPE**

- 1.1 To provide clear direction to Council officers in relation to the investment of community funds.
- 1.2 The policy applies to the investment of Council funds that are surplus to immediate operational requirements. It is not intended to cover investment interests in associated entities and joint authorities.

**2.0 PURPOSE**

- 2.1 The Investment Policy provides appropriate decision framework for Council officers to ensure:
  - (a) Council maximises its net return on investments while maintaining an acceptable level of risk;
  - (b) Council's capital invested is to preserve (prevents any loss to the amount invested);
  - (c) The net interest costs associated with borrowing and investing are minimised;
  - (d) To ensure that cash is available as required to support planned expenditure; and
  - (e) Interest rate and liquidity risks are acknowledged and responsibly managed.

**3.0 POLICY STATEMENTS**

**3.1 Investment Strategy**

- 3.1.1 Cash reserves require careful management to achieve optimum investment income and to ensure cash is available when required.
- 3.1.2 Council will manage its finances holistically and in accordance with its Financial Management Strategy.
- 3.1.3 Council's Annual Plan and Budget Estimates will be used to provide direction on the term of investments to be placed, to ensure enough funds are on hand to meet all current liabilities. An assessment of Council's cash flow requirements up until the next investment maturity will be completed before new investments are purchased.
- 3.1.4 Council will ensure its investment portfolio maximises its return on investments while maintaining an acceptable level of risk and retaining flexibility in accessing funds.
- 3.1.5 Where current borrowing costs exceed the return otherwise able to be achieved on investment of funds, surplus funds may be applied to reduce the loan portfolio or to defer and/or reduce the level of new borrowings that would otherwise be required.

**3.2 Delegation of Authority for Investments**

- 3.2.1 Authority for implementation of the Investment Policy is delegated to the General Manager in accordance with S.75 of the Local Government Act 1993.
- 3.2.2 The General Manager may delegate the authority to manage investments to an appropriately qualified senior staff member.
- 3.2.3 The investments of Council will be managed with care, diligence and skill. Officers are to manage the investment portfolio to safeguard it in accordance with the spirit of this policy and not for speculative purposes.

DOC NO: FIN.004	VERSION NO: 3	APPROVAL DATE: 15 April 2019
CONTROLLER: General Manager	APPROVED BY: - COUNCIL	REVIEW DATE: April 2021

	<p><b>WARATAH-WYNYARD COUNCIL</b></p> <p><b>INVESTMENT POLICY (Proposed Revised)</b></p>
---	--

3.2.4 Officers with a delegated authority to manage investments are required to acknowledge that they have received a copy of this policy and understand their obligations.

**3.3 Risk Management & Diversification**

3.3.1 When entering into investments, Council will seek to maximise the interest revenue and/or maximise the best value for our community over the long term.

3.3.2 Council's main objective in investing funds is to preserve the capital (prevent any loss to the amount invested) while gaining the most advantageous rate of return with minimum risk.

3.3.3 Council's exposure to an individual institution will be restricted by its credit rating and by ensuring Council's investment portfolio will be diversified. No more than 50% of Council's total investment portfolio will be invested in any one institution.

3.3.4 To control the credit quality of the entire portfolio the limits on the percentage of the portfolio exposed to any particular credit rating category must be within the following table:

Short Term Rating	Investment Maximum
A1+	100%
A1	100%
A2	50%
<i>Standard &amp; Poors Rating Definitions:</i> A1+ - <i>Extremely Strong Capacity to Pay</i> A1 - <i>Strong Capacity to Pay</i> A2 - <i>Satisfactory Capacity to Pay</i>	

3.3.5 If any of Council's investments are downgraded to a rating whereby the investment no longer falls within this policy, they will be divested at the next maturity date so as not to give rise to an unnecessary loss to Council.

**3.4 Liquidity & Investment Maturity**

3.4.1 Council will maintain sufficient liquidity to meet its financial obligations as and when they fall due.

3.4.2 The primary tool for deciding on how much and how long to invest is the cash flow budget. A buffer of funds will be retained in an interest bearing at call account to ensure funds are available to meet the Council's commitments.

3.4.3 Funds will be reasonably accessible and will not have maturity dates of greater than two years. Investments greater than two years need to be approved by Council.

DOC NO: FIN.004	VERSION NO: 3	APPROVAL DATE: 15 April 2019
CONTROLLER: General Manager	APPROVED BY: - COUNCIL	REVIEW DATE: April 2021



**3.5 Reporting**

- 3.5.1 An investment register must be maintained with all movements to be reconciled at least monthly. The investment register is to include:
  - (a) List all investments in Council's investment portfolio;
  - (b) Current rate of return on individual investments;
  - (c) Credit Rating of Institution;
  - (d) Percentage of total portfolio allocation with each institution;
  - (e) Maturity dates; and
  - (f) Weighted average rate of return for the portfolio.
- 3.5.2 The investment register should be supported by documentary evidence clearly outlining the information disclosed in the register.
- 3.5.3 The investment portfolio must be reviewed at the time of each investment decision. Documentary evidence is to be kept supporting each investment decision and to demonstrate that the investment provides the maximum return to Council whilst working within the requirements of this policy.

**3.6 Approved Investments**

- 3.6.1 Council's investments will be limited to State/Commonwealth bonds; interest bearing deposits and deposits with the Tasmanian Public Finance Corporation (Tascorp).

**3.7 Prohibited Investments**

- 3.7.1 This policy prohibits the use of leveraging (borrowing to invest) and investments carried for speculative purposes. The following investments are specifically prohibited:
  - (a) Derivative based instruments;
  - (b) Principal only investments or securities that provide nil or negative cash flow; and
  - (c) Stand-alone securities issued that have underlying futures, option, forwards contracts and swaps of any kind.

**3.8 Responsibilities**

Council	Approving the investment policy and delegating the power to the General Manager for investment of Council surplus funds.
General Manager	Responsible for approval of the investment of funds in accordance with the resolution of Council, so long as the requirements of this Policy are adhered to. The General Manager may delegate the authority to manage investments to an appropriately qualified senior staff member.
Director Organisational Performance	Responsible for managing financial sustainability risks and developing appropriate control framework including the development of policies and procedures and maintaining long term financial management strategy.
Manager Financial Services	Administer investments in accordance with this Policy. Undertake cash flow projections ensuring that Councils working capital requirements are met and surplus funds are applied in accordance with this Policy. Maintain an investment schedule and ensure current contractual obligations are met. Develop an annual cash flow budget to be adopted as a part of the Annual Plan and Budget Estimates.

DOC NO: FIN.004	VERSION NO: 3	APPROVAL DATE: 15 April 2019
CONTROLLER: General Manager	APPROVED BY: - COUNCIL	REVIEW DATE: April 2021



**Legislative Requirements:**

There is no specific section of the Local Government Act 1993 requiring Council to make this policy, however the following will be taken into consideration:

Investment activities of Council are governed by the *Local Government Act 1993*.

**Related Procedures/Guidelines:**

- Financial Management Strategy
- Annual Plan and Budget Estimates
- Australian Accounting Standards

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DOC NO: FIN.004	VERSION NO: 3	APPROVAL DATE: 15 April 2019
CONTROLLER: General Manager	APPROVED BY: - COUNCIL	REVIEW DATE: April 2021

## **1.0 SCOPE**

- 1.1 This policy applies to all Council when considering and determining the annual budget.
- 1.2 Council officers must consider the application of this policy when considering new borrowings including when refinancing existing borrowings.

## **2.0 PURPOSE**

The Borrowing Policy provides appropriate parameters for Council staff to ensure:

- (a) That borrowing activities comply with relevant legislation;
- (b) To ensure that cash is available as required to support planned expenditure;
- (c) The net interest costs associated with borrowing and investing are minimised; and
- (d) Interest rate and liquidity risks are acknowledged and responsibly managed.

## **3.0 POLICY STATEMENTS**

### **3.1 Borrowing Strategy**

- 3.1.1 Council is dependent on large investments in long term infrastructure assets to deliver its services.
- 3.1.2 Council manages the financing and funding of future wants and needs through forward financial planning included in its long-term Financial Management Strategy (updated annually).
- 3.1.3 In considering new debt Council will consider the impact of borrowing costs on the sustainability of operating positions and capacity to repay debt.
- 3.1.4 Council's operating and capital expenditure decisions are made based on:
  - (a) Identified community need and benefit relative to other expenditure options;
  - (b) Cost effectiveness of the proposed means of service delivery; and
  - (c) Affordability of proposals having regard to Council's long-term financial sustainability.
- 3.1.5 Council will ensure it maintains sufficient borrowing capacity to ensure it can respond to significant unexpected events.
- 3.1.6 Council recognises that borrowings as an important funding source as it provides the opportunity to bring unfunded projects forward and ensures that the full cost of infrastructure is not borne entirely by present-day ratepayers.
- 3.1.7 Borrowings may be used as an effective mechanism of linking the payment for long term assets (i.e. debt repayments) to the populations who receive benefits over the life of the asset. This matching concept is frequently referred to as 'inter-generational equity'.
- 3.1.8 Council will aim to keep debt levels low at any point in time as its Annual Plan and Budget Estimates, Long Term Financial Plan and associated cash flow projections allow.
- 3.1.9 Surplus funds not immediately required to cover approved expenditure may be applied to reduce the loan portfolio where possible or to defer and/or reduce the level of new borrowings that would otherwise be required.
- 3.1.10 Council shall raise all external borrowings at the most competitive rates available.

### **3.2 Interest Rate Risk Exposure**

- 3.2.1 Council recognises that future movements in interest rates are uncertain. Council is exposed to interest rate risks whenever it borrows.
- 3.2.2 When entering into borrowing arrangements, Council will seek to minimise interest costs and or/ maximise the best value for our community over the long term without introducing undue volatility in annual interest costs.
- 3.2.3 Council will consider the appropriateness of the various types of debt products available (including savings offset arrangements).
- 3.2.4 The tenor of a loan will not be greater than the expected useful life of the asset being funded by the loan.

### **3.3 Borrowing Limits**

- 3.3.1 In accordance with S.80 of the Local Government Act 1993, Council will not borrow money for any purpose if the annual payments required to service the total borrowings exceed 30% of its revenue of the preceding financial year. Grants made to a council for specific purposes are to be excluded in calculating 30% of revenue of Council.
- 3.3.2 Council will not borrow to fund recurrent operating expenditure. This type of expenditure is to be funded from recurrent operating revenue streams (rates, fees and charges etc.).
- 3.3.3 Council will not borrow to fund recurrent capital works which is inclusive of acquisition, replacement or renewal of assets (for example: road resurfacing). This type of expenditure is to be funded from cash generated from operating activities or cash reserves.

### **3.4 Leases**

- 3.4.1 Leasing as a funding option may form part of Council's overall borrowing strategy.
- 3.4.2 There are two types of lease:
  - (i) An *operating lease* is where Council hires the asset for a set fee per period and at the end of the agreed time ownership of the asset remains with the lessor or the hire company. Council can terminate the lease at any time without incurring a penalty.
  - (ii) A *finance lease* is where Council agrees to a series of payments and a residual value for the asset. There is a penalty for terminating the agreement prior to the finishing date. At the end of the period it is expected that Council purchase the asset for the agreed residual value.
- 3.4.3 Council will periodically undertake a lease versus buy analysis for assets and may consider lease funding options for:
  - (a) Assets which diminish in value quickly (e.g. motor vehicles, IT and equipment);
  - (b) Assets that will be disposed of in a short timeframe; and
  - (c) Where the lease option transfers responsibilities to the asset owner for maintenance and disposal providing a financial advantage to Council.

### **3.5 Management Framework**

3.5.1 Borrowing decisions will be made annually as part of Council's Annual Budget process and the Financial Management Strategy will guide the decision making of Council.

### **3.6 Responsibilities**

Council	Approving borrowings by way of inclusion of all borrowings in the Annual Budget (or Amended Annual Budget where applicable).
General Manager	Responsible for approval of loan offers in accordance with the resolution of Council, so long as the requirements of this Policy are adhered to.
Director Organisational Performance	Responsible for managing financial sustainability risks and developing appropriate control framework including the development of policies and procedures and maintaining long term financial management strategy.
Manager Financial Services	Administer borrowings in accordance with this Policy and the Annual Plan and Budget Estimates adopted by Council. Undertake cash flow projections ensuring that Councils working capital requirements are met and surplus funds are applied in accordance with this Policy. Maintain a borrowing schedule and ensure current contractual obligations are met.

#### **Legislative Requirements:**

There is no specific section of the Local Government Act 1993 requiring Council to make this policy, however the following will be taken into consideration:

Borrowings by Council will be in accordance with the *Local Government Act 1993* - Section 78-80.

#### **Related Procedures/Guidelines:**

- Financial Management Strategy
- Annual Plan and Budget Estimates
- Australian Accounting Standards
- Australian Centre of Excellence for Local Government (ACELG) & Institute of Public Works Engineering Australasia (IPWEA) 2014, Debt is Not a Dirty Word, Role and Use of Debt in Local Government

## **1. SCOPE**

1.1 This policy covers all permanent, integrated, or temporary public art work in public space that is either commissioned by, or in partnership with, Waratah-Wynyard Council (WWC).

1.2 Public artworks may be of varying scale and scope and can be:

- Functional - primary purpose is practical, such as seating or lighting
- Integrated - embedded within a natural or built environment, such as signage or landscaping
- Decorative - for aesthetic purpose, such as murals or sculptures
- Site Specific - designed for a specific location
- Interpretative - primary purpose to describe, educate or comment on issues, events, or situations.

## **2. PURPOSE**

2.1 Public art can create a unique community identity that informs or enhances a sense of place and can generate iconic branding for the area.

This policy and associated procedures provide a framework to enable Council to contribute to the support and promotion of public art to reflect and enhance Waratah-Wynyard's cultural, natural, and built heritage.

## **3. POLICY STATEMENT**

3.1 Public art in the Waratah-Wynyard municipal area can express the community's positive aspirations for its future based on its unique attributes, heritage, and people. Public art can contribute to the vibrancy of public spaces for the enjoyment of locals and visitors, enhance community identity, and enrich cultural life.

3.2 Council is committed to public art through:

- Including a biannual provision in the budget
- Continuing to apply for external funding for determined projects
- Developing partnership arrangements with local businesses or organisations
- Utilising opportunities within existing Council allocation for street furniture, seating etc
- Encouraging voluntary 'Developer' contributions that include public art
- Creating a public art advisory committee that will operate at a strategic level to assist Council to implement the policy and guidelines

## **4. DEFINITIONS**

**See Public Art Procedure for a full list of definitions**

## **5. RESPONSIBLE OFFICER Manager Community Activation**

**6. TRAINING COMPLIANCE**

**Nil**

**7. FINANCIAL CONSIDERATION**

**Biannual provision made in the budget**

**LEGISLATIVE REQUIREMENTS:**

**Nil**

**RELATED DOCUMENTS:**

**Nil**

## **1. Objectives of the Advisory Group**

- 1.1. Operate at a strategic level to assist Council to implement the Public Art Policy and to engage with regional and state-wide plans containing public art outcomes and strategies, and identify and/or explore public art opportunities
- 1.2. Develop a schedule of public art projects considering identified priorities
- 1.3. Determine where to prioritise the annual budget for public art
- 1.4. Liaise with Asset Services with regard to the ongoing maintenance and care of existing public art assets
- 1.5. Work with Asset Services and Planning to identify the opportunities for public art as they arise
- 1.6. Provide recommendations to Council on any public art proposed on Council controlled land
- 1.7. Provide advice or recommendations to Council on policies and strategies for improving the delivery of public art

## **2. Membership of the Advisory Group**

2.1 The Public Art Advisory Group will have at least five (5) members made from the following:

- WWC Councillor (minimum of one)
- Independent Artists
- Art teachers, arts academics or individuals with an arts education background
- Representatives of Wynyard Artscape
- Representatives from the local indigenous community
- Community representatives

Other parties as appropriate see below: -

- WWC Council Officer

Any of the following representatives can be co-opted as determined by a particular project.

- Key stakeholders such as representatives from: -
  - Local business
  - Special interest groups
  - Historical Society

2.2 Council will determine which Councillors are elected to the Advisory Group.

2.3 Community nominations will be called for by Council via advertisements on Council's website.

2.4 Community representatives, with a whole of community perspective, will be sought from a variety of areas including, but not limited to, arts and community development.

**Enclosure 2 Public Art Advisory Group Operating Procedure**

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- 2.5 Council will determine the successful community representatives. All Expressions of Interest will be assessed by the Councillor(s) and Council Officer(s) on the Advisory Group in consultation with the General Manager.
- 2.6 Councillor representation will be confirmed following the conduct of the biennial local government elections.

### **3. Functions of the Advisory Group**

- 3.1 To assist Council at a strategic level with advice and recommendations on public arts-based activities and strategies and identify and/or explore public art opportunities.
- 3.2 To provide advice or recommendations to Council on policies and strategies for improving the delivery of public art in the community.
- 3.3 To provide an avenue for consultation and the exchange of ideas between Council and the community in relation to public art.

### **4. Advisory Group Meeting Procedures**

- 4.1 The Advisory Group meetings shall be conducted in accordance with standard meeting procedures.
- 4.2 Minutes of the meetings are to be shared with and kept by the Community Activation Manager (CAM).
- 4.3 The Community Activation Manager will ensure that minutes of each meeting are recorded to include at a minimum the following:
  - The names of those present,
  - an accurate record of the items discussed, and actions required,
  - the time, date, and place of each meeting.
- 4.3 The minutes of each meeting shall be stored in Enterprise Content Management (ECM).

### **5. Chairperson**

- 5.1 The Chairperson will be a Councillor elected by the Waratah-Wynyard Council.

5.2 Should the Chairperson be unable to attend a meeting, the meeting shall be chaired by the other Councillors elected by the Waratah-Wynyard Council.

5.3 A meeting will not be convened unless at least one Councillor is in attendance.

## **6. Frequency of Meetings**

6.1 Meetings of the Advisory Group will be held at least two (2) times per year.

6.2 Consultation on issues will also be conducted with members through email and other means.

## **7. Notice of Meetings**

7.1 Notice of each Advisory Group meeting shall be given to each member at least seven (7) days in advance, unless it is impractical to do so because an urgent matter requires a meeting be held at shorter notice.

## **8. Risk Management**

8.1 Risk Management is an integral part of good management practice. Commitment to it will assist in keeping risk exposure to a minimum and help reduce injuries, damages and potential losses.

8.2 The objective is to identify, assess and control potential risks prior to them becoming actualities. Reasonable steps therefore must be adopted by all parties, to ensure that it is managed appropriately to minimise or eliminate the likelihood of it occurring.

## **9. Insurance**

### *9.1 Advisory Group Members and Voluntary Workers:*

Where requested, Council's personal accident and public liability insurance may be extended to cover Advisory Group members and/or nominated voluntary workers attending meetings and other activities, such as working bees, which have the prior approval of the Advisory Group.

## **10. Definitions**

**“Committee”** means the Committee as stipulated in this document.

**“Council”** means the Waratah-Wynyard Council

**“General Manager”** means the General Manager of the Waratah-Wynyard Council, or a person acting in that position.

For the purposes of this Group the term public art will be limited to mean:

**“Public Art”** means any permanent or temporary art object, installation, or activity in the public realm (excluding galleries, museums and public collecting institutions). In general, public art is sited on public land and has been purchased or is owned by a public authority.

## 1. Purpose

This Public Art Policy Procedure document was created to attribute the roles, responsibilities and procedural guidance required to implement the Public Art Policy.

## 2. Definitions

<b>Artist</b>	An artist can be a person: <ul style="list-style-type: none"> <li>• Who practises or performs any of the creative arts, such as a sculptor, film-maker, actor, or dancer.</li> <li>• Who possesses high level interpretive, conceptualising and creative skills that result in the creation of artwork.</li> <li>• Who has demonstrated professional standing through exhibitions and commissions and is skilled at a particular task.</li> </ul>
<b>Contemporary Art</b>	Contemporary art is the art of today, produced in the second half of the 20th century or in the 21st century. Contemporary artists work in a globally influenced, culturally diverse, and technologically advancing world. Their art is a dynamic combination of materials, methods, concepts, and subjects that continue the challenging of boundaries. Diverse and eclectic, contemporary art is distinguished by the lack of a uniform, organising principle or ideology. Contemporary art is part of a cultural dialogue that concerns larger contextual frameworks, such as personal and cultural identity, family, community, and nationality.
<b>Public Art</b>	Public art is, for the purpose of this policy, defined as any permanent or temporary art object, installation or activity in the public realm (excluding galleries, museums and public collecting institutions). In general, public art is sited on public land and has been purchased, is owned or has been commissioned by a public authority.
<b>Integrated Art Work</b>	Art and design work that is embedded within signage, seating, paving, fences, urban design, landscape design, architectural design etc.
<b>Temporary &amp; Ephemeral Public Art</b>	Works of temporary public art are intended to occupy a place, and have a presence, for a finite period. Works of ephemeral public art are non-permanent and distinguished by their fleeting and immaterial presence on site, or incorporation of their own changing state and disappearance as an integral part of the artwork. The term is usually used to describe a work of art that only occurs once.
<b>Permanent Public Art</b>	Artwork in this category might include signature works, landmarks, acquisition of existing art work for a specific site, commemorative or monumental works and site-specific art work in a public place. All these terms relate to the fact that such works tend to be commissioned as set pieces of art in their own right. These artworks are often major commissions with significant budgets and therefore require a transparent and accountable commissioning process to ensure the best artists are considered and that due process occurs.
<b>Public Realm</b>	The public realm can be defined as including, but not limited to, streets, parks and spaces that are within buildings that are accessible

	to the general public, and in the ownership of, or under the control of, public authorities.
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### **3. Scope**

The procedure covers all permanent, integrated or temporary public art work in public space that is either commissioned by, or in partnership with, WWC.

### **4. Implementation**

#### **Public Art Advisory Group**

The development of a Public Art Program will involve the continued guidance of the Public Art Advisory Group who will review proposals or concepts and make recommendations to Council on artwork to be commissioned. The Public Art Advisory Group will operate in accordance with the Public Art Advisory Group Operating Procedures.

#### **Engagement Process**

Public art projects may be engaged through the following processes:

- Direct or tendered commissions of work - permanent, temporary or ephemeral
- The loan or hire of realised work for a period time
- Engagement of artists for specific projects
- A collaborative design process for conceptual and design input to a capital work or project
- Collaborative community-based projects
- Artist-in-residence projects
- Collaborations with festivals and events

The Community Activation Manager will be the first point of reference for all matters relating to public art and the development of the program. Council will operate in accordance with their Procurement Policy.

### **5. Guideline Statement**

#### **A Commissioning Process | Example Model**

**Enclosure 3 Public Art Procedures**

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Depending on the commissioning process, the concept will either be developed in isolation, competitively, as in the case of a tender process, or in a more collaborative process, as for a community engagement project.

A commission brief will be developed using clear language that addresses the concept, the proposed location of the work and the commissioning amount. The brief may also include specific details, such as materials used or style of the installation, as necessary.

The artist's initial response to a commission brief may take the form of rough drawings and a written explanation of the idea for the project and how this might be developed.

The initial concept will give enough of an idea of what the artist is proposing without him or her going to great lengths to resolve either the design or any technical issues. A detailed budget will be provided by the artist.

The Public Art Advisory Group may then shortlist artists it considers suitable for the project to develop their initial concepts further and provide detailed drawings, a maquette (three-dimensional model) or photomontage of the proposed work in situ, and/or samples, together with a detailed budget breakdown to ensure that the work is able to be fabricated within the available budget.

The concept drawings or maquette should be of a sufficiently high standard so that it is clear what the artist is proposing.

The commission brief and project scope need to be clear on the level of community engagement expected by the Public Art Advisory Group. The commission brief may require a Community Engagement Plan to be developed for the project. Any Community Engagement Plan should outline the purpose of engagement, method of engagement and people responsible for carrying out that process and be developed in consultation with the Community Activation Manager.

Once the Public Art Advisory Group has selected the work to be commissioned from the shortlisted artists, a Contract is drawn up allowing the successful artist to commence fabrication.

Council will be responsible for permits and negotiations with landholders and other stakeholder agencies.

### **Community Engagement**

Engagement with the community is an important element of public artwork. Community engagement can include:

- Consultation with community members regarding the particular site and the focus of public art

**Enclosure 3 Public Art Procedures**

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- Inclusion of community representatives on the Public Art Advisory Group
- Contributions to project ideas through an artist's research
- Projects that are interactive and provide hands-on experience, training, or mentorship
- Projects that allow for a dialogue between the artist and community about the nature of the work and art-making process
- Projects that create opportunities for local manufacturers and businesses

### **Sign off**

The final sign off is undertaken when the work has been installed and an assessment can be made that the work meets the artistic, conceptual and technical standards agreed to in the Contract. At that point the ownership and responsibility for the artwork is transferred from the artist to Council.

A defects liability period of between six to twelve months usually applies after installation. After this time the Council is responsible for maintaining the artwork. Artists are usually required to provide details of maintenance regimes and scheduling.

Upon completion works will be entered onto the Public Art Register, Public Art Maintenance Schedule and the WWC Asset Register.

### **Attribution**

Artist's Moral Rights Legislation (part of copyright law) requires that artists be attributed as the creators of public art. This obligation is usually met by installing a plaque in the vicinity of the work that names the artist and can also include an explanation of the work. Moral Rights Legislation stipulates that an artwork can not intentionally be altered, modified or damaged in any way to alter the integrity of the artwork. Artists may want to retain copyright of their artwork and clauses dealing with copyright should be included in a Contract. Council may ask for the artist to grant a free license to reproduce images of their work in promotional materials. The artist should be acknowledged in any promotional material that reproduces images of their work.

All public artworks will have a WWC funded plaque that acknowledges:

- The artist, the commissioner, and any other funding or sponsor agreements
- The year the work is commissioned
- A short artist statement providing a context for the work

### **Removal, Relocation and De-accessioning**

An estimated lifespan of the work will be determined at the point of contract. WWC Public Art Assets may be removed, relocated or de-accessioned when the following conditions occur:

- When the environmental context of the work has changed significantly making that site inappropriate for the work.
- The cultural significance of the work or site has changed.
- Environmental concerns or vandalism occur that alter the lifespan of the work, the artists intent for the work or the integrity of the work.

Removal will occur:

- When the work is damaged to the point of non-repair or such a repair is of greater value than the perceived or real cost of the work.
- If the cultural or social context of the work is deemed no longer relevant or appropriate by the Public Art Committee.
  - For removal of donated art work, the donor has first option to claim the work.
  - For removal of purchased art work, the artist has first option to buy the work.
  - For the sale of the removed art work, proceeds from a Council sale of the art work will be allocated toward the Public Art Advisory Group for the commissioning or care of other public art assets.

De-accessioning:

When a work is de-accessioned, it will be removed from the WWC Maintenance Schedule and Asset Register. Any de-accession would need to be endorsed by the Public Art Advisory Group. The work will be removed, resold, reclaimed or destroyed as deemed appropriate.

## **6. Communication**

These Public Art Procedures may be publicly accessed on the WWC Website and hard copies of the policy may be accessed at the Council offices.

## **7. Responsibility**

Responsible Officer: Manager Community Activation



**RESOURCE MANAGEMENT AND PLANNING APPEAL TRIBUNAL**

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<b>Citation:</b>	Abel Drafting Services Pty Ltd v Waratah Wynyard Council [2019] TASRMPAT 83B	
<b>Parties:</b>	<i>Appellant:</i>	Abel Drafting Services Pty Ltd
	<i>Respondent:</i>	Waratah Wynyard Council
<b>Subject Land:</b>	267 Port Road, Boat Harbour Beach	
<b>Appeal No:</b>	89/19P	
<b>Jurisdiction:</b>	Planning Appeal	
<b>Hearing Date(s):</b>	Submissions were made and responded to in writing	
<b>Decision Date:</b>	16 December 2019	
<b>Delivered At:</b>	Hobart	
<b>Before:</b>	M Duvnjak, Chairperson	
<b>Representation:</b>	<i>Appellant:</i>	I Duckett, Ireneinc Planning & Urban Design
	<i>Respondent:</i>	D Morris, Simmons Wolfhagen
<b>Catchwords:</b>	Planning Appeal	

## REASONS FOR DECISION

### Introduction

1. This appeal relates to the refusal of the Waratah Wynyard Council (the Council) to grant a permit in relation to development application DA 96/2019, being a proposal for a dwelling extension at 267 Port Road, Boat Harbour Beach.
2. Agreement has been reached between the parties with respect to the resolution of appeal, and the terms of the agreement have been submitted to the Tribunal for its consideration.
3. The Tribunal, having considered the application, the grounds of appeal and the terms of resolution which is proposed, is satisfied in accordance with s17(2) of the *Resource Management & Planning Appeal Tribunal Act 1993*, that a decision in the terms sought is an appropriate decision and is within its powers.
4. Accordingly, the Tribunal varies the decision of the Council as follows:
  - a) That the Council's refusal of 16 September 2019 for DA 96/2019 be set aside and replaced with an approval subject to conditions;
  - b) The Council is directed to issue an amended permit incorporating the above amendments in the form contained in Annexure "A" of this decision for DA 96/2019 within 14 days of this Order.
5. It is further ordered that each party bear its own costs of the appeal.

**Annexure "A"**

PLANNING PERMIT

DA 96/2019

Abel Drafting Services P/L

267 Port Road BOAT HARBOUR BEACH

Dwelling Extension

PID 7086783

Pursuant to Resource Management and Planning Appeal Tribunal, grant approval for a dwelling extension at 267 Port Road, Boat Harbour Beach subject to the following 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 17094B as prepared by Abel Drafting Services and dated 12 July 2019.
  - b) Landslide Risk Assessment for proposed extension to existing cottage with Document Reference TG19101/1 – 01 report as prepared by Tasman Geotechnics and dated 14 June 2019.
- (2) 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.
- (3) In the course of undertaking the development/use there is to be no damage caused to any Council owned infrastructure or property.
- (4) Loading and unloading of vehicles is to be confined to within the boundaries of the property.
- (5) Off-street car parking and hardstand area described as Park 1 is to be surfaced in an all-weather material such as concrete, asphalt or bitumen spray seal.
- (6) Off-street parking spaces are to be designed in accordance with AS 2980.1 and be approved by the Director of Infrastructure and Development Services.
- (7) Vehicular access to and egress from the site is to occur only in a forward motion
- (8) Stormwater from the roofs and paved areas are to be diverted to Council's stormwater system in accordance with Geotechnical advice provided by Tasman Geotechnics dated 14 June 2019.
- (9) Control measures are to be installed for the duration of the construction phase so as to limit the loss of soils and other debris from the site.

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 96/2019. Any variation requires an application for further planning approval of Council.
- 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.



## MINUTES

General Meeting 9<sup>th</sup> December 2019

7.00pm

Somerset Hotel

PRESENT: C. Jones, J. Overall, R. Overall, L. Hosking, B. Hosking, R. Muir-Wilson (WWC), P. Holm, R. Kentwell and D. Moore

APOLOGIES: M. Kentwell

The meeting opened with a welcome back to Peter Holm and a welcome to Bob Kentwell one of our new members.

BUSINESS ARISING FROM MINUTES:

- Somerset CBD walkabout/ traffic management update - Richard Muir-Wilson (WWC) reported that Council had met with shop owners about their ideas for traffic management and the action plan for Somerset. Questions remain about speed limits, mechanisms to slow traffic and parking. It was noted that some of the concerns raised were similar to the ones our Group had raised previously.
- CBD redevelopment – Plaza canopy in place & Christmas lights installed; mixed responses from public over its design, colour and cost.
- Cam River Master Plan - It was reported that WWC was still waiting on the State Government for direction and the release of funding pending the resolution of erosion management at the Cam River mouth. The BSF restated its preference for a roundabout to be inserted at the Murchison Highway rather than another set of traffic lights.
- Coastal Pathway: An ongoing debate over which agency was responsible for the cost of erosion mediation required in the river mouth was contributing to delays in the proposed Coastal Pathway development.
- Christmas Parade BBQ – The generous donation from Council to subsidise the BSF BBQ at the Christmas Parade was acknowledged. A preliminary report was tabled indicating the group had made a profit of around \$100 on the event before adding in the donation. Around 100 fliers promoting BSF were handed out at the event.

Minutes from the October meeting were accepted; moved C. Jones, seconded B. Hosking

CORRESPONDENCE:

Inward:

- Richard Muir-Wilson (WWC) providing link for iCEP submission
- Joan Rylah noting our concerns regarding the Coastal Pathway project and the proposed location of the Cam River Bridge

- Roger Jaensch responding to an email noting our concerns regarding the Coastal Pathway project and the proposed location of the Cam River Bridge
- Robin Krabbe (LiveWell Tasmania) thanking those who supported the Business Breakfast in Somerset and providing a summary
- R. Walsh (WWC) confirming detailed designs of the new Cam River Bridge had not been completed and the Group's comments will be noted in future discussions
- R. Charles confirming use of the Rotary Club BBQ at the Christmas Parade
- Richard Muir-Wilson (WWC) requesting bank details for EFT of donation toward the Christmas Parade BBQ

Outward:

- Richard Muir-Wilson (WWC) thanking him for link for iCEP submission
- WWC requesting temporary food permit for Christmas Parade BBQ
- Joan Rylah asking for an update on the delays to the Coastal Pathway
- Roger Jaensch providing a copy of correspondence sent to J Rylah on the progress of the Coastal Pathway.
- Richard Muir-Wilson (WWC) regarding use of a possible donation toward the Christmas Parade BBQ
- Tracey (WWC) copy of November BSF meeting minutes
- WWC – all Councillors expressing BSF's concerns over proposed State Growth plans for the new Cam River Bridge
- Ricky (Rotary Club) re confirmation of availability of BBQ
- Richard Muir-Wilson (WWC) confirming donation of \$200 toward the Christmas Parade BBQ & promotion of BSF
- Richard Muir-Wilson (WWC) confirming bank details for EFT of donation toward the Christmas Parade BBQ
- Somerset Primary School – RSVP to Grade 6 Presentation, 16<sup>th</sup> December

Correspondence was accepted; moved C. Jones, seconded R. Overall

TREASURER'S REPORT:

The balance of the account was \$580.77 at the 9<sup>th</sup> December 2019 not allowing for reconciliation of income and expenses for the Christmas Parade BBQ.  
It was agreed a Final Summary would be circulated with the minutes.  
The Treasurer's report was accepted.

GENERAL BUSINESS:

- A WWC Community Conversation at the Surf Club was well attended. WWC intend to have further meetings in the future. It was recognized as a welcome initiative.
- The group was informed that the Rotary Australia Day event on the Foreshore had been cancelled. It was regrettable and disappointing that the BSF or another group had not been given the opportunity to support it.
- Richard Muir-Wilson (WWC) welcomed the Smithton based Britten Group to Somerset, taking over the Specialty Veneers site
- It was determined that there would be no January meeting of the group. Next meeting February 2020.

Meeting closed 8.10 p.m.



## MEETING MINUTES REPRESENTATIVES MEETING

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Date: 28 November 2019  
Time: 10:00am  
Location: Cradle Coast Authority, Function Room

### 1. AGM MEETING OPEN

### 2. STANDING ITEMS

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#### 2.1. Welcome and Apologies

Chief Representative and meeting Chair, Mayor Jan Bonde, opened the meeting at 10:00am, welcoming attendees.

Attendees and apologies are noted at Attachment 1.

#### 2.2. Declarations

*Nil*

#### 2.3. Confirmation of 2018/19 Annual General Meeting Minutes

Minutes of the 2018 Representatives AGM Meeting were presented.

#### RESOLUTION

The Representatives accept the minutes of the meeting held 22 November 2018.

*Moved: D Quilliam / Seconded: G Monson / CARRIED*

#### 2.4. Review the 2018/19 Annual Report

*Moved: D Quilliam / Seconded: G Monson / CARRIED*

S Sidebottom congratulated the CEO, team and Board on the successful organisational reform. He also thanked the Chief Representative and Deputy Chief Representative for their input during 2019. J Arnold credited the changes that have been made within the last 12 months and noted they are very happy members of CCA.

The CEO to clarify outstanding debtors on page 37 of the Annual Report.

### 3. FOR DECISION

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*Nil.*

The AGM closed at 10:13am.

#### **4. REPRESENTATIVES MEETING OPEN**

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Meeting opened at 10:14am.

#### **5. STANDING ITEMS**

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##### **5.1. Confirmation of Previous Minutes**

Minutes of the 22 August 2019 Representatives Meeting were presented.

##### **RESOLUTION**

The Representatives accepted the minutes of the meeting held 22 August 2019.

*Moved: M Atkins / Seconded: S Riley / CARRIED*

##### **5.2. Declarations**

A Jarman declared a conflict of interest at agenda item 7.1.

#### **6. CRADLE COAST AUTHORITY UPDATE**

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##### **6.1. Quarterly Progress Report**

The CEO spoke to the quarterly progress report. He provided a brief update on current projects, said the Coastal Pathway is tracking well and that he can't speak highly enough of the three General Managers and Council engineers who are involved. The turning of the sod will be held later in December.

The CEO said the Regional Employment Trials have been a success with participants already being offered internships. Councils can receive \$1,000 per internship. The CEO said he is also in the process of finalising an MoU with Economic Development Australia which will allow two representatives from each Council to receive membership benefits.

The CEO advised that the Tasting Trail is likely to decide to move over to the new RTO. CCA are in the process of facilitating this transfer.

##### **RESOLUTION**

The Representatives accepted the Quarterly Progress Report.

*Moved: A Jarman / Seconded: / S Riley / CARRIED*

##### **6.2. Quarterly Financial Report**

The CEO spoke to the financial report and requested feedback on the new financial reporting. T Wilson said that he liked the new format and G Monson suggested it would be good to highlight and explain any variances.

The CEO said that the Board are starting to look at developing a financial management strategy and will consider the goal of having an underlying surplus. He also Spoke about changes to the way that grant funding is being treated on the balance sheet. A Rockliff noted there are cashflow risks associated with NRM, as the deliverables are affected by weather and other external factors.

**RESOLUTION**

The Representatives accepted the Quarterly Financial Report.

*Moved: T Wilson / Seconded: S Ayton / CARRIED*

**7. FOR DECISION**

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**7.1. Coastal Pathway Development Plan**

*A Jarman left the meeting at 10:34 am.*

Representatives committed to providing at the next Representatives meeting, sections of the pathway that they can have preliminary designs and costings for completed by September 2020. It was agreed CCA would increase communication around the Coastal Pathway to renew community enthusiasm.

It was raised that there should be a focus on preparing for the 2022 elections. The Representatives agreed they would meet in February to discuss the Regional Investment Framework and to prepare for the 2022 elections.

**RESOLUTION**

The Representatives accepted the Management Recommendation

*Moved: D Quilliam / Seconded: M Atkins / CARRIED*

**7.2. Shared Services**

The CEO spoke to the document provided and presented a PowerPoint presentation on Shared Services.

*A Rockliff and M Atkins left the meeting at 10:52am.*

The Chair said this is an opportunity to provide a more efficient and effective workforce. S Ayton stressed shared services won't provide cash savings but will instead allow councils to deliver more and improved services.

S Sidebottom said the Premier was of the opinion that we would have a better case to approach the Treasurer to receive resources.

The Representatives suggested that opportunities exist to standardise fees, policies and procedures and that the CEO is to work alongside the General Manager's to work on the Shared Services Strategy.

#### **8. Representatives Local Government Update**

D Midson thanked the CEO and the Chair for attending the West Coast Council workshop.

P Voller gave an update on the NRM Committee's recent decision to move to a more conventional structure whereby NRM staff clearly report to the CEO rather than the Committee.

#### **9. General Business**

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##### **9.1. RTO Board Positions**

The CEO said the RTO reached out and would like CCA to nominate two local government representatives for the RTO Board. It was agreed one representative would be representing the community and the other to represent Cradle Coast Authority.

##### **RESOLUTION:**

The Representatives agreed that at the February meeting, they will select two local government representatives to recommend to the RTO Board, via a process to be determined by the Chief Representative in consultation with the Deputy Chief Representative, Chairman and CEO.

*Moved: D Quilliam / Seconded: M Duniam / CARRIED*

##### **9.2. CCA's Approach to Criticism**

The Chief Representative asked of ways CCA can approach criticism by its members and there was a discussion. The Representatives agreed they need to be quick to respond and ensure they are proactive in promoting good news.

##### **9.3. Professor Eversole to give a brief overview of Swinburne University**

*Professor Eversole and Sebastian Geers entered the meeting at 11:54am.*

Professor Eversole provided an update on the work Swinburne University are currently doing in the area of social impact. Swinburne University are developing a program that focusses on regional areas, the Cradle Coast region being one. There will be a launch in early 2020 for this program.

#### **10. GUEST**

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##### **10.1. Sebastian Geers, Manager of Welcoming Cities**

S Geers presented on Welcoming Cities and provided two documents, the Steps to Settlement Success tool kit, outlining key blocks to ensure immigration success and the Welcoming Cities Standards, used to encourage local migration and retention. Accreditation to become a Welcoming City is done via an online portal and they currently have 42 members and over 90 Councils have expressed interest. There is an international network of more than 250 municipalities

Page 4 of 6

across Australia, NZ, USA, Canada, Germany, UK. Welcoming Clubs is branching from Welcoming Cities and has been established to grow networks within sporting teams.

S Geers will provide information on Queensland Councils which are currently recognising new migrants entering their region. The CEO is to look into how Councils can be notified when migrants enter the region.

**11. MEETING CLOSE**

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Meeting closed at 1:00pm. The next meeting will be held on 20<sup>th</sup> February 2020 at the Cradle Coast Authority offices.

UNCONFIRMED

**Enclosure 1 CCA Representatives Meeting Minutes 28 November 2019**

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**Attachment 1: Attendees and Apologies**

**Representatives**

Alison Jarman	Deputy Mayor, Devonport City Council
David Midson	General Manager, West Coast Council (via video conference)
Don Thwaites	Deputy Mayor, Kentish Council
Gerald Monson	General Manager, Latrobe Council
Ken Dorsey	Councillor, Burnie City Council
Matthew Atkins	General Manager, Devonport City Council
Mayor Daryl Quilliam	Circular Head Council
Mayor Jan Bonde	Mayor Central Coast Council (Chief Representative)
Mayor Julie Arnold	King Island (via video conference)
Mayor Peter Freshney	Latrobe Council (Deputy Chief Representative)
Mayor Robby Walsh	Waratah-Wynyard Council
Mayor Tim Wilson	Kentish Council
Sandra Ayton	General Manager, Central Coast Council
Scott Riley	Circular Head Council
Shane Crawford	General Manager, Waratah-Wynyard Council
Shane Pitt	Deputy Mayor, West Coast Council

**Cradle Coast Authority**

Andrew Wardlaw	Director
Daryl Connelly	Chief Executive Officer
Katherine Schaefer	Director (via video conference)
Mayor Annette Rockliff	Director
Peter Voller	NRM Chair
Sid Sidebottom	Chairperson
Sophie Wright	Executive Assistant

**Apologies**

Claire Smith	Cradle Coast Authority
Giovanna Simpson	Deputy Mayor, Burnie City Council
Greg Alomes	General Manager, King Island
Malcolm Wells	CCA Director
Mayor Phil Vickers	West Coast Council
Mayor Robby Walsh	West Coast Council
Mayor Steve Kons	Burnie City Council
Sheree Vertigan	REDSG Chair
Don Thwaites	Deputy Mayor, Kentish Council