



COUNCIL MEETING AGENDA (PART A)

Monday, 14 December 2015



*Back (L – R): Cr David Grace, Cr Dean Winter, Cr Nic Street, Cr Richard Atkinson, Cr Mike Percy
Front (L – R): Cr Flora Fox, Deputy Mayor Cr Paula Wriedt, Mayor Cr Steve Wass, Cr Bernadette Black, Cr Dr Graham Bury*

kingborough.tas.gov.au



Council Meeting No. 15

Monday, 14 December 2015

NOTICE is hereby given that a meeting of Council
will be held in the Kingborough Civic Centre,
Kingston on Monday, 14 December 2015 at 5.30pm.

Gary Arnold
General Manager

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QUALIFIED PERSONS

IN ACCORDANCE WITH SECTION 65 OF THE *LOCAL GOVERNMENT ACT 1993*, I CONFIRM THAT THE REPORTS CONTAINED IN COUNCIL MEETING AGENDA NO. 15 TO BE HELD ON MONDAY, 14 DECEMBER 2015 CONTAIN ADVICE, INFORMATION AND RECOMMENDATIONS GIVEN BY A PERSON WHO HAS THE QUALIFICATIONS OR EXPERIENCE NECESSARY TO GIVE SUCH ADVICE, INFORMATION OR RECOMMENDATIONS.



Gary Arnold
GENERAL MANAGER

8 December 2015

AGENDA of an Ordinary Meeting of Council to be held at the Kingborough Civic Centre, Kingston on Monday, 14 December 2015 at 5.30pm.

	From	To	Time Occupied
Open Council	5.30pm		
Planning Authority			
Open Council			
Closed Council			
Open Council			
TOTAL TIME OCCUPIED			

AUDIO RECORDING

Chairperson to direct commencement of recording.

Declare meeting open (time), welcome all in attendance and read:

All persons in attendance are advised that it is Council policy to record Council Meetings.

The audio recording of this meeting will be made available to the public on Council's web site for a period of twelve months.

In accordance with Council Policy, I now ask staff to confirm that the audio recording has commenced.

ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

ATTENDEES

Councillors:

		PRESENT	ABSENT
Mayor	Councillor S Wass		
Deputy Mayor	Councillor P Wriedt		
	Councillor R Atkinson		
	Councillor B Black		
	Councillor Dr G Bury		
	Councillor F Fox		
	Councillor D Grace		
	Councillor M Percey		
	Councillor N Street		
	Councillor D Winter		

Staff:

TITLE	NAME

APOLOGIES

CONFIRMATION OF MINUTES OF COUNCIL MEETING NO. 14 HELD ON MONDAY, 23 NOVEMBER 2015

MOVED
SECONDED

That the Minutes of Council Meeting No. 14 held on 23 November 2015 be confirmed.

VOTING

	For	Against		For	Against
Cr Atkinson			Cr Percey		
Cr Black			Cr Street		
Cr Dr Bury			Cr Wass		
Cr Fox			Cr Winter		
Cr Grace			Cr Wriedt		

WORKSHOPS HELD SINCE COUNCIL MEETING ON 23 NOVEMBER 2015

DATE	PURPOSE
3 December	Kingborough Waste Services
7 December	By-Laws

DECLARATIONS OF INTEREST

In accordance with Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2015* and Council's adopted Code of Conduct, the Mayor requests Councillors to indicate whether they have, or are likely to have, a pecuniary interest (any pecuniary benefits or pecuniary detriment) or conflict of interest in any item on the Agenda.

PUBLIC QUESTION TIME

GUIDELINES FOR PUBLIC QUESTION TIME

At each meeting of Council or a Council Committee there will be an opportunity for question to be asked by any member of the public. A question may either be in writing, or may be verbally asked at the meeting. You are reminded that the forum is designed to accommodate questions only. Neither the questions nor answers will be debated.

A period of 15 minutes, if required, will be set aside and the Chairperson will endeavour to deal with as many questions as possible at each meeting. If a response to a question cannot be provided at the meeting a written response will be provided as soon as practicable. If time constraints do not permit all questions to be put, the Council will reply to any question that is put in writing.

A Question must not relate to any matter that is listed on the agenda for the meeting.

Questions in Writing

A member of the public may give written notice to the General Manager 7 days before a meeting of a question to be put to the meeting. The question will appear in the agenda of the meeting, and a written response will be recorded in the minutes. There is no standard form for such questions, but they should be clearly headed Question(s) on Notice.

Questions asked at the Meeting

At the commencement of Question Time the Chairperson will ask members of the public present, if there are any questions, and if so what are those questions. This procedure is to permit the Chairperson to determine an appropriate time limit for Question Time and perhaps limit the opportunity for multiple questions, and to determine whether each question is appropriate. There is to be no discussion, preamble or embellishment of any question at this time.

The Chairperson will then determine which of those questions will be accepted and will provide the reason for any refusal; will determine the order of the questions, and may set a time limit for Question Time. The Chairperson may require a question to be put on notice and in writing.

A member of the public present may only ask one question at a time. The Chairperson may give preference to questions from other members of the public before permitting second or further questions from a member of the public. The Chairperson may rule that a multi-part question is in fact two or more questions, and deal with them accordingly.

The Chairperson may rule a question inappropriate, and thus inadmissible if in his or her opinion it has already been asked, is unclear, irrelevant, offensive or relates to any matter which would normally be considered in Closed Session.

Lengthy preambles or introductions are discouraged, and the Chairperson may require that a member of the public immediately put the question.

QUESTIONS ON NOTICE FROM THE PUBLIC

35 BLYTHE PARADE

Mr Michael Dennett has submitted the following question on notice :

DAS 2013-25

This is a two lot subdivision at 35 Blyth Parade, high on a north facing hill with 15 degree plus slopes in a bushfire prone area at Great Bay.

It was approved, with conditions, on 22.11.2013 under Delegated Authority by the Deputy General Manager (DGM)

It has a history of incompetence, negligence and indifference.

Adding another lot in such an area also shows a disturbing lack of common sense, especially when with more than 10 vacant lots available, some of which have been for sale for years, it is not needed

Schedule 1 Clause 1(c) of the Land Use Act

“To encourage public involvement in resource management and planning”

Twelve permanent residents objected to the subdivision by petition, with some cogent reasons why it should not be approved, yet it was ignored.

Why?

Clause 48 of the Land Use Act.

----“ the planning authority must—observe and enforce—that planning scheme—“

Despite the above and the bizarre claim by DGM that Clause 7.2.1.1 of Planning Scheme 2000 only applies to subdivisions, it was not used to assess the bushfire protection in this case.

The south lot complied with that clause but the north (roadside) lot most certainly did not and does not.

Instead, AS 3959, which is not part of the Scheme, and which generally leads to a lesser degree of protection than PS 2000, and has several shortcomings, was used. These probably won't be recognised until it is discovered that defensible space isn't being defended and houses are being lost to “mild” bushfires.

Moreover, where Council has assessed other applications under AS 3959 it has required the applicants to submit BAL assessments by external consultants at obscene charges of some \$1000 yet in this case it was done by Planner Adam Smee at no cost to the applicant.

Why?

His assessment gave a BAL19, which happens to be the level under Interim Planning Scheme 2015 at which a house can be built on a lot.

Whilst this applies to the south lot, it most certainly does not apply to the north lot, and a separate assessment has arrived at BAL 40 and bordering on FZ for it.

Why does Adam Smee's figure not address the north lot?

Clause 65G of the Land Use Act, Cancellation of Permits

The applicant has:-

1. Failed to comply with the conditions
2. Has breached the conditions by removing trees the permit required protecting
3. Made a material misstatement of fact or concealed material facts in relation to his application for a permit by:-
 - 3.1 claiming he would be erecting a shed when in fact a cabin was planned and has been started
 - 3.2 failing to disclose his intention of carrying out extensive excavations (as a result of which runoff is directed onto 3 Blyth where it started eroding a driveway and not yet rectified)

The two year permit expired on 22.11.15.

In view of the above has it or will it be extended or cancelled?

Response:

Responsible Officer: Ian Holloway – Executive Officer

This application complied with the requirements of the Planning Scheme. Mr Dennett objected to the original application but did not appeal the decision to approve the subdivision. The subdivision has been completed and the Final Plan was issued on 27th October 2015.

The issues raised by Mr Dennett have been the subject of considerable correspondence between Mr Dennett and Council. The Deputy General Manager has responded to over 50 emails from Mr Dennett in relation to this subdivision. Mr Dennett was advised on 26 October 2015 that no further correspondence would be entered into regarding this matter (following an accusation that the Deputy General Manager was corrupt and had lied).

In relation to his comments under the heading Clause 48 of the Land Use Act Mr Dennett was advised by the Tasmania Fire Service on 27 October 2015 that his complaint against Council's Planning Officer could not be considered as there is no evidence to suggest that there was any breach of his role as a Planning Officer.

QUESTIONS WITHOUT NOTICE FROM THE PUBLIC

QUESTIONS ON NOTICE FROM COUNCILLORS

NBN CO

Cr Winter has submitted the following question on notice :

Has Kingborough Council had any discussions with NBN Co representatives or contractors regarding a site location(s) for a NBN wireless tower in Tinderbox? If so, when is a development application expected?

Response:

Responsible Officer: Ian Holloway – Executive Officer

Informal discussions between NBN Co representatives and Council staff as to potential sites for a NBN wireless tower in Tinderbox have been held however there was no indication that a development application for a tower would be imminent.

QUESTIONS WITHOUT NOTICE FROM COUNCILLORS

MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

At the time the Agenda was compiled there were no Notices of Motion given.

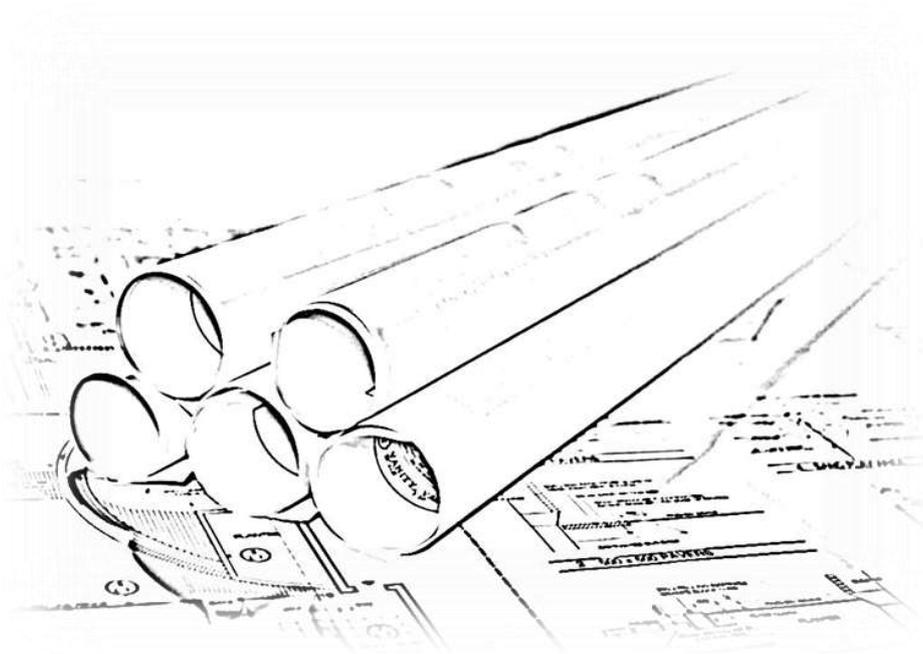
PETITIONS STILL BEING ACTIONED

There are no petitions still being actioned.

PETITIONS RECEIVED IN LAST PERIOD

At the time the Agenda was compiled no Petitions had been received.

PLANNING AUTHORITY



Planning Authority Meeting commenced at

REPORTS OF OFFICERS

REPORT TO: PLANNING AUTHORITY & DEVELOPMENT COMMITTEE
SUBJECT: **DELEGATED AUTHORITY FOR THE PERIOD 2 NOVEMBER 2015 TO 30 NOVEMBER 2015**
FILE REF: 17.170 DATE: 30 NOVEMBER 2015
OFFICER: BELINDA LOXLEY – MANAGER DEVELOPMENT SERVICES

The following are matters that have received delegated approval from the Manager – Development Services for the period 2 November 2015 to 30 November 2015.

DEVELOPMENT APPLICATIONS FOR PERMITTED DEVELOPMENT/USE

DA-2015-420	Mr B W Harvey 222 Coningham Road, CONINGHAM	Dwelling addition (awning)
DA-2015-408	Mr A H Henry 11 Beach Road, KINGSTON BEACH	Change of use to real estate office

DEVELOPMENT APPLICATIONS FOR DISCRETIONARY USES

DA-2015-287	All Urban Planning Pty Ltd 163 & 203 Channel Highway, KINGSTON	Commercial pad site
DA-2015-295	Mileba Pty Ltd 23 and Unit 2/23A Powell Road, BLACKMANS BAY	Carport and relocated visitor parking space forward of building line
DA-2015-366	Miss M C Robinson 15 Baringa Road, TAROONA	Alterations to existing dwelling
DA-2015-310	Ian Kirk Architecture 20 Meath Avenue, TAROONA	Extension to existing dwelling
DA-2015-341	Mr S D Marshall 195 Devlyns Road, BIRCHS BAY	Extension to existing dwelling, shed and pool
DA-2015-354	Mr C S Targett 700 Sandfly Road, SANDFLY	Extension to existing dwelling
DA-2015-362	P & J Sheds Pty Ltd 79 Woodbridge Hill Road, WOODBRIDGE	Shed

DA-2015-311	G Hills & Partners Architects 82 Channel Highway and associated infrastructure works at 15 Moir Road, KINGSTON	Three units (re-advertised)
DA-2015-387	Kingborough Council "Kingston Beach Hall", 20 Beach Road, KINGSTON BEACH	Demolition of amenities block

DEVELOPMENT APPLICATIONS FOR SETBACK, SITE COVERAGE OR HEIGHT VARIATIONS

DA-2015-365	Maveric Builders Pty Ltd 9 Taplan Court, MARGATE	Dwelling and shed requiring relaxation of side boundary setback and site coverage
DA-2015-378	Mr G S Greener 18 Poimena Drive, MARGATE	Carport and verandah requiring relaxation of side boundary setback
DA-2015-356	Mr R K Strating 1807 Bruny Island Main Road, GREAT BAY	Extension to existing cheese production facility requiring relaxation of front boundary setback
DA-2015-331	Mr S Geason 165 and 167 Sandfly Road, MARGATE	Dwelling requiring relaxation of rear boundary setback at 165 Sandfly Road with access works within 167 Sandfly Road
DA-2015-364	Mr N J Smith 26 Freesia Crescent, KINGSTON	Garage requiring relaxation of front boundary setback
DA-2015-304	Mr A Gifford 294 Sheepwash Road, ALONNAH	Dwelling requiring relaxation of maximum building height standard
DA-2015-293	Mr R G Hazell 1/1521 Channel Highway, MARGATE	Storage shed requiring relaxation of boundary setback
DA-2015-308	Mr N J Smith 16 Sonnat Drive, KINGSTON	Shed requiring relaxation of side and rear boundary setbacks

DEVELOPMENT APPLICATIONS FOR LOT SUBDIVISION/BOUNDARY ADJUSTMENT

DAS-2014-28	Mr P C Boustead 3 & 7 Ferry Road, KETTERING	Boundary adjustment between two existing lots
DAS-2015-50	PDA Surveyors 1511 Channel Highway, MARGATE	Boundary adjustment
DAS-2015-45	PDA Surveyors 30-32 Beach Road, KINGSTON BEACH	Subdivision of two lots

DEVELOPMENT APPLICATIONS FOR STRATA

STR-2015-16	Rogerson and Birch Surveyors 28 Nolan Crescent, KINGSTON	Strata Plan - Units 1 and 2
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DEVELOPMENT APPLICATIONS FOR MINOR AMENDMENTS TO PERMIT

DA-2014-290	Dr E M Jones 322 Howden Road, HOWDEN	Move the proposed garage 3m along the rear boundary which will result in 3m setback from side boundary
DA-2015-126	Mr P H Dickson 845 Sandfly Road, LONGLEY	Amendment to the shed location

DEVELOPMENT APPLICATIONS FOR NO PERMIT REQUIRED

DA-2015-416	Ms A Y Park and Mr N J Kilah 7 Foley Road, KINGSTON	Deck addition
DA-2015-417	G Hills & Partners Architects 5 Raft Court, KINGSTON	Extension to existing dwelling
DA-2015-424	Mr S J Grove and Mrs C A Grove 43 Taroona Crescent, TAROONA	Extension to existing studio and relocation of sheds
DA-2015-433	Ms P L Dove 5 McGowans Road, MARGATE	Shed
DA-2015-439	Mr M B Davie 82 Dillons Road, ALONNAH	Swimming Pool
DA-2015-440	Mrs S Haldimann 30 Lady Penrhyn Drive, BLACKMANS BAY	Above Ground Swimming Pool
DA-2015-441	Maveric Builders 8 Fenton Court, HOWDEN	Extension to existing dwelling and carport
DA-2015-444	G Hills & Partners Architects 13 Tarragon Drive, MARGATE	Deck
DA-2015-447	Mr B Grosse 17 Crescent Drive, MARGATE	Garden Shed

RECOMMENDATION:

MOVED
SECONDED

That in accordance with Council Policy 1.1 – Delegated Authority Policy, the Planning Authority and Development Committee resolves that the report of the Manager – Development Services on Delegated Authority for the period 2 November 2015 to 30 November 2015 be received and that the information contained therein be noted.

VOTING

	For	Against		For	Against
Cr Atkinson			Cr Percey		
Cr Black			Cr Street		
Cr Dr Bury			Cr Wass		
Cr Fox			Cr Winter		
Cr Grace			Cr Wriedt		

REPORT TO: COUNCIL

SUBJECT: **PLANNING SCHEME AMENDMENT APPLICATION FOR AMENDMENT TO THE KINGBOROUGH INTERIM PLANNING SCHEME 2015 FOR THE REZONING OF THE PORTION OF LAND ZONED PARTICULAR PURPOSE ZONE 1 - URBAN GROWTH ZONE TO GENERAL RESIDENTIAL AND ENVIRONMENTAL MANAGEMENT AT 27 SPRING FARM ROAD, KINGSTON FOR ALL URBAN PLANNING PTY LTD**

FILE REF: PSA-2015-1 DATE: 30 NOVEMBER 2015

OFFICER: DIANNE COWEN – STRATEGIC PLANNING OFFICER

ENDORSED BY: BELINDA LOXLEY– DEVELOPMENT SERVICES MANAGER

1. **THE PROPOSAL IN DETAIL**

1.1 **Introduction**

This report considers the rezoning of a portion of 27 Spring Farm Road, Kingston from the current Particular Purpose Zone 1 – Urban Growth Zone to General Residential and Environmental Management. The assessment takes into account the following matters:

- The ability of the subject to land to facilitate residential development to a standard required by the Kingborough Interim Planning Scheme 2015.
- Supply and demand for residential land.
- Connectivity and open space.
- Site constraints.
- Consistency with the Southern Tasmania Regional Land Use Strategy
- Consistency with the Kingborough Land Use Strategy.
- Strategic justification for the rezoning.
- Compliance with the requirements of the *Land Use Planning and Approvals Act 1993*.

Listed above are the core issues required to be assessed in order to determine whether the rezoning proposed serves the purpose of providing for future residential development of a greenfield site. The subject area of land has already been acknowledged as an appropriate site for the residential expansion of Kingston as demonstrated by the current zone. In summary, the amendment must be consistent with the requirements of the Southern Tasmania Regional Land Use Strategy, the Kingborough Land Use Strategy and the *Land Use Planning and Approvals Act 1993*.

The following comprehensive assessment of the relevant strategic matters provides sufficient evidence on which to base a decision on whether to initiate and

certify the amendment as suitable for public exhibition. As a result of the assessment, it is considered there is significant strategic justification for the proposed amendment.

Upon a decision being made by the Planning Authority, the proposed amendment is then forwarded to the Tasmanian Planning Commission for a final decision and in the meantime, publicly advertised for a period of 28 days. A report on any representations received will be tabled at a Planning Authority meeting under section 39 of the *Land Use Planning and Approvals Act 1993* and any recommendations in relation to the representations forwarded to the Tasmanian Planning Commission for final assessment.

1.2 The Proposal

The proposal is an application to amend the *Kingborough Interim Planning Scheme 2015* (The Scheme) in accordance with section 33(1) of the *Land Use Planning and Approvals Act 1993*. The application is made by All Urban Planning on behalf of the property owner, WWP Developments Pty Ltd and is accompanied by a planning submission in support of the proposal.

Section 43A of the *Land Use Planning and Approvals Act 1993* provides a mechanism for the Planning Authority to consider an application for a combined permit for a use or development that cannot be approved unless the planning scheme is amended. Accordingly, a subdivision application has been submitted to Council concurrently with the amendment proposal and should the Planning Authority decide to initiate and certify the amendment, the request for a combined permit is able to be subsequently considered at the same time. This report deals with the proposed amendment, whilst a separate report has been prepared for the subdivision.

The proposed amendment is a request to rezone a portion of the site that is currently zoned Particular Purpose Zone 1 –Urban Growth Zone to General Residential and Environmental Management. The current zoning of Particular Purpose Zone 1 is a result of the earlier identification of this property as a greenfield site to facilitate future residential development. The remainder of the property is currently zoned Rural Resource and will continue to be zoned as such. The site is made up of two properties with separate Certificates of Title and both addressed as 27 Spring Farm Road, Kingston.

The proposed amendment provides opportunity for residential development in a location that has existing road infrastructure capable of servicing development of the site for residential purposes. The extent of area involved for the rezoning measures approximately 30 hectares. The associated subdivision would result in approximately 219 lots being created as a staged subdivision development.

The proposed amendment should it be successful, would facilitate future subdivision of the site. A parcel of land owned by TasNetworks is located adjacent to this property on the southern side boundary at 34 Maddocks Road, Kingston. This parcel of land would be required to provide for future access of the site and forms part of the associated subdivision proposal, however, is not part of the amendment application as no rezoning of this site is required.

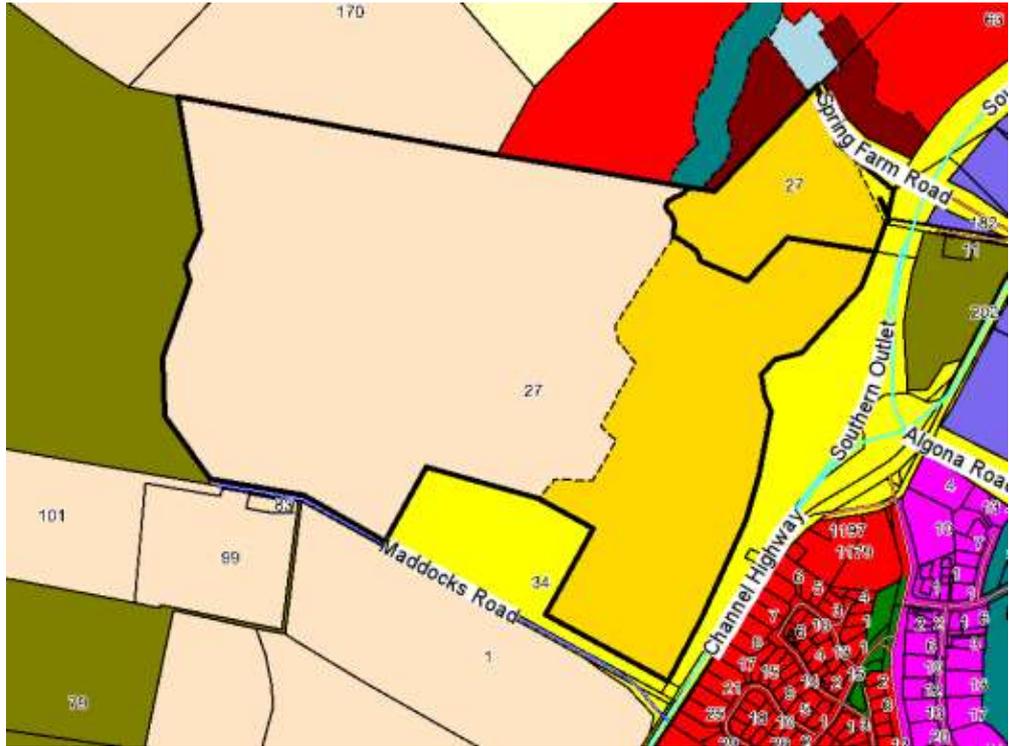


Figure 1: Zone map demonstrating existing zoning of the subject site. The subject site is outlined in black. The darker yellow area is zoned Particular Purpose Zone 1 – Urban Growth Zone and the beige area is zoned Rural Resource. The dotted line demonstrates the portion of the larger lot that is zoned Particular Purpose.



Figure 2: Aerial view of the subject site

The proposal involves a significant area to be zoned Environmental Management. This area would serve a dual purpose in that it comprises an area to be utilised as public open space, whilst also providing a location for an on-site offset as a result of vegetation removal required by future subdivision. A proposed zone map has been submitted that demonstrates how the General Residential and Environmental Management zones would be spatially allocated (see figure 3). The Environmental Management zone generally reflects the areas of vegetation to remain in conjunction with future subdivision.



Figure 3: Zone map of proposed allocation of zones to area previously zoned Particular Purpose. (Note: Only the area zoned Particular Purpose is affected by this amendment).

1.3 The Site

The subject land is known as 27 Spring Farm Road, Kingston and is identified by the Certificates of Title; CT 165018/1 measuring 75.82 hectares and CT 166964/1 measuring 7.236 hectares. Both properties are under the same ownership. The extent of these Titles that form the subject site are identified in figures 1 and 2 above.

An existing dwelling and associated outbuildings are located on the smaller lot, whilst the larger lot remains clear of existing development. The dwelling is an older property known as the Whitewater Farm Homestead. At this point in time, the homestead has not been heritage listed on the Tasmanian Heritage Register or listed under the Historic Heritage Code of the Kingborough Interim Planning Scheme 2015. Any future development of the site however, is capable of managing the impacts of proposed development on the heritage values of this property although there are no controls in place to ensure this.

The overall site is located to the south of Kingston and directly opposite Huntingfield. The site is adjacent to an extensive road network capable of facilitating future subdivision with the Kingston Bypass located on the north eastern boundary, Channel Highway on the eastern boundary, Maddocks Road on the southern boundary and Spring Farm Road on the northern boundary. Access to

the site for future subdivision is available via Maddocks Road, although would require collaboration with Department of State Growth and involve significant upgrade, along with Spring Farm Road to the north and south of the site. It has also been indicated that there may be opportunity for future access in a different location, as an alternative to Maddocks Road, upon further consultation with the Department of State Growth at a later date.

An electricity sub-station owned by TasNetworks is located adjacent to the south west corner of the larger allotment. This substation will impose some restrictions on the future development of the subject site but only within close proximity to the substation itself. The Electricity Transmission Infrastructure Protection Code includes provisions that will provide for residential amenity in future development.

The majority of the site that is zoned Particular Purpose Zone 1 is cleared pasture, with patches of vegetation. The remainder of the site is predominantly vegetated, apart from the location of an electricity transmission easement in the western area of the lot and remains zoned Rural Resource.



Plate 1: Substation on adjacent property – photo taken from Maddocks Road.



Plate 2: Photo taken on Maddocks Road, looking north east across the site.



Plate 3: Photo of the entrance to the site taken from Spring Farm Road.



Plate 4: Photo taken from within the site looking in a southerly direction towards Maddocks Road.



Plate 5: Photo of existing Whitewater Farm homestead.



Plate 6: Photo looking in a south easterly direction toward the lower lying areas behind the trees, adjacent to the waterway.



Plate 7: Photo taken from Kingston Bypass of the site, looking in a southerly direction, showing the location in perspective with Channel Highway.



Plate 8: Photo taken looking across the site in a northerly direction.

There are four statutory Code Overlays that are applicable to the site, however, they are mostly located on the remainder of the larger lot and to the west of the portion zoned Particular Purpose. These are the Waterway and Coastal Protection Area Overlay, the Biodiversity Protection Area Overlay, Landslide Hazard Area Overlay and the Scenic Landscape Area Overlay.

A small extent of the Waterway and Coastal Protection Area Overlay encroaches over the northwest boundary of the Particular Purpose zoned area of the site. This waterway is known as Whitewater Creek. The Biodiversity Code Overlay also covers the patches of vegetation contained within the Particular Purpose Zone. These patches will be zoned Environmental Management. The portion of the site covered by the Landslide and Scenic Landscapes Code is quite minor and has no bearing on this proposal as it is located outside of the Particular Purpose zoned area. The site is also located within a Bushfire Prone Area.

Of the two Codes that are relevant to the area zoned Particular Purpose, the following figures demonstrate the extent of their coverage (see figures 4 & 5).

The land slopes gently throughout the pasture areas on the eastern side of the site with the lower area located at the northern end near Spring Farm Road. The western area of the site, outside of the Particular Purpose Zone 1, slopes upward and comprises some small hilltop areas. The gradient of the subject area is conducive to facilitating future residential development.

The site is located on the peri-urban fringe of Kingston with residential development located to the north and east. Rural land is located to the west and south. The site is capable of being serviced by reticulated infrastructure upon construction of any future subdivision.

1.4 Background

Council has received an application for an amendment to the KIPS 2015 Zone Maps that affect two properties at 27 Spring Farm Road, Kingston. Under the previous *Kingborough Planning Scheme 2000*, the subject site was zoned a combination of Primary Industries and Environmental Management. The larger lot was predominantly zoned Primary Industries, whilst the smaller lot tended toward a larger area zoned Environmental Management.

During the translation process from the *Kingborough Planning Scheme 2000* to the *Kingborough Interim Planning Scheme 2015*, the zoning was affected by the Urban Growth Boundary which traversed through the subject site. The Urban Growth Boundary identified an area that was anticipated as being appropriate for future residential expansion of Kingston. Council had also conducted two public consultation sessions on the *Kingborough Draft Interim Planning Scheme 2015* (KDIPS 2015) prior to submitting a final version of the KDIPS 2015 to the Minister for certification.



Figure 7: Extent of area (in aqua) contained within the Urban Growth Boundary in proximity of the subject site.

Whilst the Kingborough Land Use Strategy and Southern Tasmania Regional Land Use Strategy were strategic documents that supported future residential expansion onto the subject site within the area defined above, the Particular Purpose Zone 1 was put in place as a holding zone. The Particular Purpose Zone 1 – Urban Growth Zone is utilised within most, if not all Interim Planning Schemes, as a zone that identifies an area suitable as a greenfield site for future residential development. The Particular Purpose Zone 1 – Urban Growth Zone ensures that any future development of the site prior to any rezoning, protects the land from being developed in a manner that would fetter the future residential development potential.

As a result, this proposal for an amendment to the KIPS 2015 and an associated subdivision proposal has been submitted to Council to demonstrate the manner in which the subject site could be developed.

2. **LEGISLATIVE REQUIREMENTS**

2.1 ***Land Use Planning and Approvals Act 1993***

In accordance with s33(1) of the Act, a person may request a planning authority to amend a planning scheme administered by it. In accordance with s33(2B), *before making a decision as to whether or not to initiate an amendment of the planning scheme, the planning authority must consider –*

- (a) *whether the requested amendment is consistent with the requirements of section 32; and*
- (ab) *any representation made under s30I, and any statements in any report under section 30J as to the merit of the representation, that may be relevant to the amendment; and*
- (b) *any advice referred to in section 65 of the Local Government Act 1993 received by it.*

Under s32 an amendment of a planning scheme –

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

Section 33(2B)(ab) requires that any representations made under s30I and any statements in a report under s30J of LUPAA that may be relevant to the amendment application, must be considered. A total of nine submissions were received relating to the rezoning of agricultural land under the KIPS 2015 to Particular Purpose Zone 1 – Urban Growth Zone. Whilst the subject land fits with that scenario, the submissions relate more specifically to land zoned as such and known as “Rulla”. This is the land that has been set aside for future housing and is owned by Community Services (Housing). “Rulla” is located to the east of the subject site on the opposite side of Channel Highway. One of the representations received from the Department of State Growth made reference to the potential noise impacts associated with this particular site, however, these concerns are addressed later in this report.

The s30J report endorsed by the Planning Authority on 23 November, 2015 addressed the concerns as follows, however, no changes were recommended as a result of the assessment (see appendix 1).

In accordance with s65 of the *Local Government Act 1993*, the Council must take into account the advice provided by a person with the necessary qualifications and experience necessary to give such advice. This report is prepared by such persons and provides the appropriate advice and recommendations.

The initiation requirements for the proposed scheme amendment are assessed in accordance with the requirements of s32 of the Act and the Planning Advisory Note 4 prepared by the Tasmanian Planning Commission.

3. DISCUSSION

A planning submission was prepared by All Urban Planning on behalf of the property owner. This report provides a strategic justification in support of the proposal which is discussed throughout this report.

The subject site is located within the Urban Growth Boundary as defined in the Southern Tasmania Regional Land Use Strategy. The proposal involves two lots, the entirety of the smaller lot and a portion of the larger lot. The zoning proposed is General Residential and Environmental Management to reflect the existing patches of vegetation. A number of relevant factors are discussed below in this report pertaining to the future subdivision of the site and the site’s appropriateness to being zoned as proposed.

The planning scheme amendment application has been submitted as a s43A amendment as it includes an associated subdivision application (see figure 8 below). The subdivision proposal demonstrates that the site is capable of being serviced by reticulated infrastructure and accessible by a significant road network.

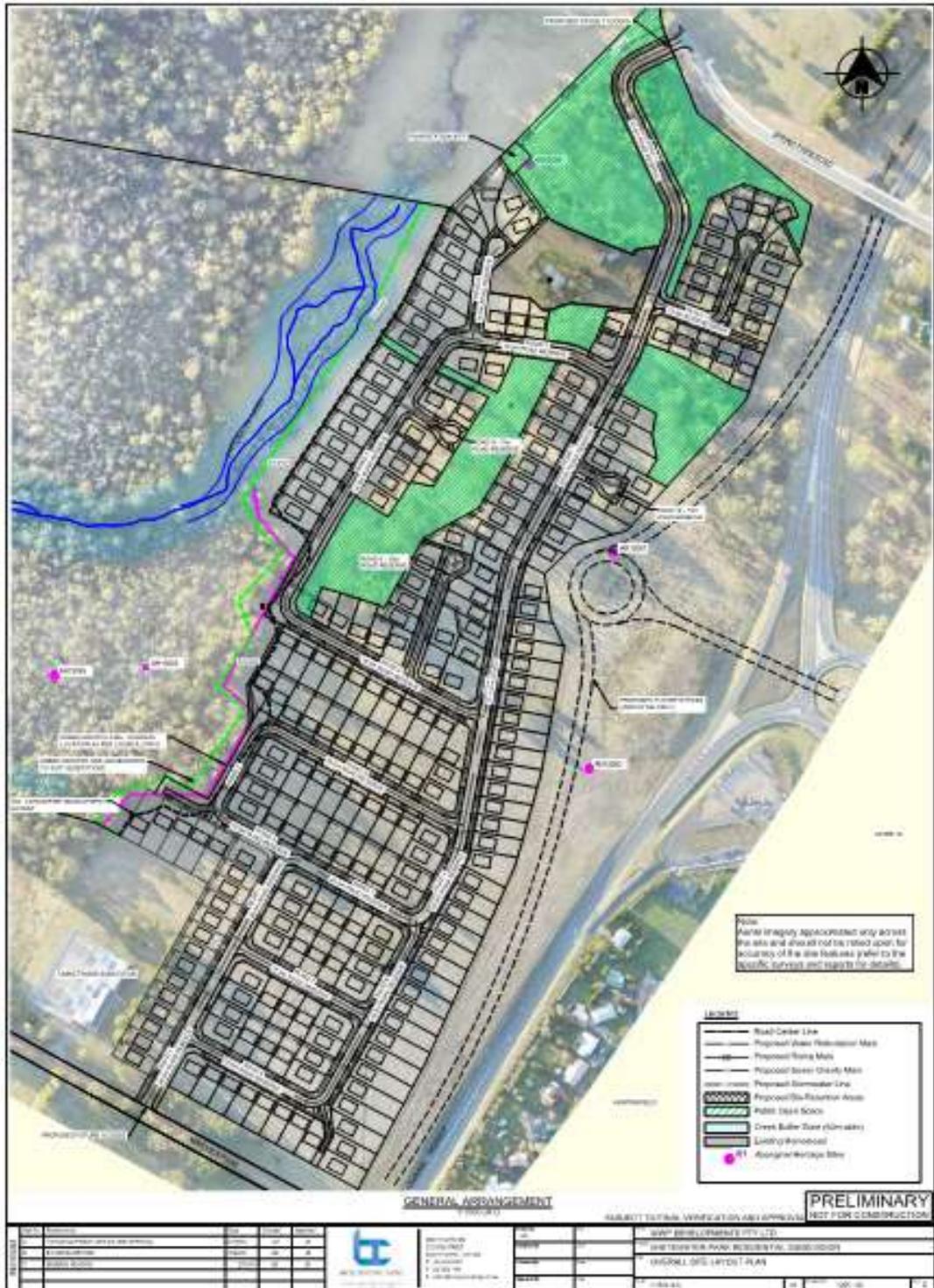


Figure 8: Layout of proposed subdivision.

Site Constraints:

Bushfire risk

The subject site is located within a Bushfire Prone Area. A Bushfire Prone Area Development Report was submitted as part of the s43A application. This report provided information on the how the site could be successfully developed for residential

development. Details of this report that are relevant to the associated subdivision proposal are discussed more fully in the accompanying subdivision assessment.

In summary, the report indicates that a future residential subdivision would be capable of being able to meet the minimum standard required by E1.6.1.1 A1(b) of the Bushfire-Prone Areas Code under the KIPS 2015. Bushfire implications are discussed more assessed more fully as part of the subdivision application process. Accordingly, it is reasonable to conclude that bushfire risk is capable of being managed for this site.

Visual Impact

The subject site comprises mainly open pasture with some tracts of vegetation. This vegetation is to be retained and is located within the area proposed to be zoned Environmental Management. The remainder of the larger lot to be retained within the Rural Resource zone is extensively covered in vegetation. Future development of the subject site will not impact to any great extent on this vegetation. This assists with minimising the visual impact of future development.

The developable portion of the site is located adjacent to Channel Highway and the Kingston Bypass in a similar manner to Huntingfield and other areas of residential development within Kingston. Retention of trees within the developable area will also assist with softening the visual impact of future development. The Scenic Landscapes Code Overlay does not apply to this site given that it is not elevated in topography. It is considered that the impacts of future residential development in this location will not have any significant detrimental visual impact.

Environmental Values

Council's Environmental Planner, Nikki den Exter, provides the following comments in relation to the natural values of the site:

Discussion

The 30 hectare (approx.) site contains a mix of remnant native vegetation, intensively managed pasture (grazing), a class 2 watercourse, a residence and other associated infrastructure. One of the critical issues to consider in determining whether or not to initiate the proposed amendment is how the proposed rezoning considers and provides for the natural values on the site, including threatened native vegetation and threatened species habitat. A detailed ecological assessment and a number of subsequent addendums by North Barker were submitted as part of the application. The following discussion on the impacts of the rezoning application on natural values is based on these assessments in conjunction with observations from a site visit on 1 September 2015.

Native vegetation

The 30 hectare site includes 5.74 hectares (or ~19%) of remnant native vegetation, including:

- 2.75 hectares of dry *Eucalyptus obliqua* forest (DOB)
- 0.97 hectare of *Eucalyptus ovata* forest and woodland (DOV)
- 2.02 hectares of *Eucalyptus ovata* over pasture (FAG-Eo)

The distribution of these communities is shown in Figure 1 below. Each of these vegetation communities are discussed below in relation to their biodiversity significance,

including conservation status, condition, habitat values and importance in maintaining ecological function across the landscape. There are also individual *E. ovata* trees scattered throughout the pasture, which provide potential foraging habitat for the endangered swift parrot.



Figure 1: Distribution of native vegetation on the site

Dry *Eucalyptus obliqua* forest (DOB) (2.75 hectares)

This community occurs on the dry sandstone flats in the north of the site and is dominated by *E. obliqua*, with *E. amygdalina* and *E. ovata* present. The community has been utilised to produce clay and consequently large areas have been dug out as pits in the past. While the DOB is in poor-moderate condition and is not a threatened vegetation community, some of the individual trees within this vegetation are of high conservation value as they provide potential foraging habitat for the swift parrot and potential nesting habitat for hollow dwelling species.

Eucalyptus ovata forest and woodland (DOV) (0.97 hectare)

This community, dominated solely by *E. ovata*, trees is listed as a threatened native vegetation community under the *Nature Conservations Act 2002* and provides foraging habitat for the swift parrot. The DOV is in poor-moderate condition a predominantly sedgy native understorey comprising of sagg, sword sedge and iris with only a few degraded shrubs.

Eucalyptus ovata over pasture (FAG-Eo) (2.02 hectares)

Where there are *E. ovata* trees over pasture rather than with a native understorey, these patches do not conform to the native vegetation community DOV; rather they are a forest/woodland structure of trees over pasture referred to as FAG-Eo. These patches are not considered a threatened native vegetation community under the *Nature Conservations Act 2002*. However they are still of conservation significance as they provide foraging habitat for the swift parrot and also contains potential nesting habitat for hollow dwelling species including the swift parrot and masked owl.

Flora and Fauna Values

In total 188 species of vascular plants were recorded during the site survey by North Barker. Of these, none are listed as threatened Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) and one (gentle rush – *Juncus amabilis*) is listed as rare Tasmanian under the *Threatened Species Protection Act 1995* (TSPA). While previous surveys within 5 km of the property have identified a number of species of threatened flora variously listed under the TSPA and EPBCA, suitable habitat for either of these species was not present within the area of the proposed amendment nor were the species.

In general the site provides limited habitat for fauna species as it is structurally simple and floristically poor. Notwithstanding this and as highlighted above, the vegetation on the site does provide potential habitat for a few threatened fauna species. In particular, the density of mature trees within all patches of native vegetation except patch 5 (see Figure 1) satisfy the definition of low-moderate density nesting habitat for the swift parrot and the presence of old mature trees with hollows may provide suitable breeding hollows for the masked owl. Call back surveys and observations of suitable hollows failed to detect the masked owl and it was concluded that this species is not currently utilising the hollows. The *E. ovatas* on the site also provide foraging habitat for the swift parrot. Diggings of the eastern barred bandicoot were also observed in the pasture on the south of the site and two dead cattle egrets were also observed. There is also a moderate to high possibility the site is utilised by the spotted-tail quoll and Tasmanian devil. A map of threatened fauna habitat is provided in Figure 2 below.

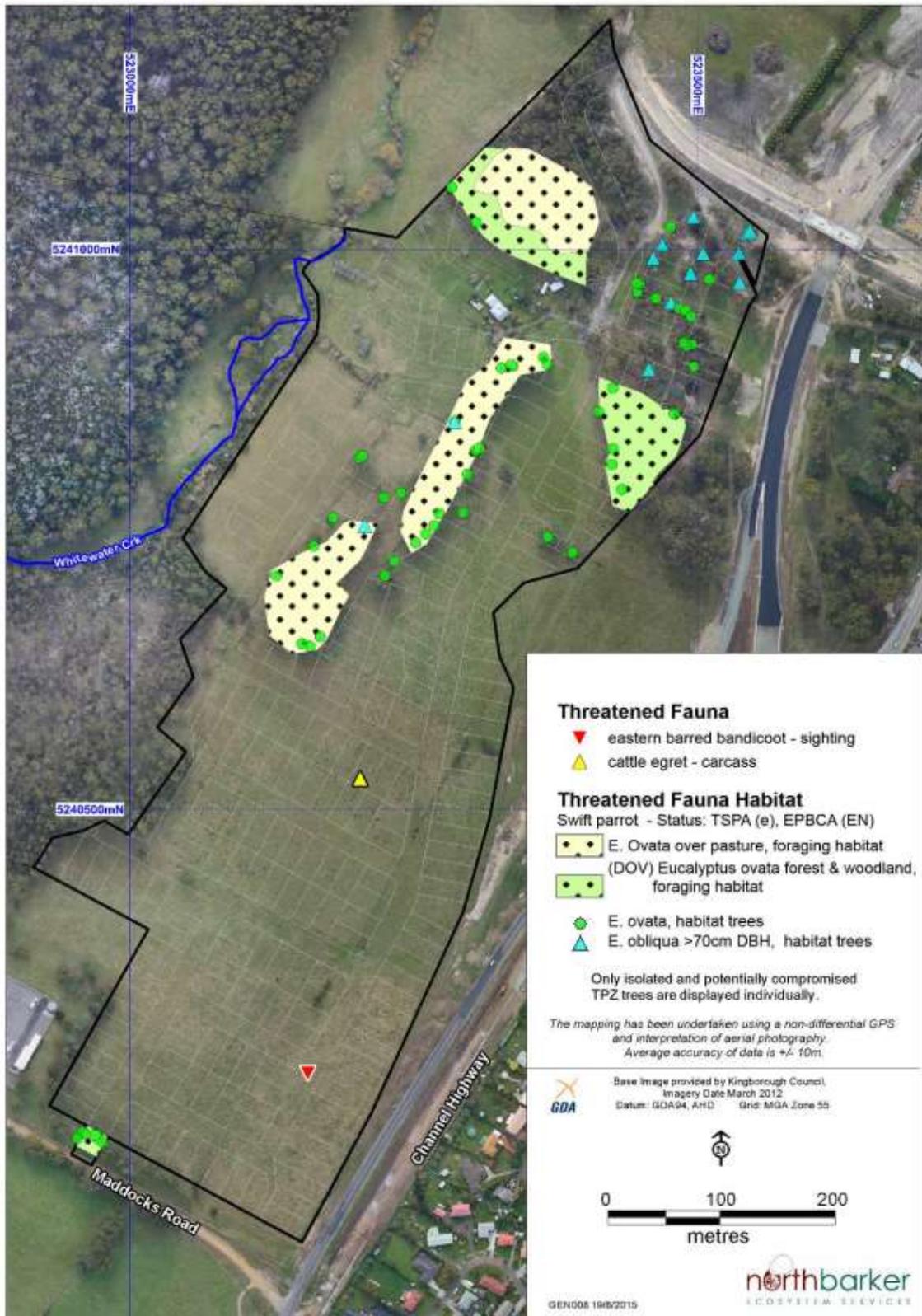


Figure 2: Threatened fauna habitat on the site

Landscape Context

When assessing the significance of the vegetation on White Water Park it is important to consider it in the context of other remnant vegetation within the broader Kingston/Blackmans Bay area. While the patches of remnant vegetation within the proposed amendment are relatively isolated patches surrounded by pasture, they are considered to provide an important stepping stone for avifauna between remnant vegetation within urban Kingston/Blackmans Bay to the east and large tracts of remnant vegetation to the west.

Waterways

Whitewater Creek, a Class 2 watercourse, flows through the property. The vegetation along this length of creek varies from more intact native vegetation upstream to predominantly exotic vegetation dominated by crack willow. Whitewater Creek is entirely outside the footprint of the proposal.

Impacts of the proposed rezoning

The proposed rezoning includes the retention of approximately 61% (or 3.49 hectares) of the remnant native vegetation in public open space (POS) zoned as Environmental Management, with the balance in the General Residential zone. This includes:

- 88% (0.85 hectares) of the threatened DOV;
- 78% (1.58 hectares) of the FAG-Eo; and,
- 38% (1.05 hectares) of the DOB.

As the areas of DOV and FAG-Eo contain the values of higher conservation significance, the proposed zoning ensures these values are largely retained and protected.

The proposed rezoning will result in some impacts on threatened fauna habitat. However it is considered that these impacts are avoided to the extent practicable and are able to be adequately assessed, mitigated and offset through the assessment of the proposed subdivision.

Many of the known populations of the rare gentle rush (*Juncus amabilis*) plant are predominantly within the pasture and area proposed to be zoned General Residential therefore, it is likely many individuals will be lost. However some of the populations are located in the public open space and are able to be retained and protected. The loss of the individual plants is able to be adequately assessed, mitigated and offset through the assessment of the proposed subdivision.

While there will be some impacts on significant natural values, overall the rezoning application has been designed to largely avoid and minimise impacts on the most significant remnant native vegetation communities on the site, retain threatened fauna habitat and protect populations of threatened species to the extent practicable. Accordingly, these values will be largely retained irrespective of whether or not the current proposal is acted upon. Furthermore, it is considered that the current provisions of the Kingborough Interim Planning Scheme 2015 are sufficient to enable any residual impacts on significant values as a result of the rezoning to be adequately assessed, mitigated and offset.

Heritage Issues

There are two heritage issues associated with this proposal. The first relates to the presence of the Whitewater Farm Homestead on the smaller Certificate of Title (CT 166964/1). The property is not listed on either the Tasmanian Heritage Register or the KIPS 2015 at this stage. It is however, likely that any future review of the Historic Heritage Code under the KIPS 2015 would see this farm included as a local listing. At this time there are no planning controls affecting this property that are able to be implemented to protect the heritage value of the property.

The associated subdivision proposal submitted in conjunction with this proposal demonstrates that a reasonable curtilage is to be provided surrounding the property. The intent of this will protect the heritage value and utilise the building as a strong entry focal point to the subdivision. This is considered a sufficient response in protecting the existing heritage value.

The second heritage issue is that of Aboriginal heritage. An 'Aboriginal Heritage Assessment' has been prepared for the site which supports both the rezoning proposal and the associated subdivision. A total of five Aboriginal heritage sites were identified on the site. Two of the sites are located within the wide roadside verge between the site and the Channel Highway. A further two sites are located within the portion of the site zoned Rural Resource which is outside of the developable area for future residential subdivision. One site is located within the Environmental Management zoned land to the north of the existing Whitewater Farm Homestead. Impact on this site is not considered likely given that it is within an area to be retained as vegetation offset required by the Biodiversity Code.

As the likely extent of known Aboriginal heritage sites have been identified, any required protection measures are capable of being dealt with in the assessment of the subdivision proposal and under the *Aboriginal Relics Act 1975*.

Noise Attenuation

Council's Environmental Health Officer, Abyilene McGuire, provides the following comments in relation to noise mitigation for the site:

A report from Bill Butler, Vipac Engineers & Scientists Ltd has been submitted by the applicant for DAS-2015-44 which is considered relevant in assessing this proposal. This report addresses noise from the existing substation and traffic noise from the Channel Highway.

Substation noise

The report identifies five residential lots that would exceed the substation noise criteria. The report demonstrates that noise from the existing substation can be mitigated by one of two options; either dwellings are not placed on these five affected lots or appropriately designed and constructed barriers are installed on the boundary of the substation.

The applicant has currently proceeded with the first option and dwellings will not be placed on these five lots at this stage and therefore further noise mitigation is not required.

Mr Butler's report confirms that with a zoning of general residential, identified issues from substation noise can be appropriately managed with a number of options available.

Traffic/road noise

Mr Butler has advised that the Channel Highway is classified as a category 1 road. If zoned general residential, the proposed sensitive use development is within 20-35m of the road.

Mr Butler has sourced traffic count data for the Channel Highway from the Department of State Growth (DoSG) including projected traffic volumes for 2037. Further traffic volume estimates have been provided by Midson Traffic for the proposed slip roads. Noise measurements have also been undertaken over a five day period in July at a considered location.

To reduce future traffic noise levels, acoustic barriers have been modelled on the boundary with the road. The diagram below is extracted from the Vipac noise assessment and identifies the location and height of the barriers to mitigate road noise for the general residential subdivision proposal.

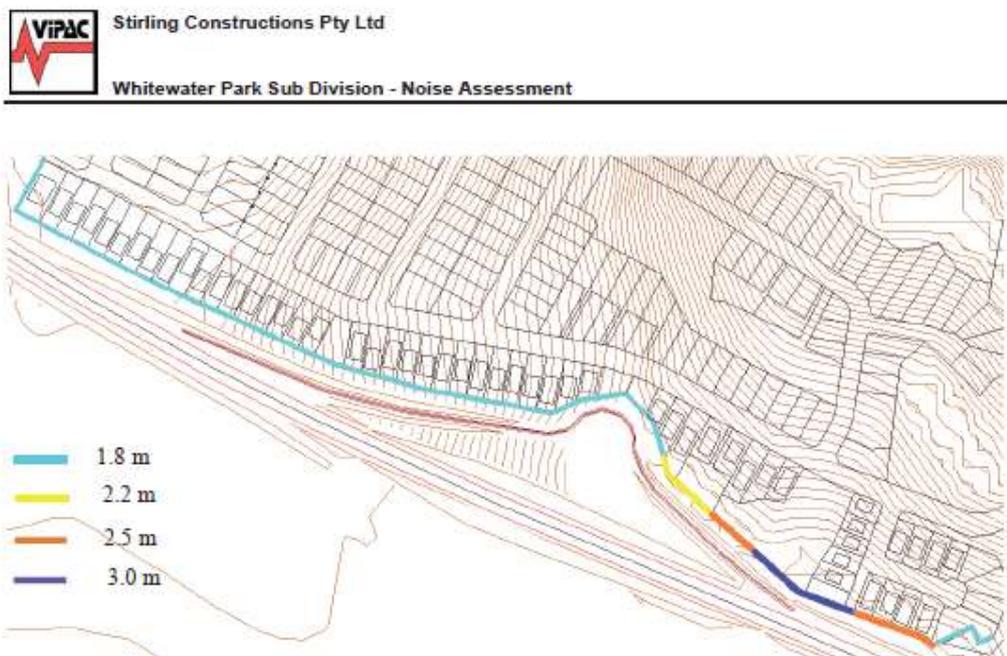


Figure 9: Noise Mitigation – Boundary Fences

Mr Butler has advised that the structural and performance requirements for the acoustic barriers will be based on a VicRoads design criteria for noise barriers. These barriers would need to be constructed prior to the sealing of the affected Titles. Further, the developer agrees that the affected Titles will be subject to a Part 5 Agreement pursuant to section 71 of the Land Use and Planning Approvals Act 1993 to ensure that future owners will be responsible for the maintenance of these barriers. This is a similar outcome to the previously approved Spring Farm subdivision.

Mr Butler's report confirms that with a zoning of general residential, proposed sensitive use development should not be adversely impacted by the existing category 1 road.

Overall, Mr Butler's report demonstrates that with appropriate noise mitigation measures relating to specific lots, the proposed zoning of general residential can accommodate sensitive use development.

Road networks, traffic management and drainage

Council's Development Control Officer, Paul Verne, provides the following comments in relation to roads and traffic issues:

Roads and Traffic

The proposed planning scheme amendment as detailed on the submitted application proposal plans and associated documentation is located with access from Spring Farm Road, Kingston and Maddocks Road, Kingston.

Spring Farm Road, a State Road, has recently been upgraded from the Channel Highway junction to just short of the Spring Farm property boundary by Department of State Growth as part of the Kingston Bypass project to provide access for further development to the west of the Bypass works. The Spring Farm Road upgrade involved a kerbed 8m wide sealed carriageway, concrete footpaths including the extension of the shared concrete footpath to service both the Whitewater (DAS2015-44) and Spring Farm (DAS2013-42) developments.

Maddocks Road is a council maintained rural access road that services a number of rural properties, as well as a TasNetworks substation. The road is unsealed for the majority of its length. It connects with Channel Highway at a T-Junction, with a long channelized right turn entry lane from Channel Highway. Maddocks Road is presently a low traffic volume road and complies with current standards but due to the increase in traffic generated from the proposed Whitewater subdivision (DAS2015-44) the road will be required to be upgraded to a pavement collector road in accordance with the conditions placed on the subdivision permit.

A Traffic Impact Assessment (TIA) undertaken by Keith Midson Traffic dated August 2015 was lodged with the submitted subdivision and planning scheme amendment application documentation and was later amended (October 2015) and resubmitted to Council to address the vehicular and pedestrian impacts on the existing road networks. The following is a summary of the discussions and conclusions/recommendations of the amended report.

- The traffic generated by the proposed subdivision will not have any significant adverse impacts on the surrounding road network in terms of traffic efficiency or road safety.
- The roundabout at the Channel Highway/ Spring Farm Road junction required for the approval of the Bunnings development is compatible with the forecast peak hour generation associated with the proposed development. No further junction treatments are considered necessary at this junction as a result of the proposed development.
- The junction of the subdivision with Spring Farm Road can cater for all traffic generated by the subdivision in conjunction with all traffic generated by the neighbouring subdivision to the west. The connection of the subdivision to Maddocks Road is only required for connectivity reasons, rather than capacity reasons. A large proportion of the subdivision can be staged from the Spring Farm Road end prior to the connection with Maddocks Road.

- Maddocks Road should also be sealed between Channel Highway and the access to the subdivision. This should be done at such time when the subdivision access road onto Maddocks Road is connected.
- The proposed subdivision will provide connectivity with existing trails connecting to the subdivision and in close proximity to the subdivision. The development will therefore provide an important strategic 'missing link' in Council's Bike Plan. Connectivity will be available for pedestrians and cyclists through the subdivision along the main connecting road within the site, as well as connections at Maddocks Road (both the road junction and a pedestrian path connection) and Spring Farm Road (at the road junction). The proposed subdivision is therefore compatible with Council's bike strategy.

Based on the findings from this above TIA, Keith Midson states that proposed subdivision is supported on traffic grounds and traffic generated by the proposed changes will not have any significant adverse impacts on the surrounding road network in terms of traffic efficiency or road safety.

The applicant of the associated subdivision (DAS2015-44) would be required to extend shared footpath from the junction of Road 1 in the subdivision proposal to the existing footpath on Spring Farm Road located west of the junction.

It is proposed that the main collector road within the proposed Whitewater subdivision (DAS2015-44) will ultimately link Maddocks Road to Spring Farm Road and possibly become a bus route at later time and provide footpaths links for pedestrians and bicycles.

Drainage

The applicant of the associated subdivision (DAS2015-44) will be required to provide the following upon an approval for future subdivision;

- Sealed road will utilise kerb and gutters, piped reticulation system, a system gross pollution pit, detailing overland flow paths and bio retention basins with low flow vegetated swale point discharges to the Whitewater Creek
- All lots will be provided with a minimum 150mm dia piped stormwater house connection to service the low point of the lot.
- New point source discharges from the subdivision drainage system end of line bio retention basins with vegetated swale discharges to the Whitewater Creek. The internal stormwater collection and treatment design and construction will incorporate Water Sensitive Urban Design best practice.

The associated subdivision (DAS2015-44) drainage plan will be required to be undertaken by a qualified hydraulic engineer and lodged together with supporting hydraulic design calculations and design reports as required to the satisfaction and approval of the Executive Manager – Engineering Services.

Hydraulic Services

Sewer and water services will be provided by the applicant of the associated subdivision (DAS2015-44) to the requirements and approval of TasWater.

Other Servicing Issues

The applicant of the associated subdivision (DAS2015-44) is required to construct sound barrier fencing to reduce noise to the new residents. All power, street lighting and telecommunication services will also be provided.

The associated subdivision proposal to this planning scheme amendment application, demonstrates that the site is capable being serviced to facilitate future residential development.

Strategic discussion & justification:

Existing situation under the Particular Purpose Zone 1 – Urban Growth Zone - Kingborough Interim Planning Scheme 2015

The subject site is currently zoned Particular Purpose Zone 1 - Urban Growth Zone under the KIPS 2015. This zoning relates to the smaller lot (CT 166964/1) and a portion of the larger lot (CT 165018/1). The remainder of the larger lot is currently zoned Rural Resource and will remain as such. The proposed amendment is for a rezoning of the areas of 27 Spring Farm Road, Kingston zoned Particular Purpose to a combination of General Residential and Environmental Management.

The zone purpose statements of the Particular Purpose Zone 1 – Urban Growth Zone are to:

- 32.1.1.1 *To identify non-urban land intended to be largely converted to urban use and development in the future.*
- 32.1.1.2 *To ensure that the development of the identified non-urban land does not compromise its potential for future urban use and development.*
- 32.1.1.3 *To support a land release program of rezoning of non-urban land into urban land in accordance with the Greater Hobart Settlement Strategy (Southern Tasmania Regional Land Use Strategy 2010-2035).*

There are no Local Area Objectives or Desired Future Character Statements contained in clause 32.1.2 or 32.1.3 for the Particular Purpose Zone 1.

The allowable uses and development standards contained within the Particular Purpose Zone 1 are heavily restricted to ensure that future development of land zoned Particular Purpose is not fettered by development that would impede future development for residential purposes. This zone is essentially a holding zone until such a time when proposed development can be clarified and is pending.

The proposed amendment and associated subdivision application sets out how the subject site can be developed for residential purposes and accordingly the appropriate zones are able to be determined.

Proposed situation under the General Residential Zone – Kingborough Interim Planning Scheme 2015

The zone purpose statements for the General Residential Zone are:

- 10.1.1.1 *To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.*

- 10.1.1.2 *To provide for compatible non-residential uses that primarily serve the local community.*
- 10.1.1.3 *To provide for the efficient utilisation of services.*
- 10.1.1.4 *To implement the Regional Settlement Strategy and the Greater Hobart Residential Strategy.*
- 10.1.1.5 *To encourage residential development that respects the neighbourhood character, natural landscape and provides a high standard of residential amenity.*
- 10.1.1.6 *To encourage urban consolidation and greater housing choice through a range of housing types and residential densities.*

Further to these zone purpose statements, there is a Local Area Objective and Desired Future Character Statement contained within clause 10.1.2 and 10.1.3 of the KIPS 2015 that is in place to guide use and development that supports the zone purpose statements listed above. This local area objective and desired future character statements set out the values associated with this zone and identifies any accompanying strategies to guide development as follows:

Local Area Objectives	Implementation Strategy
Kingston	
(a) <i>Kingston will be primarily maintained as a residential area, with opportunities taken to protect natural features, improve local infrastructure and services when appropriate.</i>	(a) <i>New development should ensure that residential amenity is optimised by maintaining the existing character of the area and providing quality infrastructure where appropriate.</i>
Desired Future Character Statements	Implementation Strategy
Kingston	
(a) <i>Kingston is to include a mix of housing types that provide for a range of choices and affordability options.</i>	(a) <i>While traditional suburban areas are to be retained as appropriate, multi-unit housing is to be directed towards those areas that are relatively close to central Kingston or other significant business or commercial precincts.</i>
(b) <i>The ageing population should be well accommodated within Kingston enabling residents to have easy access to relevant services.</i>	(b) <i>Aged care facilities and associated housing and infrastructure are to be encouraged within appropriate areas.</i>
(c) <i>The Kingston area is characterized by vegetated corridors and backdrops and this visual appearance should be protected.</i>	(c) <i>The subdivision or development of land should be designed in a manner to protect or enhance vegetated corridors and backdrops.</i>

The subject site has already been identified as an area suited to residential development through the zoning of Particular Purposes Zone 1 – Urban Growth Zone. This will provide opportunity for diversity in housing choice, whilst at the same time protecting the

existing standing vegetation within the areas proposed to be zoned Environmental Management and the existing Rural Resource zoning on the remainder of the larger lot. The vegetated backdrop to Kingston is therefore maintained. The locality is well suited to residential development through its location and accessibility.

The proposal is considered to facilitate future development that is consistent with the Local Area Objective and Desired Future Character Statements.

Proposed situation under the Environmental Management Zone – Kingborough Interim Planning Scheme 2015

The zone purpose statements of the Environmental Management Zone are to:

- 29.1.1.1 *To provide for the protection, conservation and management of areas with significant ecological, scientific, cultural or aesthetic value, or with a significant likelihood of risk from a natural hazard.*
- 29.1.1.2 *To only allow for complementary use or development where consistent with any strategies for protection and management.*
- 29.1.1.3 *To facilitate passive recreational opportunities which are consistent with the protection of natural values in bushland and foreshore areas.*
- 29.1.1.4 *To recognise and protect highly significant natural values on private land.*
- 29.1.1.5 *To protect natural values in un-developed areas of the coast.*

There are no Local Area Objectives or Desired Future Character Statements contained in clause 29.1.2 or 29.1.3 for the Environmental Management Zone

The areas to be zoned Environmental Management reflect the existing patches of vegetation which are to be retained as a component of the offset required for development of the site. These areas are capable of being utilised for public open space purposes where such a use does not conflict with the retention of the vegetation and environmental values. The type of recreational activity suited to these patches of land is for passive recreation. Should the proposal be successful, any subsequent subdivision approved would likely include a condition for the areas zoned Environmental Management to be utilised for open space activity and thus transferred to Council for management.

The proposal is considered to facilitate future development that is consistent with the Local Area Objective and Desired Future Character Statements.

Connectivity and open space

The proposed amendment includes extensive areas to be zoned Environmental Management. These areas are to facilitate public open space requirements associated with a subdivision of this size, whilst also retaining significant vegetation. This area zoned Environmental Management provides opportunity for easy access to the recreational areas for occupants of the subdivision. As part of the associated subdivision application, a pocket park is also proposed at the southern end of the larger area. The extent of area provided provides adequate opportunity to meet the public open space requirements of a subdivision proposal.

Connectivity between these tracts of area zoned Environmental Management will also be provided as part of a subdivision application. It was not considered appropriate to require these walkways to be zoned Environmental Management as they may require

some realignment as part of a subdivision construction that would be too difficult if they were zoned as such. The proposed zoning sets up the locations for connectivity which can easily be accommodated within the General Residential Zone.

Opportunity also exists for connectivity with the proposed Spring Farm development that includes a neighbourhood centre. Connectivity is also provided within the existing road network framework.

Southern Tasmania Regional Land Use Strategy

The planning submission accompanying this application touches on the Southern Tasmania Regional Land Use Strategy (STRLUS) in support of this proposal. It notes that *“the STRLUS identifies Whitewater Park as suitable for future urban development as indicated by its Greenfield Development Precinct status”* under Map 10.

The Greater Hobart Residential Strategy in the STRLUS asserts that presently greenfield development occurs on a larger scale than infill development and at relatively low densities (approximately 7 to 10 dwellings per hectare). The STRLUS seeks to accommodate greater efficiency in the use of land for residential development through a more balanced ratio of infill development to greenfield development. This approach is logical and the suggested density requirements can be achieved through the subdivision provisions for the General Residential zone. A maximum lot size is stipulated in the subdivision provisions to ensure the orderly subdivision of greenfield sites to an appropriate extent.

The associated subdivision proposal as part of a s43A application under LUPAA, provides for 219 new lots. This results in a density of approximately 10 dwellings per hectare, including multiple dwellings. This figure takes into account that the site area measures approximately 30 hectares, with an area measuring 5 hectares set aside to be zoned Environmental Management. Accordingly, the developable area for residential lots measures approximately 25 hectares.

It is important to note that the proposed subdivision meets with the requirements of subdivision under the General Residential Zone, however, an alternative subdivision proposal would be capable of achieving higher densities if subdivided to its potential. The subdivider has acknowledged that the vision for this site is for larger lots than the 450 sqm minimum allowable under the subdivision provisions to establish a certain desired character for this site. This provides diversity in housing choice and establishes an alternative character to that from the adjoining subdivision at Spring Farm where smaller lots are proposed. The subject site is located as a gateway to the Kingston area and the larger lot sizes proposed are consistent with the highly visual nature for this site and provides a high level of residential amenity.

The Urban Growth Boundary identifies the physical extent of future residential land supply. This site is located within that urban growth boundary. The STRLUS asserts that greenfield sites could potentially include future commercial and industrial development. There have been ongoing discussions between the developer and Council on whether industrial development should be required on this site. It is considered there is sufficient commercial development land within Kingborough and further commercial land in this location would be dislocated from other commercial areas. A neighbourhood centre has also been approved in the adjacent and pending subdivision of Spring Farm. Industrial land however, has been identified as being in shortfall for Kingborough in the Industrial Land Strategy prepared by SGS Economics and Planning Pty Ltd that informs the STRLUS.

The Industrial Land Strategy identifies two areas within the Kingborough Municipality as being suited to future industrial development. The larger property at 27 Spring Farm

Road has been identified as having the potential to provide for 16 hectares of industrial land adjacent to the TasNetworks substation on Maddocks Road. A longer term option is also land at the Hazell Bros quarry at Leslie Vale. It is acknowledged here, however, that there are potential servicing problems that would need to be overcome.

The Report identifies that the 16 hectares at Maddocks Road would be part of the total area available of 54 hectares, however, this is optimistic as there is only about 30 hectares in total at this site available for development within the urban growth boundary. In noting the decrease in area available, it is also pertinent to acknowledge the competing interests between residential and industrial development. Whilst Whitewater Farm has been earmarked for future residential development, the industrial use has not been considered in detail.

Prior discussions between Council and SGS Economics and Planning during compilation of their report, was to the effect that SGS had identified land further west of the TasNetworks substation as being suited to industrial development. It was at Council's suggestion that the industrial land be moved below the TasNetworks substation and closer to Channel Highway. In hindsight, it is clear that industrial zoning in this location would have visual impacts upon Channel Highway and conflict with future residential development of the site to the point of significantly reducing the developable area. Industrial development would also conflict with the gateway to residential development via Maddocks Road. The accompanying planning submission forms the same opinion and suggests *'future light industrial opportunity would be more logically located further up Maddocks Road (above the substation)'*. An ability to still pursue and identify an alternative area on the remaining extent of this property exists with road access via Maddocks Road that is dislocated from future residential development.

The STRLUS incorporates an urban growth boundary to ensure the orderly release of land and suggests a land release program should be built around Precinct Structure Plans. No such structure plan is in place for Whitewater Farm and is therefore not translated into the KIPS 2015 as a Specific Area Plan. As no Specific Area Plan is in place, a Site Development Plan has been prepared and submitted to Council which is in accordance with the STRLUS. This plan demonstrates the extent of subdivision proposed and identifies the areas to be zoned General Residential and Environmental Management. This is considered sufficient to provide details as to how the property can be developed for residential purposes as envisaged by the STRLUS.

The proposed zoning of General Residential to reflect the developable area for residential use and the Environmental Management zone to reflect the vegetation and open space requirements of the subdivision could be considered a Specific Area Plan per se. The plan identifies areas to accommodate environmental constraints and stays within the confines of the urban growth boundary. Any future subdivision of the site would be limited by these zones and the relevant allowable uses within those zones. It is considered that a residential use of this site is particularly appropriate given that the site is not directly accessible via Channel Highway or the Kingston Bypass and "through traffic" as a result of mixed use development on this site may not be preferable. In any case, future through traffic via residential development associated with the development of Whitewater Farm and Spring Farm in the longer term is anticipated to occur to the west and linking to the Kingston View Drive area.

STD 1.1 seeks to implement the Regional Settlement Strategy and associated growth management strategies through planning schemes. This proposal is considered capable of accommodating development and to the density required by the STRLUS.

SRD 2 seeks to “*manage residential growth for Greater Hobart on a whole of settlement basis and in a manner that balances the needs for greater sustainability, housing choice and affordability*”. Future development potential associated with Whitewater Farm is consistent with SRD 2 in that it identifies the extent of urban growth area available as a greenfield site for Kingborough. Other opportunities for development for urban purposes has also been discussed, i.e. commercial and industrial, although excluded.

SRD 2.5 refers to a Residential Land Release Program that controls land releases in greenfield sites. The greenfield site at Spring Farm has already been approved prior to the implementation of the KIPS 2015 however, has not been developed at this stage. This application for a planning scheme amendment has been submitted to Council prior to Spring Farm being released, however, there are no legislative restrictions that prohibit the applicant from doing so. There are no triggers that require one subdivision to be implemented before the other, if at all.

It is proposed that the Spring Farm development will be staged which is the same case as for Whitewater Farm. These subdivisions offer different types of residential living. Spring Farm has a large number of smaller residential lot sizes and results in a higher density of living. Whitewater Farm is aiming for larger residential lot sizes that are however, also compliant with the lot size requirements of the KIPS 2015. This results in diversity of housing choice for purchasers. In accordance with SRD 2.11, by having different forms and densities of housing available, opportunity to increase the supply of affordable housing is more likely to be achieved.

Kingborough Land Use Strategy

As outlined in the accompanying planning submission, the Kingborough Land Use Strategy (KLUS) has more to say on the subject of residential demand and availability for Kingborough. Clause 4.4.1 on the Regional context for residential growth, asserts that local knowledge on the availability of potential lots available for future residential development is significantly less than estimated in the STRLUS. According to Council’s statistics, there are approximately 540 lots available within Kingborough, not limited to Kingston. The regional estimate is somewhere in the vicinity of 5000 dwellings, however, it also implies this may be due to considering infill development.

The KLUS attributes the considerably smaller estimate than that of the regional figure, as being due to existing environmental constraints within Kingborough, along with a level of back-zoning from Residential to Low Density Residential in appropriate locations. It is also noted that “*some of the affected parcels may remain undeveloped for many years or not developed to their greatest potential*”.

The KLUS identifies that Council has historically approved about 300 new dwellings per year. These dwellings are approximately 50% single dwellings and 50% units. It is also noted that most of the dwellings are now being approved in rural locations due to the limited supply of suburban land.

This rate of development has significantly decreased over the last few years to approximately 60 dwellings and 100 units. This is attributed to the low availability of developable suburban land. The KLUS goes further to say that “*regardless of the current slower takeup rates, it is clear that there is a significant land supply shortage*”. “*This shortage of suitably zoned land is a major issue for such a rapidly developing municipality as Kingborough and more land will need to be rezoned to Residential or equivalent in the new planning scheme*”.

The STRLUS and the KLUS identify greenfield sites for future urban development as:

- The Spring Farm property – about 400 dwellings.
- Whitewater farm property – about 200 dwellings
- Housing Dept land – about 400 dwellings
- Tinderbox Road, on the southern edge of Blackmans Bay – 30 dwellings (already half developed)
- Algona Road – 100 dwellings.

This provides a total of around 1130 lots available for residential development at some stage in the future. Approximately 43 of the Algona Road lots have been sold in the first stages. Housing Department land has been approved for 43 lots and their remaining area has not yet been considered for planning approval. Spring Farm and Whitewater Farm are to be released in stages.

Given the points raised in the KLUS regarding the shortfall of urban housing and the previous higher rates of 300 dwellings per year being constructed, the KLUS anticipates that approximately 100 dwellings per year are likely to be facilitated through greenfield development. The KLUS goes further to say that *“it is also expected there will be a pent up demand (due to the current shortage of land and the delays involved in bringing these areas on to the market) and so the demand in the first few years could potentially be almost twice this figure.* This would imply a supply of approximately 5-6 years would be available from greenfield development. The staging of Spring Farm and Whitewater Farm would likely control releasing land according to sales.

Clause 5.1.4 of the KLUS includes an excerpt on land *“North of Maddocks Road”* that includes the Whitewater Farm property, as a “key site” for development. The KLUS outlines the existing Particular Purpose Zone 1 – Urban Growth as being a holding zone for future urban development until such time as the nature of future development can be determined. Residential development was one of the suggested options.

Many of the comments made above are consistent with those contained in the planning submission. The KLUS places a strong perspective on the shortfall of housing currently available within Kingborough and this proposal goes toward reducing that deficit, offering different housing choices and contributing to affordable housing through increased land supply.

Supply and Demand for residential land

Supply and demand for residential land in Kingborough has been outlined above. ABS statistics support the current figure of new dwellings for Kingborough at 121 for the year ending June 2013 (see figure 9). Prior to that date, dwelling approvals were in the range of 280-300 per year. As discussed above, the lowering of figures appears to be related to lack of land supply. This is further supported by the recent quick uptake of available residential land within Kingborough.

		Period	Kingborough (M)	Australia
 People	Persons (no.)	2013	35,201	23,135,281
	Male (no.)	2013	17,306	11,518,199
	Female (no.)	2013	17,895	11,617,082
	Median Age (years)	2013	40.5	37.3
 Economy	Total number of businesses (no.)	2013	2,320	2,079,659
	Number of employing businesses: 5 or more employees (no.)	2013	234	251,944
	Building Approvals - Total private sector houses (no.)	2013	121	91,795
	Building Approvals - Average value of private sector houses (\$'000)	2013	292	324

Figure 9: Total number of dwellings approved in 2013 for Kingborough = 121. Previous years indicate approximately 280 per year. The reduction is considered as a response to lack of land supply. (Source: www.abs.gov.au)

As outlined previously in this report, there are four large greenfield sites within the Kingborough Municipality for development. Algona Road is the first of these sites to be developed, with approximately 40 land titles issued between late October and mid-November, 2015. These titles appear to have all sold rapidly and have begun to be developed. A small residential subdivision that recently occurred at Snug was also sold and developed within a very short timeframe. This would also indicate that there is a demand for residential land within Kingborough.

The KLUS clearly outlines the demand for new residential dwellings being at around 100 per year for greenfield development with a likely pent up demand that would double this figure. In addition to the statistics that demonstrate building approvals are in alignment with this demand, it is reasonable to assume that the supply and demand for residential dwellings in Kingborough are not in sync and additional land supplies will go toward rectifying this situation.

4. **STATUTORY ASSESSMENT**

The draft amendment is assessed against the provisions of s32 of the Act as follows.

4.1 **Potential Land Use Conflicts**

The proposed amendment results in approximately 25 hectares being rezoned to General Residential and 5 hectares to Environmental Management. These zones are complementary to each other and particularly where they are meeting a public open space purpose in addition to vegetation offset. The remainder of the larger lot currently zoned Rural Resource will retain the Rural Resource zone. This land is heavily vegetated and accordingly has no intensive agricultural potential.

The subject site has already been identified in the STRLUS and the KLUS as being a “greenfield” suited to residential use. Residential development is anticipated through the Spring Farm development to the north of the site and existing residential development is located to the east. Whilst the subject site is subject located adjacent to Channel Highway, the Kingston Bypass and the TasNetworks substation and is subject to some noise impacts, a noise assessment report has been submitted to address these concerns. The report identifies mitigation measures that can be incorporated in the future development of this site and the KIPS 2015 provides a mechanism to ensure that future subdivision of the

site can incorporate these measures. Accordingly, the draft amendment is considered to be consistent with the existing land use and therefore will not result in potential land use conflicts.

4.2 Conflict with the requirements of section 300

The proposed amendment is in relation to a local provision of the KIPS 2015. As discussed earlier in this report, the proposal is considered to be consistent with the Southern Tasmania Regional Land Use Strategy. No conflict with common provisions or other local provisions of the Scheme is evident. In consideration of the issues discussed under the STRLUS and the KLUS, the proposal is considered to meet the requirements of S300 of the *Land Use Planning and Approvals Act 1993*.

4.3 Impact on the Use and Development of the Region – s32(1)(f)

The Southern Tasmania Regional Land Use Strategy sets out a strategy to meet the ongoing housing demands for the Region. As discussed earlier in this report, the zoning of General Residential and Environmental Management for this site is considered to be consistent with the future projections of housing demand for Kingston. The STRLUS and KLUS are both supportive of the proposed amendment as being a suitable greenfield site to facilitate future residential development.

5. OBJECTIVES OF SCHEDULE 1 OF THE LAND USE PLANNING AND APPROVALS ACT 1993

The following table assesses the draft amendment against the objectives of Schedule 1 of the *Land Use Planning and Approvals Act 1993*.

Objectives of Schedule 1 of the Land Use Planning and Approvals Act 1993		
Part 1 Objectives		
Objective	Proponent response	Comment
(a) <i>to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity</i>	The proponent asserts that the proposed Environmental Management zone promotes the objectives for sustainable development and protects significant tracts of high priority vegetation and the waterway. By zoning the public open space areas Environmental Management, the biodiversity and waterways are protected.	Agreed. The objective is satisfactorily addressed.
(b) <i>to provide for the fair, orderly and sustainable use and development of air, land and water</i>	Comments provided in the planning submission were to the effect that the site has been earmarked for residential development through the KLUS, the existing zoning and is consistent with the STRLUS. Future residential subdivision will address housing affordability issues and improve housing choice.	Agreed. The objective is satisfactorily addressed. In particular, it is agreed that housing choice leads to better affordability and this proposal goes towards achieving that goal.

<p>(c) <i>to encourage public involvement in resource management and planning</i></p>	<p>The strategic planning process for the STRLUS and KLUS involved extensive public involvement. Further public involvement will also be provided through the notification of the amendment.</p>	<p>Agreed.</p> <p>The objective is satisfactorily addressed.</p> <p>As the proposal is a s43A application under LUPAA, there is also public involvement at this point relating to the subdivision of the site. Should this subdivision be approved and never acted upon, further public involvement may be required for an alternative proposal where it requires assessment against a performance criteria or is deemed a Discretionary use. In any event, the public process involved for the proposed amendment meets this objective.</p>
<p>(d) <i>to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)</i></p>	<p>The proponent states that the proposal represents consolidated urban expansion to provide increased services and enhanced liveability that will facilitate economic outcomes.</p>	<p>Agreed.</p> <p>The objective is satisfactorily addressed.</p>
<p>(e) <i>to promote the sharing of responsibility for resource management and planning between the different sphere of Government, the community and industry in the State</i></p>	<p>Comment is provided that the proposal has been prepared in conjunction with the Dept of State Growth, TasWater, TasNetworks, NBN, Aboriginal Heritage Tasmania and Council.</p>	<p>Agreed.</p> <p>The objective is satisfactorily addressed.</p> <p>The application addresses any issues that require the collaboration between different spheres of Government.</p>
<p>Part 2 Objectives</p>		
<p>Objective</p>	<p>Proponent response</p>	<p>Comment</p>
<p>(a) <i>to require sound strategic planning and co-ordinated action by State and Local Government</i></p>	<p>The proposal is consistent with the relevant land use strategies and is supported by infrastructure providers.</p>	<p>Agreed.</p> <p>The objective is satisfactorily addressed.</p> <p>There is an existing strategic framework in place under the STRLUS and KLUS through both the local and State government processes.</p>
<p>(b) <i>to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land</i></p>	<p>The proponent states that the proposal is highly consistent with the vision of the KLUS and intended residential land release under the KIPS 2015.</p>	<p>Agreed.</p> <p>The objective is satisfactorily addressed.</p> <p>This is established throughout the assessment of the proposal in Council's planning report.</p>

<p>(c) <i>to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land</i></p>	<p>The Environmental Management zoning of the land and the potential impacts of development have been assessed in detail throughout this assessment.</p>	<p>Agreed. The objective is satisfactorily addressed.</p>
<p>(d) <i>to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels;</i></p>	<p>It is asserted that the proposal represents a significant social, environmental and economic benefit at the local and State levels.</p>	<p>Agreed. The objective is satisfactorily addressed. The justification provided within the planning submission, in addition to Council's planning assessment, indicates that the proposal is considered consistent with objective (d).</p>
<p>(e) <i>to provide for the consolidation of approvals for land use or development and related matters and to co-ordinate planning approvals with related approvals</i></p>	<p>The proponent asserts that the proposal does not conflict with this objective.</p>	<p>Agreed. The objective is satisfactorily addressed. Future development of the land is capable of meeting objective (e).</p>
<p>(f) <i>to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania</i></p>	<p>The proposed subdivision creates a high quality environment in a landscaped setting of exceptional amenity within close proximity to services.</p>	<p>Agreed. The objective is satisfactorily addressed. The application also provides diversity in housing choice, with good connectivity to the Kingston central area.</p>
<p>(g) <i>to conserve those buildings, areas or other places which are scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value</i></p>	<p>There are no listed properties on the site although the proposal would include the protection of the curtilage and setting of the original Whitewater Farm homestead.</p>	<p>Agreed. The objective is satisfactorily addressed. It is acknowledged that the existing Whitewater Farm homestead has the curtilage protected as part of the subdivision proposal submitted. This would not preclude the homestead being heritage listed in the future.</p>
<p>(h) <i>to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community</i></p>	<p>The application considers the capacity of current infrastructure and utilities to cater for the predicted development.</p>	<p>Agreed. The objective is satisfactorily addressed. The proposal has been discussed with the relevant infrastructure entities. The site has been previously identified for future residential purposes in strategic documents.</p>

<p>(i) <i>to provide a planning framework which fully considers land capability</i></p>	<p>The site is not considered to be prime agricultural land and has been zoned for future urban use.</p>	<p>Agreed.</p> <p>The objective is satisfactorily addressed.</p> <p>This site has already been identified on the KIPS 2015 zone maps as a site to accommodate future residential development in addition to the KLUS.</p> <p>This is further discussed later in this report.</p>
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6. **OBJECTIVES OF SCHEDULE 1 OF THE LAND USE PLANNING AND APPROVALS ACT 1993**

State Policies are made under the *State Policies and Projects Act 1993*. As specified by section 13C of this Act, the Council is bound by State Policies and under section 13(1), if a Planning Scheme is inconsistent with a State Policy; the Planning Scheme is void to the extent of that inconsistency. The proposed draft amendment is assessed against the provisions of the relevant State Policies as follows:

6.2.1 State Coastal Policy 1996

The subject site is not located within 1km from the coast and accordingly is not affected by the State Coastal Policy 1996.

6.2.2 State Policy on Water Quality Management 1997

There are provisions contained within specific Codes under the KIPS 2015 to mitigate against any detrimental issues associated with the protection of water quality. Future subdivision of the site in accordance with the KIPS 2015 requirements will provide opportunity for the management of stormwater and protection of water quality.

It is considered that future development of the site will be satisfactorily managed and the proposed amendment is consistent with the *State Policy on Water Quality Management 1997*.

6.2.3 State Policy on the Protection of Agricultural Land 2009

The purpose of the *State Policy on the Protection of Agricultural Land 2009* (PAL) is to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land. A key objective of the PAL is to enable the sustainable development of agriculture by minimising non-agricultural use or development on agricultural land that precludes the return of that land to agriculture use.

Under the Land Capability Classification System (LCCS), the subject site is a mix of classes under the LCCS. According to the LCCS, the southern half of the Particular Purpose zoned area is deemed a class 3 + 4 combined. Accordingly, it would be difficult to ascertain the extent of class 3 land as opposed to class 4. There are other patches of class 4, 5, and 6 across the whole site.

A more recent and field verified Agricultural Report prepared by Dr Lee Peterson of Macquarie Franklin is available on Council records pertaining to a previous application for this site. According to this report, the *“land classification of the property consists of*

10.1 hectares of Class 4, 20.7 hectares of Class 5, 14.4 hectares of Class 6 and 36.8 hectares of Class 7 land”.

Based upon this field truthed information and the fact that the extent of potential Class 3 land under the LCCS is not identifiable, the land is not considered as prime agricultural land. In addition to this, the extent of the subject site as cleared land comprises approximately one third of the whole site. There are also no existing agricultural operations within close proximity to the subject site that may impact upon the future development potential of this site.

The draft amendment is therefore considered to be consistent with the *State Policy on the Protection of Agricultural land 2009*.

6.2.4 National Environmental Protection Measures (NEPMs)

There are no National Environmental Protection Measures relevant to the assessment of the draft amendment.

7. ASSESSMENT OF DRAFT AMENDMENT AGAINST TASMANIAN PLANNING COMMISSION PLANNING ADVISORY NOTE 4

Assessment of a draft amendment for initiation and certification must meet the criteria set out in the Planning Advisory notes prepared by the Tasmanian Planning Commission. Each of these criteria and the way in which this draft amendment meets them is addressed below.

7.1 The draft amendment is clear and concise and will achieve its intended purpose

The draft amendment is considered in detail in this report. It is considered that the draft amendment is clear and concise and will achieve a fair, orderly and sustainable outcome for the development of the site.

7.2 The effect on the strategy, intent and all relevant objectives and provisions of the Planning Scheme and any necessary consequential amendments

The proposed amendment is consistent with the strategy, intent and all relevant objectives and provisions of the *Kingborough Interim Planning Scheme 2015*. The proposed zoning of General Residential and Environmental Management does not require any necessary consequential amendments. The subject site has been identified in the KLUS as a site for future residential expansion and the capability and suitability of this site for residential use has been verified throughout this report.

7.3 The effect on the status of use and development

The proposed amendment would provide for subdivision to a residential standard required by the KIPS 2015. The existing provisions contained within the KIPS 2015 are capable of managing the use and development for this site which is consistent with nearby and adjoining land uses.

7.4 The effect on any specific land and adjacent land

It is considered that the proposed amendment will not have a detrimental impact on adjoining land uses and is consistent with surrounding land uses and the established character of the area.

8. **CONCLUSION**

The proposed planning scheme amendment identifies the areas to be zoned General Residential and Environmental Management. This ensures that any environmental values are maintained in conjunction with the residential development of the site. The proposal demonstrates compliance with the Southern Tasmania Regional Land Use Strategy and the Kingborough Land Use Strategy.

Assessment of the proposed amendment has taken into account the suitability of the site for future residential development, the demand for additional residential land, and the suitability of the zones proposed for the site. Any constraints have been taken into consideration, along with the potential impacts of residential development in this location.

As the proposal has been submitted and is governed by a legislative process, it is a requirement that a decision be made by Council as to whether the draft amendment should be initiated. It is considered that strong strategic justification exists in support of the proposed amendment. The Southern Tasmania Regional Land Use Strategy and the Kingborough Land Use Strategy have been considered in conjunction with this proposal and are supportive of such a zone amendment.

The application has been assessed taking all relevant issues into account and as a result of assessment of the draft amendment the proposal demonstrates consistency with the Kingborough Interim Planning Scheme 2015, the requirements of the *Land Use Planning and Approvals Act 1993* and the relevant State Policies. The proposal is therefore considered strategically sound.

Accordingly, the proposal is considered to be consistent with the objectives of the RMPS, the Kingborough Land Use Strategy (December 2013) and the planning principles, strategic directions and regional policies of the Southern Tasmania Regional Land Use Strategy 2010-2035. It is therefore recommended that the draft amendment to the Kingborough Interim Planning Scheme be initiated and certified.

9. **RECOMMENDATION**

MOVED Cr
SECONDED Cr

That in accordance with Council Policy 1.1 – Delegated Authority Policy, the Planning Authority and Development Committee resolves that the report of the Manager Development Services be received and that:

1. In accordance with section 34(1)(a) of the *Land Use Planning and Approvals Act 1993*, Council initiates draft amendment PSA-2015-1.
2. In accordance with section 35(1)(a) of the *Land Use Planning and Approvals Act 1993*, Council certifies draft amendment PSA-2015-1 as meeting the requirements of section 32 of the Act.
3. In accordance with section 35(4) of the *Land Use Planning and Approvals Act 1993*, Council forwards a copy of the sealed Instrument of Certification and the draft amendment to the Tasmanian Planning Commission.
4. In accordance with section 56S of the *Water and Sewer Industry Act 2008*, Council refers draft amendment PSA-2015-1 to TasWater.

5. In accordance with section 38 of the *Land Use Planning and Approvals Act 1993*, Council publicly exhibits the draft amendment PSA-2015-1 for a period of 28 days.

VOTING

	For	Against		For	Against
Cr Atkinson			Cr Percey		
Cr Black			Cr Street		
Cr Dr Bury			Cr Wass		
Cr Fox			Cr Winter		
Cr Grace			Cr Wriedt		

Attachments:

1. Appendix 1
2. Location Plan (1)
3. Draft Amendment (1)

Appendix 1

Council response and recommendation:

Statement of merit

Submission 537 advocates the fact that in many cases quite small parcels of rural land can be highly productive. A Rural Living Zone will protect residential amenity and this may unduly fetter an agricultural use. The submission proposes an increased use of the Rural Resource Zone in such areas as Allens Rivulet.

Submission 551 advocates the use of the (Class 3) Huntingfield land for agricultural use rather than as future residential land.

Submission 603 advocates the rezoning of the Huntingfield land to Significant Agriculture. It is contended that this is Class 3 land, contrary to the report that the State Government has been referring to. Any further residential development in this area will fetter the Class 3 land and eliminate future agricultural land use. Even smaller parcels of land than this can be used for productive purposes and a longer term approach should be adopted.

Submission 608 advocates the use of smaller properties for agricultural purposes. The Significant Agriculture Zone should be utilised to protect the relatively small pockets of highly productive soils. A long term approach is necessary as this will be consistent with current small scale and intensive agricultural trends.

Submission 611 advocates the use of the (Class 3) Huntingfield land for agricultural use rather than as future residential land and that this parcel of 68.4ha should be zoned Significant Agriculture.

Submission 633 advocates the need to encourage agricultural production, whether this be on smaller parcels that have been subdivided or the more flexible use of larger properties. Housing developments (such as at Huntingfield) should not alienate good agricultural land.

Submission 636 is from the Department of State Growth and mentions the need to restrict further residential development in rural areas (such as by increasing the extent of the Rural Living Zone) and that further infill within existing urban areas is favoured.

Submission 638 advocates the use of the Huntingfield land for agricultural use rather than as future residential land. It states that this is prime agricultural land (a mix of Class 3 and 4) and that the regional and Kingborough land use strategies place too high an emphasis on urban development at the expense of agricultural productive land. The Huntingfield land should be zoned Significant Agriculture.

Submission 666 advocates the use of the Huntingfield land for agricultural use rather than as future residential land. It is contended that this is prime agricultural land and this should be verified by independent soil analysis and, if appropriate, the land should be zoned Significant Agriculture.

In response to the concerns that the Rural Living Zone will overly restrict future agricultural use of these smaller properties, an agricultural use (Resource Development) is a permitted use, the same as for the Rural Resource Zone. Resource Processing is discretionary, again the same as for the Rural Resource Zone. The application of the Rural Living Zone reflects the current use of the land and does not necessarily restrict the future agricultural use of such zoned lands.

The land at Huntingfield that is the subject of a number of submissions is land that is owned by DHHS (Housing) and which is now zoned as Particular Purpose (Urban Growth). It is land that is within the urban growth boundary of the STRLUS. Housing has owned this land for many years and it has been acknowledged during this period that the land would eventually be developed for residential purposes as a continuation of the existing Huntingfield residential developments – on both Sirius Drive and Nautilus Grove.

The submissions propose that the land in question be zoned Significant Agriculture or Rural Resource and that it be retained for agricultural production. The land was utilized as a dairy farm up until the early 1980s. It had been acquired by the State Govt in 1974 as part of a large land bank for future housing. Most recently (Tasmanian Affordable Housing Strategy 2015-25), it has been identified as a critical location for affordable housing.

One submission contends that the majority of the area is Tertiary basalt and the soils derived from it “are arguably Class 4 and thus come under PAL”. It is naturally fertile farmland, is a scarce resource and should be reserved for food production.

For this land, Council’s records indicate that the underlying land capability is rated 3 to 4. About half of the land has soils which are based on a Tertiary basalt geology – noting that this type of geology extends over the built-up area of Huntingfield (including the St Aloysius School). The submission contends that the Housing Department’s consultant (SKM) has erred in that this geology was not correctly identified – and as such the agricultural capability of the land has been previously under-estimated.

A separate agricultural report was prepared by ARM for the STCA (Identification of Agricultural Land Potentially Suitable for Diversification and/or Intensification – February 2011) as background to the preparation of the STRLUS. It did not identify this property as having any potential for perennial horticulture or broad-acre cropping. Although the land is being used for grazing, there has been no recent history of significant agricultural use (acknowledging that this would be mainly due to current ownership).

The submissions contend that, as the land is at least Class 4 (and more likely to be Class 3) it should be considered under the State Policy on the Protection of Agricultural Land 2009. Under that Policy, “prime agricultural land” is defined as being Class 1, 2 or 3. The relevant principles in the Policy are:

(2) Use or development of prime agricultural land should not result in unnecessary conversion to non-agricultural use or agricultural use not dependent on the soil as the growth medium.

(6) Proposals of significant benefit to a region that may cause prime agricultural land to be converted to non-agricultural use or agricultural use not dependent on the soil as a growth medium, and which are not covered by Principles 3, 4 or 5, will need to demonstrate significant benefits to the region based on an assessment of the social, environmental and economic costs and benefits.

(7) the protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use.

It is acknowledged that the land could revert back to agricultural production if the owner was willing to do so, although other local properties of a similar size and capability are usually only used for grazing. It is doubtful that the land would be a viable farm in its own right.

Some of the issues which need to be considered (in light of the PAL Policy) include:

- The land has been owned by the Housing Department for many years and has been set aside for future residential development. The zoning of the land for that purpose has been held back until a time closer to actual development and after more detailed site investigations have been concluded (noting that not all of the land could be developed for

residential purposes due to conservation and heritage values being present in the eastern and southern parts).

- Major investment decisions have been made under the assumption that this balance area would eventually be developed for residential purposes. This includes the initial residential component of Huntingfield and particularly the two schools – but also major infrastructure, such as the local road system design and the Huntingfield roundabout. The local industrial area would also benefit from this future development of the subject land.
- The conversion of this agricultural land to an urban use will provide significant benefits to the municipality and region. It is one of very few potential Greenfield development sites south of Hobart. It is essential in order to meet the future demand for residential land within Kingborough and is of major strategic importance (as is evident from its mention within the abovementioned affordable housing strategy). Within Kingborough the only other potential long term Greenfield sites are located at Spring Farm (within STRLUS) and south of Margate (not yet within STRLUS). It has excellent road transport connections, suitable topography and good aspect/views. Its orderly and efficient development meets the RMPS objectives and is consistent with the PAL principles.
- In this instance there are residences and schools adjoining this land and these will fetter any future agricultural use. This fact (together with abovementioned long-held housing plans) may well underpin the conclusions reached by previous agricultural studies that determined the land had a lower agricultural rating.
- The existing development within Huntingfield (residences, industry and schools) only has one access via the roundabout on the Channel Highway (it is one very large cul-de-sac). The future development of the subject land will enable the construction of a second road access which is important from both convenience (reducing existing and future congestion) and emergency perspectives. Draft plans for this future development were prepared a few years ago.

The future zoning of the land should reflect its long term intended use. Past development has occurred in the immediate vicinity of this land on the basis that it would ultimately be developed by Housing – the future development of this subject land has been largely preordained. The underlying land capability of Class 4 is not sufficient to drastically change the intended future use of the subject land.

This land is within the urban growth boundary of the STRLUS. It was included within this curtilage on the basis that most of the land would eventually be developed for urban (primarily residential) purposes. The proposed zoning is consistent with the STRLUS (and the various associated directions espoused within the Kingborough Land Use Strategy).

The Particular Purpose (Urban Growth) Zone provides for a transition that will see the final zoning of the land determined following more detailed investigations. It is expected that this will include the need for a significant area to be zoned as Open Space (or equivalent) for certain buffer areas – such as adjoining Peter Murrell Reserve and to protect Aboriginal artifacts or other local environmental values.

Need for modification

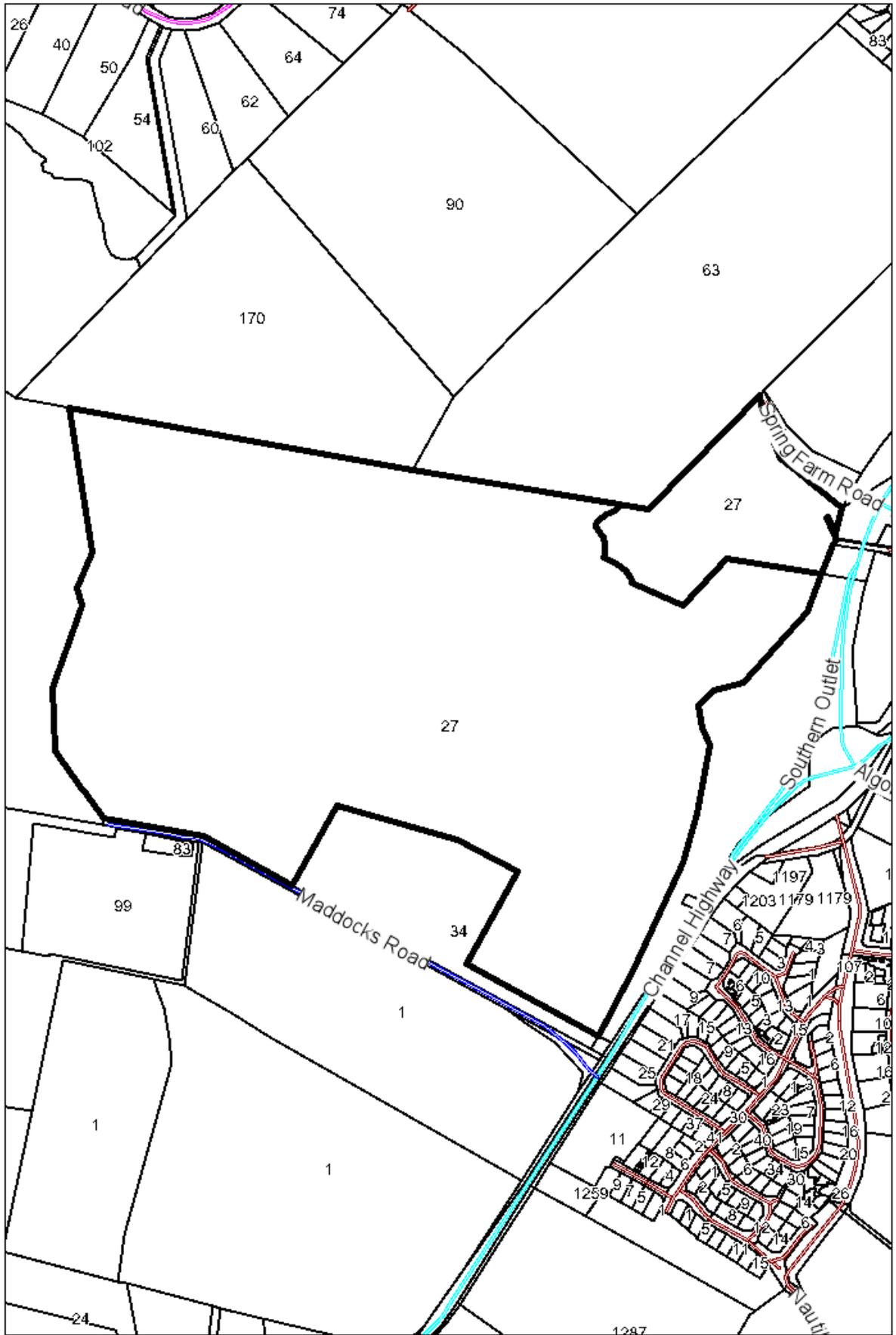
Despite the many submissions which have been lodged requesting that this land be rezoned, there is no need to modify the current Particular Purpose (Urban Growth) Zone.

Impact on IPS as a whole

There will be no impact on the IPS as a whole.

Recommendation

No change to the existing Particular Purpose (Urban Growth) Zone.



**KINGBOROUGH INTERIM PLANNING SCHEME 2015
DRAFT AMENDMENT PSA-2015-1**

The Kingborough Interim Planning Scheme 2015 is amended as follows:

1. Rezoning of the portion of land zoned Particular Purpose Zone 1 - Urban Growth Zone to General Residential and Environmental Management at 27 Spring Farm Road, Kingston as follows:



Existing Zone: Particular Purpose Zone 1 – Urban Growth Zone

Proposed Zones: General Residential and Environmental Management

The COMMON SEAL of the Kingborough Council is affixed below, pursuant to the Council's resolution of _____, in the presence of:-

..... Councillor

..... General Manager

REPORT TO: PLANNING AUTHORITY & DEVELOPMENT COMMITTEE

SUBJECT: **DAS-2015-44 - DEVELOPMENT APPLICATION FOR THE STAGED SUBDIVISION OF 210 RESIDENTIAL LOTS, SIX PUBLIC OPEN SPACE LOTS, TEN ROAD LOTS, PUMP STATION LOT AND BALANCE LOT AT 27 SPRING FARM ROAD AND 34 MADDOCKS ROAD, KINGSTON FOR ALL URBAN PLANNING PTY LTD**

FILE REF: DAS-2015-44 **DATE:** 7 DECEMBER 2015

OFFICER: MELISSA STEVENSON – SENIOR PLANNING OFFICER

ENDORSED BY: BELINDA LOXLEY – MANAGER DEVELOPMENT SERVICES

Application Number:	DAS-2015-44
Applicant:	All Urban Planning Pty Ltd
Zoning:	General Residential, Environmental Management, Utilities and Rural Resource
Discretions:	Maximum lot size, building area, number of lots, new roads, ways and public open space, vehicle movements, separation between building area on lots and the Channel Highway, development within a Biodiversity Protection Area, works within a Waterway and Coastal Protection Area, new stormwater point discharge to a waterway
Existing Land Use:	Rural and Residential
No. of Representations:	N/A
Planning Issues:	Subdivision design, public open space, environmental values, traffic impacts and proximity to existing infrastructure
Recommendation:	Approval subject to conditions

1. THE PROPOSAL in detail

1.1 The Proposal

The proposal is for the staged subdivision of two existing lots into 210 residential lots, six public open space lots, ten road lots and a balance lot at 27 Spring Farm Road, Kingston. Access is from Spring Farm Road and an additional access is to be provided across land owned by TasNetworks to Maddocks Road as part of the latter stages of the subdivision.

The subdivision is proposed to occur across 6 stages starting from the Spring Farm Road (northern) end of the land and working south towards Maddocks Road. Stage 1 incorporates 34 lots, Stage 2 – 35 lots, Stage 3 – 33 lots, Stage 4 – 42 lots, Stage 5 – 34 lots and Stage 6 – 51 lots.

The residential lots vary in size from 481m² to 1143m², with the majority being between 600m² and 800m². The ultimate proposal is for 229 residential lots, however 19 lots are located within 65m of the TasNetworks substation and therefore cannot currently be approved (refer detailed discussion regarding Code E8.0 below).

The application is therefore only for 210 lots at this time, however the other 19 lots are shown on the plans to demonstrate how the land could potentially be further subdivided pending resolution of the proximity issues with the substation.

The six public open space lots have been designed and located to protect and conserve existing biodiversity values on the site as well as provide open space opportunities for the future residents of the subdivision. The applicant has advised that the developer wishes to provide a nature based playground within one of the proposed public open space areas. The final design and location of such a playground will be negotiated with Council.

The proposal also includes a new road network to service the new lots. Ten road lots will be created including the main collector road which will commence at Spring Farm Road and extend the full length of the subdivision, ultimately providing access to Maddocks Road. A number of small cul-de-sacs and connecting roads are also part of the design. The cul-de-sacs have been proposed to ensure that no new internal lots are proposed as per the planning scheme requirements.

The Balance lot will consist of the lot containing the existing Homestead, the 19 lots within the substation buffer zone and the remaining land outside the Residential zone.

The proposal also involves the extension of infrastructure, including water, sewer and stormwater, to service the new lots. A sewer pump station is proposed to be built on a small title adjacent to one of the public open space lots (Lot 500).

1.2 The Site

The subject land comprises two titles at 27 Spring Farm Road, Kingston and a portion of the TasNetworks substation site at 34 Maddocks Road, Kingston. The 27 Spring Farm Road site is contained within Certificates of Title Volume 165018 Folio 1, which has an area of 75.82ha and Volume 166964 Folio 1, which has an area of 7.263ha. Both titles are under the same ownership. The TasNetworks site is contained within Certificate of Title Volume 166514 Folio1 and is 6.674ha in area.

An existing dwelling and associated outbuildings are located on the smaller lot, whilst the larger lot remains clear of existing development. The dwelling is an older property known as the Whitewater Farm Homestead.

The overall site is located to the south of Kingston and directly opposite Huntingfield. The site is adjacent to an extensive road network with the Kingston Bypass located on the north-eastern boundary, Channel Highway on the eastern boundary, Maddocks Road on the southern boundary and Spring Farm Road on the northern boundary. Access to the site is available via Spring Farm Road, whilst the application involves a future road connection to Maddocks Road across land owned by TasNetworks.

An electricity sub-station owned by TasNetworks is located on Maddocks Road and is surrounded by the larger title to the east, north and west.

The majority of the site that is zoned General Residential is cleared pasture, with patches of vegetation. Some of the patches of vegetation are to be retained as public open space and are contained within the Environmental Management zone. The remainder of the site is zoned Rural Resource and is predominantly vegetated, apart from the location of an electricity transmission easement in the western area of the lot.

The land slopes gently throughout the pasture areas on the eastern side of the site with the lower area located at the northern end near Spring Farm Road. The western area of the site, contained within the Balance lot, slopes upward and comprises some small hilltop areas.

The site is located on the peri-urban fringe of Kingston with residential development located to the north and east. Rural land is located to the west and south. The site is capable of being serviced by reticulated infrastructure.

Photos 1-4 below show the site from different perspectives.



Photo 1 – View of existing entrance to site from Spring Farm Road



Photo 2 – View of existing Homestead



Photo 3 – View of site looking north



Photo 4 – View of site looking south towards Maddocks Road and showing existing substation on adjoining property

1.3 Background

The Council has received an application for an amendment to the Kingborough Interim Planning Scheme 2015 to rezone land from Particular Purpose Zone 1 – Urban Growth to General Residential and Environmental Management. Should the draft amendment be successful, this would create opportunities for further development of the subject land. Section 43A of the *Land Use Planning and Approvals Act 1993* enables an application for use or development to be submitted concurrently with an application for a planning scheme amendment.

All Urban Planning Pty Ltd has applied for a subdivision of the land at 27 Spring Farm Road and 34 Maddocks Road, Kingston. The subdivision proposal involves the subdivision of 210 residential lots, six public open space lots and a road lot, as well as a balance lot. The assessment of this subdivision forms the subject of this report. The planning scheme amendment application (PSA-2015-1) is the subject of a separate report to be considered by Council.

2. PLANNING ASSESSMENT

2.1 Statutory Implications

The land is zoned General Residential, Environmental Management, Utilities and Rural Resource under the Kingborough Interim Planning Scheme 2015 (the Scheme). This subdivision proposal has been lodged in accordance with section 43A of the *Land Use Planning and Approvals Act 1993* (the Act) which states as follows:

43A. Application for a permit when amendment requested

- (1) A person who requests a planning authority to amend a planning scheme may also request the planning authority to consider, in accordance with this Division, an application for a permit which would not be allowed if the planning scheme were not amended as requested.*
- (2) Where a planning authority has decided to initiate an amendment under section 33(3), it may consider the application for a permit under section 43A(1) concurrently with the preparation of the requested amendment to the planning scheme.*
- (3) An application may be made for a permit under this section even if it could not be granted under the existing planning scheme.*

Accordingly, the application has been assessed as though the draft amendment to the Planning Scheme has been approved and is in place.

The proposal has been assessed under the Residential Use Class provisions of the Scheme. The proposal is discretionary.

The relevant parts of the Scheme are:

- Part D – 10.0 General Residential Zone
- Part D – 29.0 Environmental Management Zone
- Code E1.0 – Bushfire-Prone Areas Code
- Code E5.0 – Road and Railway Assets Code
- Code E7.0 – Stormwater Management Code
- Code E8.0 – Electricity Transmission Infrastructure Protection Code
- Code E10.0 – Biodiversity Code
- Code E11.0 – Water and Coastal Protection Code

The following discretions apply to the development:

- (a) Clause 10.6.1 (A1) – Lots 32 and 129 exceed the maximum lot size requirements
- (b) Clause 10.6.1 (A2) – the minimum building area for Lots 1-18, 111 and 115-116 is subject to the Biodiversity Code and for Lots 58-59 impacts trees of high conservation value
- (c) Clause 10.6.1 (A5) – the subdivision is for more than three lots
- (d) Clause 10.6.2 (A1) – the subdivision involves new roads
- (e) Clause 10.6.3 (A1) – the subdivision involves ways and public open space
- (f) Clause E5.5.1 (A2) – the annual average daily traffic of vehicle movements at the junction of Maddocks Road and the Channel Highway increases by more than 10% or 10 vehicle movements per day

- (g) Clause E5.5.1 (A3) – the annual average daily traffic of vehicle movements at the junction of Spring Farm Road increases by more than 20% or 40 vehicle movements per day
- (h) Clause E5.6.1 (A1) – the building area on a number of lots is less than 50m from the Channel Highway
- (i) Clause E10.8.1 (A1) – subdivision is within a Biodiversity Protection Area
- (j) Clause E11.7.1 (A1) – works are within a Waterway and Coastal Protection Area
- (k) Clause E11.7.1 (A4) – the subdivision involves a new stormwater point discharge into a waterway

Council's assessment of this proposal should also consider the issues raised in the representations, the outcomes of any relevant State Policies and the objectives of Schedule 1 of the *Land Use Planning and Approvals Act 1993*.

2.2 Public Consultation

As the application has been lodged in accordance with section 43A of the Act, it has not yet been advertised. If the Council initiates and certifies the draft planning scheme amendment and approves the subdivision, both applications will then be advertised. With regards to the subdivision application, both the proposal plans and Council's decision, including any Planning Permit issued, will be advertised and members of the public will be able to submit representations regarding any component of the applications including the conditions imposed in the Planning Permit. If representations are received during this public exhibition period, a report will come back to the Planning Committee for consideration of the issues raised in the representations.

2.3 Strategic Planning

The relevant strategies associated with the Scheme are as follows:

Zone Purpose Statements of the General Residential zone

The zone purpose statements of the General Residential zone are to:

- 10.1.1.1 *To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.*
- 10.1.1.2 *To provide for compatible non-residential uses that primarily serve the local community.*
- 10.1.1.3 *To provide for the efficient utilisation of services.*
- 10.1.1.4 *To implement the Regional Settlement Strategy and the Greater Hobart Residential Strategy.*
- 10.1.1.5 *To encourage residential development that respects the neighbourhood character, natural landscape and provides a high standard of residential amenity.*

10.1.1.6 To encourage urban consolidation and greater housing choice through a range of housing types and residential densities.

The proposed subdivision is considered to be consistent with the Zone Purpose Statements for the General Residential zone as it provides fully serviced residential lots at a density consistent with that required in the General Residential zone. There is variation within the lot sizes proposed to provide for a range of dwelling types.

The area zoned General Residential is consistent with the Regional Settlement Strategy and the Greater Hobart Residential Strategy. The development of the land for a residual subdivision demonstrating compliance with the expected lot sizes and densities is considered appropriate.

The proposal respects the natural landscape by providing for the retention of much of the existing vegetation within large tracts of public open space. The size of the lots, the natural setting, the road layout and the public open space areas all contribute to providing a high standard of residential amenity.

The proposed subdivision is therefore considered to be consistent with the Zone Purpose Statements for the General Residential Zone.

Zone Purpose Statements of the Environmental Management zone

The zone purpose statements of the Environmental Management zone are to:

29.1.1.1 To provide for the protection, conservation and management of areas with significant ecological, scientific, cultural or aesthetic value, or with a significant likelihood of risk from a natural hazard.

29.1.1.2 To only allow for complementary use or development where consistent with any strategies for protection and management.

29.1.1.3 To facilitate passive recreational opportunities which are consistent with the protection of natural values in bushland and foreshore areas.

29.1.1.4 To recognise and protect highly significant natural values on private land.

29.1.1.5 To protect natural values in un-developed areas of the coast.

The land zoned Environmental Management is to be contained within public open space lots containing existing patches of vegetation which are to be retained as a component of the offset required for development of the site. These areas are capable of being utilised for public open space purposes (passive recreation) where such a use does not conflict with the retention of the vegetation and environmental values. The type of recreational activity suited to these patches of land is for passive recreation. The public open space areas are to be transferred to Council for ongoing management.

The proposal is considered to be consistent with the Zone Purpose Statements for the Environmental Management Zone.

Clauses 10.1.2 and 10.1.3 – Local Area Objectives and Desired Future Character Statements

The Scheme details separate Local Area Objectives and Desired Future Character Statements for the main towns in the municipal area. The following Local Area

Objectives and Desired Future Character Statements are relevant to the assessment of this application.

Local Area Objectives	Implementation Strategy
KINGSTON	
<i>(a) Kingston will be primarily maintained as a residential area, with opportunities taken to protect natural features, improve local infrastructure and services when appropriate</i>	<i>(a) New development should ensure that residential amenity is optimised by maintaining the existing character of the area and providing quality infrastructure where appropriate.</i>

The proposed subdivision provides for the retention of much of the vegetated areas through the development area, in the form of large public open space lots to be transferred to Council ownership. The proposed lot sizes, road network and retention of vegetation both within the subdivision and on the Balance lot, will ensure that residential amenity is optimised and natural features are protected. The subdivision is also able to be fully serviced.

The proposal is therefore considered to be consistent with the Local Area Objectives for Kingston as contained in Clause 10.1.2.

Desired Future Character Statements	Implementation Strategy
KINGSTON	
<i>(a) Kingston is to include a mix of housing types that provide for a range of choices and affordability options.</i>	<i>(a) While traditional suburban areas are to be retained as appropriate, multi-unit housing is to be directed towards those areas that are relatively close to central Kingston or other significant business or commercial precincts.</i>
<i>(b) The ageing population should be well accommodated within Kingston enabling residents to have easy access to relevant services.</i>	<i>(b) Aged care facilities and associated housing and infrastructure are to be encouraged within appropriate areas.</i>
<i>(c) The Kingston area is characterised by vegetated corridors and backdrops and this visual appearance should be protected.</i>	<i>(c) The subdivision or development of land should be designed in a manner to protect or enhance vegetated corridors and backdrops.</i>

The zoning of the land provides opportunity for diversity in housing choice through residential subdivision, whilst at the same time protecting the existing standing vegetation within the areas zoned Environmental Management through the creation of public open space lots to be transferred to public ownership. Vegetated corridors are therefore maintained and enhanced through rehabilitation.

The site is also well suited to residential development through its location and accessibility. The proposal is therefore consistent with the Desired Future Character Statements for Kingston contained in Clause 10.1.3.

Clauses 29.1.2 and 29.1.3 – Local Area Objectives and Desired Future Character Statements

There are no Local Area Objectives or Desired Future Character Statements contained in Clauses 29.1.2 or 29.1.3 for the Environmental Management Zone

2.4 Zone

The site is zoned General Residential, Environmental Management, Utilities and Rural Resource under the Scheme. These zones provide a range of Use and Development Standards and the proposal is assessed against the relevant provisions as follows:

General Residential Zone

Clause 10.6.1 – Lot Design

A1.

Clause A1 of 10.6.1 requires that the size of each lot must comply with the minimum and maximum lot sizes specified in Table 10.1, except if for public open space, a riparian or littoral reserve or utilities.

Table 10.1 specifies minimum and maximum lot sizes for a variety of different lot types and the proposed subdivision contains all lot types included within this table. All lots except Lots 32 and 129 comply with the requirements of the Acceptable Solution A1. Lots 32 and 129 exceed 1000m² in area, being the maximum lot size, and therefore must be assessed against the requirements of the Performance Criteria P1 which states:

“The size of each lot must satisfy all of the following:

- (a) variance above the maximum lot size in Table 10.1 by no more than 25% and only to the extent necessary due to site constraints;*
- (b) be consistent with any applicable Local Area Objectives or Desired Future Character Statements for the area.”*

Lot 32 is 1015m² and Lot 129 is 1126m² in area. Both lots therefore do not exceed the maximum lot size by more than 25% as per the requirements of subclause (a) and the encroachments over the maximum lot size are minimal, particularly for Lot 32.

The subdivision layout has been designed to comply with the lot size requirements as much as possible and the design has been influenced and constrained by a number of factors including biodiversity values, public open space corridors, bushfire management and to a lesser degree topography. The proposed lot sizes are considered reasonable in this case and the fact that only 2 of 210 lots are slightly above the maximum is considered acceptable.

As has been discussed above, the proposal is considered to be consistent with the Local Area Objectives and Desired Future Character Statements for Kingston. Compliance with the requirements of Clause 10.6.1 (P1) is therefore considered achieved.

A2.

The majority of the lots contain a building area meeting the requirements of the Acceptable Solution A2, however some lots are subject to the Biodiversity Code and two contain trees of high conservation value that will be impacted. These lots must therefore be assessed against the provisions of the Performance Criteria P2.

Lots 1-18, 111, and 115-116 are subject to the Biodiversity Code. These lots meet the requirements of the Performance Criteria P2 as they meet the applicable standards in the Biodiversity Code as required by P2. A detailed assessment of the application against the provisions of the Biodiversity Code is provided in the Natural Resource Management Evaluation section of this report.

A3.

Clause A3 of 10.6.1 requires that the frontage for each lot must comply with the minimum and maximum frontage specified in Table 10.2, except if for public open space, a riparian or littoral reserve or utilities or if an internal lot.

A number of lots do not meet the minimum and maximum frontage requirements and therefore must be assessed against the requirements of the Performance Criteria P3.

Lots 5-6, 8-9 and 25–28 do not comply with the minimum frontage requirements as they have less than 12m or 15m of frontage. These lots are all located in cul-de-sac heads which minimises the frontage available. The lots are of a reasonably large size and appropriate shape to provide for practical and safe vehicular and pedestrian access in accordance with Performance Criteria (a). Also the lots tend to widen out relatively quickly from the frontage to enable passive surveillance from residential development on the lot to the road in accordance with the requirements of Performance Criteria (b). However, Lots 5, 6, 8, 25, 26 and 27 all have less than 9m frontage and therefore do not meet the requirements of the Performance Criteria (c). There would be some flexibility available in the final design of the lots to provide the required frontage. As these lots are prohibited without a minimum 9m frontage, it is necessary to include a condition in any permit issued requiring the frontage for all lots to be a minimum of 9m in accordance with the requirements of Clause 10.6.1 (P3) and for the Final Plan of Survey submitted for sealing demonstrating compliance with this requirement.

Lots 1-4, 14-18, 19-22, 24, 34, 36, 40-44, 98, 105-108, 110-111, 114-119 and 122-125 do not meet the maximum frontage requirements as they have more than 15m of frontage and they are adjoining or opposite public open space. There are no specific standards under the Performance Criteria (P3) to address lots which exceed the maximum frontage requirements. The objectives for Clause 10.6.1 provide some assistance but again do not specifically deal with the issue of maximum frontage. Objective (d) requires lots that “*are capable of providing for a high level of residential amenity including privacy, good solar access; and passive surveillance of public spaces*”. The lots adjoining and opposite public open space lots have been assessed in detail by Council's open space and recreational officers and recommendations provided regarding fencing of rear boundaries to provide for passive surveillance. The frontage of the proposed lots is not considered to adversely affect the ability for passive surveillance of public spaces. The proposal is therefore considered to be consistent with the requirements of the Performance Criteria P3.

A4.

The proposal does not involve the creation of any internal lots and therefore the proposal complies with the requirements of Acceptable Solution A4.

A5.

The subdivision is for 210 lots and therefore must be assessed against the requirements of the Performance Criteria P5 which requires that the arrangement and provision of lots satisfies all of the following:

- (a) *have regard to providing a higher net density of dwellings along;*
 - (i) *public transport corridors;*
 - (ii) *adjoining or opposite public open space, except where the public open space presents a hazard risk such as bushfire;*
 - (iii) *within 200 m of business zones and local shops;*
- (b) *will not compromise the future subdivision of the entirety of the parent lot to the densities envisaged for the zone;*
- (c) *staging, if any, provides for the efficient and ordered provision of new infrastructure;*
- (d) *opportunity is optimised for passive surveillance between future residential development on the lots and public spaces;*
- (e) *is consistent with any applicable Local Area Objectives or Desired Future.*

The subdivision proposal provides for higher net density through smaller or multiple dwelling lots adjacent or opposite public open space areas. The proposal is for the subdivision of almost the entire area of the land zoned General Residential, except for the lots within the buffer area for the TasNetworks substation on Maddocks Road. The proposal clearly demonstrates that the subdivision design does not compromise the ability for the remainder of the residential land to be developed should the issue of proximity to the substation be able to be overcome.

The subdivision is proposed to proceed in six (6) stages and the staging provides for the efficient and ordered provision of infrastructure.

The lots adjoining public open space areas provide for passive surveillance and it has been recommended by Council's recreational planner that covenants be included on the titles to these lots requiring that boundary fences on boundaries adjoining public open space have a maximum height of 1.5m with minimum 50% transparency for the section between 1.00m and 1.5m. This will further assist in optimising passive surveillance opportunities.

The proposed subdivision is considered to be consistent with the Local Area Objectives and Desired Future Character Statements as assessed above.

The proposed subdivision is therefore considered to be consistent with the requirements of Clause 10.6.1 (P5).

Clause 10.6.2 – Roads

The application involves new roads and therefore must be assessed against the requirements of the Performance Criteria P1 which requires that the arrangement and construction of roads within a subdivision satisfies all of the following:

- (a) *the route and standard of roads accords with any relevant road network plan adopted by the Planning Authority;*
- (b) *the appropriate and reasonable future subdivision of the entirety of any balance lot is not compromised;*
- (c) *the future subdivision of any neighbouring or nearby land with subdivision potential is facilitated through the provision of connector roads and pedestrian paths, where appropriate, to common boundaries;*
- (d) *an acceptable level of access, safety, convenience and legibility is provided through a consistent road function hierarchy;*
- (e) *cul-de-sac and other terminated roads are not created, or their use in road layout design is kept to an absolute minimum;*
- (f) *connectivity with the neighbourhood road network is maximised;*
- (g) *the travel distance between key destinations such as shops and services is minimised;*
- (h) *walking, cycling and the efficient movement of public transport is facilitated;*
- (i) *provision is made for bicycle infrastructure on new arterial and collector roads in accordance with Austroads Guide to Road Design Part 6A;*
- (j) *any adjacent existing grid pattern of streets is extended, where there are no significant topographical constraints.*

These issues are addressed in the Engineering Evaluation section of this report and the applicant has submitted conceptual plans in accordance with the Tasmanian Standard Drawings with provision for footpaths and road widths to accommodate buses, on road parking and bicycle paths.

The road layout has been assessed by Council's engineering department and a traffic engineer and it has been determined that it would not restrict future urban growth or effect future upgrade of Council's or state road networks. There are areas of underdeveloped land to allow future connector roads.

Four small cul-de-sacs are proposed as part of this subdivision to avoid internal blocks being created in accordance with the planning scheme requirements and all cul-de-sacs are in accordance with the Tasmanian Standard Drawings.

Maddocks Road is to be upgraded to service the subdivision and Spring Farm Road has recently been upgraded and extended.

The subdivision proposal is therefore considered to be consistent with the requirements of the Performance Criteria P1.

Clause 10.6.3 – Ways and Public Open Space

The subdivision proposal involves the provision of ways and public open space and as such must be assessed against the Performance Criteria P1 which requires that the arrangement of ways and public open space within a subdivision satisfies all of the following:

- (a) *connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate;*
- (b) *connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate;*
- (c) *connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;*
- (d) *convenient access to local shops, community facilities, public open space and public transport routes is provided;*
- (e) *new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate;*
- (f) *provides for a legible movement network;*
- (g) *the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority;*
- (h) *Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.*
- (i) *new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following:*
 - (i) *the width of the way;*
 - (ii) *the length of the way;*
 - (iii) *landscaping within the way;*
 - (iv) *lighting;*
 - (v) *provision of opportunities for 'loitering';*
 - (vi) *the shape of the way (avoiding bends, corners or other opportunities for concealment).*

The following comments in relation to the ways and public open space for the subdivision have been provided through extensive consultation with Council's planning officer with a particular interest in open space, Council's Urban Designer and Council's Recreational Planner:

"The proposed subdivision layout has provided a considerable amount for public open space at around 5 hectares in total, which is split over five lots across the northern half of the subdivision. The location and layout of the lots have been situated on the basis of protecting significant vegetation providing aesthetically pleasing open space areas with walking trails through established native vegetation, whilst maintaining the environmental values of the area, and complying with Clause 10.6.3 (P1) (a) and (b). Whilst the subdivision plan optimises the environmental values of the area, the layout and positioning of the public open space is not ideal in terms of the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community through the proposed estate. Public open space is located within the northern half of the subdivision with no area proposed in the latter half and the positioning of the open space lots are internal with

minimal exposure to street frontage and a lack of passive surveillance, which can result in a sense of feeling unsafe.

The objective of Clause 10.6.3 is:

“To ensure that the arrangement of ways and public open space provides for all of the following:

- (a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community;*
- (b) the adequate accommodation of pedestrian and cycling traffic.”*

The layout of Public Open Space Lot 504 has incorporated a corner frontage in the southwest corner providing space for a nature based playground west of residential Lot 117, similar in concept to Council’s Burwood Park in Blackmans Bay. This location provides an opportunity to link through to larger open spaces beyond, and is also opposite a pedestrian access located along the western boundary adjacent to Lots 141 and 140. A footway entry point has also been provided along the eastern boundary of Public Open Space Lot 504, between Lots 125 and 126, to the end of the cul-de-sac (Road 8).

Pedestrian access has also been provided at the north-eastern corner of Public Open Space Lot 502 at a width of 3.1m, providing access between the Balance lot and Lot 19 to the street. As this is the gateway to the main public open space area, this footway should be widened to a minimum of 5m. As a result roughly through the centre of the estate there will be a pedestrian way that is separate from cars encouraging people to move through the public open space lots which will also assist in improving the passive surveillance of the space.

The footways are all shown on the plans as 3m wide, however wider footways are preferable to create walkable neighbourhoods, considering the needs of the user groups sharing the movement network as well as providing for landscaping, occasional seating and lighting where appropriate consistent with Crime Prevention Through Environmental Design Guidelines. The footways from Lots 500, 502 and adjoining Lots 140 and 141 should all be widened to 5m. The walkway from Lot 504 to the cul-de-sac to the east is considered acceptable to remain at 3m.

To further promote safety and amenity through passive surveillance consideration has been given to requiring a covenant on titles that will avoid solid fencing or walls along the open space perimeters. It is recommended that fences adjoining public open space lots be no higher than 1.5m with 50% transparency above 1m. Pedestrian access from rear yards onto public open space should be encouraged where environmentally appropriate and practicable. Such measures would assist in encouraging the open spaces to be used by local residents and preventing the space enclosed by solid high fencing that limits passive surveillance.

Public Open Space Lots 501 and 503 are situated on the eastern side of the subdivision and have frontage along their eastern boundaries to the Channel Highway/Kingston Bypass. These boundaries will have acoustic barriers constructed that will limit any surveillance opportunities and prevent access to the Highway. Whilst direct pedestrian access is not encouraged onto the Highway at this time, design of the acoustic barrier should not remove the opportunity for future pedestrian access routes between the proposed residential estate and nearby pedestrian routes being incorporated within any future Highway/Bypass design. It is noted that the Department of State Growth has stated that it is preferable that a

future road access is situated at the point of Lots 63 and 64 connecting the roads to the future intersection. This location is directly opposite a preferred pedestrian access way for Public Open Space Lot 504.

As previously noted, public open space is located entirely within the northern half of the proposed residential estate. Whilst there is no public open space within the southern end of the project, some efforts have been made with development of walkway links. The southernmost lots are within approximately 500m of the southern access point of the Public Open Space Lot 504, and over 1km from the closest commercial zoned land located on the future Spring Farm Estate. The Australian Heart Foundation's publication *Healthy by Design: a planners' guide to environments for active living states*, "*the concept of close walking distance will vary according to people's different fitness levels but usually ranges between 400 to 800 metres*". Therefore, whilst a distance of 1km can be considered as within accepted walking distance, it is on the outer extremity and would be considered only if it were over level topography with wide pedestrian footpaths (2.5m) and minimal to no conflict points with vehicles.

In accordance with Clause 10.6.3 (P1) (d) the subdivision design must provide *convenient access to local shops, community facilities, public open space and public transport routes*. Whilst the southern lots are on the outer extremity of walking distance, as noted above, walkability distance of an area can be extended provided the pedestrian space has been designed to incorporate pedestrian needs. Consideration needs to be given to the streetscape for the road network that contributes to more active pedestrian space by ensuring the following measures:

- (a) A sealed footpath should be located alongside the boundary line so the other side can be landscaped with shrubs, trees and grass providing vehicle separation from footways;
- (b) Street lights should be located at the end or beginning of the walkways so that they can be provided with elongated beams for safety that do not have spill light on neighbouring properties;
- (c) With the 18m and 20m wide road designs there are two issues:
 - (i) Footpaths should be on both sides of the cul-de-sacs as well as on the local and collector roads, and
 - (ii) Services should be bundled on one side of the road and sited to allow for the planting of street trees, one per lot, to ensure a positive walkable local environment;
 - (iii) Where space allows, sites should be identified within the road reservation for the provision of seating;
 - (iv) Footpath widths should be a minimum of 2m to allow for easy access for all, and should be designed to incorporate vegetation and seating along footways plus space for cycleways;
- (d) It is recommended that as part of the final street design a landscape plan incorporating the pedestrian features is submitted, which outlines footpaths, lighting, tree plantings and existing trees in relation to lot layout, road design and layout of services."

Conditions to this effect should be incorporated into any permit issued.

Clause 10.6.4 – Services

Each lot will be connected to a reticulated potable water supply, a reticulated sewerage system and a stormwater system in accordance with the requirements of Clause 10.6.4 A1, A2 and A3.

The subdivision includes a new road and therefore must be assessed against the requirements of the Performance Criteria P4 which requires that “*the subdivision provides for the installation of fibre ready facilities (pit and pipe that can hold optical fibre line) and the underground provisions of electricity supply*”. As discussed in the Engineering Evaluation section of this report, the concept engineering drawings have been submitted providing for underground power and telecommunications services to all lots. Compliance with the Performance Criteria P4 is therefore achieved.

Environmental Management Zone

Clause 29.5.1 – Subdivision

Clause 29.5.1 (A1) requires that subdivision must comply with any of the following:

- (a) *be for the purpose of providing lots for public open space, a reserve or utilities.*
- (b) *be for lots proscribed in an applicable reserve management plan.*

In this instance the lots to be subdivided that are within the Environmental Management Zone are the public open space lots and therefore compliance with the Acceptable Solution A1 is achieved.

2.5 Code Matters

Code E1.0 – Bushfire Prone Areas Code

Clause E1.6.1 – Subdivision

A Bushfire Prone Area Development Report has been submitted with the application, prepared by Bushfire Prone Development Solutions and endorsed by the Fire Management Planning Officer of the Tasmania Fire Service, together with a Certificate of Compliance to the Bushfire-prone Areas Code under Planning Directive No 5. The Certificate of Compliance confirms that the proposed subdivision meets the requirements of the Acceptable Solutions for Clauses E1.6.1.1 (A1), E1.6.1.2 (A1) and E1.6.1.3 (A1) and (A2).

Further detail of the impacts of bushfire hazard management on vegetation is provided in the Natural Resource Management section of this report.

Code E5.0 – Road and Railway Assets Code

Clause E5.5.1 – Existing road accesses and junctions

A2.

The Acceptable Solution A2 of E5.5.1 requires that “*the annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater*”.

The application was accompanied by a Traffic Impact Assessment (TIA) prepared by Midson Traffic Pty Ltd which identifies that the proposed subdivision does not meet the requirements of the Acceptable Solution A2 and therefore must be assessed against the requirements of the Performance Criteria P2. The TIA concludes that the Performance Criteria P2 is met. A detailed assessment is also provided by Council's engineering department in the Engineering Evaluation section of this report. Subject to upgrading of Maddocks Road, including widening of the road reservation, and the junction of Maddocks Road and the Channel Highway, the proposal is considered acceptable. Conditions relating to the upgrading requirements have been provided for inclusion in any permit issued.

A3.

The Acceptable Solution A3 of E5.5.1 requires that *“the annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater”*.

The (TIA) prepared by Midson Traffic Pty Ltd identifies that the proposed subdivision does not meet the requirements of the Acceptable Solution A3 and therefore must be assessed against the requirements of the Performance Criteria P3. The TIA concludes that the Performance Criteria P3 is met. Again, this assessment has been supported by Council's Engineering Evaluation report.

E.5.6.1 – Development adjacent to roads and railways

Clause E5.6.1 (A1) requires that building envelopes on new lots must be located at least 50m from a rail network, or a category 1 road or a category 2 road, in an area subject to a speed limit of more than 60km/h. Lots adjoining the Channel Highway are located within 20-35m of the road and as such the application must be assessed against the requirements of the Performance Criteria P1 which requires that the location of development *“must be safe and not unreasonably impact on the efficiency of the road or amenity of sensitive uses, having regard to:*

- (a) the proposed setback;*
- (b) the existing setback of buildings on the site;*
- (c) the frequency of use of the rail network;*
- (d) the speed limit and traffic volume of the road;*
- (e) any noise, vibration, light and air emissions from the rail network or road;*
- (f) the nature of the road;*
- (g) the nature of the development;*
- (h) the need for the development;*
- (i) any traffic impact assessment;*
- (j) any recommendations from a suitably qualified person for mitigation of noise, if for a habitable building for a sensitive use; and*
- (k) any written advice received from the rail or road authority.*

A Noise Assessment prepared by Vipac Engineers & Scientists Limited was submitted in support of the application. The noise assessment report considered the proposal against the provisions of Clause E5.6.1 (P1) and has been reviewed in detail in the Health Evaluation section of this report by Council's Senior Environmental Health Officer. This assessment identifies that the proposal is compliant with the provisions of Clause E5.6.1 (P1) and details the proposed conditions required to be met to ensure compliance with the Scheme requirements.

The proposal is therefore considered to meet the requirements of Clause E5.6.1 (P1) subject to the inclusion of recommended conditions in any permit issued.

Clause E5.6.4– Sight distance at accesses, junctions and level crossings

Clause E5.6.4 (A1) requires that sight distances at:

- (a) *an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1.*

The TIA assesses the proposal against this provision and concludes that the Acceptable Solution A1 is met.

Code E7.0 – Stormwater Management Code

The Stormwater Management Code applies to all development and the proposed subdivision has been assessed by Council's Development Engineering Unit against the requirements of the Code (refer detailed discussion in the Engineering Evaluation section of this report below). The development stormwater collection, retention, treatment and discharge to Whitewater Creek is in compliance with the requirements of Code E7.0 – Stormwater Management Code. New point source discharges will incorporate end of line bio retention basins with vegetated swale discharges to Whitewater Creek. The internal stormwater collection and treatment will incorporate Water Sensitive Urban Design best practice and the provision of a Gross Pollutant Trap. The incorporation of the above measures is all in accordance with the requirements of Code E7.0.

Code E8.0 – Electricity Transmission Infrastructure Protection Code

The subject land is located adjoining the TasNetworks owned substation facility at Maddocks Road. Clause E8.8.1 (A2) of the Scheme requires that:

"A lot, any part of which is located within 65 m of a substation facility, and which is intended for sensitive use must:

- (a) *identify a building area;*
- (b) *show that the building area can accommodate a dwelling with a setback no less than 65 m from a substation facility."*

19 of the initial proposed lots are located within 65m of the substation and cannot accommodate a dwelling with a setback greater than 65m. As there is no Performance Criteria (P2) these lots are prohibited under the Scheme and cannot form part of the application. The developer has had discussions with TasNetworks regarding the provisions of Code E8.0 and this has led to an urgent amendment to the Scheme to amend the provisions of this Clause. The urgent amendment has been approved by the Tasmanian Planning Commission however does not become effective until 8 December 2015. The urgent amendment would potentially enable the subdivision of these 19 lots to be considered, however additional information

would be required to support the application and demonstrate compliance with the provisions of Code E8.0, as amended. It was not possible to provide this information within the timeframes to enable the application to be considered at the December Planning and Authority Committee meeting and as such the applicant has requested that the application continue to be assessed as submitted, i.e. excluding the 19 lots within the 65m buffer.

It may be possible for the additional lots to be considered as part of the Commission process, however this would be subject to representation from the applicant and acceptance by the Commission. If it is not possible to have these lots considered as part of the Commission process, the developer may apply for a separate application for these lots in the future, subject to addressing the details of the standards of Code E8.0, as amended.

All other lots proposed for subdivision meet the requirements of Code E8.0.

Code E10.0 – Biodiversity Code

Parts of the subject land are located within a Biodiversity Protection Area and as such Code E10.0 applies to the assessment of the application. Most of the Biodiversity Protection Areas are located either on the Balance Lot or within the Public Open Space lots, however parts of some of the residential lots are located within the Protection Areas.

A detailed assessment of the proposal against the provisions of Code E10.0 – Biodiversity Code has been provided in the Natural Resource Management section of this report. This assessment identifies that the proposal is compliant with the provisions of Clause E10.8.1 (P1) and details the proposed offset and conditions required to be met to ensure compliance with the Scheme requirements.

The proposal is therefore considered to meet the requirements of Code E10.0 subject to the inclusion of recommended conditions in any permit issued.

Code E11.0 – Waterway and Coastal Protection Code

Parts of the subject land are located within a Waterway and Coastal Protection Area and as such Code E11.0 applies to the assessment of the application. The Waterway and Coastal Protection Areas are located on the Balance Lot, however some of the subdivision works, such as the bushfire hazard management areas and stormwater detention basins, are located within the Protection Areas.

A detailed assessment of the proposal against the provisions of Code E11.0 – Waterway and Coastal Protection Code has been provided in the Natural Resource Management section of this report. This assessment identifies that the proposal is compliant with the provisions of Clauses E11.7.1 (P1) and (P4) and details the proposed conditions required to be met to ensure compliance with the Scheme requirements.

The proposal is therefore considered to meet the requirements of Code E11.0 subject to the inclusion of recommended conditions in any permit issued.

2.6 Other matters

There are no other matters of relevance to the assessment of this application.

3. REFERRALS AND REPRESENTATIONS

3.1 Internal Referrals

Health Evaluation

The following report was prepared by Council's Senior Environmental Health Officer, Abylene McGuire.

"A report from Bill Butler, Vipac Engineers & Scientists Ltd has been submitted by the applicant. This report addresses noise from the existing substation and traffic noise from the Channel Highway.

E8.0 Electricity Transmission Infrastructure Protection Code

E8.6.1 Sensitive use within 65m of a substation facility

Mr Butler has advised that a TasNetworks substation is located on the south west corner of the subdivision and currently operates two transformers but has the capability for four transformers.

Noise measurements have been undertaken around the substation during the evening at a considered location.

The report identifies five residential lots that would exceed the substation noise criteria. The diagram below is extracted from the Vipac noise assessment and identifies the location of these lots.



Figure 4: Sub Station Noise – 32 dBA adj Contour

Mr Butler provides two options; either dwellings are not placed on these five affected lots or appropriately designed and constructed barriers are installed on the boundary of the substation.

The applicant has currently proceeded with the first option and dwellings will not be placed on these five lots at this stage and therefore further noise mitigation is not required.

E5.0 Roads & Railway Assets Code

E.5.6.1 - P1(j) Development adjacent to roads and railways

Mr Butler has advised that the Channel Highway is classified as a category 1 road. The proposed sensitive use development is within 20-35m of the road.

Mr Butler has sourced traffic count data for the Channel Highway from the Department of State Growth (DoSG) including projected traffic volumes for 2037. Further traffic volume estimates have been provided by Midson Traffic for the proposed slip roads. Noise measurements have also been undertaken over a five day period in July at a considered location.

Modelling undertaken by Mr Butler is referenced against the DoSG's Tasmanian State Road Traffic Noise Management Guidelines (November 2011) for both current and future conditions.

Mr Butler states that in the year 2037, traffic noise on the subdivision exceeds the DoSG's design criteria for lots north of the new roundabout and that for these lots, noise mitigation is mandatory. For lots south of the roundabout, Mr Butler states that the 63bBA criteria is achieved essentially on the subdivision boundary and while this is acceptable, it would be desirable to lower noise levels for these blocks to ensure a margin of safety in the acoustic design.

To reduce future traffic noise levels, acoustic barriers have been modelled on the boundary with the road. The diagram below is extracted from the Vipac noise assessment and identifies the location and height of the barriers to mitigate road noise.

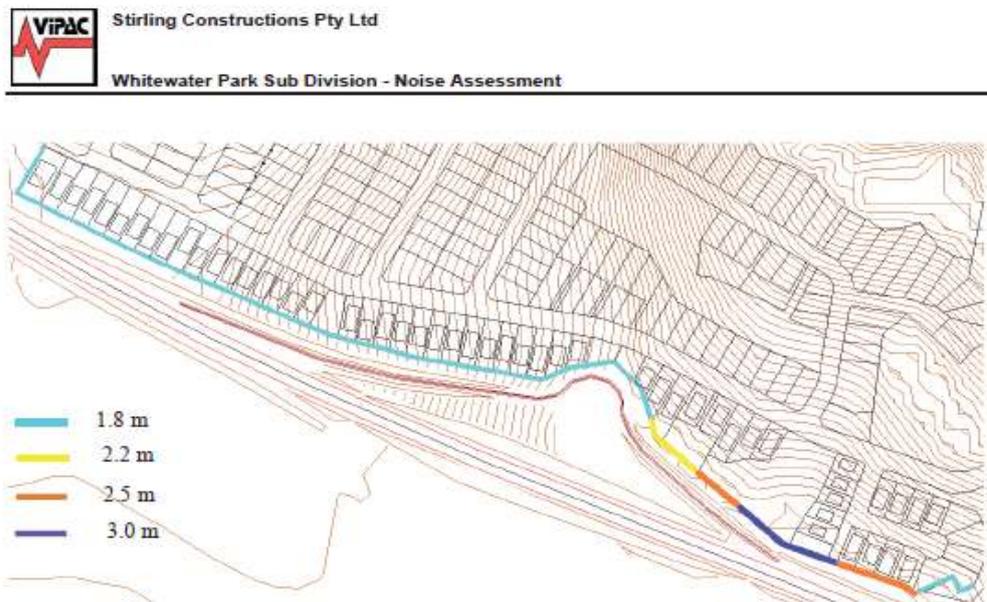


Figure 9: Noise Mitigation – Boundary Fences

Mr Butler has advised that the structural and performance requirements for the acoustic barriers will be based on a VicRoads design criteria for noise barriers. The developer has agreed to construct these barriers prior to the sealing of the affected titles. Further, the developer agrees that the affected titles will be subject to a Part 5

Agreement pursuant to section 71 of the *Land Use and Planning Approvals Act 1993* to ensure that future owners will be responsible for the maintenance of these barriers. This is a similar outcome to the previously approved Spring Farm subdivision.

The application will be conditioned to the effect that the design and construction of these barriers must be certified by Mr Butler prior to the sealing of the affected titles.”

Engineering Evaluation

The following report was prepared by Council’s Development Engineering Officer, Paul Verne.

“Roads and Traffic

The proposed subdivision as detailed on the submitted application proposal plans “P4” and associated documentation is located off Spring Farm Road, Kingston and Maddocks Road, Huntingfield.

Spring Farm Road, a State Road, has been upgraded from the Channel Highway junction to just short of the Spring Farm property boundary by Department of State Growth as part of the Kingston Bypass project to provide access for further development to the west of the Bypass works. The Spring Farm Road upgrade involved a kerbed 8m wide sealed carriageway, concrete footpaths including the extension of the shared concrete footpath to service both the Whitewater Farm (DAS-2015-44) and Spring Farm (DAS-2013-42) developments.

Maddocks Road is a Council maintained rural access road that services a number of rural properties, as well as a TasNetworks substation. The road is unsealed for the majority of its length. It connects with Channel Highway at a T-Junction, with a long channelized right turn entry lane from Channel Highway.

A Traffic Impact Assessment (TIA) undertaken by Keith Midson Traffic dated August 2015 was lodged with the submitted subdivision application documentation and later amended (October 2015) and reissued to Council to address the vehicular and pedestrian impacts on the existing road networks. The following is a summary of the discussions and conclusions/recommendations of the amended report.

- The traffic generated by the proposed subdivision will not have any significant adverse impacts on the surrounding road network in terms of traffic efficiency or road safety.
- There is adequate sight distance at the proposed site access on Spring Farm Road and Maddocks Road in accordance with Austroads and Planning Scheme recommendations for the prevailing vehicle speeds.
- The internal road corridor widths, including cul-de-sac diameters, comply with LGAT Municipal design standards.
- The roundabout at the Channel Highway/Spring Farm Road junction required for the approval of the Bunnings development is compatible with the forecast peak hour generation associated with the proposed development. No further junction treatments are considered necessary at this junction as a result of the proposed development.

- The junction of the subdivision with Spring Farm Road can cater for all traffic generated by the subdivision in conjunction with all traffic generated by the neighbouring subdivision to the west. The connection of the subdivision to Maddocks Road is only required for connectivity reasons, rather than capacity reasons. A large proportion of the subdivision can be staged from the Spring Farm Road end prior to the connection with Maddocks Road.
- The short left-turn deceleration lane at the junction of Channel Highway/Maddocks Road should be considered to accommodate the traffic generation entering the site from the south on Channel Highway.
- Maddocks Road should also be sealed between Channel Highway and the access to the subdivision. This should be done at such time when the subdivision access road onto Maddocks Road is connected.
- The proposed subdivision will provide connectivity with existing trails connecting to the subdivision and in close proximity to the subdivision. The development will therefore provide an important strategic 'missing link' in Council's Bike Plan. Connectivity will be available for pedestrians and cyclists through the subdivision along the main connecting road within the site, as well as connections at Maddocks Road (both the road junction and a pedestrian path connection) and Spring Farm Road (at the road junction). The proposed subdivision is therefore compatible with Council's bike strategy.

Based on the findings from this above TIA, Mr Midson states that the proposed development is supported on traffic grounds.

The new subdivision roads will be constructed to current Council urban and Austroads standards requiring sealed pavements, lot accesses, concrete footpaths, kerbs and gutters and reticulated drainage, footways and walking tracks. All lots shall be provided with a standard kerb crossover and reinforced concrete access apron to the road reservation boundary at a grade no greater than 1 in 5. All roads and associated lot accesses shall be designed and shown on the engineering drawings lodged to the satisfaction and approval of the Executive Manager – Engineering Services.

The applicant will be required to upgrade Maddocks Road to a 6.9m wide road from Channel Highway to Road 1 and provide the minimum road reservation width to be transferred to Council prior to the completion of Stage 3. The engineering drawings will need to be submitted to Council detailing the required upgrade of Maddocks Road for approval by the Executive Manager – Engineering Services.

The applicant will also be required to extend the shared footpath from the junction of Road 1 and Spring Farm Road to the existing footpath on Spring Farm Road located west of the junction.

Proposed Road 1 will ultimately link with Maddocks Road to Spring Farm Road and possible become a bus route at that time. The engineering plans will be required to detail bus lay off bays located along the subdivision Road 1 to the satisfaction of the bus service provider and the Executive Manager – Engineering Services.

Safe sight distances for all existing and proposed road junctions have been assessed by the above TIA to be compliant with the sight distance standards. Engineering plans shall be lodged for the road design of the proposed subdivision layout. These plans shall be undertaken by a qualified civil engineer in compliance

with Austroads standards including sight distance standards to the satisfaction and approval of the Executive Manager – Engineering Services.

The applicant will need to provide a basic gravel alternative vehicle access, in case of emergency to Maddocks Road, preferably along the alignment of Road 1 and this will provide an alternative access for access during construction.

Additional TIA's will be provided at the completion of Stages 3 to 6 to address the current and projected traffic flows at the Channel Highway/Spring Farm Road junction with remedial works recommendations being undertaken at each following stage or as required, all to the satisfaction and approval of the Executive Manager – Engineering Services, at the developer's cost.

All works associated with the proposed subdivision and associated road, footpaths, walking track, drainage and service authorities' extensions and traffic management improvements will be undertaken at the developer's cost in compliance with engineering plans lodged with Council to the satisfaction and approval of the Executive Manager – Engineering Services.

Drainage

The subdivision will be drained generally in accordance with the details shown on the submitted subdivision application proposal plans "P4". The subdivision drainage system will incorporate the following:

- Sealed road and lot drainage collection will utilise kerb and gutters, piped reticulation system, a system gross pollution pit, overland flow paths and bio retention basins with low flow vegetated swale point discharges to Whitewater Creek. Bio retention basins will be located clear of the Whitewater Creek 1 in 100 year flood levels as calculated for a "fully developed" contributing catchment and including impacts of climate change to 2099 (Climate Futures for Tasmania (CFT) modelling). The development stormwater collection, retention, treatment and discharge to Whitewater Creek shall be in compliance with the requirements of E7.0 Stormwater Management Code.
- All lots will be provided with a minimum 150mm dia piped stormwater house connection to service the low point of the lot.
- New point source discharges from the subdivision drainage system shall incorporate end of line bio retention basins with vegetated swale discharges to Whitewater Creek. The internal stormwater collection and treatment design and construction will incorporate Water Sensitive Urban Design best practice and the provision of a Gross Pollutant Trap. The integration of the above stormwater treatment satisfies in E7.0 Stormwater Management Code of the Kingborough Interim Planning Scheme 2015.
- A subdivision drainage plan will be required to be undertaken by a qualified hydraulic engineer and lodged together with supporting hydraulic design calculations and design reports as required to the satisfaction and approval of the Executive Manager – Engineering Services.
- A Soil and Water Management Plan will be required to be provided by a suitably qualified person to detail construction erosion and drain water controls for each stage of the subdivision in accordance with the NRM South - Soil and Water Management Plan for Construction Sites guidelines to the satisfaction and approval of the Executive Manager – Engineering Services.

Hydraulic Services

Sewer and water services will be provided to the requirements and approval of TasWater.

Other Servicing Issues

The applicant is required to construct sound barrier fencing located along the Southern Outlet frontage to lots in compliance with the requirements of Vipac Acoustic Engineer report dated August 2015.

Underground power will be provided to all lots and street lighting to the requirements of TasNetworks and to the satisfaction of the Executive Manager – Engineering Services.

Underground telecommunications will be provided to all lots to the service provider's requirements.

All power, street lighting and telecommunication services will be provided at the applicant's cost.

Recommendation

The subdivision be approved subject to inclusion of the associated engineering permit conditions and the conditions of TasWater (Annexure "A")."

Natural Resource Management Evaluation

The following report was prepared by Council's Environmental Planner, Nikki den Exter.

"Discussion

The 30 hectare (approx.) site contains a mix of remnant native vegetation, intensively managed pasture (grazing), a class 2 watercourse, a residence and other associated infrastructure. A detailed ecological assessment and a number of subsequent addendums by North Barker were submitted as part of the application. The following discussion on the impacts of the subdivision application on natural values is based on these assessments in conjunction with observations from a site visit on 1 September 2015 and advice from the Policy Conservation Advice Branch of the Department of Primary Industries Parks, Water and Environment (DPIPWE).

Native vegetation

The 30 hectare site includes 5.74 hectares (or ~19%) of remnant native vegetation, including:

- 2.75 hectares of dry *Eucalyptus obliqua* forest (DOB)
- 0.97 hectare of *Eucalyptus ovata* forest and woodland (DOV)
- 2.02 hectares of *Eucalyptus ovata* over pasture (FAG-Eo)

The distribution of these communities is shown in Figure 1 below. Each of these vegetation communities are discussed below in relation to their biodiversity significance, including conservation status, condition, habitat values and importance in maintaining ecological function across the landscape. There are also individual *E.*

ovata trees scattered throughout the pasture, which provide potential foraging habitat for the endangered swift parrot.



Figure 1: Distribution of native vegetation on the site

Dry *Eucalyptus obliqua* forest (DOB) (2.75 hectares)

This community occurs on the dry sandstone flats in the north of the site and is dominated by *E. obliqua*, with *E. amygdalina* and *E. ovata* present. The community has been utilised to produce clay and consequently large areas have been dug out as pits in the past. While the DOB is in poor-moderate condition and is not a threatened vegetation community, some of the individual trees within this vegetation are of high conservation value as they provide potential foraging habitat for the swift parrot and potential nesting habitat for hollow dwelling species. The density of these

trees means that, while the vegetation type itself is a low priority biodiversity value as defined by Table E10.1 of the Scheme, the habitat is a high priority value.

Eucalyptus ovata forest and woodland (DOV) (0.97 hectare)

This community, dominated solely by *E. ovata* trees, is listed as a threatened native vegetation community under the *Nature Conservation Act 2002* and as a high priority biodiversity value under Code E10.0 of the Scheme. This vegetation also provides foraging habitat for the swift parrot. The DOV is in poor-moderate condition consisting of a predominantly sedgy native understorey comprising of sagg, sword sedge and iris with only occasional degraded shrubs.

Eucalyptus ovata over pasture (FAG-Eo) (2.02 hectares)

Where there are *E. ovata* trees over pasture rather than with a native understorey, these patches do not conform to the native vegetation community DOV; rather they are a forest/woodland structure of trees over pasture referred to as FAG-Eo. These patches are not considered a threatened native vegetation community under the *Nature Conservation Act 2002*. However they are still a high priority biodiversity value as defined in Code E10.0 as they provide foraging habitat for the swift parrot and also contains potential nesting habitat for hollow dwelling species including the swift parrot and masked owl.

Flora and Fauna Values

In total 188 species of vascular plants were recorded during the site survey by North Barker. Of these, none are listed as threatened under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) and one (gentle rush – *Juncus amabilis*) is listed as rare under the Tasmanian *Threatened Species Protection Act 1995* (TSPA). While previous surveys within 5km of the property have identified a number of species of threatened flora variously listed under the TSPA and EPBCA, either suitable habitat for these species was not present within the area of the proposed amendment or the species were not observed.

In general the site provides limited habitat for fauna species as it is structurally simple and floristically poor. Notwithstanding, as highlighted above, the vegetation on the site does provide potential habitat for a few threatened fauna species. In particular, the density of mature trees within all patches of native vegetation except patch 5 (see Figure 1) satisfy the definition of low-moderate density nesting habitat for the swift parrot and the presence of old mature trees with hollows may provide suitable breeding hollows for the masked owl. Call back surveys and observations of suitable hollows failed to detect the masked owl and it was concluded that this species is not currently utilising the hollows. The *E. ovatas* on the site also provide foraging habitat for the swift parrot. Diggings of the eastern barred bandicoot were also observed in the pasture on the south of the site and two dead cattle egrets were also observed. There is also a moderate to high possibility the site is utilised by the spotted-tail quoll and Tasmanian devil. A map of threatened fauna habitat is provided in Figure 2 below.

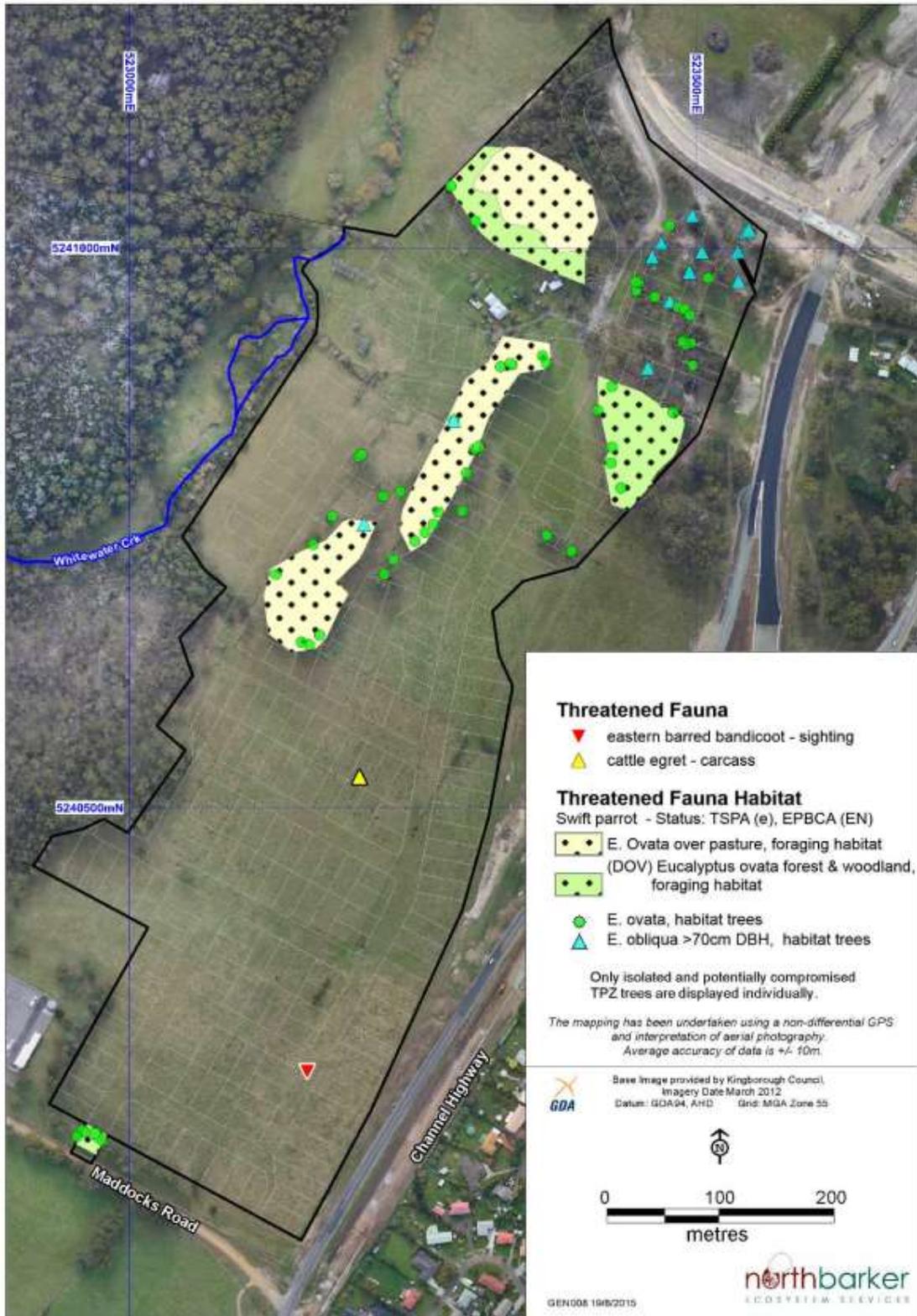


Figure 2: Threatened fauna habitat on the site

Landscape Context

When assessing the significance of the vegetation on White Water Park it is important to consider it in the context of other remnant vegetation within the broader Kingston/Blackmans Bay area. While the patches of remnant vegetation within the proposed amendment are relatively isolated patches surrounded by pasture, they are considered to provide an important stepping stone for avifauna between remnant vegetation within urban Kingston/Blackmans Bay to the east and large tracts of remnant vegetation to the west.

Waterways

Whitewater Creek, a Class 2 watercourse, flows through the property. The vegetation along this length of creek varies from more intact native vegetation upstream to predominantly exotic vegetation dominated by crack willow. Whitewater Creek is entirely outside the footprint of the proposal.

Weeds

There are a number of weed seedlings recorded as part of the ecological assessment. It is recommended in this assessment that the weeds be treated as part of a weed management plan. A condition of approval should be included to this effect.

Impacts of the proposed subdivision

Native vegetation communities

The residential lots and associated roads and services are largely confined to the exotic pasture and have been located to avoid and minimise impacts on natural values to the extent practicable. However, there will be some loss of native vegetation and trees of high conservation value as a result of the proposal. Table 1 below indicates the area of each vegetation type that is present, and the area proposed to be cleared for residential development and infrastructure and the extent to be retained and protected in public open space (POS).

Vegcode	Infrastructure	Lots	POS	Grand Total
DOB	0.75	0.94	1.06	2.75
DOV	0.06	0.06	0.85	0.97
FAG-Eo	0.09	0.35	1.58	2.02
Total retained	0	0	3.49	3.49
Total cleared & converted	0.9	1.35	0	2.25
Grand totals	0.9	1.35	3.49	5.74

Table 1: extent of vegetation communities to be retained or cleared and converted (based on the Addendum to the Vegetation Survey and Fauna Habitat Assessment, October 2015)

Threatened species habitat

The proposal will also result in the loss of a number of trees of high conservation value which provide potential habitat for threatened fauna species including the masked owl and swift parrot. These trees will require removal either because they are within the footprint of required infrastructure, or because they present a safety hazard, block solar access or the tree root zones will be compromised by future development of the lots. Table 2 below summarises the potential loss of trees of high conservation value trees by species and diameter at breast height (DBH). The locations of these trees are also identified in Figure 3 below. In addition, there are a

further 15 trees of high conservation value located within the POS but immediately adjacent to lot boundaries which may be compromised by the future development of these lots. These trees require inspection by a qualified arborist for final determination as to whether they are likely to survive or are unsafe. There may also be some further impacts or losses as a result of required upgrades to Maddocks Road and construction of the acoustic fencing. In the absence of detailed engineering designs for the road upgrade and final plans for the fencing, the extent of this impact is unclear. The proposal will also impact upon foraging habitat for eastern barred bandicoot, spotted-tailed quoll and cattle egret. However this loss of habitat is not considered to be important for the conservation of these species.

Species	DBH class	Clearance from residential lots and services	Within POS but major TPZ encroachment	Within POS but major SRZ encroachment	Total loss
<i>E. ovata</i>	> 40	23	13	16	52
<i>E. ovata</i>	< 40	7	2	2	10
<i>E. obliqua</i>	> 70	10	0	3	13
<i>E. obliqua</i>	< 70	1	4	4	9
<i>E. amygdalina</i>	> 70	0	1	1	2
Total loss		41	20	25	86

Table 2: The number of each tree species, in diameter classes, for which root encroachment exceeds the Australian standard and the number of trees that will be removed from lots (based on the Addendum to the Vegetation Survey and Fauna Habitat Assessment, October 2015)

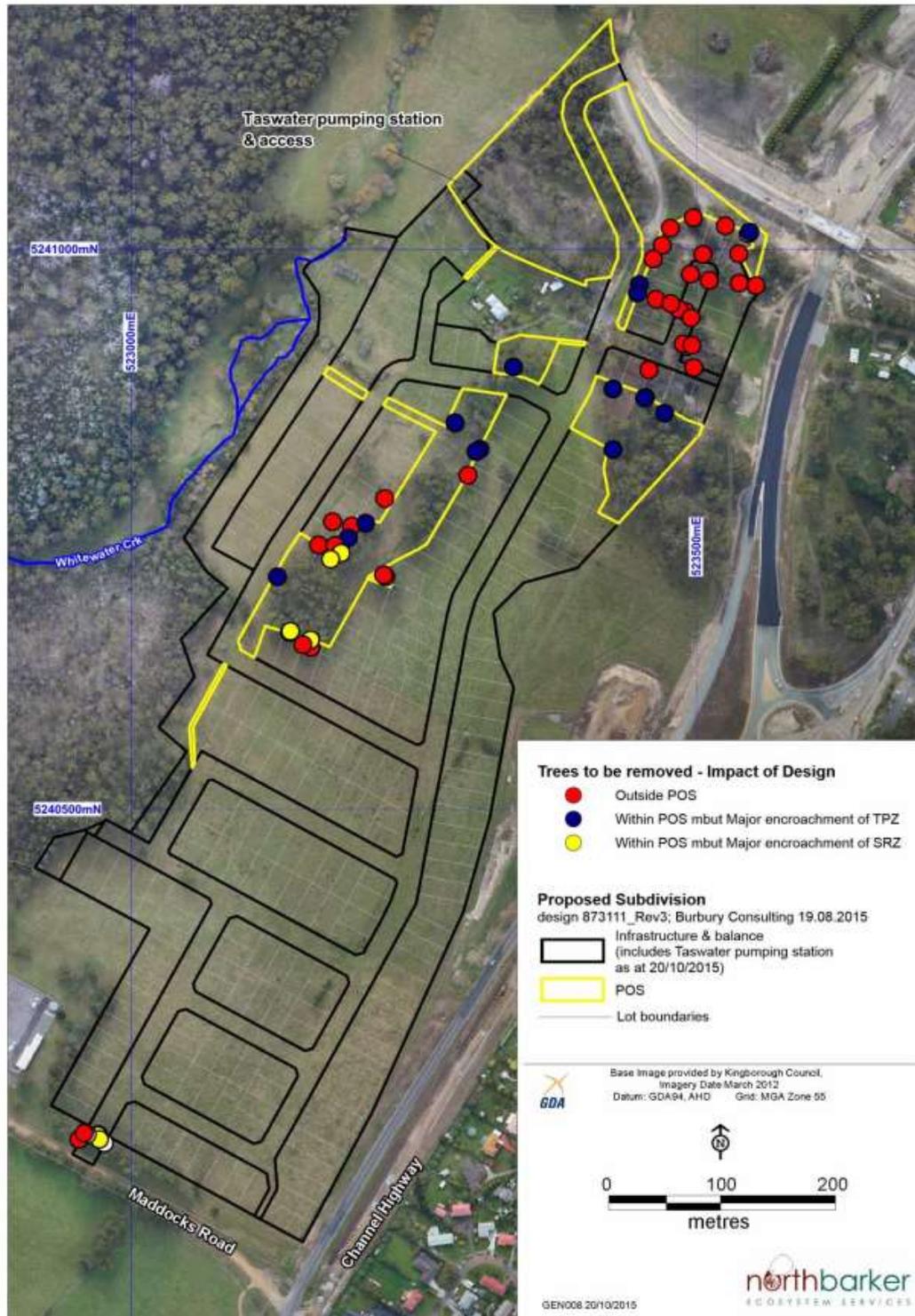


Figure 3: Impacts on trees of high conservation value

Threatened flora

While some of the populations of the rare gentle rush (*Juncus amabilis*) are located in the POS and are able to be retained and protected, some of the known populations are predominantly within the footprint of the proposed lots and associated infrastructure. It is therefore likely many individuals will be lost to conversion. A 'permit to take' will be required from DPIPWE prior to disturbing these plants.

Figure 4 below shows the impact of the proposed subdivision on the natural values, as well as the areas proposed for retention to offset these impacts. The proposed offsets and other mitigation measures are discussed further below in relation to the provisions of the Kingborough Interim Planning Scheme 2015 (the Scheme).

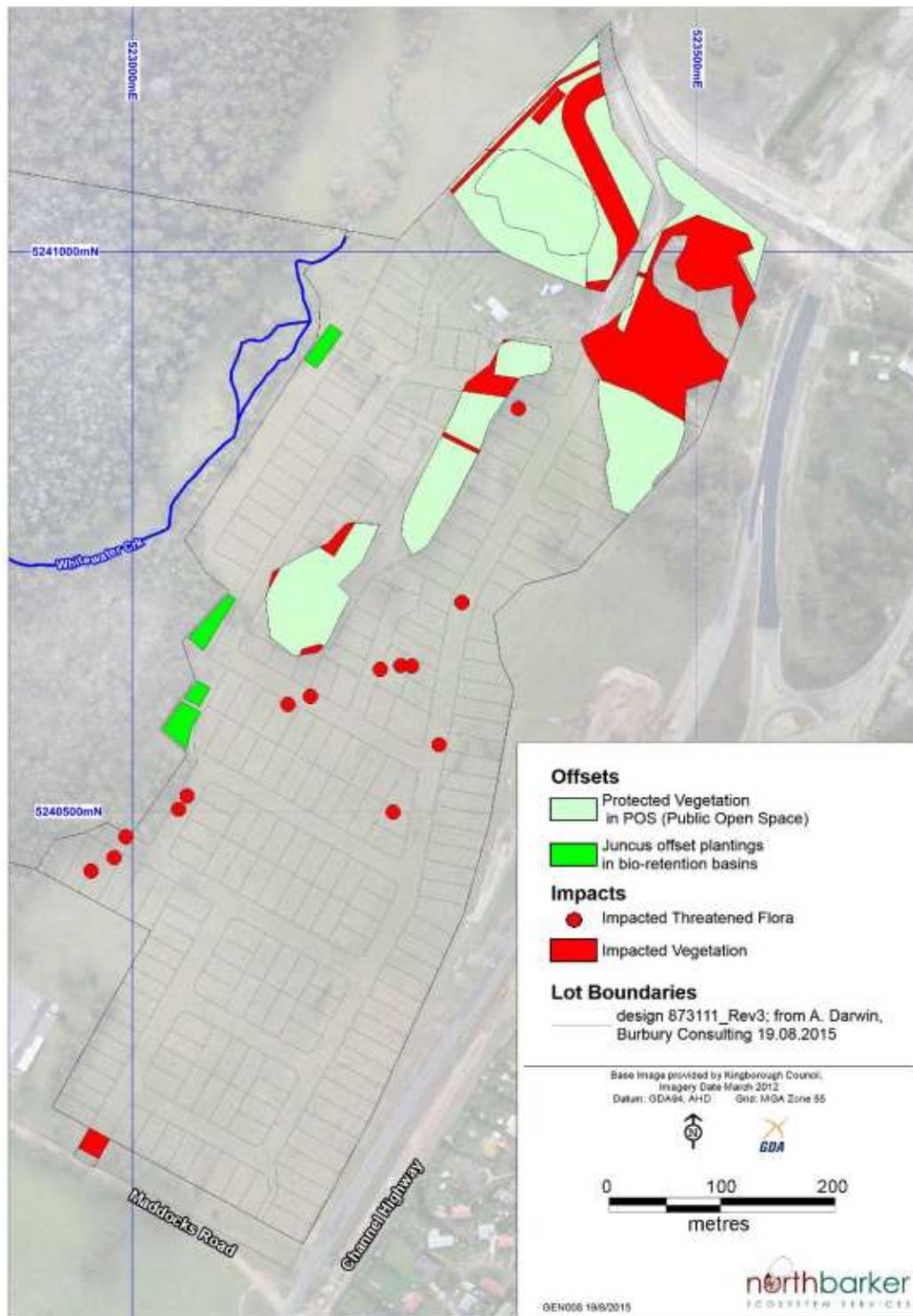


Figure 4: Indicative impact of the subdivision and proposed offsets

(Note the plan of subdivision has altered slightly in some areas since this map was produced)

Bushfire management

The proposed site is within a bushfire prone area. Accordingly a Bushfire Prone Area Development Report and accompanying bushfire hazard management plan were submitted as part of the application (Bushfire Prone Development Solutions, August 2015). Figure 5 below shows the location of bushfire prone vegetation within and adjacent to the proposed subdivision. As this figure illustrates, the woodland vegetation proposed for retention within POS between the development and Spring Farm Road (Lot 500) is classified as bushfire prone.



Figure 5: Bushfire prone vegetation in the vicinity of the subdivision (source: Bushfire Prone Development Solutions, August 2015).

Given this vegetation is proposed for retention as a bushland area zoned Environmental Management, the subdivision has been designed to ensure hazard management areas achieve the minimum separation distances for BAL-19 and are entirely contained within the residential lot boundaries. As such, the bushfire prone vegetation located within Lot 500 does not require management of the vegetation in a low fuel state. Rather this vegetation must be maintained so that it may continually be considered Woodland vegetation in accordance with AS3959-2009. According to North Barker (Addendum to the Vegetation Survey and Fauna Habitat Assessment, October 2015), this maintenance enables a level of supplementary plantings of a diversity of species, weed control and placement of woody debris to improve the condition of this vegetation.

The remaining vegetation proposed to be retained in POS is considered to meet the classification of low threat vegetation providing it is managed and maintained in a low fuel state (Lots 501-505 inclusive). This is achieved by maintaining the understorey as managed grassland, maintaining canopy separation through the removal of any unsafe trees and ensuring replacement plantings are limited to gaps and ensuring ongoing recruitment.

Bushfire hazard management areas are also required adjacent to the remnant forest vegetation to the west of the proposed subdivision. Based on discussions during the site visit it is understood these bushfire hazard management areas are contained within existing cleared land and do not require any impacts on adjacent native vegetation.

Assessment of the environmental impacts of the proposal against the Scheme provisions

An assessment of the environmental impacts of the proposed development in relation to the Scheme has been undertaken. This NRM assessment is discussed below in relation to each of the relevant planning scheme provisions.

Clause 10.6.1 – Development Standards for Subdivision in the General Residential Zone

This provision includes standards in relation to trees of high conservation value. All but two of the trees of high conservation identified on the site are also within the Biodiversity Protection Area and are most appropriately addressed below in relation to the Code. This section therefore only considers the impact on high conservation value trees within the General Residential Zone but outside the Biodiversity Protection Area.

Clause 10.6.1 A2 requires that each lot provides a minimum building area that, amongst other things, will not impact on trees of high conservation value. The original Vegetation Survey and Fauna Habitat Assessment (North Barker, August 2015) identifies at least two trees of high conservation value within the General Residential Zone that will require removal from within proposed lots. While the trees are not within the building area itself, construction of a dwelling within this area may impact on the tree root protection zone (TPZ) of these trees and compromise their health and safety. However these trees are not indicated as being of high conservation value in a later plan (North Barker, October 2015). It is therefore unclear whether or not the proposal will or will not impact on trees of high conservation value.

Taking a precautionary approach, the proposal is therefore assessed against P2(f), which requires the design of each lot avoids, minimises, mitigates and offsets impacts on trees of high conservation value. Given the required lot density and sizes for the General Residential Zone, it is not considered practical to avoid impacting on these trees. As such, providing the loss of these trees is adequately offset by the payment of a financial contribution to Council's Tree Preservation Fund, it is considered that this clause is satisfied.

Clause E10.8.1 – Subdivision Standards in the Biodiversity Code

As the proposed subdivision impacts on vegetation within a Biodiversity Protection Area, the proposal must be assessed under the performance criteria P1. The priority of the biodiversity values on the site as defined in Table E10.1 of the Scheme is summarised below.

- Low – Dry *Eucalyptus obliqua* forest (DOB)
- Moderate - *Juncus amabilis* (gentle rush), which is listed as rare under the TSPA and individual trees of high conservation value
- High – *Eucalyptus ovata* forest and woodland (DOV) and breeding habitat for the swift parrot, including the *Eucalyptus ovata* over pasture (FAG-Eo) and low-moderate density potential nesting habitat within the DOB, DOV and the FAG-Eo (except patch 5).

Therefore the proposal is assessed in relation to P1 (a), (b) and (c). Each of the requirements of these performance criteria are addressed below.

- (i) the subdivision works are designed and located to avoid and minimise impacts on the biodiversity values by retaining approximately 61% of the remnant vegetation on the site, including 88% of the threatened vegetation (DOV), 81% of the swift parrot foraging habitat and 56% of the predominantly medium density hollow-dwelling habitat in the POS;
- (ii) impacts resulting from future bushfire hazard management measures are minimised as far as reasonably practicable through the inclusion of the hazard management areas which achieve BAL-19 within the residential lot boundaries;
- (iii) all priority biodiversity values outside the area impacted by subdivision works are proposed to be retained and protected by zoning as Environmental Management and transferral to Council as POS, with the exception of some individual trees of high conservation value in proximity to lot boundaries;
- (iv) special circumstances exist as the extent of the values being impacted is insignificant relative to the extent being retained and protected on and in the vicinity of the development;
- (v) the impacts are able to be offset in accordance with the Guidelines for the Use of Biodiversity Offsets in the Local Planning Approval Process, Southern Tasmanian Councils Authority 2013 and Council Policy 6.10, as detailed below; and
- (vi) given the small scale of the impact, the clearance and conversion will not substantially detract from the conservation status of the biodiversity values in the vicinity of the development.

The proposed subdivision satisfies clause E10.8.1 (A2) as it is not prohibited by the relevant zone standards.

Offset proposal

The proposed offset involves the retention and improvement of 3.49 hectares (or 61%) of the remnant vegetation on the site by zoning as Environmental Management and transferral to Council as POS. This offset area, shown in Figure 4 above, includes 2.43 hectares of *E. ovata* dominated vegetation and 1.05 hectares of DOB. The loss of approximately 150 *Juncus amabilis* will be offset by the protection in POS of about 50 and the planting of 450 plants in suitable habitat in an area designated for offset planting associated with drainage retention basins on the balance of land (see Figure 4). To ensure these offset plantings are maintained into the future, a Part 5 Agreement must be established over these areas.

To achieve a conservation benefit greater than the level of impact, this offset must demonstrate it satisfies the offset ratios specified in Council's Biodiversity Offset Policy (Policy 6.10). A summary of the biodiversity values and the required offset ratios is provided in Table 3 below. It should be noted these ratios take into account the habitat hectares (or condition) of the patches of vegetation and are not based on absolute areas. It should also be noted that the methodology used to classify the values and therefore determine the required offsets presented below differs slightly from that used by North Barker ; however the practical outcomes remain the same.

Biodiversity value	Habitat ha value	Residual impact (ha or # of plants)	Ratio required	Offset required	Onsite offset achieved	Ratio achieved
Low: priority <i>E. obliqua</i> forest (DOB)	1.46	0.9	1:1	0.9	0.56	no
Moderate: <i>Juncus amabilis</i> rare plant TSPA	n/a	150	3:1	450	450	yes
High: breeding habitat for the swift parrot	2.62	1.2	4:1	4	1.47	no
High: <i>E. ovata</i> forest (DOV)	0.53	0.07	4:1	0.27	0.47	yes

Table 3: Offset requirements and outcomes according to each value

It is evident from Table 3 above that some offset requirements are achieved or even exceeded by the retention of 61% of remnant vegetation within the POS, including the *Juncus amabilis* and DOV offsets. However there is a shortfall in the ratio for both the DOB vegetation and the loss of breeding habitat for the swift parrot. To raise this deficit to zero it is proposed that the DOB in POS is enhanced by supplementary planting, including a diversity of species in the appropriate benchmark life forms, weed control and the placement of small and large logs. The Bushfire Prone Area Development Report and accompanying bushfire hazard management plan verify this level of restoration is compatible with the required hazard management measures. A condition should be included in the permit requiring this onsite offset to be secured, including the development of a 5-year conservation management plan that includes the recommended restoration measures.

To address the deficit in relation to the loss of breeding habitat for the swift parrot, including the loss of foraging trees (*E. ovata* with a dbh >40cm) and potential nesting trees (eucalypt trees with a dbh >70cm), it is proposed that a financial contribution be paid on a per tree basis. Based on the information currently available, financial compensation will be required for a minimum of 52 *E. ovata* trees and 24 mature trees of high conservation value. There is the potential for additional tree removal for the upgrade of Maddocks Road, the construction of the acoustic fencing and for safety reasons within and adjacent to the POS. As such, the final offset amount can only be established subject to verification of the final number of trees of high conservation value to be impacted. A condition should therefore be included in the permit requiring a tree plan be submitted prior to start of works for each stage. This tree plan needs to be developed in collaboration with a suitably qualified arborist, and:

- (a) identify which trees require removal and which trees are being retained; and
- (b) demonstrate the proposed development and all associated infrastructure is located to minimise and avoid the removal of trees; and
- (c) ensure trees being retained within the Public Open Space do not present an unacceptable public safety hazard. Note, this includes identifying and implementing any necessary safety works undertaken prior to the land being transferred to Council; and

- (d) identify reasonable mitigation and/or protection measures to be implemented to minimise the impacts of the development on the health of trees being retained and avoid their loss within the scope of the approved development.

Clause E11.7.1 – Development Standards in the Waterway and Coastal Protection Code

While the proposed lots are located outside the Waterway and Coastal Protection Area as defined on the planning scheme maps, the bushfire hazard management area and stormwater detention basins on the balance lot are within in this area. These works do not meet the relevant acceptable solutions and therefore must be assessed against Clause E11.7.1 (P1) and (P4).

No works impacting on riparian vegetation or in-stream habitat are proposed and the installation of the stormwater detention basins will minimise sediment flows and filter nutrients and soluble pollutants in the longer term. Therefore, providing sediment and erosion control measures are implemented during construction in accordance with an approved soil and water management plan, Clause E11.7.1 (P1) is considered to be satisfied.

As the new point source discharges from the subdivision drainage system will incorporate end of line bio retention basins with vegetated swale discharges to Whitewater Creek, and incorporate Water Sensitive Urban Design best practice and the provision of a Gross Pollutant Trap, it is considered that Clause E11.7.1 (P4) is satisfied.

Recommendation

The proposal should be approved subject to conditions relating to the issues discussed above, including:

- A tree plan;
- Vegetation removal;
- Implementation of an offset proposal for the loss of priority biodiversity values including remnant vegetation, trees of conservation value and the rare *Juncus amabilis*;
- A weed management plan;
- A soil and water management plan for works within a Waterway and Coastal Protection Area.”

3.2 External Referrals

The following external referrals were required or undertaken as part of this application:

TasWater

The application was referred to TasWater in accordance with the requirements of the *Water and Sewerage Industry Act 2008*. TasWater has provided its response to the Council Notice of Planning Application Referral including conditions of approval to be included in any permit issued for the development. A copy of the conditions from TasWater has been included in the attachments to this report.

Department of State Growth

The planning scheme amendment application (PSA-2015-1) for the rezoning of the subject land was referred to the Department of State Growth for comment, together with a copy of the proposed subdivision plan.

Comments regarding the proposals was submitted by the Department for Council's information. The comments generally related to traffic movements, public transport, cycling and pedestrian facilities, proximity of future residential development to the Channel Highway and the adequacy of the existing road networks. Many of the comments/recommendations of the Department have been taken into consideration in the Council engineering, health and recreational planning evaluations and many have already been provided for within the subdivision proposal such as the staging of the development from the north i.e. the Spring Farm Road end. The Department has also confirmed that it accepts the noise modelling report submitted with the application. The following general comments are provided by the Department:

- *"The Department of State Growth has no objections to the rezoning of this land and the Department has no objections to residential development being established in this area.*
- *The Department is satisfied the recently constructed Springfarm Road overpass as part of the Kingston Bypass will provide a safe and efficient connection back to the Channel Highway to enable land-use development to occur west of the bypass, without having any interruption to the operation of the Kingston Bypass."*

3.3 Representations

The application has not been advertised at this time as it has been lodged in accordance with s43A of the Act. Advertising will only occur if the associated planning scheme amendment is initiated and certified by Council.

4. STATE POLICIES AND ACT OBJECTIVES

The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.

The proposal is consistent with the objectives of Schedule 1 of the *Land Use Planning and Approvals Act 1993*.

5. CONCLUSION

The proposal is for the creation of a new residential estate on a greenfield site south of a recently approved, but yet to be constructed, residential estate. The new estate will have access to the recently upgraded Spring Farm Road and a future alternative access to Maddocks Road to the south. The subdivision provides for a large number of new residential lots and at the same time proposes to protect many of the existing environmental values on the site, through the creation of public open space lots incorporating much of the existing vegetation on the site. The Balance lot also contains significant environmental values which will not be affected by the proposed subdivision.

The proposed subdivision concept design has been demonstrated to largely meet the requirements of the Scheme in relation to new residential estates, whilst protecting the values on the site to the greatest extent practicable. Conditions of approval have been recommended for inclusion in any permit issued to ensure that the final design of the

subdivision meets the requirements of the planning scheme and Councils standard requirements for subdivisions. The application is therefore recommended for approval subject to conditions reflecting the detailed discussions above.

6. RECOMMENDATION

MOVED
SECONDED

That in accordance with Council Policy 1.1 – Delegated Authority Policy, the Planning Authority resolves that the report of the Manager Development Services be received and that the development application for the staged subdivision of 210 residential lots, six public open space lots, ten road lots, pump station lot and Balance lot at 27 Spring Farm Road And 34 Maddocks Road, Kingston for All Urban Planning Pty Ltd be approved subject to the following conditions:

1. Except as otherwise required by this Permit, use and development of the land must be substantially in accordance with Development Application No. DAS-2015-44 and Council Plan Reference No's. P4 submitted on 19 October 2015, P5 submitted on 21 October 2015 and P6 submitted on 26 November 2015. This Permit relates to the use of land or buildings irrespective of the applicant or subsequent occupants, and whoever acts on it must comply with all conditions in this Permit. Any amendment, variation or extension of this Permit requires further planning consent of Council.
2. Lots 211 to 229 inclusive are not approved as part of this Permit.
3. The land contained within Lots 211- to 229 inclusive, the balance lot containing the existing Homestead and the balance of CT 165018/1 must be all be added together and shown as a single lot on the Final Plan of Survey.
4. The frontage for Lots 5, 6, 8, 25, 26 and 27 must be increased to provide a minimum frontage of 9m in accordance with the requirements of Clause 10.6.1 (P3) of the Kingborough Interim Planning Scheme 2015. The Final Plan of Survey for the relevant stages containing these lots must demonstrate that all lots meet the minimum frontage requirements of Clauses 10.6.1 (A1) or (P1).
5. The footways linking Lot 500 to Road 4, Lots 502 to Road 1 and adjoining Lots 140 and 141 must be widened to a minimum of 5m and shown on the Final Plan of Survey submitted for sealing for the relevant stage.
6. A covenant must be included on the titles to any lots sharing a boundary with a Public Open Space lot to the effect that any fencing on a boundary with a Public Open Space lot must be no higher than 1.5m with a minimum 50% transparency above 1m.
7. A street landscaping plan outlining footpaths, lighting, tree plantings and existing trees in relation to lot layout, road design and layout of services must be submitted to Council for approval as part of the engineering drawings and is to be to the satisfaction of the Manager Development Services and Executive Manager – Engineering Services. The landscaping plan must provide for a streetscape for the road network that contributes to more active pedestrian space and must incorporate the following:

- (a) A sealed footpath located adjacent the property boundary to enable landscaping with shrubs, trees and grass providing vehicle separation from footpaths;
- (b) Street lights located at the end or beginning of footways and provided with elongated beams for safety that do not have spill light on neighbouring properties;
- (c) Footpaths on both sides of the cul-de-sacs as well as on the local and collector roads;
- (d) Services bundled on one side of the road and sited to allow for the planting of street trees, one per lot, to ensure a positive walkable local environment;
- (e) Where space allows, sites should be identified within the road reservation for the provision of seating;
- (f) Footpath widths a minimum of 2m; and
- (g) Traffic calming methods for pedestrians on roads adjacent public open space to assist with linking of the public open space areas.

All engineering drawings submitted for approval must also reflect the above requirements.

8. An Agreement under Part 5 of the *Land Use Planning and Approvals Act 1993* must be registered on the title of the Balance lot providing for the affected land to be managed in accordance with the endorsed Bushfire Hazard Management Plan (Bushfire Prone Development Solutions, August 2015 submitted to Council on 18 November 2015).

The developer is to arrange for the drafting of the Agreement, and is to cover all costs associated with the Agreement including drafting and registration with the Recorder of Titles, prior to the sealing of the Final Plan of Survey.

9. Prior to the removal of any vegetation and "Start of Works" for each stage, a tree plan is to be submitted to and endorsed by Council identifying the individual trees of high conservation value requiring removal and those to be retained within each stage. This plan must be developed in collaboration with a suitably qualified arborist and:
 - (a) identify the location, diameter at chest height and species of all eucalypt trees with a diameter >70cm, all trees with visible hollows and all *Eucalyptus ovata* trees >40cm; and
 - (b) show the location of these trees relative to proposed development and associated infrastructure, including but not limited to lot boundaries, road works, bushfire protection zones, building envelopes (where applicable), driveway crossovers, footpaths, acoustic barrier fencing and services including water, stormwater/drainage, sewer, telecommunications and power; and
 - (c) identify which trees will be impacted by and require removal as a result of the subdivision works and which will be impacted by and require removal as a result of subsequent future development of the lots; and

- (d) demonstrate that the proposed development and associated infrastructure are located to avoid the removal of trees to the extent practicable; and
 - (e) ensure trees being retained and located within the Public Open Space do not present an unacceptable public safety hazard. Note, this includes identifying and implementing any necessary safety works prior to the land being transferred to Council; and
 - (f) identify reasonable mitigation and/or protection measures to be implemented to minimise the impacts of the development on the health of trees to be retained and avoid their loss within the scope of the approved development; and
 - (g) be in accordance with Australian Standard 4970-2009 for the protection of trees on development sites.
10. All trees of high conservation value identified as being impacted by and requiring removal as a result of the approved subdivision, including subsequent development of the lots, must be offset by a financial contribution calculated at a rate of \$500 per tree of high conservation value. Trees of high conservation value include all eucalypt trees with a diameter >70cm, all trees with visible hollows and all *Eucalyptus ovata* trees >40cm. Payment of the financial contribution must be made prior to the removal of the trees and “Start of Works” for each relevant stage.
11. To offset the loss of 1.69 hectares of *Eucalyptus obliqua* dry forest, 0.12 hectares of *Eucalyptus ovata* forest and woodland, 0.44 hectares of *Eucalyptus ovata* over pasture and a proportion of the approximately 150 *Juncus amabilis* plants, an offset package protecting and enhancing 3.49 hectares of remnant native vegetation as identified in the Addendum to the Vegetation Survey and Fauna Habitat Assessment (North Barker, October 2015) and located within the Public Open Space Lots 500-504 (Council Plan Reference P4 submitted on 19 October 2015) must be secured as part of the first stage of the subdivision. This offset package requires:
- (a) development of a Conservation Management Plan by a suitably qualified person for the offset area prior to Start of Works for Stage 1. This plan must:
 - (i) verify the extent of the conservation zone, which is to encompass all remnant native vegetation, *Juncus amabilis* plants and individual trees of high conservation value within the POS; and,
 - (ii) provide for the protection of all biodiversity values within the conservation zone in perpetuity, including ongoing recruitment of *Eucalyptus ovata* trees; and,
 - (iii) identify management prescriptions in accordance with the revegetation, restoration and weed management recommendations of North Barker (August 2015 and October 2015) and the requirements of the Bushfire Prone Areas Report and associated Bushfire Hazard Management Plan (Bushfire Prone Development Solutions, August 2015 submitted to Council on 18 November 2015); and,

- (iv) incorporate the tree safety works identified in the approved tree plan; and,
 - (v) facilitate passive recreation; and,
 - (vi) include a fully costed implementation, monitoring and reporting plan for a minimum of five years (including actions, methods, timeframes and costs); and
 - (vii) specify which actions require implementation prior to the sealing of the Final Plan of Survey for Stage 1; and,
 - (viii) be to the satisfaction of the Manager Development Services.
- (b) maintaining and improving the conservation values within the offset area for a period of 5 years through the implementation and monitoring of the Conservation Management Plan to the satisfaction of the Manager Development Services; and,
 - (c) payment of a conservation management bond equivalent to the costs of implementing, monitoring and reporting on outstanding actions in the Conservation Management Plan prior to the sealing of the Final Plan of Survey for Stage 1. This Bond will be refunded incrementally upon completion of implementation of the plan to the satisfaction of Council's Manager Development Services; and,
 - (d) upon the sealing of the Final Plan of Survey for the first stage, transferral of these Public Open Space lots to Council to be managed for their conservation and recreation values.
12. To offset the loss of the remaining 150 *Juncus amabilis* plants, a minimum of 450 *Juncus amabilis* must be planted in a suitable habitat in an area designated for offset planting associated with drainage retention basins on the balance of land as identified the Vegetation Survey and Fauna Habitat Assessment (North Barker, August 2015).

In addition, the applicant must enter into a Part 5 Agreement with and to the satisfaction of the Council to ensure these offset areas are maintained and protected in perpetuity. This Part 5 Agreement must:

- (a) verify the location of the offset plantings; and,
- (b) provide for the establishment and ongoing maintenance of these plantings; and,
- (c) identify any specific management prescriptions to ensure the offset plantings are established and maintained for their long term survival, including ongoing monitoring and replacement plantings. These management prescriptions are to be drafted by a suitably qualified person and include timeframes, details and costings for each action.

All costs associated with drafting and registering these Part 5 Agreements on the title is to be borne by the applicant.

All management prescriptions and actions in the Part 5 Agreement, including monitoring and reporting, must be implemented to the satisfaction of the Manager Development Services. All costs for implementing the first 5 years of actions in the Conservation Management Plan must be borne by the developer.

A conservation management bond equivalent to the costs of implementing, monitoring and reporting on outstanding actions in the Conservation Management Plan is to be bonded to Council prior to the issue of Certificate of Practical Completion for each relevant stage of the subdivision.

This Bond will be incrementally refunded upon completion of implementation of the plan to the satisfaction of the Manager Development Services.

13. Prior to the removal of any vegetation and approval of "Start of Works" for each stage, a vegetation removal plan is to be submitted to and endorsed by Council identifying the areas containing vegetation or trees requiring removal to implement the approved subdivision works and the areas to be managed as machinery exclusion zones within each stage of the subdivision. This plan must:
 - (a) be consistent with the approved tree plan, the vegetation identified for removal by North Barker (August 2015 and October 2015) and the approved plans of subdivision; and
 - (b) clearly demarcate where areas of vegetation or individual trees require removal to enable construction and installation of subdivision infrastructure including but not limited to roading, bushfire protection zones, driveway crossovers, footpaths, acoustic barrier fencing and services including water, stormwater/drainage, sewer, telecommunications and power;
 - (c) identify reasonable mitigation and/or protection measures to be implemented to minimise the impacts of the development on the health of trees or vegetation within the machinery exclusion zones and avoid their loss within the scope of the approved development;
 - (d) be in accordance with Australian Standard 4970-2009 for the protection of trees on development sites; and
 - (e) specify site supervision of clearing operations; and
 - (f) specify timing of clearing to minimise impacts on fauna, including demonstrating that all clearing is to be undertaken outside the breeding season for swift parrot; and
 - (g) include staging of clearing to minimise sediment disturbance; and
 - (h) incorporate soil and water management measures to prevent erosion and sediment contamination; and
 - (i) specify vehicle hygiene measures and protocols for machinery; and
 - (j) specify the method of disposal of cleared vegetation; and
 - (k) specify the method of transporting and disposing of any declared weed material from the site, including soil; and

- (l) demonstrate compliance of vegetation clearing with the *General Fire Regulations 2000 (Part 4)*, in relation to firefighting equipment on site; and
- (m) identify procedures and protocols for all hazardous clearing activities during a Fire Permit Period; and
- (n) identify protocols and responses for any wildfire which occurs on the property during the period of clearing; and
- (o) identify protocols and responses to fuel or oil spills; and
- (p) identify protocols and procedures for rubbish storage and removal; and
- (q) be to the satisfaction of the Manager Development Services.

Only those areas of vegetation and individual trees identified for removal in the endorsed vegetation removal plan for each stage are approved for removal as part of this permit. Vegetation must not be removed prior to endorsement of the vegetation removal plan, installation of mitigation and protection measures, establishment of any required offsets and approval of "Start of Works" for each stage.

All remaining vegetation and individual trees must be retained and appropriately protected during construction as specified in the vegetation removal plan. No further felling, lopping, ringbarking or otherwise injuring or destroying of native vegetation or individual trees is to take place without the prior written permission of Council.

14. Due to the presence of environmental weeds, prior to Start of Works, a Weed Management Plan developed by a suitably qualified consultant and to the satisfaction of the Manager Development Services must be submitted. This Plan needs to include:
 - (a) timeframes and methods of primary and follow up treatment for all declared and environmental weeds on site;
 - (b) weed hygiene measures required to ensure the risk of the spread of weeds from the site during clearing and construction is minimised.

Primary treatment of all weeds is required in accordance with this Plan and to the satisfaction of the Manager Development Services prior to the sealing of the Final Plan of Survey for each stage.

15. All detailed engineering plans for the stormwater detention basins submitted to Council for endorsement must:
 - (a) demonstrate to the satisfaction of the Manager Development Services that they incorporate the required offset plantings; and
 - (b) be endorsed by a suitably qualified person as being in accordance with the offset recommendations of North Barker (August 2015).
16. No works shall commence on site, or within a Council roadway, without a 'Subdivision/Development Start of Works Notice' being lodged with, and accepted by the Executive Manager – Engineering Services and the Manager Development Services:

At least 14 working days notice of intention shall be given:

- (a) To commence works
 - (b) To resume works after works on site has ceased for a period of fourteen (14) working days or more.
17. A Council fee of 2% of the estimated value of the staged construction works (including GST, provisional items and contingencies) for the development or a minimum of \$750 must be paid at the time of submission of the engineering design plans for approval. The actual amounts paid will be based on the rates adopted by Council and prevailing at the time of payment.
18. The design and construction works for the staged subdivision must be carried out generally in accordance with the submitted application plans "P4", "P5" and "P6" and with the associated hydraulic and traffic impact assessment reports to the satisfaction and approval of the Executive Manager - Engineering Services and in compliance with the following:
- (a) IPWEA Tasmanian standard construction drawings and specifications;
 - (b) IPWEA Tasmanian subdivision guidelines;
 - (c) Austroads standards;
 - (d) Australian Rainfall and runoff guidelines;
 - (e) Kingborough Council's development and capital works inspection and administration guidelines;
 - (f) Kingborough Council's standard testing methods and procedures;
 - (g) The engineering design plans must include, but not be limited to, the following:
 - (i) Widening of the Maddocks Road reservation 9m from the centreline of the existing carriageway to the north;
 - (ii) The upgrade of Maddocks Road with associated footpath, lighting and reticulated stormwater drainage to a 6.9m wide road from Channel Highway junction to Road 1 prior to the sealing of the Final Plan of Survey for Stage 6;
 - (iii) The proposed stormwater drainage system should be sized to accommodate the estimated 1% AEP (Annual Exceedance Probability) flow based on a possible future fully-developed catchment. The reticulated stormwater system itself should be sized to accommodate at least the estimated 5% AEP flow based on a possible future fully-developed catchment;
 - (iv) Extension of the shared footpath from the junction of Road 1 and Spring Farm Road to the existing footpath on Spring Farm Road located west of the junction;
 - (v) Upgrade of the Maddocks Road and Channel Highway junction in accordance with the recommendation of the TIA and Department of

State Growth to the satisfaction of the Executive Manager – Engineering Services;

- (vi) Construction of the internal road network, Roads 1 to 10, in accordance with the approved subdivision staging plan including channelisation, junctions, concrete footpaths, footways, flood ways, emergency access ways and associated stormwater system incorporating vegetated swales, bio retention basins (above the 1% AEP year Whitewater Creek flood level) and Gross Pollution Pits;
 - (vii) Construction of sound barrier fencing located along the Southern Outlet frontage to lots in compliance with the requirements of the Vipac Acoustic Engineer report dated August 2015;
 - (h) The engineering plan approval will be valid for a maximum period of two years from the date of Council endorsement, and if practical completion has not been achieved within the time limit, the engineering plans will be subject to re-assessment;
 - (i) Design reports and calculations must be provided as required;
 - (j) The engineering plans and specifications must be prepared and certified by:
 - (i) An accredited professional engineer to the satisfaction and approval of the Executive Manager - Engineering Services;
- Or
- (ii) Another person approved by the Executive Manager - Engineering Services provided that such plans and specifications have been certified as correct by a suitably accredited professional engineer.
19. The works must be supervised by the engineer in (a) or the certifying engineer in (b) above and in accordance with Council's inspections schedule. All enquiries and matters pertaining to the works during the construction and maintenance stages shall be directed to the applicant or applicant's representative in the first instance, until the works have successfully undergone the requisite 52 week maintenance period and have been taken over by Council.
20. The road widening reservation for Maddocks Road required as part of condition 18 must be transferred to Council prior to the sealing of the Final Plan of Survey for Stage 3.
21. All engineering plans submitted to Council for endorsement must:
- (a) demonstrate to the satisfaction of the Manager Development Services that all services and infrastructure associated with the subdivision works are designed to avoid and minimise impacts on biodiversity values including trees of high conservation value; and
 - (b) be endorsed by a suitably qualified arborist.
22. Council will provide unique Kingborough Council road numbers for all the proposed roads within the development. These numbers must then be referenced on design and "As-Constructed" drawings. The proposal will also be assessed as to the suitability of street numbering for each road segment. The applicant must

submit to Council within one month of the permit being issued a list of preferred names for new roads or alternately select name from Council's preferred road name listing. Council will endorse, or otherwise, the proposed road names.

Should the applicant not submit or select road names Council will allocate a name from the preferred road name listing.

All new road signs related to this development must be provided and installed by Council at the applicant's cost. The actual costs must be paid prior to the sealing of the Final Plan of Survey and shall be based on the rates adopted by Council at the time of payment.

23. A staged construction management plan must be lodged with the engineering plans for the approval of the Executive Manager - Engineering Services. The plan must be in accordance with the details shown on the submitted subdivision application proposal plans "P4", "P5" and "P6" (specifically plan no 1295-04 Rev C dated 22/10/2015).

The management plan must include but not be limited to the following:

- (a) All proposed stages must be clearly outlined and identified with lot numbers;
- (b) Road layouts must be shown with individual road segments identified with the appropriate Kingborough Council road reference number;
- (c) Operable vehicular and pedestrian access and service connections to each allotment contained within each stage must be provided and approved prior to commencement of the next progressive stage;
- (d) All upstream water and sewer reticulation terminations must be sealed and capped between stages;
- (e) Stormwater table drains, swales and detention ponds point discharges and flood ways must be detailed for the drainage outfall treatment for each progressive stage of the subdivision;
- (f) Road closure barricading and signage with adequate vehicular turning facilities must be detailed for temporary road terminations at the end of each stage construction;
- (g) All staged upstream sewer and stormwater services must be flushed and cleaned prior to connection into the operative downstream reticulation;
- (h) All staged upstream water services must be flushed and disinfected prior to connection into the operative downstream reticulation; and
- (i) A request for an amendment to the planning permit must be lodged and approved by Council for any variances to the approved staging sequence.

Additional Traffic Impact Assessments must be provided to Council at the completion of Stages 3 – 6 to address the current and projected traffic flows at the Channel Highway/Spring Farm Road junction at those times and implement the recommendations of these assessments to the satisfaction and approval of the Department of State Growth and the Executive Manager – Engineering Services at the developer's cost.

24. The applicant must not commence civil construction works within a road reservation until the following requirements are met:
 - (a) A 'Permit to carry out works within a Council road reservation' has been issued by Council and the associated application fee paid;
 - (b) A traffic and pedestrian management plan has been lodged with Council in accordance with Department of State Growth 'Traffic Control at Work Sites' code of practice; and
 - (c) Written approval from the Department of State Growth for any works within a State Road reservation has been issued.
25. Road reservations must be provided with lot boundaries splayed where necessary, and shown as "Road" on the Final Survey Plan. The applicant must arrange for the necessary transfer of the road reservations to Council at the time of lodgement of the Final Plan of Survey for sealing. Road reservation widths must in accordance with Tasmanian Standard Drawings TDS-R06, TSD-R07 and TSD-R08.
26. Embankment easements must be created over all road cut or fill embankments extending into lots and must be shown on the Final Plan of Survey lodged for sealing.
27. The road layout and design must be adequate to provide for the proper operation and manoeuvrability of bus operations and Council's contract garbage collection vehicles. The applicant must ascertain from bus transport carriers the proximity of any existing bus routes and proposals for possible future bus routes within the development on Road 1 and incorporate the necessary parking areas and shelter requirements for the pickup and set down of passengers in compliance with the Austroads standards.
28. Road pavements must be designed in accordance with IPWEA Tasmanian subdivision guidelines and TDS-R06 to the satisfaction and approval of the Executive Manager – Engineering Services and also include the following requirements:
 - (a) General road gradient must be $> 0.5\%$ and $\leq 16\%$;
 - (b) Bus route road gradient must be $> 0.5\%$ and $\leq 12\%$;
 - (c) Pavements must be designed to suit the ultimate traffic loads determined after completion of geotechnical reports of the sub grade. Minimum soil testing required for the design of the pavement must comprise a representative on-site soaked CBR test for every 50m of road pavement (or part thereof) or where there is change of sub grade;
 - (d) The pavement design calculations including the geotechnical report must accompany the plans submitted for approval;
 - (e) The sub grade must be inspected and approved prior to commencement of construction of the pavement in accordance with Kingborough inspection audit and construction guidelines. Any sub grade improvements shall be subject to additional inspections and approvals;

- (f) Surface (wearing course) must be a minimum 40mm thickness approved compacted hot mixed asphalt in accordance with TDS-R06 and TSD-E01 (Kingborough Council exclusion notes);
 - (g) Concrete kerb and channel must be provided to both sides of any new road pavement with a minimum gradient of 1.0%. and must in accordance with TDS-R06, TSD-R14 and TSD-R16;
 - (h) Road subsoil drainage must be installed in accordance with TDS-R06 and TSD-R12;
 - (i) Road pavements shall be designed to convey the 1% AEP storm event overland flow; and
 - (j) Road drainage systems must be integrated with the subdivision piped stormwater reticulation system and filtered/detained point discharges to Whitewater Creek.
29. A temporary emergency and construction gravel access way is to be provided connecting to Maddocks Road along the alignment of Road 1 at the end of each stage.
- Note - this would also provide a second point of access during construction, protecting the newly constructed road and separating construction vehicles and the public but in event of an emergency could provide an alternative escape access route.
30. Vehicular accesses must be constructed in standard grey concrete with a broomed non slip finish to all lots from the back of the kerb crossing layback to the lot boundaries and be in accordance with TSD-R09 and TSD-E01 (Kingborough Council exclusion notes).
31. Reinforced concrete footpaths must be constructed at locations shown on the submitted subdivision proposal plans "P5" in accordance with TDS-R06, TSD-R09, TSD-R11, TSD-R18 and TSD-E01 (Kingborough Council exclusion notes).
32. Reinforced concrete pathways must be constructed centrally within the footway reservations at locations shown on the submitted subdivision proposal plans "P5" in accordance with TDS-R11 and TSD-E01 (Kingborough Council exclusion notes).
33. Reinforced concrete pedestrian kerb ramps must be constructed at locations shown on the approved engineering plans in accordance with TDS-R18 and following:
- (a) Australian standard AS1428-1 design for access and mobility;
 - (b) Australian standard AS1428-4 Tactile Indicators.
34. Road junctions and accesses must be designed in accordance with the provisions of the Kingborough Interim Planning Scheme 2015 and the requirements of the guidelines of the Department of State Growth for traffic impact and sight distance assessments. The applicant must submit to the Department of State Growth and the Executive Manager – Engineering Services a traffic management plan for approval, incorporating the following:

- (a) Road signage;
- (b) Pavement markings;
- (c) Pedestrian crossings; and
- (d) Any other requirements that the Department of State Growth or the Executive Manager - Engineering Services may require.

The provision and installation of all such infrastructure must be at the applicant's expense.

- 35. Minimum sealed road widths must be provided generally in accordance with the submitted application plans "P5" and must be in accordance with TDS-R06 , TSD-R07 and TSD-R08; unless otherwise approved by the Executive Manager - Engineering Services.
- 36. All existing and proposed water, sewer and stormwater pipelines must be provided with all necessary drainage easements and shown on the Final Plan of Survey lodged for sealing.

Specific easements as required by other authorities must also be provided and shown on the Final Plan of Survey lodged for sealing.

- 37. All existing sewer, water, stormwater, Tas Networks and telecommunication authorities supply infrastructure traversing newly created lots, must be removed and/or replaced as necessary so that they are contained wholly within the boundaries of the specific lot which they service with all associated costs borne by the applicant. The requirements of the relevant service authorities must be strictly complied with by the applicant.
- 38. All sewer, water and stormwater extensions or relocations including Tas Networks and telecommunication authorities supply infrastructure that are externally required to serve the development must be constructed to the approval of the Executive Manager - Engineering Services at the applicant's cost.
- 39. Prior to construction the applicant must submit engineering drawings in both plan and long-section of the proposed stormwater main extension, as well as the associated calculations and catchment area plans, to the approval and satisfaction of the Executive Manager - Engineering Service. These should also take into account connections, clearances, cover, grade, sizing, material, erosion protection, adequate working platforms around manholes, easements and inspection openings.
- 40. Site filling that exceeds a depth of 300mm must be placed in accordance with AS3798 guidelines for commercial and residential developments 1996. Upon completion of the works, the supervising engineer must confirm in writing that the works have been carried out in accordance with AS 3798. The location of fill areas must be shown on the "as constructed drawings" and Final Plan of Survey submitted for sealing.
- 41. All new reticulation service connections to Council's mains must be provided by Council at the applicant's cost. The applicant must submit a 'Private Works Authority Request' with approved design plans giving adequate lead time for Council to cost and program the works.
- 42. Underground power must be provided to each lot and street lighting in accordance with the requirements of Tas Networks at the applicant's cost and as follows:

- (a) Cabling and street lighting design including annual operating costs must be submitted to Council for approval prior to engineering plan approval;
 - (b) Generally standard Tas Networks standard poles together with Kingborough Council required LED lamps and lenses must be provided;
 - (c) The applicant must provide Council with the following pole, lamp and lens assemblies at no cost to Council:
 - (i) 0-4 streetlights - one (1) complete assembly;
 - (ii) 5-12 streetlights - two (2) complete assemblies;
 - (iii) More than 12 streetlights – three (3) complete assemblies.
43. Prior to the commencement of Stage 1 site works a Soil and Water Management Plan (SWMP) must be prepared by a suitably qualified engineer for the approved staged subdivision construction works to the satisfaction and approval of the Executive Manager – Engineering Services and in accordance with the following:
- (a) NRM South – Soil and Water Management of Construction Sites Guidelines.
 - (b) Prior to commencement of each stage of the subdivision the approved SWMP must be implemented and satisfactorily inspected by the Development Inspector.
 - (c) Suitable approved topsoil must be stockpiled on the site for future reinstatement of disturbed areas for each construction stage.
 - (d) All cleared vegetation must be removed from the site. Disposal by burying or burning is not permitted.
 - (e) Prior to practical completion of each approved construction stage all disturbed surfaces on the land authorised by this permit, except for those areas set aside for roadways and footpaths, must be dressed to a minimum depth of 50mm with:
 - (i) Approved local stockpiled topsoil;
 - (ii) Approved weed free imported topsoil; and
 - (iii) Revegetated with local plants, grasses and stabilised.
44. Prior to the commencement of any civil works including accesses and drainage works being carried out within any State road reservation(s) the applicant must obtain written approval from the Department of State Growth and strictly comply with any conditions attached to the formal permit. Proof of authorisation must be provided to the Executive Manager - Engineering Services.
45. At practical completion and the satisfactory completion of all mandatory audit inspections for each approved stage of the subdivision works the supervising engineer must:
- (a) Request a joint on site practical completion inspection with the Council's authorised representative;

- (b) Provide written confirmation that the works have been substantially completed in accordance with the Council approved plans and specifications and that the appropriate levels of quality and workmanship have been achieved;
- (c) Provide a copy of relevant documentation that all requirements have been carried out as applicable by the following:
 - (i) Department State Growth
 - (ii) Department Primary Industries, Parks Water and Environment
 - (iii) Telecommunication authorities
 - (iv) TasNetworks
 - (v) TasWater
 - (vi) Component Manufacturers - GPT
- (d) Supervising engineer's certification that site filling exceeding 300mm has been placed in accordance with AS3798 (guidelines on earthworks for commercial and residential developments). Fill areas must be shown on the 'As Constructed' drawings;
- (e) Provide a signed checklist for 'As Constructed' drawings;
- (f) Submit A1 size 'As Constructed' drawings in accordance with Council's Survey Brief, at a scale of 1:200 or 1:500 as appropriate, unless approved otherwise, certified as correct by a registered land surveyor in accordance with Council's Survey requirements for subdivisions, developments and capital works projects;
- (g) Submit A1 size 'As Constructed' drawings of all traffic management signage, pavement markings and associated infrastructure as approved by the Department of State Growth;
- (h) Provide digital information on compact disc clearly labelled with the Project name and stage. The disc must be virus checked and be endorsed as to the software and version utilised (Digital information must be provided in AutoCAD DXF/DWG format);
- (i) Provide CCTV inspection and associated report of any new public stormwater infrastructure to be taken over by Council;
- (j) The supervising engineer must provide operating and maintenance manuals and appropriate training sessions for the Gross Pollution Trap.

Council will issue a Certificate of Practical Completion including a minor defects list, upon the successful completion of:

- (a) All mandatory audit inspections;
- (b) Provision of acceptable documentation;
- (c) Practical completion inspection;
- (d) Provision of Bond and Bank guarantees.

46. The supervising engineer must lodge a maintenance bond and bank guarantee of 10% of the total contract sum including GST to cover the satisfactory rectification of minor defects and defective works during the statutory 52 weeks maintenance period prior to the issue of Certificate of Practical Completion for each approved stage of the subdivision.
47. All works associated with each approved stage of the subdivision must be completed to the satisfaction of the Executive Manager – Engineering Services prior to the sealing of the Final Plan of Survey by Council for the respective stage. Quality assured contractors may lodge a notice of intent to Council requesting assessment and approval that security be accepted to cover the completion of any outstanding works to enable the sealing of the Final Plan of Survey. The assessment will be in accordance with Council's policy at the time and shall include but not be limited to the following and subject to an onsite inspection and report by Council's officers and confirmation in writing:
 - (a) All road pavement, kerbs, channels and accesses must be substantially constructed;
 - (b) All sewer, stormwater, water mains and associated house connections must be constructed and capable of satisfactory operation;
 - (c) Written confirmation that all requirements of the Department of State Growth, Aurora and Telecommunication agencies and other services authorities have been satisfactorily completed; and
 - (d) The provision of acceptable "As Constructed" drawings.
48. A re-peg survey must be undertaken by a registered surveyor upon completion of subdivision construction works. A copy of the re-peg survey notes are to be lodged with Council, together with evidence that they have been registered at the Land Titles Office. In cases where a Bond and Bank Guarantee are lodged, the cost of the re-peg survey must be included in the Bond and Bank Guarantee.
49. The satisfactory completion of all public infrastructure for each stage of the subdivision works shall be considered achieved when:
 - (a) A Certificate of Practical Completion has been issued;
 - (b) Minor defects and any defective works have been satisfactorily rectified at the completion of the 52 week maintenance period;
 - (c) Council shall be entitled to call upon the bond and bank guarantee funds to complete or rectify any outstanding defective works after the expiry of the maintenance period;
 - (d) At the end of the statutory 52 week maintenance period, the supervising Engineer must request a joint onsite inspection with the Council's authorised representative to confirm that all outstanding practical completion minor defects and defective works have been satisfactorily completed;
 - (e) Upon satisfactory completion of all outstanding practical completion, minor defects and defective works Council will issue a notice of satisfactory 'Final Inspection' and all of the infrastructure works shall be taken over by Council;

- (f) After takeover of the works, it shall be the responsibility of the supervising engineer or applicant to request Council to release all Bond and Bank Guarantee monies.
50. Prior to the sealing of the Final Plan of Survey for Lots 9-14, 57-97 and 503 inclusive:
- (a) Acoustic barrier fencing must be provided and located along the Channel Highway frontage to Lots 9-14, 57-97 and 503 in compliance with the recommendations of the Vipac Engineers & Scientists Limited report dated 19 August 2015 and submitted with the application.
 - (b) Written certification from a suitably qualified acoustic consultant must be provided to Council demonstrating that the completed and continuous acoustic barrier fence has been finalised in a manner that ensures ongoing compliance with the Department of State Growth – Tasmanian State Road Traffic Noise Management Guidelines November 2011 (the Guidelines).
 - (c) The developer must enter into a Part 5 Agreement pursuant to section 71 of the *Land Use and Planning Approvals Act 1993* to ensure that future owners of Lots 9-14, 57-97 and 503 inclusive are aware of their ongoing obligations regarding maintenance and retention of the acoustic barrier fence. The wording of this Part 5 Agreement must be to the satisfaction of the Manager Development Services. The applicant must arrange for the drafting of the agreement and is to cover all costs associated with the preparation and registration of the agreement with the Recorder of Titles.
51. Prior to “Start of Works” for Stage 1, a detailed design for the acoustic barrier fencing must be submitted to Council. These plans must demonstrate the fencing has been designed to avoid and minimise impacts on trees of high conservation value, be endorsed by a suitably qualified arborist and be to the satisfaction of the Manager Development Services.
52. The conditions as determined by TasWater, and set out in the attached Appendix A, form part of this permit.

ADVICE

- A. A Final Plan of Survey must be submitted to Council for sealing, together with a Schedule of Easements, a copy of the survey notes, and a copy of the balance plan (where applicable). Payment of Council's fee for sealing the Final Plan of Survey and Schedule of Easements must be made upon submission of plans.
- B. In accordance with section 53(5) of the *Land Use Planning and Approvals Act 1993* this permit lapses after a period of two years from the date on which it is granted if the use or development in respect of which it is granted is not substantially commenced within that period.

- C. A 'permit to take' will be required from the Department of Primary Industries, Parks, Water and Environment prior to disturbing any populations of the rare gentle rush (*Juncus amabilis*).

VOTING

	For	Against		For	Against
Cr Atkinson			Cr Percey		
Cr Black			Cr Street		
Cr Dr Bury			Cr Wass		
Cr Fox			Cr Winter		
Cr Grace			Cr Wriedt		

Attachments:

1. TasWater Conditions (4)
2. Location Plan (1)
3. Proposal Plans (9)

Appendix A



Submission to Planning Authority Notice

Council Planning Permit No.	DAS-2015-44		Council notice date	24/08/2015
TasWater details				
TasWater Reference No.	TWDA 2015/01330-KIN		Date of response	23 Nov 2015
TasWater Contact	Greg Clausen	Phone No.	(03) 6237 8242	
Response issued to				
Council name	KINGBOROUGH			
Contact details	kc@kingborough.tas.gov.au			
Development details				
Address	SPRING FARM RD, KINGSTON	Property ID (PID)	3312456	
Description of development	229 lot subdivision			
Schedule of drawings/documents				
Prepared by	Drawing/document No.	Revision No.	Date of Issue	
Burbury Consulting	Sewer and Water Plan – Sheets 1, 2 & 3	C	22/10/2015	
TasWater	Document D1		16 Nov 2015	
Conditions				
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:				
CONNECTIONS, METERING & BACKFLOW				
<ol style="list-style-type: none"> 1. A suitably sized water supply with metered connections and sewerage 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. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 				
PARTICULAR INFRASTRUCTURE REQUIREMENTS				
<ol style="list-style-type: none"> 3. Prior to submitting an application for Engineering Design Approval, the developer must undertake the development of a water supply model for the subdivision in accordance with Appendix B of TasWater's Supplement to the Water Supply Code of Australia and submit it to TasWater for approval. Sizing of reticulation mains must be sized for the subdivision using boundary conditions provided by TasWater. If TasWater directs that any mains must be upsized, the developer is eligible for reimbursement of the marginal cost incurred to upsize the mains. To be eligible for reimbursement, costs for which reimbursement is claimed must be determined from an agreed estimating process, with process and reimbursements determined prior to construction, and to the written approval of TasWater. 4. Prior to submitting an application for Engineering Design Approval which includes the sewage pump station and rising main, concept plans together with a concept design report prepared by a registered professional engineer for the pump station and rising main must be submitted for approval by TasWater. <p>Advice: <i>The requirements for the concept design and report are generally documented in Sections 1.5 & 2 of the Sewage Pumping Station Code of Australia published by the Water Services Association of Australia WSA 04 -2005 Version 2.1 and the TasWater Supplement to the Code published on the TasWater website.</i></p>				

Issue Date: August 2015

Uncontrolled when printed

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5. Prior to the issue of a TasWater Consent to Register a Legal Document, the TasWater sewage pump station and a rising main must be designed and constructed by the developer at the developer's cost to TasWater satisfaction and approval. The sewage pump station site must be on a separate lot. The applicant must arrange for the necessary transfer of the lot to TasWater for \$1.00 prior to TasWater issuing Consent to Register a Legal Document and prior to commissioning the sewage pump station.

Advice: *Part of the rising main located in Channel Highway must be constructed by one of two developers in Spring Farm Road. TasWater is aware that it is in the best interests of both developers to cooperate to construct the common works and will assist if called upon to do so.*

6. Prior to the issue of a TasWater Consent to Register a Legal Document for stages 4, 5 or 6, the location of the TasWater 63PE water main which is shown within the residential lots of subdivision stages 4, 5 & 6 must be confirmed. In the event that the main falls within the development land, a water main DN100 or greater must be extended to Maddox Road and reconnected to the existing 63 PE main and the 63PE through the development must be made redundant by TasWater at the developer's cost.

Advice: *TasWater records indicate that a 63 PE pipe is located inside the eastern boundary of the land affecting Stages 4, 5 and 6.*

ASSET CREATION & INFRASTRUCTURE WORKS

7. 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.
8. Prior to applying for a Permit to Construct to construct new infrastructure the developer must obtain from TasWater formal Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a registered professional engineer showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.
9. 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.
10. In addition to any other conditions in this permit, all works must be constructed under the supervision of a qualified engineer in accordance with TasWater's requirements.
11. 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 plan titled "Development Application – Boundary Adjustment", are to be at the expense of the developer and performed by Taswater or a contractor approved by TasWater, to the satisfaction of TasWater.
12. 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.
13. At practical completion of the infrastructure 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. 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 maintenance period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. The maintenance period will be deemed to be complete on issue of a "Certificate of Final Acceptance" from TasWater. To obtain a Certificate of Practical Completion:
 - a) Written confirmation from a qualified engineer 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 qualified Surveyor to TasWater’s satisfaction and forwarded to TasWater.
14. Upon completion, to TasWater’s satisfaction, of the defects liability period the newly constructed infrastructure will be transferred to TasWater and the developer must request TasWater to issue a “Certificate of Final Acceptance”.
15. 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.
16. Ground levels over the TasWater assets and easements must not be altered without the written approval of TasWater.
- FINAL PLANS, EASEMENTS & ENDORSEMENTS**
17. Prior to the Sealing of the Final Plan of Survey, the developer must obtain a Consent to Register a Legal Document from TasWater and the certificate must be submitted to the Council as evidence of compliance with these conditions when application for sealing is made.
18. Pipeline easements must be created over existing and proposed TasWater infrastructure on TasWater’s standard easement conditions. Pipeline easement width, location of easements relative to pipes, and terms and conditions must be to TasWater’s satisfaction.
- DEVELOPMENT ASSESSMENT FEES**
19. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document fee to TasWater for this proposal of:
- a. \$6,067.00 for development assessment; and
 - b. \$216.00 for Consent to Register a Legal Document as approved by the Economic Regulator and the fees will be indexed as approved by the Economic Regulator from the date of:
 - a. The Submission to Planning Authority Notice for the development assessment fee; and
 - b. The Consent to Register a Legal Document for the Legal Document until the date they are paid to TasWater; and payment is required within 30 days from the date of the invoice.

Advice

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

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

The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer’s cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.

Declaration

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

Authorised by



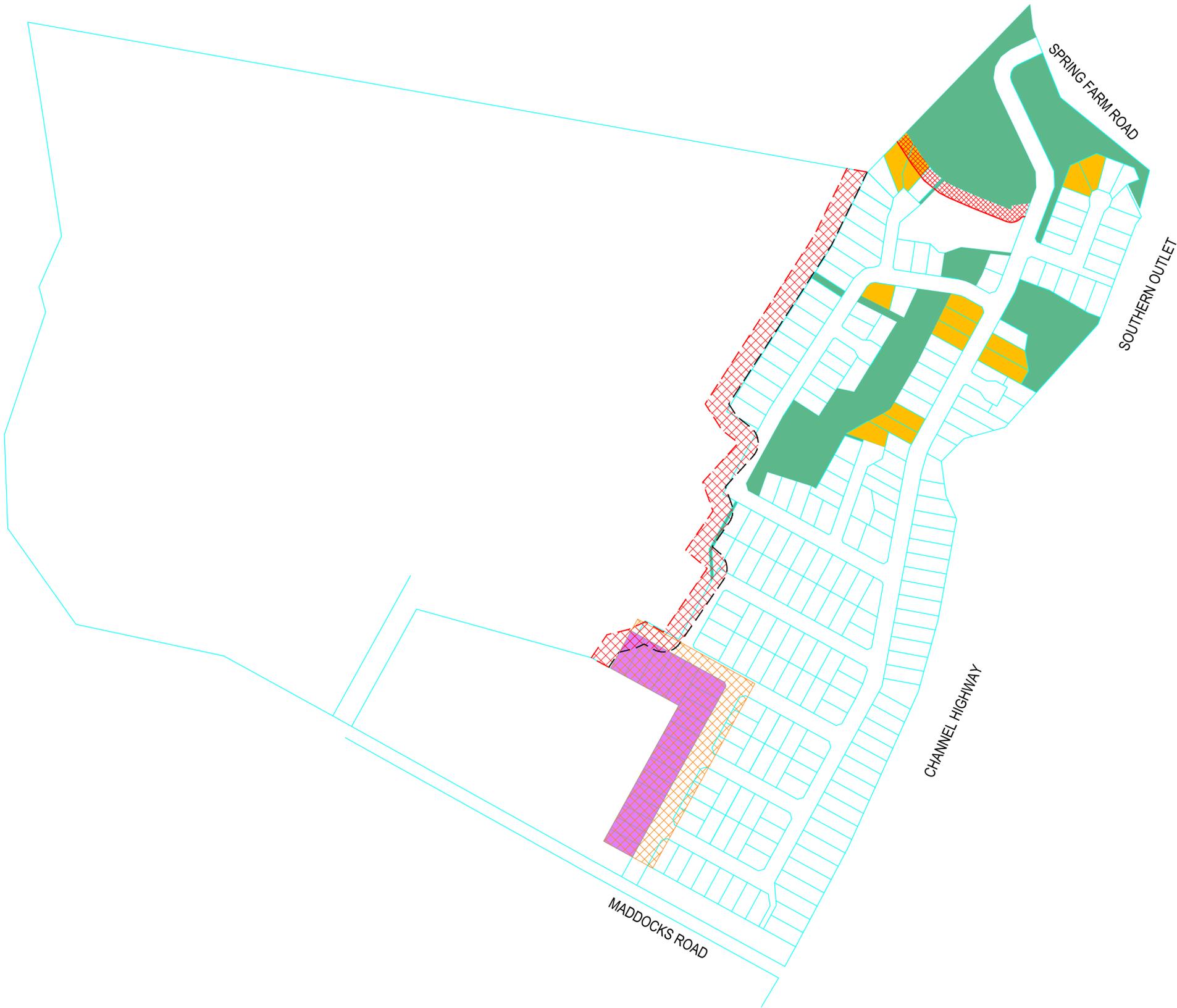
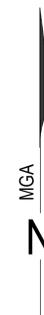
A handwritten signature in black ink, appearing to read "J. Taylor".

Jason Taylor
Development Assessment Manager

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

IMPORTANT NOTE

This plan was prepared as a proposed subdivision to accompany a subdivision application to Kingborough Council and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.



- Development Lots remain part of Balance Lot unless otherwise approved
- 65m Buffer for Electricity Transmission Infrastructure Protection Code - Subject to Further Approval
- BAL-19 Hazard Management / Building Protection Zone
- BAL-19 Hazard Management / Building Protection Zone (Woodland)
- PUBLIC OPEN SPACE
- MULTIPLE DWELLING LOTS

Development Application: DAS-2015-44
Plan Reference No.: P4
Date Received: 19 October 2015

AMENDMENTS		
No.	Revision/Issue	Date
3	internal lots re-configured and lots re-numbered	18/08
3a	minor amendments to reflect AD changes for new roads	20/08
3b	amendments to reflect Public Open Space changes	23/09
3c	amendment to Lot 504 and added Lot 506	30/09



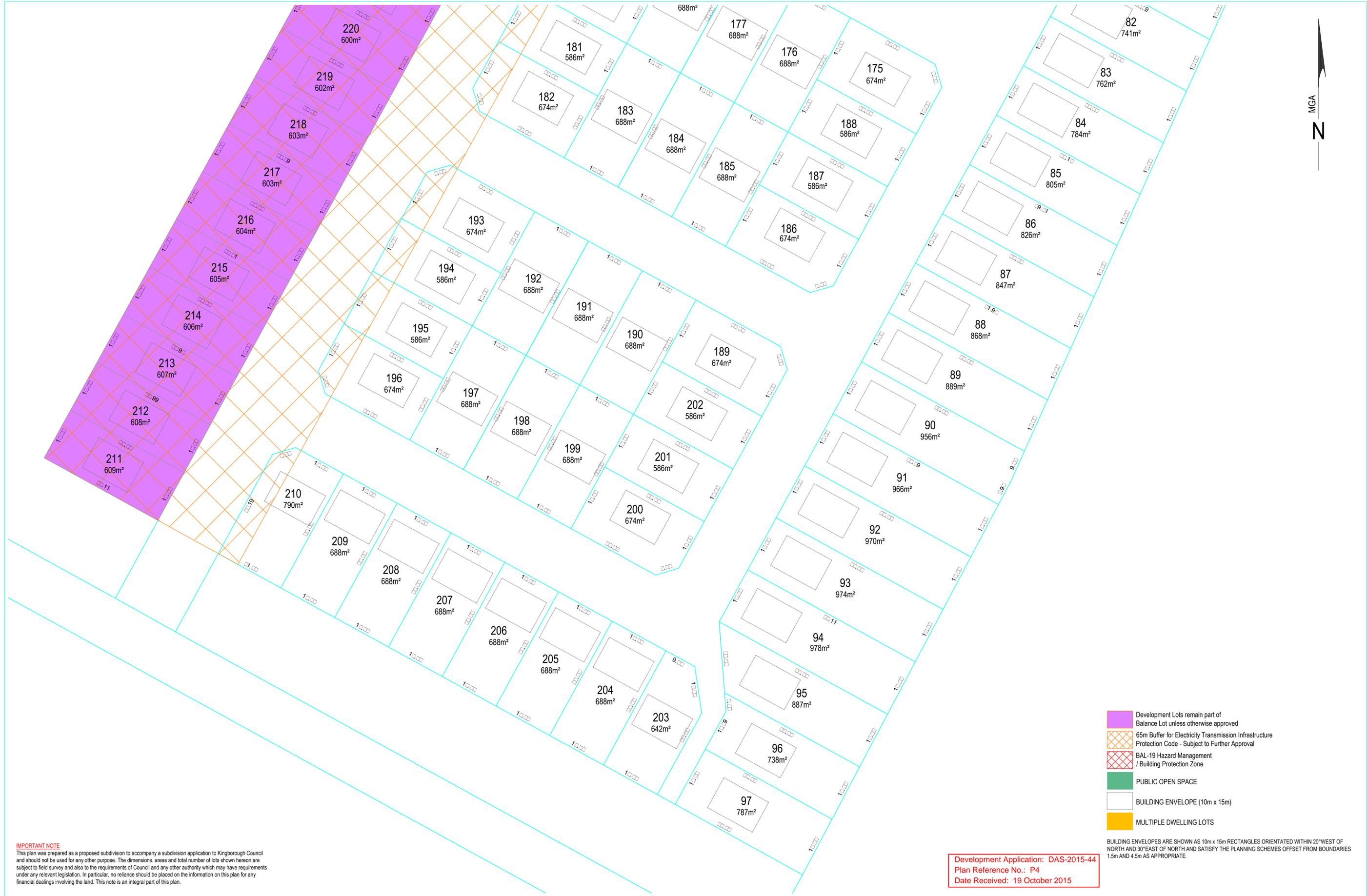
132 Davey Street, HOBART TAS 7000
P 03 6220 0299 F 03 6220 0290
E admin@learyandcox.com

Project Name and Address	WHITWATER PARK KINGSTON
Drawing Title	PROPOSAL PLAN
Client	WHITWATER PARK PTY. LTD. CT.165018/1 & 166964/1

SCALE	
Contour Interval	NA
Date	18 / 08 / 15
SHEET	1 of 6
DRAWN	DC / ML
CHK'D	NL

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FILE REF:	8731	
Geocivil Ref	873111	
AutoCAD Ref	873111_Proposal_Rev3a	
DATUM	Horz: MGA	Vert: N/A



- Development Lots remain part of Balance Lot unless otherwise approved
- 65m Buffer for Electricity Transmission Infrastructure Protection Code - Subject to Further Approval
- BAL-19 Hazard Management / Building Protection Zone
- PUBLIC OPEN SPACE
- BUILDING ENVELOPE (10m x 15m)
- MULTIPLE DWELLING LOTS

BUILDING ENVELOPES ARE SHOWN AS 10m x 15m RECTANGLES ORIENTATED WITHIN 20° WEST OF NORTH AND 30° EAST OF NORTH AND SATISFY THE PLANNING SCHEMES OFFSET FROM BOUNDARIES 1.5m AND 4.5m AS APPROPRIATE.

Development Application: DAS-2015-44
 Plan Reference No.: P4
 Date Received: 19 October 2015

IMPORTANT NOTE
 This plan was prepared as a proposed subdivision to accompany a subdivision application to Kingborough Council and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.

AMENDMENTS		
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WHITWATER PARK KINGSTON

Drawing Title
PROPOSAL PLAN

Client
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 CT.165018/1 & 166964/1

SCALE

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Contour Interval NA		FILE REF: 8731	
Date 18 / 08 / 15		Geocivil Ref 873111	
SHEET 2 of 6	AutoCAD Ref 873111_Proposal_Rev3a	DATUM MGA	Horz: N/A
DRAWN CHKD	DC / ML NL	Vert:	



AMENDMENTS		
No.	Revision/Issue	Date
3	internal lots re-configured and lots re-numbered	18/08
3a	minor amendments to reflect AD changes for new roads	20/08
3b	amendments to reflect Public Open Space changes	23/09
3c	amendment to Lot 504 and added Lot 506	30/09



132 Davey Street, HOBART TAS 7000
 P 03 6220 0299 F 03 6220 0290
 E admin@learyandcox.com

Project Name and Address
**WHITWATER PARK
 KINGSTON**

Drawing Title
PROPOSAL PLAN

Client
 WHITWATER PARK PTY. LTD.
 CT.165018/1 & 166964/1

SCALE


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Contour Interval		FILE REF:	
NA		8731	
Date	18 / 08 / 15	Geocivil Ref	873111
SHEET	4 of 6	AutoCAD Ref	873111_Proposal_Rev3a
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SCALE

Contour Interval
NA

Date
18 / 08 / 15

SHEET
5 of 6

DRAWN
 DC / ML

CHKD
 NL

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IMPORTANT NOTE

This plan was prepared as a proposed subdivision to accompany a subdivision application to Kingborough Council and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.

-  BUILDING ENVELOPE (10m x 15m)
-  MULTIPLE DWELLING LOTS
-  PUBLIC OPEN SPACE
-  BAL-19 Hazard Management / Building Protection Zone
-  BAL-19 Hazard Management / Building Protection Zone (Woodland)
-  65m Buffer for Electricity

BUILDING ENVELOPES ARE SHOWN AS 10m x 15m RECTANGLES ORIENTATED WITHIN 20° WEST OF NORTH AND 30° EAST OF NORTH AND SATISFY THE PLANNING SCHEMES OFFSET FROM BOUNDARIES 1.5m AND 4.5m AS APPROPRIATE.



Development Application: DAS-2015-44
Plan Reference No.: P4
Date Received: 19 October 2015

AMENDMENTS		
No.	Revision/Issue	Date
3	internal lots re-configured and lots re-numbered	18/08
3a	minor amendments to reflect AD changes for new roads	20/08
3b	amendments to reflect Public Open Space changes	23/09
3c	amendment to Lot 504 and added Lot 506	30/09



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Project Name and Address
**WHITWATER PARK
KINGSTON**

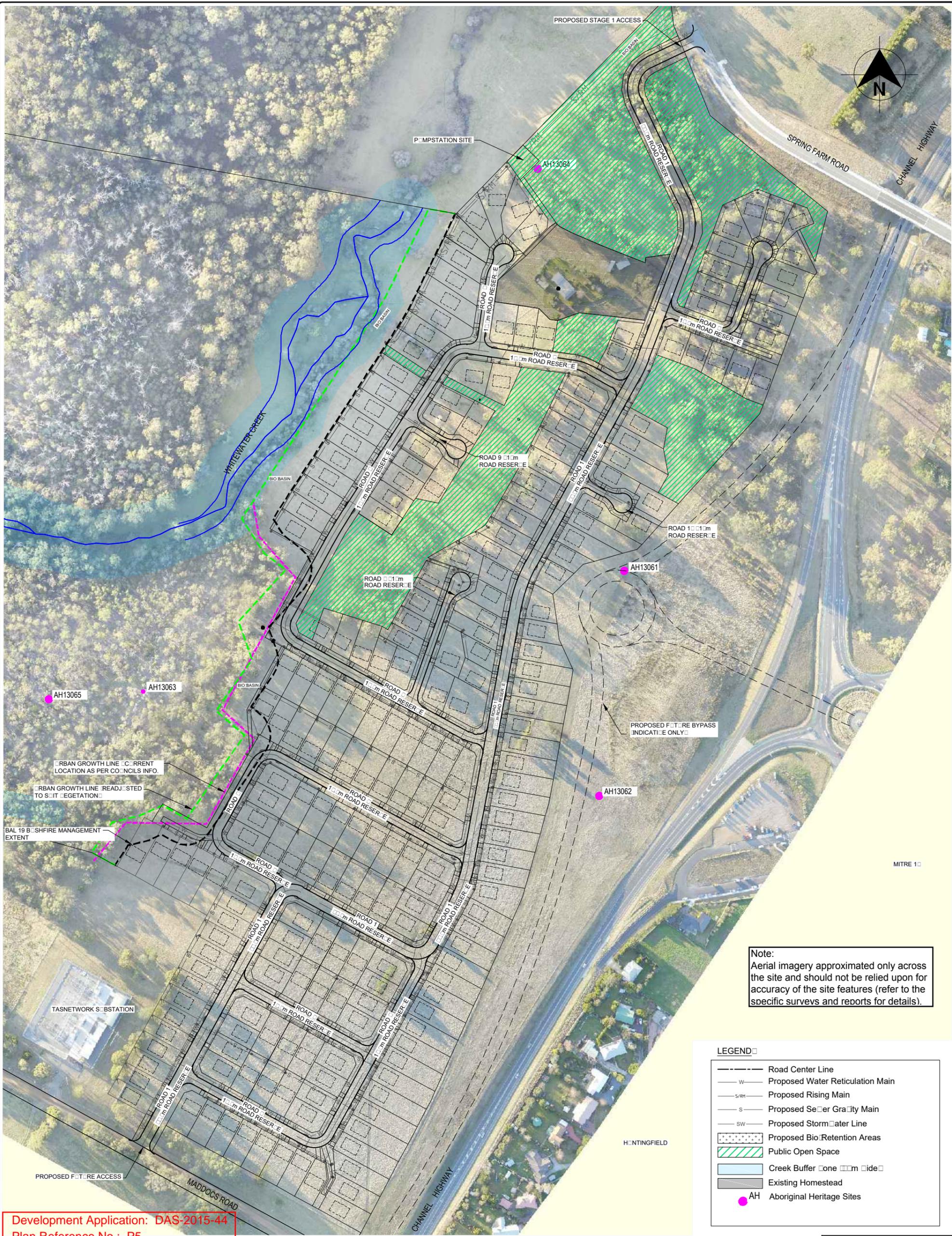
Drawing Title
PROPOSAL PLAN

Client
WHITWATER PARK PTY. LTD.
CT.165018/1 & 166964/1

SCALE


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Contour Interval	NA	FILE REF:	8731
Date	18 / 08 / 15	Geocivil Ref	873111
SHEET	6 of 6	AutoCAD Ref	873111_Proposal_Rev3a
DRAWN	DC / ML	DATUM	MGA
CHKD	NL	Horz:	N/A
		Vert:	N/A



Note:
Aerial imagery approximated only across the site and should not be relied upon for accuracy of the site features (refer to the specific surveys and reports for details).

LEGEND	
—	Road Center Line
— W —	Proposed Water Reticulation Main
— S/RH —	Proposed Rising Main
— S —	Proposed Sewer Gravity Main
— SW —	Proposed Stormwater Line
[Stippled Box]	Proposed Bio-Retention Areas
[Green Hatched Box]	Public Open Space
[Blue Box]	Creek Buffer Zone 10m wide
[Grey Box]	Existing Homestead
[Pink Dot]	AH Aboriginal Heritage Sites

Development Application: DAS-2015-44
Plan Reference No.: P5
Date Received: 21 October 2015

GENERAL ARRANGEMENT
1:1500 (A1)

SUBJECT TO FINAL VERIFICATION AND APPROVAL NOT FOR CONSTRUCTION

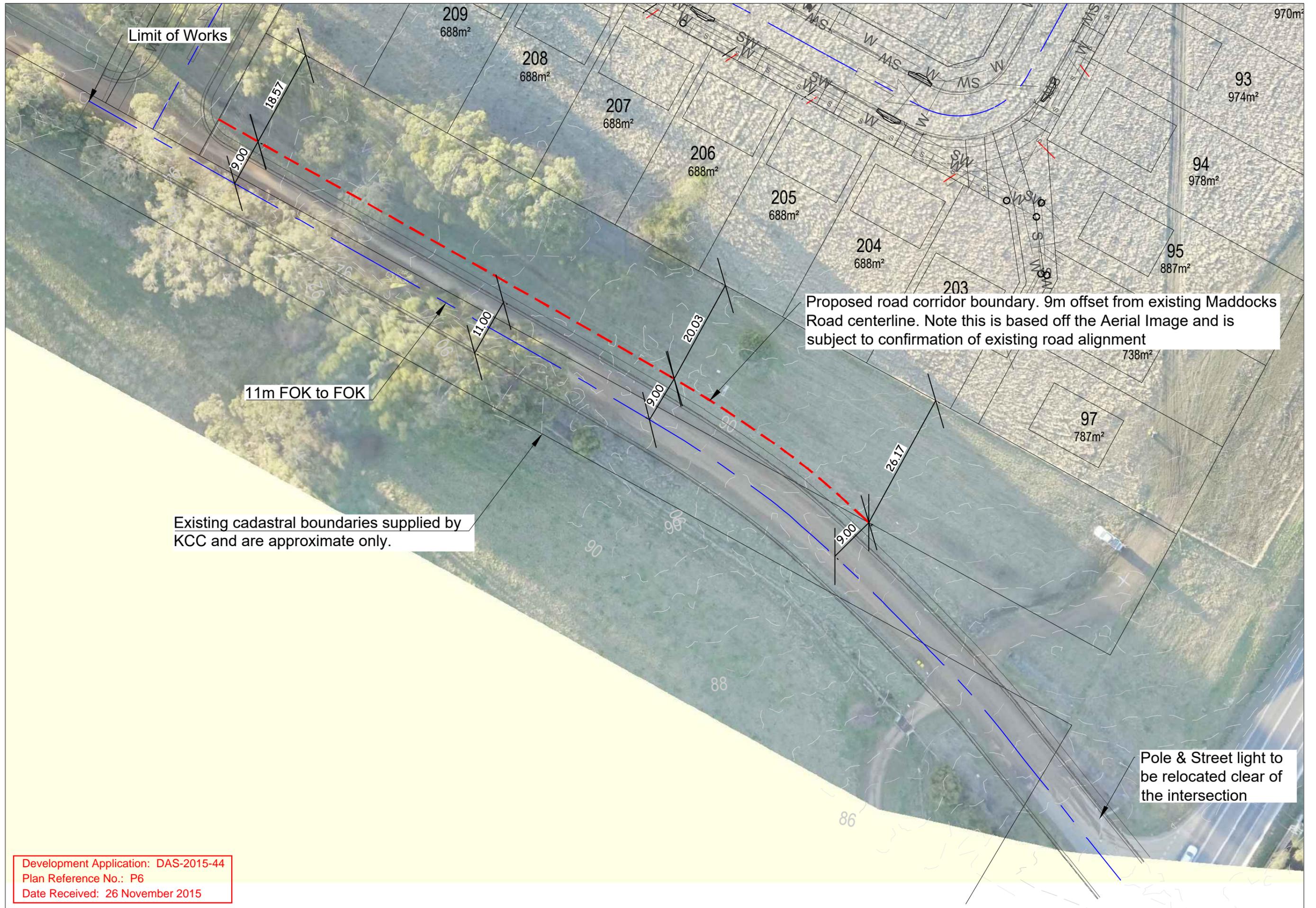
Rev No	Revision note	Date	Checked	Approved
A	FOR DEVELOPMENT APPLICATION APPROVAL	24/08/15	AD	JB
B	BIO AREAS REVISED	15/09/15	AD	JB
C	GENERAL REVISION	22/10/15	AD	JB



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Drawn By:	AD	Date:	
Designed By:		Date:	
Checked By:		Date:	
Approved By:		Date:	

Client:	WWP DEVELOPMENTS PTY LTD
Project:	WHITEWATER PARK RESIDENTIAL SUBDIVISION
Title:	OVERALL SITE LAYOUT PLAN
Scale:	1:1500 (A1)
A1	Drawing No. 1295 - 03
Rev	C



Limit of Works

Proposed road corridor boundary. 9m offset from existing Maddocks Road centerline. Note this is based off the Aerial Image and is subject to confirmation of existing road alignment

11m FOK to FOK

Existing cadastral boundaries supplied by KCC and are approximate only.

Pole & Street light to be relocated clear of the intersection

Development Application: DAS-2015-44
 Plan Reference No.: P6
 Date Received: 26 November 2015

REPORT TO: PLANNING AUTHORITY & DEVELOPMENT COMMITTEE

SUBJECT: **DA-2015-318 - DEVELOPMENT APPLICATION FOR PARTIAL DEMOLITION OF BLOCK RETAINING WALL (RE-ADVERTISED) AT 52 ROSLYN AVENUE, KINGSTON BEACH FOR G HILLS & PARTNERS ARCHITECTS**

FILE REF: DA-2015-318 **DATE:** 30 NOVEMBER 2015

OFFICER: DANIELLE GRAY – SENIOR PLANNING OFFICER

ENDORSED BY: BELINDA LOXLEY – MANAGER DEVELOPMENT SERVICES

Application Number:	DA-2015-318
Applicant:	G Hills & Partners Architects
Zoning:	General Residential
Discretions:	Site is located within a Heritage Area
Existing Land Use:	Residential (3 multi-unit dwellings)
No. of Representations:	One (1) at the time of writing this report
Planning Issues:	Demolition in a Heritage Area
Recommendation:	Approval

1. **THE PROPOSAL IN DETAIL**

1.1 **The Proposal**

The proposal seeks to partially demolish a 20mm (the ‘toe’) section of a concrete retaining wall that encroaches onto the neighbouring property to the northern rear boundary at 26 Ewing Avenue, Kingston Beach.

The ‘toe’ section of the retaining wall is part of the footing that protrudes from the base of the retaining wall structure into the neighbour’s land by approximately 20mm.

The application will also demolish the blockwork retaining wall that the ‘toe’ is attached to that sits flush with the boundary shared with 26 Ewing Avenue.

The applicant has also indicated that they intend to erect a boundary fence on the boundary in accordance with the *Boundary Fences Act 1908*. A boundary fence up to 2.1m above natural ground level is exempt under the Planning Scheme.

1.2 **The Site**

The site contains three multi storey co-joined units and has a moderate slope overlooking Kingston Beach.

To the rear of the site is a partially constructed retaining wall structure that is the subject of this application.

1.3 Background

There is a considerable amount of background to this development including multiple planning applications and appeals as well as a rezoning application to facilitate works that were constructed without relevant Council approvals.

Council originally approved an application for the construction of three conjoined units on 16 December, 2011. During the public notification period for that proposal, two representations were received. One of the representations was nominated as being in “conditional support” and outlined two areas of concern that should be addressed, but was generally supportive of the proposal. The issues raised in this submission related to retaining the existing vegetation and chain mesh fencing between 50 and 52 Roslyn Avenue and the management of parking during the construction period.



Plate.1. The subject site shown outlined.

Fencing requirements for the approved unit development required privacy to be maintained to the private open space areas for the units. Existing vegetation along the perimeter of this boundary comprised cotoneasters which are a weed. A condition was placed on the permit that allowed new fencing along the boundary or where the existing chain mesh fencing was to be retained, required sufficient vegetation to be replaced to ensure privacy impacts were minimised. This condition was not appealed.

The other representation was received in relation to non-compliance with the acceptable solution for site coverage and inconsistency with a number of Desired Future Character Statements. The applicant subsequently provided amended plans that reduced the site coverage to comply with the acceptable solution of the Scheme. This had implications in the assessment against the Desired Future Character Statements due to the reduction in discretions invoked by the application.

Subsequent to this previous approval, the unit development was then constructed with some variations to the original approval. The front fence was constructed higher than the approval allowed for and a planning application was accordingly

requested by Council and approved as a Permitted application. Changes were also approved to the exterior materials for the unit development.

The most recent additions/alterations were brought to Council's attention via a query from a community member. Following a site inspection, the developer was requested to lodge a new Development Application with Council to reflect these changes as they were beyond the scope of a minor amendment due to new discretions being invoked.

As Council was not the building surveyor for the project, the changes made were unable to be identified during construction of the units as Council does not conduct any site inspections when they are not the nominated building surveyor for a building application. Construction was done under the private building surveyor process and Council relies upon any changes made to the original building approval to be submitted by the developer prior to construction works in order that a building permit can be issued.

The changes resulted in new discretions being invoked in relation to site coverage, maximum building height and setbacks. This frustrated the planning system of community participation being achieved where discretions are sought, however, retrospective assessment of the application at the very least does allow for corrections to be made and/or mitigation measures to be required. Council does not support the process of retrospective planning, however, when faced with such an issue, assessed the application accordingly which was approved.

A further issue that came to light as part of the assessment (and is the subject of this application; DA-2015-318) is that the retaining wall along the rear boundary appears to have some FCR footings that encroach within the property boundaries by approximately 200mm onto the neighbouring property to the rear 26 Ewing Avenue, Kingston Beach. The question was raised during the construction process and Council requested further information to clarify the issue. A survey plan has subsequently been provided that confirmed this was indeed the case. The survey plan further highlighted the fact that other walls located on the southern side boundary marginally encroach over the boundary. This has resulted in the applicant providing an amended site and survey plan to demonstrate the extent of the encroachment. A boundary adjustment application was approved by council to rectify the southern side boundary walls encroachment.

The structural integrity of the retaining wall has also been raised as a matter of concern by the adjoining property owner. As a result, Council engaged a structural engineer to provide advice on this matter. The advice clarifies that the wall is capable of meeting the *National Construction Code* and the *Building Act 2000* subject to modifications.

The matter proceeded to a hearing at the Tasmanian Planning Commission where all issues associated with the illegal works were discussed with all relevant and interest parties and a decision was handed down on 6 March, 2015. The decision in relation to the retaining wall included a condition for its approval as follows:

4. Prior to commencement of works, amended plans are to be submitted for the approval of the Manager Development Services of Kingborough Council. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn generally in accordance with the plans submitted with the application but modified to show the retaining wall along the rear boundary of the property in accordance with the recommendations made in the JSA Consulting Engineers Report, dated 2 June 2014, contained in Appendix 9 of statement of evidence by Mr Graham Hills, dated October 2014.

A new application has been received that seeks an alternate to that as approved by the Planning Commission in condition 4 of their decision dated 13 March 2015.

The submitted plan seeks to remove the portion of concrete footing (the 'toe') that encroaches into the neighbouring property.

As the site is contained within a Heritage Area (the recently expanded Kingston beach Heritage Area under the Kingborough Interim Planning Scheme 2015), all demolition is discretionary under clause E.13.7.1 Demolition of Code 13 Historic Heritage Code.

2. PLANNING ASSESSMENT

2.1 Statutory Implications

The land is zoned General Residential under the Kingborough Interim Planning Scheme 2015 (the Scheme). The proposal does not trigger any of the General Residential Use Class provisions of the Scheme. The proposal is however discretionary under the Historic Heritage Code E13 and also under clause 9.4.1 with respect to Special Provisions for demolition. The relevant parts of the Scheme are:

- Heritage Code E13 – Clause 13.8.1 with relation to demolition in a Heritage Precinct; and
- Clause 9.4.1 Special provisions with respect to demolition.

The following discretions apply to the development:

- (l) Clause E.13.8.1 – Demolition within a Heritage Precinct; and
- (m) Clause 9.4.1 Special provisions with respect to demolition.

Council's assessment of this proposal should also consider the issues raised in the representations, the outcomes of any relevant State Policies and the objectives of Schedule 1 of the *Land Use Planning and Approvals Act 1993*.

2.2 Public Consultation

The application was advertised in accordance with the requirements of s.57 of the *Land Use Planning and Approvals Act 1993* (from 31 / 10 /2015 to 13 / 11 /2015). At the time of writing this report, two (2) representations were received.

The representation received during the first round of advertising pointed out that some of the advertised plans were in fact engineering plans for the adjoining property at 54 Roslyn Avenue that had been mistakenly supplied by the applicant. The representation also noted that the submitted engineer's report noted photos which did not form part of the advertised documentation.

As a result of incorrect plans being advertised as outlined above, the application was re-advertised in accordance with the requirements of s.57 of the *Land Use Planning and Approvals Act 1993* (from 7 / 11 /2015 to 20 / 11 /2015). During the second round of advertising, two (2) representations were received. Both of these representations were written by the same two representors who submitted representations during the first round of advertising.

This representation noted that a '*1.8m paling fence topped by a 1.5m Colorbond fence privacy screen along the rear boundary of the subject land was most*

unsatisfactory. However to clarify this point, the 1.8m paling fence is a boundary fence proposed to be erected on the shared boundary between 26 Ewing Avenue and 52 Roslyn Avenue while the 1.5m Colorbond fence was previously approved by the Tasmanian Planning Commission and does not 'top' the paling fence, but rather sits behind the proposed boundary fence, is existing and sits on top of the retaining wall behind the boundary where the timber paling fence will be erected.

Furthermore the representor stated that the proposal was not in keeping with Condition 4 of the original decision by the Tasmanian Planning Commission dated 13 March 2015. The representor also noted that "*the applicant was continuing to take liberties with a structure that encroaches on land that is not his*".

The second representation sought information on the conclusion of advertising, clarification on what structure specifically was being demolished and also asked for the applicant's professional qualifications in relation to their involvement in the proposed demolition works.

The issues outlined in representations will be addressed in further detail in section 3.3.

The applicant granted an extension of time to enable this application to be tabled at the December Planning Committee meeting.

2.3 Strategic Planning

There are no relevant strategic planning issues relevant to the assessment of the application.

2.4 Zone

The site is zoned General Residential under the Scheme. There are no clauses specific to the partial demolition of the retaining wall 'toe' and blockwork wall that require assessment.

However the application is discretionary under clause 9.4.1 of the Planning Scheme with respect to Special provisions for demolition:

Clause 9.4.1 – Demolition:

Clause 9.4.1 states that "*unless approved as part of another development or prohibited by another provision, an application for demolition may be approved at the discretion of the planning authority having regard to:*

- a) *The purpose of the application zone;*
- b) *Any relevant local area objective or desired future character statement of the applicable zone;*
- c) *The purpose of any applicable code; and*
- d) *The purpose of any applicable specific area plan."*

The purpose of the application zone:

The purpose of the application zone – General Residential Zone – seeks to provide for a range of dwelling types, provide for compatible non-residential uses that serve the local community, provide for the efficient utilisation of services, implement the regional strategy, encourage residential development that respects neighbourhood

character, natural landscapes and provides a high standard of residential amenity and lastly, encourages urban consolidation and greater housing choice.

It is considered that the application to remove a 20mm section of retaining wall and the blockwork wall it is attached to that encroaches onto the neighbouring property and also flush with the neighbouring boundary will not affect neighbourhood character, will not impact residential amenity and will have no impact on housing choices and services in the General Residential zoned portion of Kingston Beach.

Relevant local area objective or DFCS of the applicable zone:

The relevant DFCS for Kingston Beach states that the built environment of Kingston Beach should retain the area's heritage values.

The site does not contain any listed buildings or structures that will be affected by the development. The subject wall itself is not listed and is of no heritage value.

The application therefore has no conflict with the objectives for Kingston Beach.

The purpose of any applicable code:

The application is discretionary under the Historic Heritage Code which is discussed below in more detail.

The purpose of any specific area plan

The site is not subject to any specific area plan.

2.5 Code Matters

Code E13 – Historic Heritage Code

Clause E.13.8.1.A1 – Demolition in Heritage Precincts

The application seeks approval for demolition and is therefore discretionary under clause 13.8.1 as all demolition in the Kingston Beach heritage Precinct mapped under E13 Code is discretionary.

The alternative solution P1 Performance Criteria states

Demolition must not result in the following:

- a) *Buildings or works that contribute to the historic cultural heritage significance of the Precinct;*
- b) *Fabric or landscape elements including plants, trees, fences, paths, outbuildings and other items that contribute to the historic cultural heritage significance of the Precinct.*

As the proposal seeks approval for the 'toe' section of retaining wall and the blockwork wall it is attached to that sits flush with the boundary that has no heritage value whatsoever, the application is in accordance with clause 13.8.1.

2.6 Other matters

There are no other matters relevant to the assessment of the application.

3. REFERRALS AND REPRESENTATIONS

3.1 Internal Referrals

Health

There are no environmental health issues relevant to the proposed development.

Engineering

The application was assessed by Council's Development Engineer Paul Verne who advised that a condition requiring a soil and water management plan as part of the proposed works for demolition be submitted for approval.

Natural Resource Management

There are no natural resource management issues relevant to the proposed development.

3.2 External Referrals

There were no external referrals required as part of this application.

3.3 Representations

This section of the report outlines representations received during the initial and subsequent public notification periods at the time of writing this report (noting that neither public notification period had concluded at the time of writing this report).

First Public Notification Period 1 (31.10.2015 – 13.11.2015):

Concern raised: The representation received during the initial round of advertising pointed out that some of the advertised plans were in fact engineering plans for the adjoining property at 54 Roslyn Avenue that had been mistakenly supplied by the applicant. The representation also noted that the submitted engineer's report noted photos which did not form part of the advertised documentation.

Response: Legal advice was sought by Council and the application was duly re-advertised with incorrect plans related to 54 Roslyn Avenue deleted from advertised documentation and the subject photos referred to in the submitted engineering report included as part of advertised documentation.

Second Public Notification Period 1 (7.11.2015 – 20.11.2015):

During the second round of advertising, four (4) representations were received to this second round of advertising.

Concern raised: One representation noted that the 1.8m paling fence topped by a 1.5m Colorbond fence privacy screen along the rear boundary of the subject land was 'most unsatisfactory'

Response: The privacy fence was the subject of a previous application approved by the Tasmanian Planning Commission for the subject site as part of a previous application, is existing as approved, sits behind the proposed boundary paling fence (it does not 'top' the paling fence) and is not part of this application.

Concern raised: Furthermore the representor stated that the proposal was not in keeping with Condition 4 of the original decision by the Tasmanian Planning Commission dated 13 March 2015.

Response: The applicant provided a report from a certified engineer stating the following:

The report by Mr M Horsham (JSA Consulting Engineers) in principle appears to be feasible but in reality it is not possible for the following reasons:

- The footing for the existing gravity retaining wall is not concrete, it is made from compacted FCR. Therefore it is not possible to remove sections of FCR base as indicated. See attached drawings (drawings are provided at the end of this report).
- No reinforced concrete was used in the gravity wall, in fact no proper concrete has been used only no fines concrete. To underpin you need a structure that can bridge across the underpins. The existing wall is a gravity wall as also indicated in the JSA report and has no structure ie no reinforced concrete or any good concrete that can be used to bridge across the underpins.
- To make the JSA method work one would need to construct a new structural footing, which is out of the question and thus not recommended in the first place by JSA report.
- Underpinning as indicated in my opinion could result in the collapse of wall for the reasons indicated above and thus not recommended as a good option.

Council accepts the advice from a certified engineer's stating an alternative to that as approved in the Tasmanian Planning Commission's decision dated 13 March 2015.

Concern raised: Finally the representor noted that the applicant was continuing to take liberties with a structure that encroaches on land that is not his".

Response: The applicant provided the submitted application to rectify this situation.

Concern raised: Clarification of the closing date and time for representations (for the second round of advertising)?

Response: All valid representation must be received by Council by midnight 20 November 2015.

Concern raised: Confirmation on the scope of work and extent of demolition.

Response: The application seeks approval for the concrete 'toe' that encroaches into the property boundary of 26 Ewing Avenue and also the concrete block wall that it is attached to. Confirmation was sought from the applicant and they have confirmed that the demolition is the stackable concrete blocks and toe only.

Concern raised: Photographic evidence and the bona fides of Mr G Hills. The mass block 'no fines concrete' structure adjoining the rear of the block retaining wall as shown in the two photographs provided in the DA, does not appear to be at the required height at the rear of the retaining wall nor does it appear to extend to the width of 800 mm from the rear of the wall as specified in the latest engineering design drawing submitted by Mr Joe Mamic in his Engineer's Instruction, page 9 of the DA.

This retaining wall was previously the subject of a detailed engineering assessment and report prepared for Council by Mr Matt Horsham, JSA Consulting Engineers dated 2/6/2014. This report's findings and recommendations were specifically

referred to in the TPC's decision earlier this year, on the development at 52 Roslyn Ave.

Response: The applicant has advised that Mr Mamic will inspect at time of demolition and exposure and advise accordingly. Any structure will have to be in accordance with the approved plans.

Concern raised: Can you confirm the professional qualifications of Mr G Hills? Does Mr Hills have the appropriate professional qualifications to carry out building and engineering inspections? I have noted that the Applicant's consulting engineers, have not stated that they have carried out an inspection of the as built ' no fines concrete ' structure at the rear of the retaining wall. In fact the Consulting Engineer Joe Mamic has implied in paragraph 3 of his Structural Report, (page 3 of the DA) that he relies upon the inspection carried by Mr Hills, 'this construction has been confirmed by Mr Hills and photos taken during construction.' And the Consulting Engineer Mr C Johnstone has stated in his documentation that 'we have not been engaged to inspect' - page 8 of the DA. How has Council assured itself that the as constructed retaining wall was built to the Engineer's (Mr Joe Mamic) original design?

Response: Mr Hill's qualification is not a relevant planning matter.

As the registered consultant engineer Mr Mamic will inspect and sign off the works. Council does not critique the assessments and methodology undertaken by Mr Mamic who will be the appropriately qualified and experienced independent professional appointed by the applicant who ultimately signs off the proposed works.

Concern raised: The Development Application does not comply with the explicit direction of the Tasmanian Planning Commission, specifically condition 4. The proposed solution to demolish part of the wall is an unacceptable solution so far as erosion control is concerned. We also have concerns about the accuracy of the plans submitted.

Response: As previously stated, the applicant provided a report from a certified engineer stating the following:

The report by Mr M Horsham (JSA Consulting Engineers) in principle appears to be feasible but in reality it is not possible for the following reasons:

- The footing for the existing gravity retaining wall is not concrete, it is made from compacted FCR. Therefore it is not possible to remove sections of FCR base as indicated. See attached drawings (drawings are provided at the end of this report).
- No reinforced concrete was used in the gravity wall, in fact no proper concrete has been used only no fines concrete. To underpin you need a structure that can bridge across the underpins. The existing wall is a gravity wall as also indicated in the JSA report and has no structure ie no reinforced concrete or any good concrete that can be used to bridge across the underpins.
- To make the JSA method work one would need to construct a new structural footing, which is out of the question and thus not recommended in the first place by JSA report.
- Underpinning as indicated in my opinion could result in the collapse of wall for the reasons indicated above and thus not recommended as a good option.

Council accepts the advice from a certified engineer's stating an alternative to that as approved in the Tasmanian Planning Commission's decision dated 13 March 2015.

Concern raised: The Development Application does not appear to address compliance with KPS2000 S 1.0 Environmental Management Schedule. Our concern is that the erosion control infrastructure has long term integrity and that it along with its drainage is appropriately managed.

Response: The *Kingborough Planning Scheme 2000* is not the relevant Planning Scheme as the application was submitted after the introduction of the *Kingborough Interim Planning Scheme 2015*. Therefore Schedule 1 of the KPS2000 is irrelevant in the assessment of this application.

So far as soil erosion is concerned, Council's Development Engineer has required the submission of a soil and water management plan in conjunction with the proposed demolition works.

Concern raised: We require the owners of 52 Roslyn Ave to clean up their mess still remaining on our property at 26 Ewing Avenue, 3 years after development works. This includes the removal of all excess spoil and fine crushed rock and the return of the natural ground levels to our property and an even slope to the common rear boundary. The extent of the remediation works as it affects our property has been identified earlier and agreed to in earlier correspondence with Mr Tony Ferrier, Deputy General Manager.

Response: Email advice to the representor regarding this matter dated 3 April 2014 is as follows: *"I refer to your emails outlining the scope of works you were expecting in the cleanup of land below the retaining wall on the property at 26 Ewing Avenue. Following our discussion at Council the other day, I was under the impression that you understood that the clean-up you requested could only involve the loose rubble on the surface of your land as a temporary measure in working towards a final outcome. Until Council finalises the outstanding matter associated with the structural integrity of the wall, any works or clean up that impacts on this wall is not approved by Council. A draft third party engineer's report has been provided to Council, however, this is currently being investigated and is also reliant on information still to be received relating to the location of the wall."*

The two issues we discussed that could be undertaken at this stage were the clean-up of surface rubble and the temporary reinstatement of fences. This is the information that Council relayed to Graham Hills that was then scheduled for this Friday."

In response to the above advice provided to the representor in 2014, an advice clause on the permit is recommended to be placed to ensure adequate clean up to the satisfaction of the Manager Development Services.

On another matter, the applicant has alleged that the representor/adjoining property owner has refused access onto their land in order to clean up the loose rubble. Therefore advice was received from Council's solicitor to the effect:

"Assuming that a permit is granted for the removal of the blockwork face, the remaining concrete wall would be separated from the boundary by a small distance. The boundary would be then unfenced and it would be a matter between the respective owners as to whether the boundary should be fenced and, if so, what type of fence should be constructed. Any dispute would be

resolved by arbitration in accordance with the relevant legislation. Either owner would be free to erect a boundary fence at that owner's cost. In either event, no planning permit or building permit would be necessary if the construction complied with the various exemption criteria, ie, non-masonry not exceeding 2.1m.

There is legislation entitled the Access to Neighbouring Lands Act which enables a magistrate to make an order, in the absence of agreement between adjoining land owners, allowing access across adjoining land for maintenance, construction, etc. The magistrate determines what is reasonable."

To finalise, the issues regarding the wall, its proposed partial demolition (as proposed in this application) and the associated cleanup are matters that have been ongoing for a lengthy period and that require resolution in the short term by the affected property owners. This includes timely tending to the demolition works by the applicant and clean-up of the neighbour's land as previously agreed, and the agreement of the adjoining land owner to allow access to enable these works to be completed.

4. STATE POLICIES AND ACT OBJECTIVES

The proposal is not inconsistent with the outcomes of the State Policies.

The proposal is consistent with the objectives of Schedule 1 of the *Land Use Planning and Approvals Act 1993*.

5. CONCLUSION

The proposal seeks to rectify a situation that has been an issue for previous other applications.

The application has two discretions – that of demolition within a Heritage Area under the Historic Heritage Code E13 and also demolition under clause 9.4.1.

There are no planning grounds under which to refuse the application.

Approval is accordingly recommended, subject to conditions and advice as discussed.

6. RECOMMENDATION

MOVED Cr
SECONDED Cr

That in accordance with Council Policy 1.1 – Delegated Authority Policy, the Planning Authority resolves that the report of the Manager - Development Services be received and that the development application for a partial demolition of block retaining wall (re-advertised) at 52 Roslyn Avenue, Kingston Beach for G Hills & Partners Architects be approved subject to the following conditions:

1. Except as otherwise required by this Permit, use and development of the land must be substantially in accordance with Development Application No. DA-2015-318 and Council Plan Reference No. P1 submitted on 25 August 2015, P2 submitted 17 September 2015 and P3 submitted 26 October 2015. This Permit relates to the use of land or buildings irrespective of the applicant or subsequent occupants, and whoever acts on it must comply with all conditions in this Permit. Any amendment, variation or extension of this Permit requires further planning consent of Council.
2. Prior to the commencement of site works, a soil and water management plan prepared by a suitably qualified person must be submitted to Council for approval by the Manager - Development Services. The plan must be in accordance with NRM South Soil and Water Management Code of Practice 2009 and also must include the use of temporary fences during construction to avoid erosion and runoff and to ensure no soil or rocks are dislodged into any adjoining property.

A site inspection by an appropriately qualified and experience engineer engaged by the applicant must be undertaken prior to the commencement of any work on site to ensure all soil and water control measures are in place, all to the satisfaction of the Manager - Development Services. Advice to this effect is to be provided to Council to the satisfaction of the Manager - Development Services.

Prior to completion, all disturbed surfaces on the subject land at 52 Roslyn Avenue must be stabilised and revegetated with plants or grasses, all to the satisfaction of the Manager - Development Services.

3. Within 2 calendar months of the completion of the demolition works, clean up works on the neighbouring land at 26 Ewing Avenue must be completed to the satisfaction of the Manager - Development Services.

These clean up works include the satisfactory removal of surface rubble and the reinstatement of a boundary fence.

ADVICE

4. In accordance with section 53(5) of the *Land Use Planning and Approvals Act 1993* this permit lapses after a period of two years from the date on which it is granted if the use or development in respect of which it is granted is not substantially commenced within that period.
5. This Permit does not constitute building approval. The developer should obtain a Building Permit for the development prior to commencing construction.
6. All boundary fence works must be in accordance with the legislative requirements as outlined in the *Boundary fences Act 1908*.
7. The requirements of the *Access to Neighbouring Lands Act 1992* must be complied with in allowing and enabling access across adjoining land for maintenance, construction, including the erection of a boundary fence and

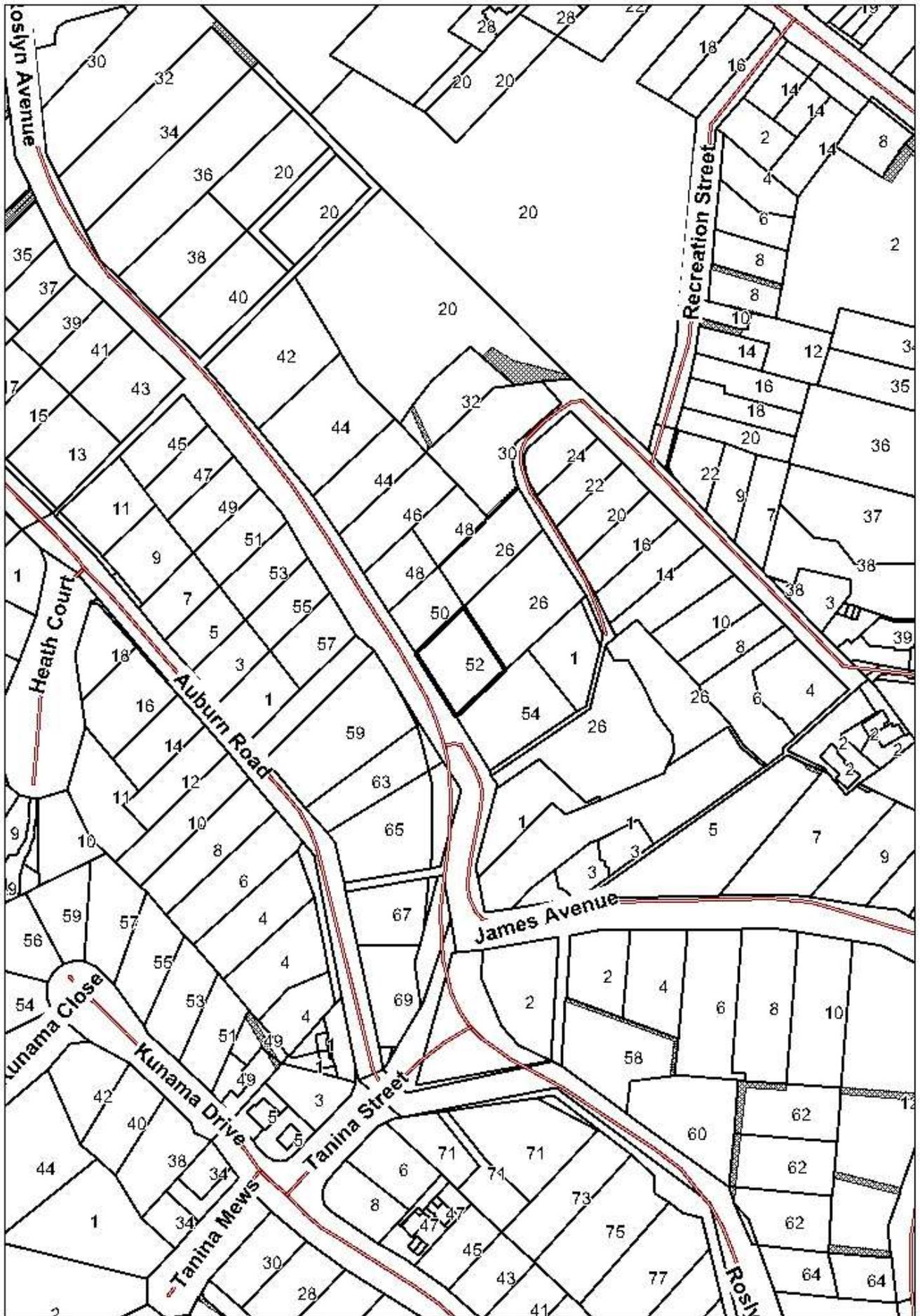
clean up works involving access to neighbouring properties outside the subject land at 52 Roslyn Avenue.

VOTING

	For	Against		For	Against
Cr Atkinson			Cr Percey		
Cr Black			Cr Street		
Cr Dr Bury			Cr Wass		
Cr Fox			Cr Winter		
Cr Grace			Cr Wriedt		

Attachments:

1. Location Plan (1)
2. Proposal Plans (11)



Development Application: DA2015-318
 Plan Reference no.: P2
 Date Received: 17 September 2015
 Date placed on Public Exhibition: 7 November 2015

JOE MAMIC & ASSOCIATES P/L
 CONSULTING ENGINEERS AND
 BUILDING SURVEYORS

PH: 0362 314422
 FAX: 0362 319277
 EMAIL: office@mamic.com.au

Office: GROUND LEVEL: 421 ELIZABETH ST NORTH HOBART
 PO BOX 143 NORTH HOBART TAS 7002

STRUCTURAL REPORT

Structural Report Modification to no fines retaining gravity wall located on lower boundary at 52 Roslyn Avenue.

The gravity retaining wall structure consists of stackable concrete blocks filled with no fines concrete and back filled 800mm min with no fines concrete. (see attached Engineers Instruction)

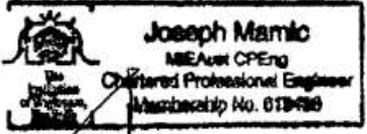
This construction has been confirmed by Mr G Hills and photos taken during wall construction. (photos attached)

The wall has a privacy fence 1500mm high on top of it.

Removal of the concrete blocks and leaving the 800mm no fines mass block to service the soil loads is suitable and acceptable.

The privacy fence will need additional strengthening as indicated on the attached Engineers Instruction due to the post anchorage is via 150 φ upvc pipes concrete filled and being located at the front face of the no fines blocks.

Upon provision of privacy fence strengthening as indicated it is ok to remove the stackable concrete block facing and leave the no fines mass block to service the soil loading.



Joseph Mamic
 BE MASC, MIABS, MIEAust, Cp Eng

05th August 2015







Development Application: DA2015-318
Plan Reference no.: P2
Date Received: 17 September 2015
Date placed on Public Exhibition: 7 November 2015

**BUILDING WORK
CERTIFICATE OF SPECIALIST OR OTHER PERSON Form 55 Regulation 16**

To: Owner/Agent

Name

Peter Hodgman

Address

52 Roslyn Avenue

Suburb

Kingston Tas.

Postcode

7050

Certifier details

Name

Clint Johnstone

Address

PO Box 104

Suburb

North Hobart Tas.

Postcode

7000

Accreditation Number

CC2608X

Phone Number

03 6224 4869

Fax Number

03 6224 4907

Email Address

cjohnstone@e2c.com.au

Or qualifications and Insurance details (description from Column 3 of Schedule 1 of the Director of Building Control's Determination)

Speciality area of expertise (description from Column 4 of Schedule 1 of the Director of Building Control's Determination)

STRUCTURAL ENGINEERING

Details of Work

Address

52 Roslyn Avenue

Suburb

Kingston Tas.

Postcode

7050

Lot Number

Certificate of title Number

The Work (description of the work or part work being certified)

Certificate Details

Certificate type (description from Column 1 of Schedule 1 of the Director of Building Control's Determination)

Structural Engineer

this certificate is in relation to an application for a new building permit. OR

this certificate is in relation to any stage of building work before completion

In issuing this certificate the following matters are relevant

Documents

Structural report dated 5th August 2015 and Engineers Instruction EIno150805gh by J Mamic

Relevant Calculations

N/A

References

AS1170, AS2870, Sound Engineering Principles.

Substance of Certificate (what it is that is being certified)

Structural report dated 5th August 2015 and Engineers Instruction EIN0150805gh by J Mamic.

Development Application: DA2015-318
Plan Reference no.: P2
Date Received: 17 September 2015
Date placed on Public Exhibition: 7 November 2015

Scope and/or Limitations

We have not been engaged to inspect.
All other work not included above in the substance of certificate is excluded.

I certify the matters described in this certificate

C Johnstone
Certifier Signed

Director of Building Control - approved 1 July 2014

ENGINEERS CERTIFICATION
ACCREDITATION No: CC2608X
DATE: 17/09/15
SIGN: 
C. JOHNSTONE & ASSOCIATES P/L

17/09/15
Date

150917ph

Certificate Number

Building Regulations 2014 - Approved Form No 55

Development Application: DA2015-318
Plan Reference no.: P3
Date Received: 26 October 2015
Date placed on Public Exhibition: 7 November 2015

ENGINEERING INSPECTION / INSTRUCTION REPORT

PROJECT: 52 Roslyn Avenue Kingston Beach

SUBJECT: Lower Boundary Gravity Wall

COMMENTS:

The report by Mr M Horsham (JSA Consulting Engineers) in principle appears to be feasible but in reality it is not possible for the following reasons:-

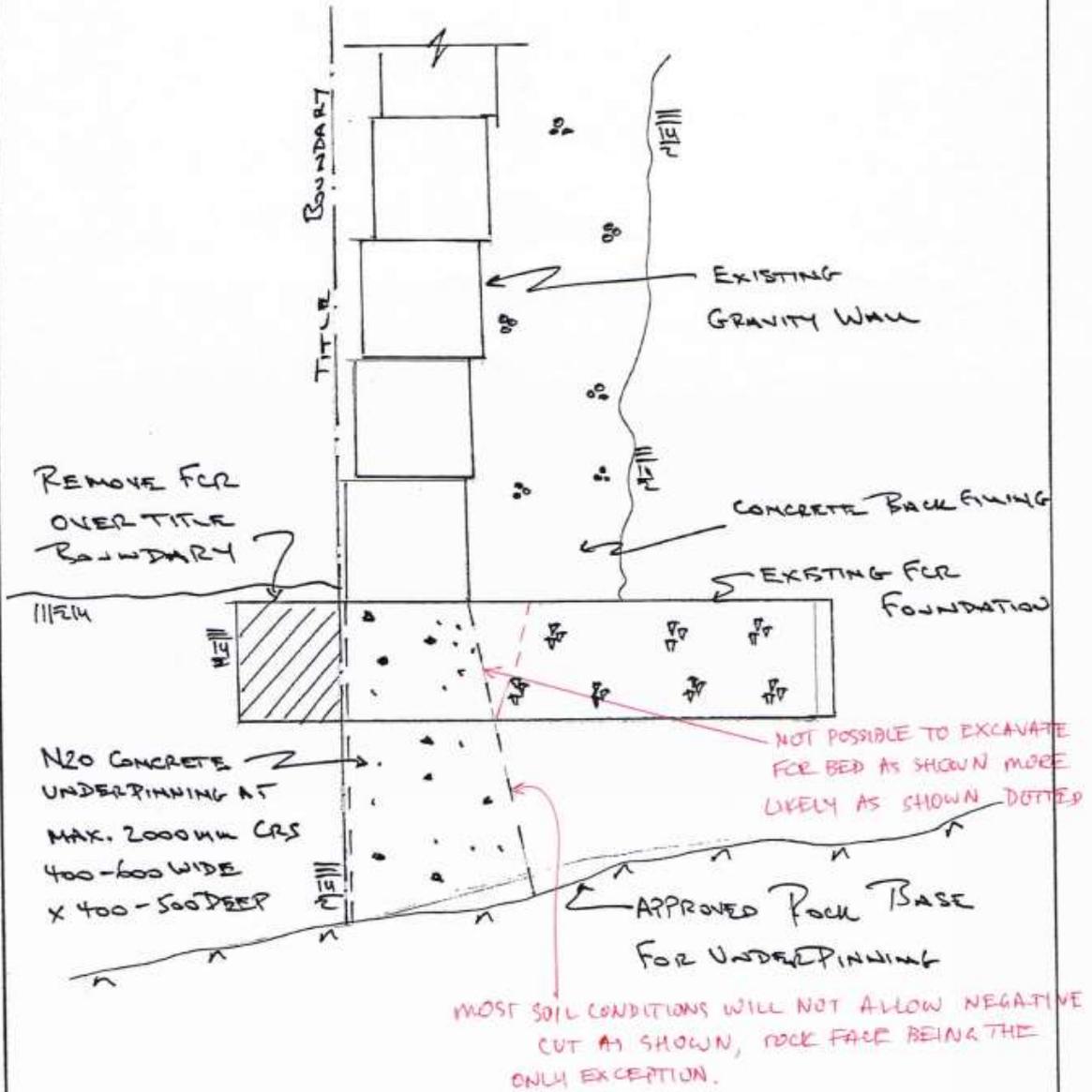
1. The footing for the existing gravity retaining wall is not concrete, it is made from compacted FCR. Therefore it is not possible to remove sections of FCR base as indicated. See attached drawings.
2. No reinforced concrete was used in the gravity wall, in fact no proper concrete has been used, only no fines concrete. To underpin you need a structure that can bridge across the underpins. The existing wall is a gravity wall as also indicated in JSA report and has no structure ie no reinforced concrete or any good concrete that can be used to bridge across the underpins.
3. To make the JSA method work one would need to construct a new structural footing, which is out of question and thus not recommended in the first place by JSA report.
4. Underpinning as indicated in my opinion could result in the collapse of wall for the reasons indicated above and thus not recommended as a good option.



Clint Johnston & Associates Pty Ltd

Should a cost variation arise from this inspection / instruction the contractor shall inform the developer prior to proceeding.

Development Application: DA2015-318
 Plan Reference no.: P3
 Date Received: 26 October 2015
 Date placed on Public Exhibition: 7 November 2015



<p>JSA CONSULTING ENGINEERS </p> <p>Ellerslie House, Level 1, 119 Sandy Bay Road, Sandy Bay 7005 Phone (03) 6224 5625 www.jsaengineers.com.au</p>	<p>PROJECT: 52 ROSLYN AVENUE, KINGSTON BEACH</p>	<p>DATE: 02/06/2014</p>	
	<p>CLIENT: KINGBOROUGH COUNCIL</p>	<p>SCALE: 1:10</p>	
	<p>DRAWING TITLE: UNDERPINNING DESIGN</p>	<p>PROJECT NO. 14E22-01</p>	<p>DRAWING NO. S001</p>

AREA (Site Coverage)

Unit 1 Floor Area	=	150.2m ²
(inc. 66.5m ² of storage space)		
Deck	=	28.8m ²
Site Coverage Unit 1	=	179.0m ²
Lower Courtyard	=	129.2m ²
TOTAL F.O.S.	=	222.6m²

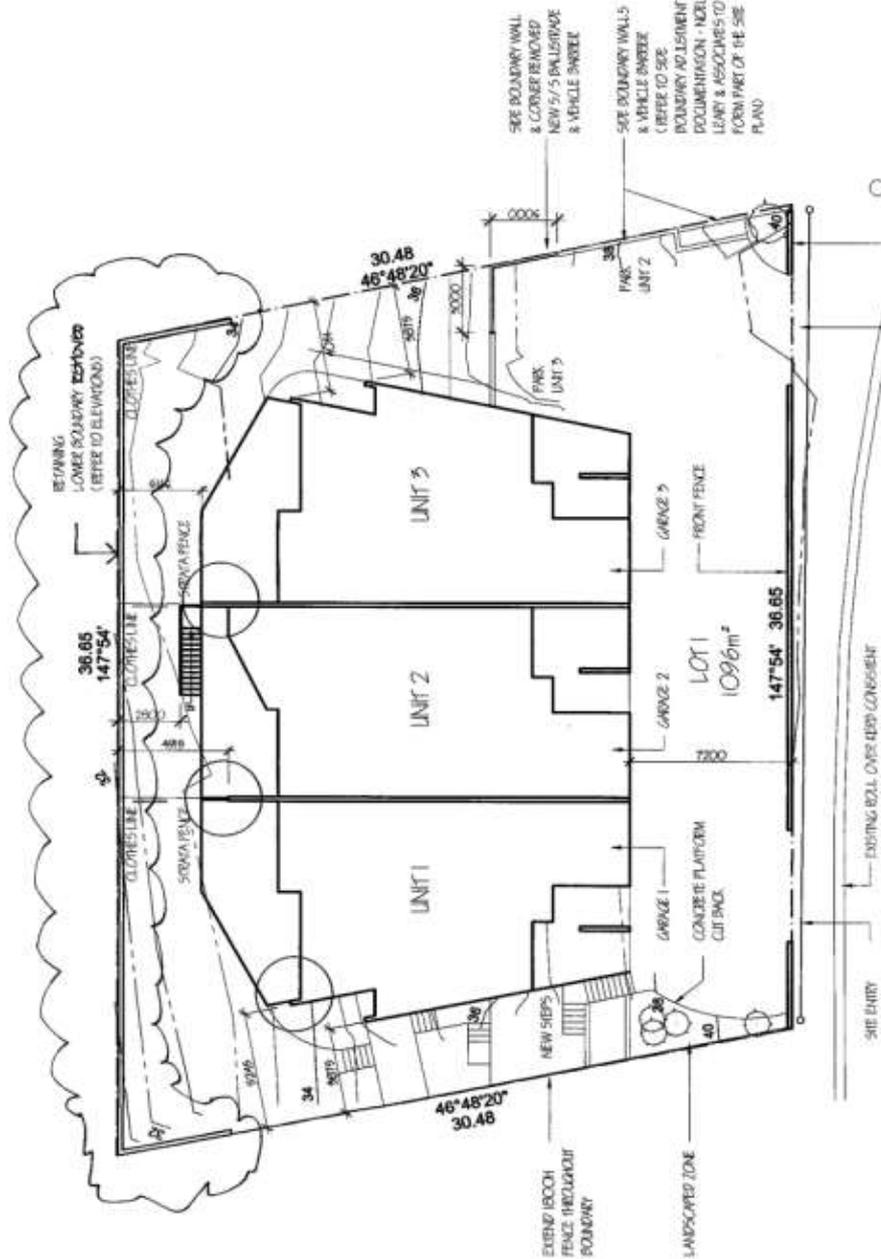
Unit 2 Floor Area	=	144.0m ²
(inc. 49m ² of storage space)		
Deck	=	22m ²
External stair	=	5.79m ²
Site Coverage Unit 2	=	169.19m ²
Lower Courtyard	=	94m ²
TOTAL F.O.S.	=	199m²

Unit 3 Floor Area	=	154.3m ²
(inc. 70.5m ² of storage space)		
Deck	=	25.9m ²
Site Coverage Unit 3	=	185.2m ²
Lower Courtyard	=	11m ²
TOTAL F.O.S.	=	214.40m²

Total Site Coverage	=	992.09m²
	=	49.5-103%

Common Space inc. Visitor Funks & Driveway Zone - Total

Tank & pump room	=	212m ²
	=	11m ²



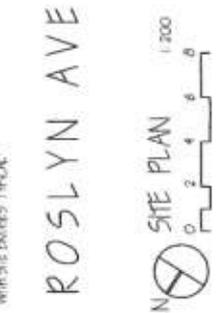
G.Hills & Partners ARCHITECTS
 PROPOSED RETAINING WALL DEMOLITION
 For: P & A HODGMAN
 AL: 52 Roslyn Ave, KINGSTON BEACH

SCALE	1:200 @ A3
DESIGNER	G. Hills
DRAWING J. McB & J. H.	
DATE	24.08.15
PRINTED	25.08.15
REVISION	A

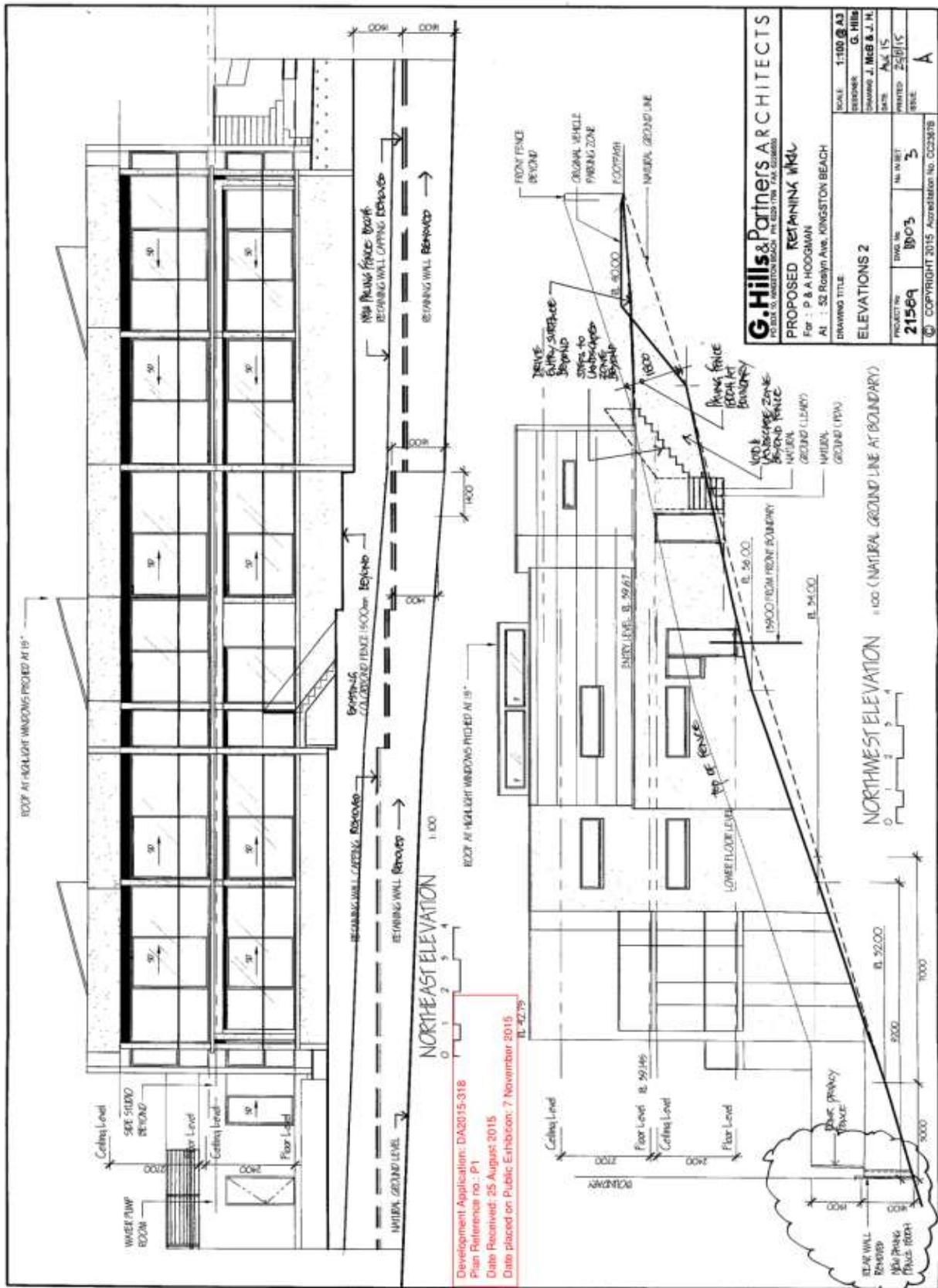
DRAWING TITLE: **SITE PLAN**

PROJECT NO.	21589	DWG NO.	PP01	NO. IN SET	3
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Development Application: DA2015-318
 Plan Reference no.: P1
 Date Received: 25 August 2015
 Date placed on Public Exhibition: 7 November 2015



REPORT TO: PLANNING AUTHORITY & DEVELOPMENT COMMITTEE

SUBJECT: **DA-2013-172 - DEVELOPMENT APPLICATION FOR DEMOLITION OF EXISTING UNITS AND OUTBUILDINGS AND CONSTRUCTION OF 27 UNITS AT 7 AND 9 MARANOA ROAD, LOT 2/69 CHANNEL HIGHWAY (CT 63207/2) AND 1A MARANOA ROAD, KINGSTON (CT-170611/2), FOR HOST HOLDINGS PTY LTD**

FILE REF: DA-2013-172 **DATE:** 30 NOVEMBER 2015

OFFICER: DANIELLE GRAY – SENIOR PLANNING OFFICER

ENDORSED BY: BELINDA LOXLEY – MANAGER DEVELOPMENT SERVICES

Application Number:	DA-2013-172
Applicant:	Host Holdings Pty Ltd
Zoning:	Residential under <i>Kingborough Planning Scheme 2000</i>
Discretions:	Overshadowing, Private Open Space minimum area
Existing Land Use:	Vacant (previously mix of Residential and Business and Civic)
No. of Representations:	Eleven (11) during first round of advertising (1-17 April 2015) and Five (5) during second round of advertising (29-April - 12 May 2015) Six (6) during third round of advertising (31 October-13 November 2015)
Planning Issues:	Privacy, building setbacks, building height, density, construction of retaining wall,
Recommendation:	Approval subject to conditions

1. THE PROPOSAL IN DETAIL

1.1 The Proposal

The proposal seeks approval for the demolition of the existing masonic centre, unit buildings (comprising eight single bedroom units) and associated outbuildings; and for the construction of twenty seven (27) units.

It is intended that the units will be for private residential habitation.

The proposal also seeks approval for the erection of front boundary fences at Maranoa Road and within lot 2, 69 Channel Highway as well as rear boundary fences and screen fencing along the northern side boundaries.

The boundary fence fronting Maranoa Road (shown as Fence Type 3 on the submitted plans) is a rendered blockwork fence 1.8m in height. This fence encloses private open space of adjoining proposed units but also serves as a 'gateway' entrance point into the development.

This fence contains blocks of timber rail inserts 2m wide set into a rendered blockwork base and columns. This fence will contain letter boxes for all of the proposed units which will be built into the blockwork.

Within lot 2 69 Channel Highway is a Type 1 fence that marks the boundary of the private open space allocated for unit 17. This Type 1 fence is 2m high and of a timber paling construction.

Alongside this fence is a 1, wide access gate that connects onto a 1m wide pedestrian footway to enable pedestrians to access Channel Highway on foot.

The proposal also includes the construction (at the developer's cost) new 2.0m high paling boundary fences along specific boundaries, to be topped with 400mm of lattice to give a total height of 2.4m.

Along the northern property boundary of the subject site, as part of the development to address privacy and boundary fence concerns raised in representations, the developer has proposed to construct a solid blockwork retaining wall that will form the boundary shared with neighbouring properties to the north of the site. This construction is to detail with the abrupt changes in gradient caused by the dumping of fill within the subject site. The height of this solid blockwork retaining wall will vary in height as a result of the gradient changes along the northern boundary but will be a maximum of 1.4m high and topped by a safety fence no less than 1m high, giving an overall maximum height of 2.4m. This boundary structure will become the boundary fence shared with neighbouring properties with all costs to be borne wholly by the developer.

The proposed development of twenty seven units is outlined in Table 1 below:

Table 1 Proposed Units

Unit #	# of bedrooms Proposed	# of storeys proposed	sqm Private Open Space proposed (as stated on plans)
Unit 1	3	2	112sqm
Unit 2	3	2	94sqm
Unit 3	3	2	94sqm
Unit 4	4 (including study)*	2	98sqm
Unit 5	3	2	93sqm
Unit 6	3	2	92sqm
Unit 7	4 (including study)*	2	94sqm
Unit 8	4 (including study)*	2	116sqm
Unit 9	4 (including study)*	2	96sqm
Unit 10	3 (including study)*	2	120sqm
Unit 11	3	2	127sqm
Unit 12	3	2	78sqm
Unit 13	3	1	90sqm
Unit 14	3	1	94sqm
Unit 15	3	2	92sqm
Unit 16	3	2	84sqm
Unit 17	3	1	121sqm
Unit 18	3	2	93sqm
Unit 19	3	2	92sqm

Unit 20	3 (including study)*	2	93sqm
Unit 21	3 (including study)*	2	120sqm
Unit 22	3	2	96sqm
Unit 23	3	2	100sqm
Unit 24	3	2	130sqm
Unit 25	3	2	112sqm
Unit 26	3	1	100sqm
Unit 27	3	1	105sqm

*Where an enclosed study has been included on the site plans, it has been counted as a bedroom.

The plans being assessed for approval and referred to in the assessment of this report are the amended P4 plans submitted to Council 19 October 2015 and advertised from 31 October 2015 until 13 November 2015. These plans supersede all previous versions submitted for the application and form the basis of this assessment.

1.2 The Site

The development site where buildings will be constructed consists of the following properties:

Lot 2/69 Channel Highway, Kingston (CT-63207/2);

7 Maranoa Road, Kingston (CT-23287/6); and

9 Maranoa Road, Kingston (CT-25376/3).

The masonic centre is contained wholly within 7 Maranoa Road which has frontage onto Maranoa Road.

The existing eight units associated with the masonic centre straddle the title boundaries for the properties 9 Maranoa Road and lot 2/69 Channel Highway. Like the masonic centre, the eight single bedroom units all have vehicular access from the Maranoa Road entrance.

The development site also includes the neighbouring property 1A Maranoa Road (CT-70611/2) which contains a drainage easement within which an upgrade of infrastructure (larger stormwater drainage pipe) is required to be built to cater for the increased demand the proposed development will have on existing infrastructure.

The site is generally level and contains minimal exotic planting.

All vehicular access to and from the site is via Maranoa Road whilst foot traffic has the option of either the Maranoa Road entrance or the access fronting onto Channel Highway contained within the property lot 2/Channel Highway.

There is a change of gradient in the form of a steep bank created by historical filling occurring on the site adjacent to a level gravel area that was previously used as car parking for the masonic lodge building (which is now vacant) – this steep bank runs along the boundaries shared with neighbouring existing units at 69, 63 and 57 Channel Highway.

According to Council records, the site does not contain any contaminants. The site does not contain any watercourses or threatened or priority vegetation.



Plate 1 – Aerial photo of the subject site where the proposed units are to be constructed. The properties shown highlighted are lot 2/69 Channel Highway and 7-9 Maranoa Road. This aerial photo shows the distance of the site from the former Kingston High School site as well as the extent of surrounding development, all of which is residential in the form of units and detached dwellings.



Plate 2 – 1A Maranoa Road (CT-70611/2), Kingston shown outlined. This property is not owned by the developer but by a third party not involved in the development application. The site 1A Maranoa road contains a single dwelling and outbuildings, at least one of which is located approximately 2.5m over the boundary shared with 7 Maranoa Road. The red line on this plan shows the location of the 1.52m wide drainage easement that contains the stormwater pipe that is proposed to be dug up and replaced as part of the application.

1.3 Background

The application was originally submitted under the *Kingborough Planning Scheme 2000* on 8 August 2013.

Council issued a further information request dated 22 August 2013.

Amended plans and additional information was sent into Council from the applicant on 27 November 2014 and 8 December 2015. However this additional information was deemed unsatisfactory with the applicant being advised that information was still outstanding on 18 December 2015.

Additional plans and amended information including a Traffic Impact Assessment were submitted to Council on 23, 24 and 25 February 2015 with Council again advising that the information was still unsatisfactory on 3 March 2015.

Further information including shadow diagrams, information on private open space were submitted to Council on 12 and 27 March 2015 and this additional information resulted in Council advertising the application from 1 April 2015 until 17 April 2015.

During this public notification period, it was noted by Council's assessing development engineer that the development would be required to upgrade the existing stormwater pipe that runs along the northern boundary of the site and through a drainage easement through the neighbouring property 1A Maranoa Road. The decision was made the readvertise the application with changes made to the

advertisement wording to amend the development site description to include 1A Maranoa Road.

The application was therefore advertised for a second period from 29 April 2015 to 12 May 2015.

During the second public notification period, representations were made citing a number of concerns including non-compliance with Planning Scheme standards including boundary setbacks, overshadowing and privacy separation. Council's planning assessment of the advertised plans during this time also identified a number of concerns pertaining to non-compliance with Planning Scheme standards, insufficient and unclear information provided for privacy and overshadowing standards and also concerns regarding the treatment and development to be constructed within the vicinity of the earth fill area running parallel with the northern boundary of the site.

As a result of a meeting with Council planning and engineering staff with the applicant, the applicant placed the application on hold to enable amended plans to be drawn up to address these concerns.

Amended plans were submitted to Council on 19 October 2015 and these plans were readvertised for a third public notification period from 31 October 2015 to 13 November 2015.

These plans advertised during the third public notification period now form the documentation assessed within this report to Council's Planning Committee.

2. PLANNING ASSESSMENT

2.1 Statutory Implications

The subject land is wholly zoned Residential under the *Kingborough Planning Scheme 2000* (the Scheme). The proposal has been assessed under the Residential Use Class provisions of the Scheme. The proposal is discretionary. The relevant parts of the Scheme are:

- Part 5 – Standards for residential development in the Residential zone (PD4 standards are no relevant in the assessment of the application as PD4 is for single dwellings only)
- Schedule 1 Environmental Management Schedule
- Schedule 3 Road Asset and Access Schedule
- Schedule 4 Carparking and Bicycle Schedule
- Schedule 14 Desired Future Character Statement Schedule
- Schedule 15 Multi-Unit Housing Schedule

The following discretions originally applied to the development advertised during the second round of advertising:

- (a) Clause 5.4.2.1 Multi-Unit Housing Density
- (b) Clause 5.4.5.3 – Setbacks;

- (c) Clause 5.4.6.1(a) Privacy Setbacks;
- (d) Clause 5.4.6.1(b) Setbacks of windows to vehicular areas;
- (e) Clause 5.4.6.1(c) Overshadowing;
- (f) Clause 5.4.6.3(b) Private open space gradients;
- (g) Clause 5.4.6.4 Overshadowing of private open space;
- (h) Clause 5.4.6.4 Accessibility of private open space; and
- (i) Clause 1.2.1.1 of Schedule 1 Environmental Schedule with respect to slopes.

As a result of amendments made to the plans submitted to Council on 19 October 2015, the following discretions apply to the amended plans advertised 31 October 2015 – 13 November 2015:

- (a) Clause 5.4.2.1 Multi-Unit Housing Density
- (b) Clause 5.4.6.1(a) Privacy Setbacks;
- (c) Clause 5.4.6.1(c) Overshadowing;
- (d) Clause 5.4.6.4 Overshadowing of private open space; and
- (e) Clause 1.2.1.1 of Schedule 1 Environmental Schedule with respect to slopes.

Council's assessment of this proposal should also consider the issues raised in the representations, the outcomes of any relevant State Policies and the objectives of Schedule 1 of the *Land Use Planning and Approvals Act 1993*.

2.2 Public Consultation

The application was advertised in accordance with the requirements of s.57 of the *Land Use Planning and Approvals Act 1993* (from 1 / 4 /2015 to 17 / 4 /2015). Eleven (11) representations were received during the public exhibition period.

During the first round of representations, the following issues were raised by the representors:

- (a) Loss of views for adjoining neighbours;
- (b) Dust, noise and dirt during the construction phase of the development;
- (c) Future occupants will create noise resulting in loss of privacy and amenity for surrounding existing residents;
- (d) The units are far too dense;
- (e) The internal roadway will not be able to cater for emergency vehicles such as fire or ambulances;
- (f) The development will result in loss of property values for surrounding existing residents;
- (g) My house will be boxed in by the proposed development;

- (h) There is an existing 1.5m wire fence on the boundary between my property and units 17 and 18 – this is inadequate and will result in loss of privacy – a proper boundary fence needs to be constructed with additional privacy screens;
- (i) Existing boundary fences are in a poor state of repair and have to be replaced;
- (j) No information has been provided on how the development will overshadow my property at 4/69 Channel Highway. I will lose morning sun.
- (k) Windows will be looking right into my kitchen, dining area and courtyard and I request frosted glazing to be used;
- (l) We have concerns about runoff coming from the vicinity of the bank so that units at 69 Channel Highway will not be affected by runoff;
- (m) We request the developer put in a boundary fence great in height than 2.4m along the boundary of 4/69 Channel Highway to limit loss of amenity and privacy;
- (n) We request that the first floor windows of north facing units 18 and 19 are made opaque to reduce overlooking;
- (o) Unit 14 is too close to our boundary and does not comply with privacy setbacks etc;
- (p) The number of units proposed is too many;
- (q) The development will result in traffic safety concerns;
- (r) We have safety and security concerns regarding the walkway at lot 2/69 Channel Highway – will it be public or private, who will repair damage to fences, who is responsible for cleaning it up, it will result in loss of privacy for residents at 69A, we would like fencing to have only vertical boards and no railings to make the fence more difficult to scale, we would like bollards put in walkway to prevent it used for ‘speeding’;
- (s) The development should have more single storey units rather than double storey to better cater for the ageing demographic;
- (t) Asbestos management – what controls will be applied to ensure for safe asbestos removal;
- (u) Noise from the future residents putting out 54 wheelie bins;
- (v) There is no indication of what street lighting;
- (w) The colours and finishes of the units will create reflectivity and glare;
- (x) We request bollards or a retaining wall between unit 14 and 17 to prevent people reversing vehicles into paling fences;
- (y) We request negotiation and agreement on fencing issues prior to construction;
- (z) We request railway sleeper retaining walls beneath boundary fences to prevent erosion and on top of this a 2.0m paling fence to address privacy and noise concerns we have;

- (aa) We would like the existing metal chain fence at the driveway of 69A replaced;
- (bb) The boundary between the development and out property has been used by us for the past 22 years – it is ours on the basis of possessive title;
- (cc) The height of unit 24 is unacceptable;
- (dd) The construction and development of the site will cause major disruption to our backyard and activities therein (to be noted: this is in relation to the property 1A Maranoa Road where the existing stormwater pipe will be upgraded to cater for the proposed development);
- (ee) There is a lack of detail in the proposal concerning the retaining walls and fences on our boundary and the fate of existing approved structures (to be noted: this is in relation to the property 1A Maranoa Road where there are existing outbuildings located over the boundary);
- (ff) Units 8, 9 and 10 will block sun from our property and we are not happy about the height and proximity of these units;
- (gg) We request the back fence be replaced at the developer's cost and replaced with a 2.4m high Colourbond fence with posts and railings on our side and we would like this erected prior to the commencement of any site works;
- (hh) We would like the colour and finishes of the development to be in keeping with the area;
- (ii) We insist that machinery noise be restricted (during construction) to between 8am and 4pm Monday to Friday;
- (jj) We are concerned about privacy impacts to the units at 63 and 65 Channel Highway;
- (kk) We request that Council ask the developers to provide details of the construction timeframe and completion dates and pass that information onto us;
- (ll) The application has key information missing to enable an adequate assessment of the application: adjoining properties are not identified with street addresses; the location of adjoining properties is inaccurate (3 Maranoa Road is actually much closer); private open space and other features of overlooked properties are not identified; there are no habitable windows plotted on neighbouring windows outside the site so how then can they be assessed on issues of overlooking and loss of privacy; the amount of fill on the site is much more significant than shown on the plans and this will create issues so far as stability and erodibility etc; none of the elevations show an assigned floor level and fill hasn't been shown therefore how can height be accurately measured; most of the buildings don't show setbacks to boundaries and there is doubt if this information is correct; natural ground level hasn't been indicated on the plans; privacy setbacks has been focussed on privacy within the development not the existing neighbours and it is impossible if the development actually complies;
- (mm) I am disappointed that there has been no face to face meeting with Council and the developers to discuss my concerns and I request a written response to my concerns;

(nn) The narrowness of the lane/pedestrian access at lot 2/69 Channel Highway is too narrow and is only wide enough for one vehicle to access it at a time

As a result of legal advice obtained regarding the construction of a new stormwater pipe within the drainage easement located at 1A Maranoa Road, the application was readvertised in accordance with the requirements of s.57 of the *Land Use Planning and Approvals Act 1993* (from 29 / 4 /2015 to 12 / 5/2015).

Five (5) representations were received during the second public exhibition period.

During the second round of representations, there were no new additional new issues raised by the representors.

As a result of the applicant placing the application on hold and making amendments to the development to address concerns raised by representors as well as make minor changes to the proposed development to achieve compliance with various Planning Scheme standards, the application was readvertised in accordance with the requirements of s.57 of the *Land Use Planning and Approvals Act 1993* (from 31/10/2015 to 13/11/2015).

Six (6) representations were received during the third public exhibition period.

During the third round of representations, there were no new additional new issues raised by the representors.

All issues raised during the public notification periods have been addressed in Part 3.3 of this report as well as Planning and Engineering Evaluations.

2.3 Strategic Planning

The relevant strategies associated with the Scheme are as follows:

Objectives of the Residential zone

The objectives of the Residential zone are to:

- *Match the boundaries of the Residential zone with those areas where both reticulated water and sewerage can be provided, as well as stormwater, roads and public transport;*
- *Retain the character of townships and emphasise the gateways and individuality of each area;*
- *Allow the sequencing of development in accordance with a logical pattern that reduces leapfrogging and allows more efficient infrastructure service delivery;*
- *Encourage urban consolidation and greater housing choice through a range of housing types and residential densities; and*
- *Allow other use or development that is compatible with these values.*

It is considered that the development proposal of multi-unit development on the subject site does not present any objection under the objectives of the residential zone, in particular the development allows for more efficient infrastructure service delivery and provides for a greater range of housing types and change in residential densities in the area in which it is located.

Clause 5.2 – Desired Future Character Statements and Strategies

The Scheme details separate Desired Future Character Statements for the main towns in the municipal area. The following Desired Future Character Statements for Kingston are relevant to the assessment of this application.

DFCS1 The broader Kingston area will continue to be the focus for future residential development within Kingborough.

S1 The extent of residential zoned land will reflect foreseeable demands.

Response This Statement is not relevant as it appropriately applies to the rezoning and release of Residential zoned land.

DFCS2 Residential development is to be in accordance with an orderly sequence that considers local infrastructure capacity and the rate of development of vacant lots.

S2 Infrastructure pricing and zoning will be used to direct the orderly sequencing of new subdivisions and suburbs.

Response This Statement is not relevant as it appropriately applies to the rezoning and release of Residential zoned land and ensuring infrastructure copes with expected development.

DFCS3 Multi-unit housing is to be encouraged in appropriate areas.

S3 Multi-unit housing should be encouraged where it is convenient to the central area of Kingston.

Response The proposal is in accordance with this Statement as it is located close to Channel Court.

DFCS4 Larger native Eucalypts enhance the amenity of Kingston and will be retained on residential lots where practicable.

S4 New subdivisions should contain lots of sufficient size and houses located in such a manner so as to avoid the needless removal of larger trees.

Response This Statement is not relevant the proposal does not propose any subdivision and the development does not require the removal of large Eucalypts.

DFCS5 Aged care facilities and associated housing and infrastructure are to be encouraged within appropriate areas.

S5 Aged care facilities will be encouraged in the Redwood Road area and close to the Kingston central area.

Response This Statement is not relevant as it applies to development of aged care facilities not private residential units.

DFCS6 Commercial development is to be directed towards the Business and Civic zoned areas and only occur within residential land if it is of a scale and character consistent with residential use.

S6 Linear commercial development in the Residential zone along Channel Highway south of Summerleas Road roundabout is to be avoided.

Response This Statement is not relevant as it applies to commercial development.

DFCS7 The properties identified as 82-88 Roslyn Avenue are environmentally sensitive and new development should not be intrusive.

S7 New development should be avoided which impacts on the environmental values of Boronia Beach and its environs.

Response This Statement is not relevant as the development does not include 82-88 Roslyn Avenue.

DFCS8 The properties identified as Lots 500 and 501 Village Drive Kingston are important in the provision of facilities to the Redwood Village locality. Future development of the site must not be solely residential and must make provision for community, business and recreational facilities.

S8 Lot 500 and 501 Village Drive will serve as a focal point for community activity for the Redwood Village community. Development should incorporate a mix of residential, community and commercial uses that provide services and recreational facilities for the Redwood Village locality. In planning for use or development on this site the needs of the Redwood Village residents must be a priority and facilities for their use are to be incorporated into any future development on the site.

Response This Statement is not relevant as the development does not include 500-501 Village Drive.

2.4 Zone

The site is zoned wholly Residential under the Scheme. This zone provides a range of Use and Development Standards and the proposal is assessed against the relevant provisions as follows: Clause 5.4.2.1 Multi-Unit Housing Density

Multi-Unit Housing must have a parent title with an area no less than 800sqm with a frontage no less than 6m and have the capacity to contain a 20m X 35m rectangle. There also must be a density no greater than 1 unit per 300sqm of site area.

Response The development site containing the proposed units is made up of the following titles (which are yet to be adhered):

Lot 2/69 Channel Highway, Kingston (CT-63207/2);

7 Maranoa Road, Kingston (CT-23287/6); and

9 Maranoa Road, Kingston (CT-25376/3).

Of these 7 and 9 Maranoa Road comply with the parent title requirements for Multi-Unit Housing under clause 5.4.2.1.

Lot 2/69 Channel Highway however does not as the right of way frontage onto Channel Highway measures 4m which is less than the minimum 6m specified under the Acceptable Solution.

It is considered that the proposal complies with the Alternative Solution as this lot does have a minimum width of 4m as required under clause 5.4.2.1(d).

The total site area of 7 Maranoa Road, 9 Maranoa Road and Lot 2/69 Channel Highway is 8702sqm.

The number of units being proposed is 27 and therefore the unit density is 1 unit per 322sqm. This is relatively dense but is still within compliance.

Clause 5.4.4.1 – Energy Efficiency

New dwellings must have a northerly orientated living room in accordance with Figure 5.1 of the Planning Scheme.

Response All of the proposed units have a northerly orientated living room and therefore the proposal is considered to satisfy clause 5.4.4.1.

Clause 5.4.5.1 – Façade Treatment, Building Materials and Site Treatment

New buildings must be articulated with offsets and decks etc when they present any more than 15m of frontage to a public street; no unpainted metal products are to be used for external claddings and every tree over 10m in height is to be replaced with a tree of an appropriate species.

Response None of the proposed units present more than 15m of facade to a public street. Therefore clause 5.4.5.1(a) is not relevant in the assessment of the proposal.

No unpainted metal finishes or materials are proposed to be used and therefore the proposal complies with clause 5.4.5.1(b). Furthermore a condition is recommended to be included to address concerns about finishes of the development raised by representors. This is considered reasonable given the developer has indicated that colours and finishes are yet to be finalised.

The development does not propose the removal of any trees over 10m in height and therefore clause 5.4.5.1(c) is not relevant to the assessment of the proposal.

Clause 5.4.5.2 – Maximum Building Height

New dwellings must not exceed 8m in height.

Response Proposed heights of the units are as follows:

Table 2 Heights of proposed units

Unit #	# of storeys proposed	Proposed maximum height as indicated on the plans	Maximum height when scaled off the plans	Complies?
Unit 1	2	6.72m	6.7m	Yes
Unit 2	2	6.6m	6.6m	Yes
Unit 3	2	6.75m	6.75m	Yes
Unit 4	2	6.95m	6.9m	Yes
Unit 5	2	7.45m	7.3m	Yes
Unit 6	2	7.45m	7.3m	Yes
Unit 7	2	7.35m	7.35m	Yes
Unit 8	2	7.1m	7m	Yes
Unit 9	2	7.15m	7.1m	Yes
Unit 10	2	6.7m	6.7m	Yes
Unit 11	2	6.85m	7m	Yes

Unit 12	2	7.15m	7.2m	Yes
Unit 13	1	4.8m	4.7m	Yes
Unit 14	1	5.1m	5.1m	Yes
Unit 15	2	6.9m	6.9m	Yes
Unit 16	2	6.9m	6.9m	Yes
Unit 17	1	4.8m	4.8m	Yes
Unit 18	2	7.15m	7.1m	Yes
Unit 19	2	7.15m	7.1m	Yes
Unit 20	2	6.8m	6.8m	Yes
Unit 21	2	6.8m	7.1m	Yes
Unit 22	2	7.5m	7.6m	Yes
Unit 23	2	7.05m	7.1m	Yes
Unit 24	2	7.1m	7.1m	Yes
Unit 25	2	7.05m	7.1m	Yes
Unit 26	1	4.9m	4.8m	Yes
Unit 27	1	4.75m	4.8m	Yes

Based on the information contained within the plans and also scaled off the plans, the proposed units all comply with the maximum 8m height limit for development in the Residential zone.

One of the representations received cited concerns about the accuracy of the plans particularly with respect to levels. These concerns were relayed to the applicant who provided amended plans showing changes in gradient as well as a site surveyors plan in documentation submitted on 19 October 2015. Council considers this documentation to be satisfactory.

A representation further cited concerns with no Natural Ground Level being shown on the submitted plans and incorrect heights being shown on elevations.

In the assessment of the submitted plans lodged 19 October 2015 it is considered that the bold line shown as the ground level on the plans is natural ground level. Likewise there is nothing to suggest that the dotted line shown above the bold line in the plans is anything other than the floor level of the units. In Table 2, heights of the proposed units has been taken as those indicated on the submitted plans as well as being scaled off the plans by the assessing Council officer. In all cases, heights were well under the maximum 8m.

The submitted documentation in relation to height is in line with what would normally be expected in plans submitted to Council for planning approval. Council rarely requires proposed building heights to be shown in conjunction with Australian Height Datum levels, unless the building appears to be very close to, or over the maximum height limit. In this case, all of the proposed units are well within the maximum height limit and the majority are at least 1m lower than the maximum height limit.

Clause 5.4.5.3 – Setbacks

Setbacks from boundaries must comply with Table 5.2 of the Planning Scheme.

Response Setbacks of the proposed units to the nearest boundary are as follows:

Table 3 Setbacks of proposed units

Unit #	Proposed setbacks from walls to nearest property boundary as indicated on the plans	Proposed boundary setbacks scaled off plans to any part of the building (ie. eaves)	Complies?
Unit 1	5.75m from front Maranoa Road boundary; 1.5m from southern side boundary	5.4m from front Maranoa Road boundary; 1.2m from eaves to southern side boundary	Maranoa Road setback complies with minimum 5m; Eaves setbacks of 1.2m were originally 0.1m short of required side setback of 1.3m. Plans submitted 19 October 2015 amended to comply with all setbacks.
Unit 2	1.5m from southern side boundary	1m from eaves to southern side boundary	Eaves setbacks of 1m are 0.3m short of required side setback of 1.3m. Plans submitted 19 October 2015 amended to comply with all setbacks.
Unit 3	No dimension given	9m from eaves to southern rear boundary when scaled off plans	Yes
Unit 4	4m from southern rear boundary	3.6m from eaves to southern rear boundary	Yes
Unit 5	4m from southern rear boundary	3.6m from eaves to southern rear boundary	Yes
Unit 6	4m from southern rear boundary	3.6m from eaves to southern rear boundary	Yes
Unit 7	4.15m from southern rear boundary	3.6m from eaves to southern rear boundary	Yes
Unit 8	4.15m from southern rear boundary; 2.8m to SW side boundary	3.6m from southern rear boundary; 2.4m to SW side boundary	Yes

Unit 9	4m to SW side boundary	3.6m to SW side boundary	Yes
Unit 10	1.96m to SW side boundary; 3.15m to western side boundary	1.4m to SW side boundary; 2.6m to western side boundary	Yes
Unit 11	1.9m to SW side boundary	1.3m to SW side boundary	Yes
Unit 12	No dimension given	14.4m to western side boundary	Yes
Unit 13	3m to western side boundary	2.6m to western side boundary	Yes
Unit 14	1.59m to western side boundary	1.2m to western side boundary	Eaves setbacks of 1m are 0.1m short of required side setback of 1.3m. Plans submitted 19 October 2015 amended to comply with all setbacks.
Unit 15	No dimension given	14.2m to western side boundary	Yes
Unit 16	No dimension given	14.2m to western side boundary	Yes
Unit 17	2.175m to western side boundary; 2m to northern side boundary	1.6m to western side boundary; 1.6m to northern side boundary	Yes
Unit 18	5.5m to northern side boundary	4.4m to northern side boundary	Yes
Unit 19	No dimension given	4.2m to northern side boundary	Yes
Unit 20	No dimension given	19m to western side boundary	Yes
Unit 21	4.35m to western side boundary; 4m to northern side boundary	3.7m to western side boundary; 1m from timber deck off living room to northern side boundary	Plans submitted 19 October 2015 amended to comply with all setbacks.
Unit 22	4m to northern side boundary	1m from timber deck off living room to northern side boundary	Plans submitted 19 October 2015 amended to comply with all setbacks.
Unit 23	4.1m to northern side boundary	1m from timber deck off living room to northern side boundary	Plans submitted 19 October 2015 amended to comply with all setbacks.

Unit 24	3.9m to northern side boundary	3m from timber deck off living room to northern side boundary	Plans submitted 19 October 2015 amended to comply with all setbacks.
Unit 25	5.75m to eastern side boundary	5.2m	Yes
Unit 26	1.5m to eastern side boundary	1.2m	Yes
Unit 27	5.75m from front Maranoa Road boundary; 1.5m to northern side boundary	4.8m from front Maranoa Road boundary; 1m to northern side boundary	Yes

Under PD4 boundary setbacks are measured from the property boundary to the wall of a building. However PD4 does not apply to this application as this application is for multi-unit development in the Residential zone. Therefore Part 5 of the *Kingborough Planning Scheme 2000* applies.

Under the *Kingborough Planning Scheme 2000*, setbacks are measured from the nearest part of the building to the boundary. The nearest part of the building is generally eaves.

Therefore measurements have been taken from walls as well as eaves and both measurements assessed against the required setbacks.

As previously noted, the applicant submitted amended plans on 19 October 2015 to demonstrate compliance with all boundary setbacks under clause 5.4.5.3. The application is therefore considered satisfactory so far as boundary setbacks are concerned.

Clause 5.4.5.3 – Setbacks for proposed retaining wall

Setbacks from boundaries of the proposed retaining wall running along the northern boundary of the site must comply with Table 5.2 of the Planning Scheme which requires a 1m setback from the boundary due to the length of the retaining wall.

Further information was sought from the applicant regarding the retaining wall running along the northern boundary so far as maximum heights of this structure.

The amended plans submitted 19 October 2015 show the combined blockwork retaining wall measuring up to 1.4m in height now forming the boundary fence itself, with a minimum 1m high fence on top of the retaining wall.

The relocation of the wall onto the boundary rather than having a 1m setback from the boundary as originally proposed was suggested by the applicant in response to concerns from neighbouring properties to the north.

Given that the wall structure appears to address the concerns raised by representors during the public notification periods and will not create loss of amenity by way of overshadowing, it is considered acceptable to approve as part

of the development. However it is considered reasonable to place conditions on any permit issued to ensure that all costs of the construction of the retaining wall on the northern boundary is met by the developer and that the structure is completed prior to occupation of the proposed units.

Clause 5.4.5.4 – Site Coverage

The maximum site coverage for multi-unit housing development in the Residential zone is 40%.

Response The total combined floor area proposed between the 27 units is 3837.8sqm. However in the instance of double storey units, only the ground floor is counted as the density requirement relates to site coverage not plot ratio. The total floor area of building footprints is 2624.8sqm.

The total site area of 7 Maranoa Road, 9 Maranoa Road and Lot 2/69 Channel Highway is 8702sqm. Based on the calculations provided on the plans, the proposed site coverage is 30.16%. This is well within the maximum permitted site coverage of 40% for development in the Residential zone. The proposal therefore complies with clause 5.4.5.4.

Clause 5.4.5.5 – Garage and carport location

Garages must not face the street if more than 3m in width and those with a width of 6m or greater must be built behind the building line if facing the street.

Response None of the proposed units have a garage facing a public street. Therefore clause 5.4.5.5 is not relevant in the assessment of the proposal.

Clause 5.4.5.6 – Front fences/walls

Front fences must be no more than 1.5m high unless they are no more than 50% or the adjacent street carries more than 6000 vehicles daily and sight distances are met if the property is located on a corner. Under the Acceptable solution, the maximum height of a front fence is 1.8m.

Response Maranoa Road is a road that carries more than 6000 vehicles daily and therefore the maximum height of the fence under the acceptable Solution is 1.8m. The proposed front fence fronting onto Maranoa Road is 1.8m and therefore the proposed fence complies with clause 5.4.5.5.

Clause 5.4.6.1 – Privacy and Passive Surveillance

There should be no less than 8.5m of separation between new windows, balconies or decks to the habitable room, windows, balconies or decks of an existing adjacent building and no less than 2.5m separation of habitable room windows from driveways used by another vehicle. Overshadowing of the living room windows of adjoining residences will not occur and where it does living areas must receive no less than 3 hours of sunlight between 9am and 3pm on June 21.

Response So far as 8.5m privacy setbacks under clause 5.4.6.1(a) are concerned, the following assessments have been made:

Table 4 Privacy setbacks of units to each other within proposed development as required under clause 5.4.6.1(a)

Unit #	Compliance or otherwise
Unit 1	<p>Assessment for previous plans advertised during 2nd round of advertising: Appears to be a discretion between 1st floor bedrooms – between bedroom of unit 1 and bedroom of unit 2 – setback is around 5m. Recommend bedroom window above bed on unit 1 be deleted.</p> <p>Assessment for current plans lodged 19.10.2015 and advertised during 3rd round of advertising: Plans amended for unit 1 to have a highlight window to address previous non-compliance as noted above.</p>
Unit 2	<p>Assessment for previous plans advertised during 2nd round of advertising:</p> <p>Appears to be a discretion between 1st floor bedrooms – between bedroom of unit 2 and bedroom of unit 3 – setback is around 6.95m. Recommend master bedroom window above bed on unit 2 be deleted.</p> <p>Assessment for current plans lodged 19.10.2015 and advertised during 3rd round of advertising: Plans amended for unit 2 to have a highlight window to address previous non-compliance as noted above.</p>
Unit 3	<p>Assessment for previous plans advertised during 2nd round of advertising:</p> <p>Discretion between unit 3 and 2 as discussed above.</p> <p>Setbacks from unit 3 to unit 4 OK</p> <p>Assessment for current plans lodged 19.10.2015 and advertised during 3rd round of advertising: No issues for unit 3. Unit 2 amended to comply.</p>
Unit 4	<p>Assessment for previous plans advertised during 2nd round of advertising:</p> <p>Setbacks from unit 3 to unit 4 OK</p> <p>Appears to be a discretion between 1st floor bedrooms – between bedroom of unit 4 and bedroom of unit 5 – setback is around 5m. Recommend one of the affected windows above the bed be amended into a highlight window 1.5m above finished floor level.</p> <p>Assessment for current plans lodged 19.10.2015 and advertised during 3rd round of advertising: Unit 4 and 5 amended to comply.</p>
Unit 5	<p>Assessment for previous plans advertised during 2nd round of advertising:</p> <p>Discretion between unit 5 and 4 as discussed above.</p> <p>Setbacks from unit 5 to unit 6 OK (they are co-joined).</p> <p>Assessment for current plans lodged 19.10.2015 and advertised during 3rd round of advertising: Unit 4 and 5 amended to comply.</p>
Unit 6	<p>Assessment for previous plans advertised during 2nd round of advertising:</p> <p>Setbacks from unit 5 to unit 6 OK (they are co-joined) as discussed above</p> <p>Setbacks between unit 6 and 7 OK</p> <p>Assessment for current plans lodged 19.10.2015 and advertised during 3rd round of advertising: Unit 6 still complies.</p>

Unit 7	<p>Assessment for previous plans advertised during 2nd round of advertising:</p> <p>Setbacks between unit 6 and 7 OK as discussed above</p> <p>Setbacks between unit 7 and 8 OK (distance between units scales to 10m).</p> <p>Assessment for current plans lodged 19.10.2015 and advertised during 3rd round of advertising: Unit 7 still complies.</p>
Unit 8	<p>Assessment for previous plans advertised during 2nd round of advertising:</p> <p>Setbacks between unit 7 and 8 OK (distance between units scales to 10m) as discussed above</p> <p>Appears to be a discretion between 1st floor bedrooms – between bedroom of unit 8 and bedroom of unit 9 – setback is around 6.7m.</p> <p>Recommend one of the affected windows above bed be amended into a highlight window 1.5m above finished floor level.</p> <p>Assessment for current plans lodged 19.10.2015 and advertised during 3rd round of advertising: Unit 8 window amended to comply.</p>
Unit 9	<p>Assessment for previous plans advertised during 2nd round of advertising:</p> <p>Discretion between unit 9 and 8 as discussed above.</p> <p>Setbacks between unit 9 and 10 OK</p> <p>Assessment for current plans lodged 19.10.2015 and advertised during 3rd round of advertising: Unit 9 and 10 still comply.</p>
Unit 10	<p>Assessment for previous plans advertised during 2nd round of advertising:</p> <p>Setbacks between unit 9 and 10 OK as discussed above</p> <p>Setbacks between unit 10 and 11 OK</p> <p>Assessment for current plans lodged 19.10.2015 and advertised during 3rd round of advertising: Unit 10 and 11 still comply.</p>
Unit 11	<p>Assessment for previous plans advertised during 2nd round of advertising:</p> <p>Setbacks between unit 10 and 11 OK as discussed above</p> <p>Setbacks between 11 and 12 OK</p> <p>Assessment for current plans lodged 19.10.2015 and advertised during 3rd round of advertising: Unit 11 and 12 still comply.</p>
Unit 12	<p>Assessment for previous plans advertised during 2nd round of advertising:</p> <p>Setbacks between 12 and 11 OK as discussed above</p> <p>No issue between unit 12 and 13 as boundary fences at ground level and 13 is single storey while 12 is double storey.</p> <p>Assessment for current plans lodged 19.10.2015 and advertised during 3rd round of advertising: Unit 12 and 13 still comply.</p>

Unit 13	<p>Assessment for previous plans advertised during 2nd round of advertising:</p> <p>Setbacks between unit 13 and unit 12 as discussed above</p> <p>Setbacks between unit 13 and 14 OK.</p> <p>Assessment for current plans lodged 19.10.2015 and advertised during 3rd round of advertising: Unit 13 and 14 still comply.</p>
Unit 14	<p>Assessment for previous plans advertised during 2nd round of advertising:</p> <p>Setbacks between unit 14 and unit 13 OK as discussed above</p> <p>No issue between unit 14 and 15 as boundary fences at ground level and 14 is single storey while 15 is double storey.</p> <p>Assessment for current plans lodged 19.10.2015 and advertised during 3rd round of advertising: Unit 14 and 15 still comply</p>
Unit 15	<p>Assessment for previous plans advertised during 2nd round of advertising:</p> <p>Setbacks between unit 15 and unit 14 Ok as discussed above</p> <p>Setbacks between 15 and 16 OK.</p> <p>Assessment for current plans lodged 19.10.2015 and advertised during 3rd round of advertising: Unit 15 and 16 still comply.</p>
Unit 16	<p>Assessment for previous plans advertised during 2nd round of advertising:</p> <p>Setbacks between 16 and 15 OK</p> <p>Setbacks between unit 16 and unit 3 (directly opposite across roadway) OK</p> <p>Assessment for current plans lodged 19.10.2015 and advertised during 3rd round of advertising: Unit 15, 16 and 3 still comply.</p>
Unit 17	<p>Assessment for previous plans advertised during 2nd round of advertising:</p> <p>Setbacks between 17 and 18 OK.</p> <p>Assessment for current plans lodged 19.10.2015 and advertised during 3rd round of advertising: Unit 17 and 18 still comply.</p>
Unit 18	<p>Assessment for previous plans advertised during 2nd round of advertising:</p> <p>Setbacks between unit 18 and unit 17 OK as discussed above.</p> <p>Assessment for current plans lodged 19.10.2015 and advertised during 3rd round of advertising: Unit 17 and 18 still comply as discussed above.</p>
Unit 19	<p>Assessment for previous plans advertised during 2nd round of advertising:</p> <p>Setbacks between unit 19 and 18 Ok as units are conjoined</p> <p>Appears to be a discretion between 1st floor bedrooms – between bedroom of unit 19 and bedroom of unit 21 – setback is around 7.2m. Recommend one of the affected window above bed be amended into a highlight window 1.5m above finished floor level.</p> <p>Assessment for current plans lodged 19.10.2015 and advertised during 3rd round of advertising: Affected windows amended to comply.</p>

Unit 20	<p>Assessment for previous plans advertised during 2nd round of advertising:</p> <p>Setbacks from unit 20 to other adjoining units OK (based on distances).</p> <p>Assessment for current plans lodged 19.10.2015 and advertised during 3rd round of advertising: Unit 20 still complies.</p>
Unit 21	<p>Assessment for previous plans advertised during 2nd round of advertising:</p> <p>Discretion between unit 21 and 19 as discussed above.</p> <p>Setbacks between unit 21 and unit 22 OK.</p> <p>Assessment for current plans lodged 19.10.2015 and advertised during 3rd round of advertising: Unit 21 and 222 still comply.</p>
Unit 22	<p>Assessment for previous plans advertised during 2nd round of advertising:</p> <p>Setbacks between unit 22 and unit 21 OK as discussed above</p> <p>Setbacks between unit 22 and 23 Ok (one has a highlighter facing a normal height window).</p> <p>Assessment for current plans lodged 19.10.2015 and advertised during 3rd round of advertising: Unit 21 and 222 still comply.</p>
Unit 23	<p>Assessment for previous plans advertised during 2nd round of advertising:</p> <p>Setbacks between unit 23 and unit 22 OK as discussed above</p> <p>Appears to be a discretion between 1st floor bedrooms – between bedroom of unit 23 and bedroom of unit 24 – setback is around 4.3m. Recommend one of the affected window above bed be amended into a highlight window 1.5m above finished floor level.</p> <p>Assessment for current plans lodged 19.10.2015 and advertised during 3rd round of advertising: Affected windows amended to comply.</p>
Unit 24	<p>Assessment for previous plans advertised during 2nd round of advertising:</p> <p>Discretion between unit 24 and 23 as discussed above.</p> <p>Assessment for current plans lodged 19.10.2015 and advertised during 3rd round of advertising: Affected windows amended to comply.</p>
Unit 25	<p>Assessment for previous plans advertised during 2nd round of advertising:</p> <p>Setbacks from unit 25 to other adjoining units OK (based on distances).</p> <p>Assessment for current plans lodged 19.10.2015 and advertised during 3rd round of advertising: Unit 25 still complies.</p>
Unit 26	<p>Assessment for previous plans advertised during 2nd round of advertising:</p> <p>Setbacks between unit 26 and unit 25 OK</p> <p>Setbacks between unit 26 and 27 OK.</p> <p>Assessment for current plans lodged 19.10.2015 and advertised during 3rd round of advertising: Unit 26 and 7 still comply.</p>

Unit 27	<p>Assessment for previous plans advertised during 2nd round of advertising:</p> <p>Setbacks between unit 27 to unit 26 OK as discussed above.</p> <p>Assessment for current plans lodged 19.10.2015 and advertised during 3rd round of advertising: Unit 26 and 7 still comply.</p>
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As noted in table 4 above, there were a number of discretions in plans previously submitted for the proposed units between themselves but these were dealt with by amendments in the amended plans submitted 19 October 2015. The proposed development is considered to comply so far as privacy setbacks between the proposed units and themselves are concerned.

Below is an assessment of the privacy setbacks between the proposed units and existing neighbouring dwellings:

Table 5 Privacy setbacks of units to existing neighbouring dwellings as required under Clause 5.4.6.1(a)

Unit #	Compliance or otherwise
Unit 1	Window locations in additional information submitted 19 October 2015 provided for adjacent dwelling at 11 Maranoa Road demonstrating compliance.
Unit 2	Window locations in additional information submitted 19 October 2015 provided for adjacent dwelling at 11 Maranoa Road demonstrating compliance.
Unit 3	No issues as proposed unit is a considerable distance (in excess of minimum 8.5m as indicated by Council's GIS) to existing neighbouring dwellings.
Unit 4	No issues as proposed unit is a considerable distance (in excess of minimum 8.5m as indicated by Council's GIS) to existing neighbouring dwellings.
Unit 5	No issues as proposed unit is a considerable distance (in excess of minimum 8.5m as indicated by Council's GIS) to existing neighbouring dwellings.
Unit 6	No issues as proposed unit is a considerable distance (in excess of minimum 8.5m as indicated by Council's GIS) to existing neighbouring dwellings.
Unit 7	No issues as proposed unit is a considerable distance (in excess of minimum 8.5m as indicated by Council's GIS) to existing neighbouring dwellings.
Unit 8	No issues as proposed unit is a considerable distance (in excess of minimum 8.5m as indicated by Council's GIS) to existing neighbouring dwellings.
Unit 9	No issues as proposed unit is a considerable distance (in excess of minimum 8.5m as indicated by Council's GIS) to existing neighbouring dwellings.
Unit 10	Window locations in additional information submitted 19 October 2015 provided for adjacent dwelling at 75 Channel Highway demonstrating compliance.

Unit 11	Window locations in additional information submitted 19 October 2015 provided for adjacent dwelling at 75 Channel Highway demonstrating compliance.
Unit 12	No issues as proposed unit is a considerable distance (in excess of minimum 8.5m as indicated by Council's GIS) to existing neighbouring dwellings.
Unit 13	No issues as proposed unit is a considerable distance (in excess of minimum 8.5m as indicated by Council's GIS) to existing neighbouring dwellings.
Unit 14	Window locations in additional information submitted 19 October 2015 provided for adjacent dwelling at 69b Channel Highway and 2.0m high new boundary fence with 400mm lattice along length of fence demonstrating compliance. Any approval to be conditioned to ensure compliance and fence is completed prior to any occupation of proposed unit.
Unit 15	No issues as proposed unit is a considerable distance (in excess of minimum 8.5m as indicated by Council's GIS) to existing neighbouring dwellings.
Unit 16	No issues as proposed unit is a considerable distance (in excess of minimum 8.5m as indicated by Council's GIS) to existing neighbouring dwellings.
Unit 17	Window locations in additional information submitted 19 October 2015 provided for adjacent dwelling at 4/69 Channel Highway and 2.0m high new boundary fence with 400mm lattice along length of fence demonstrating compliance. Any approval to be conditioned to ensure compliance and fence is completed prior to any occupation of proposed unit.
Unit 18	Window locations in additional information submitted 19 October 2015 provided for adjacent dwelling at 4/69 Channel Highway and 2.0m high new boundary fence with 400mm lattice along length of fence demonstrating compliance. Any approval to be conditioned to ensure compliance and fence is completed prior to any occupation of proposed unit.
Unit 19	No issues as proposed unit is a considerable distance (in excess of minimum 8.5m as indicated by Council's GIS) to existing neighbouring dwellings.
Unit 20	No issues as proposed unit is a considerable distance (in excess of minimum 8.5m as indicated by Council's GIS) to existing neighbouring dwellings.
Unit 21	Window locations in additional information submitted 19 October 2015 provided for adjacent dwelling at 4/69 Channel Highway demonstrating compliance. Proposed deck on unit 21 is 8.85m away at its closest and therefore complies.
Unit 22	The proposed deck of unit 22 arguably does not comply so far as distance is concerned – the deck is 6m from the south facing façade of the neighbouring dwelling at 2/65 Channel Highway. However in additional information provided by the applicant on 19 October 2015, the floor level of this proposed deck is at the same level at the eaves of the existing neighbouring dwelling 2/65 Channel Highway. It is

	therefore arguable if this constitutes a 'direct outlook'. However the use of the deck without any screening is likely to result in a feeling of overlooking and loss of privacy for the occupants of 2/65 Channel Highway. It is therefore considered that it is not unreasonable to provide screening to this deck. Therefore a condition is recommended to be placed on the permit to approve the deck on unit 22 but with a 1.5m high opaque glass screen (to let in light but still provide screening) to the satisfaction of the Manager Development Services.
Unit 23	No issues as proposed unit is a considerable distance (in excess of minimum 8.5m as indicated by Council's GIS) to existing neighbouring dwellings.
Unit 24	Window locations in additional information submitted 19 October 2015 provided for adjacent dwelling at adjoining units 2 and 3/65 Channel Highway demonstrating compliance.
Unit 25	No issues as proposed unit is a considerable distance (in excess of minimum 8.5m as indicated by Council's GIS) to existing neighbouring dwellings.
Unit 26	No issues as proposed unit is a considerable distance (in excess of minimum 8.5m as indicated by Council's GIS) to existing neighbouring dwellings.
Unit 27	Window locations in additional information submitted 19 October 2015 provided for adjacent dwelling at 3 Maranoa Road demonstrating compliance.

As outlined, it is considered that the proposed units comply with privacy setbacks.

Response to Clause 5.4.6.1(b)

So far as 2.5m privacy setbacks from the windows of proposed units to driveway areas used by vehicles under clause 5.4.6.1(b) are concerned, the following assessments have been made:

Table 5 Privacy setbacks of units to driveway areas as required by Clause 5.4.6.1(b)

Unit #	Compliance or otherwise
Unit 1	Complies with minimum 2.5m setback
Unit 2	Complies with minimum 2.5m setback
Unit 3	Complies with minimum 2.5m setback
Unit 4	Complies with minimum 2.5m setback
Unit 5	Complies with minimum 2.5m setback
Unit 6	Complies with minimum 2.5m setback
Unit 7	Additional information submitted 19 October 2015 demonstrating compliance with minimum 2.5m setback
Unit 8	Not an issue as living room windows face private open space not roadway.

Unit 9	Complies with minimum 2.5m setback on northern façade but originally did not comply on western façade. Amended drawings submitted 19 October 2015 show affected windows amended to highlighter windows.
Unit 10	Complies with minimum 2.5m setback.
Unit 11	Complies with minimum 2.5m setback
Unit 12	Complies with minimum 2.5m setback
Unit 13	Complies with minimum 2.5m setback
Unit 14	Additional information submitted 19 October 2015 demonstrating compliance with minimum 2.5m setback
Unit 15	Complies with minimum 2.5m setback
Unit 16	Complies with minimum 2.5m setback
Unit 17	Not an issue as affected windows all face private open space
Unit 18	Complies with minimum 2.5m setback
Unit 19	Complies with minimum 2.5m setback
Unit 20	Complies with minimum 2.5m setback
Unit 21	Not an issue as affected windows all face private open space
Unit 22	Did not comply on southern façade (bedroom) – amended plans submitted 19 October 2015 show a privacy screen in front of window. Recommend a condition that as part of the building approval details of this screen are to be provided showing construction details and screen to be in place prior to occupation of unit 22.
Unit 23	Did not comply on southern façade (bedroom) – amended plans submitted 19 October 2015 show a privacy screen in front of window. Recommend a condition that as part of the building approval details of this screen are to be provided showing construction details and screen to be in place prior to occupation of unit 23.
Unit 24	Did not comply on southern façade (bedroom) – amended plans submitted 19 October 2015 show an amended driveway that provides no less than 2.5m from southern living room window. Therefore unit 24 complies.
Unit 25	Complies with minimum 2.5m setback
Unit 26	Complies with minimum 2.5m setback
Unit 27	Complies with minimum 2.5m setback

As noted in table 5 above, compliance has been achieved in all of the units.

Response to Clause 5.4.6.1(c)

So far as overshadowing under clause 5.4.6.1(c) is concerned, the following assessment has been made:

In the plans and documentation originally submitted, a number of concerns were flagged including some units being omitted from showing shadows when adjoining units were shown as casting a shadow, the amount of overshadowing that will be cast from the proposed development into existing neighbouring dwellings and no detail provided at all for units 5 to 24 inclusive.

In amended plans and additional documentation 19 October 2015, shadow diagrams have been provided for the units themselves as well as for neighbouring properties, in particular 11 Maranoa Road, 69B Channel Highway and 69B Channel Highway.

The existing neighbouring units at 57 and 65 Channel Highway are located north of the development site and therefore due to this orientation, will not receive overshadowing from the proposed development.

In the amended plans received 19 October 2015, compliance has been demonstrated so far as the solar access of the private open space for each of the proposed units and for habitable living spaces and orientation of the units themselves.

Shadow information also demonstrates that adjoining neighbours, in particular 11 Maranoa Road, 69B Channel Highway and 69B Channel Highway receive adequate solar access as required under the Planning Scheme.

Therefore the plans submitted on 19 October 2015 satisfactorily demonstrate compliance with clause 5.4.6.1(c) in relation to overshadowing both within the development of the units themselves and also existing adjacent neighbouring residences.

Clause 5.4.6.3 – Minimum area of private open space

Dwellings with 3 or more bedrooms must have no less than 90sqm of public open space (where the minimum dimension is 2.5m and there is an area of at least 40sqm with a minimum dimension of 4m and no steeper than 1 in 6 slope.

Response

An assessment of each of the proposed units has been undertaken below in Table 6.

Table 6 Proposed Units and minimum area of private open space

Unit #	# of bedrooms proposed	sqm Private Open Space proposed (as stated on plans)	Required amount of private open space	Complies?
Unit 1	3	112sqm	90sqm	Complies
Unit 2	3	94sqm	90sqm	Complies
Unit 3	3	94sqm	90sqm	Complies
Unit 4	4 (including study)*	98sqm	90sqm	Complies
Unit 5	3	93sqm	90sqm	Complies
Unit 6	3	92sqm	90sqm	Complies

Unit 7	4 (including study)*	94sqm	90sqm	Complies
Unit 8	4 (including study)*	116sqm	90sqm	Complies
Unit 9	4 (including study)*	96sqm	90sqm	Complies
Unit 10	3 (including study)*	120sqm	90sqm	Complies
Unit 11	3	127sqm	90sqm	Complies
Unit 12	3	78sqm	90sqm	Does not comply – see comments below
Unit 13	3	90sqm	90sqm	Complies
Unit 14	3	94sqm	90sqm	Complies
Unit 15	3	92sqm	90sqm	Complies
Unit 16	3	84sqm	90sqm	Does not comply – see comments below
Unit 17	3	121sqm	90sqm	Complies
Unit 18	3	93sqm	90sqm	Complies
Unit 19	3	92sqm	90sqm	Complies
Unit 20	3 (including study)*	93sqm	90sqm	Complies
Unit 21	3 (including study)*	120sqm	90sqm	Complies
Unit 22	3	96sqm	90sqm	Complies
Unit 23	3	100sqm	90sqm	Complies
Unit 24	3	130sqm	90sqm	Complies
Unit 25	3	112sqm	90sqm	Complies
Unit 26	3	100sqm	90sqm	Complies
Unit 27	3	105sqm	90sqm	Complies

*Where an enclosed study has been included on the site plans, it has been counted as a bedroom.

Based on measurements taken on the submitted plans (which have been measured by Council), it is considered that the amount of private open space provided for each unit complies with clause 5.4.6.3 with the exception of units 12 (78sqm provided against minimum requirement of 90sqm) and unit 16 (84sqm provided against minimum of 90sqm). In both cases, it is considered reasonable to approve under

the Alternative Solution of clause 5.4.63 as it is considered that the space provided, its orientation and location is reasonable.

Clause 5.4.6.3 – Minimum area of private open space dimensions

The private open space for proposed dwellings must have a minimum dimension of 2.5m and there is an area of at least 40sqm with a minimum dimension of 4m and no steeper than 1 in 6 slope.

Response

An assessment of each of the proposed units has been undertaken below in Table 7.

Table 7 Proposed Units and minimum area of private open space

Unit #	# of bedrooms proposed	Minimum 2.5m dimension and 40sqm area	Accessible from living room?	Gradient?
Unit 1	3	Yes	Yes	No issues
Unit 2	3	Yes	Yes	No issues
Unit 3	3	Yes	Yes	No issues
Unit 4	4 (including study)*	Yes	Amended 19 October to comply	No issues
Unit 5	3	Yes	Yes	No issues
Unit 6	3	Yes	Yes	No issues
Unit 7	4 (including study)*	Yes	Amended 19 October to comply	No issues
Unit 8	4 (including study)*	Yes	Yes	No issues
Unit 9	4 (including study)*	Yes	Yes	No issues
Unit 10	3 (including study)*	Yes	Yes	No issues
Unit 11	3	Yes	Yes	No issues
Unit 12	3	Yes	Yes	No issues
Unit 13	3	Yes	Yes	No issues
Unit 14	3	Yes	Yes	No issues
Unit 15	3	Yes	Yes	No issues
Unit 16	3	Yes	Yes	No issues
Unit 17	3	Yes	Amended 19 October to comply	No issues

Unit 18	3	Yes	Yes	No issues
Unit 19	3	Yes	Yes	No issues
Unit 20	3 (including study)*	Yes	Yes	No issues
Unit 21	3 (including study)*	Yes	Yes	Cut and fill shown in 19 October plans deemed to comply
Unit 22	3	Yes	Yes	Gradient Cut and fill shown in 19 October plans deemed to comply
Unit 23	3	Yes	Yes	Cut and fill shown in 19 October plans deemed to comply
Unit 24	3	Yes	Yes	Cut and fill shown in 19 October plans deemed to comply
Unit 25	3	Yes	Yes	Based on the contours given, it appears to comply
Unit 26	3	Yes	Amended 19 October to comply	Based on the contours given, it appears to comply
Unit 27	3	Yes	Yes	No issues

Based on the information on the amended plans submitted 19 October 2015, it is considered that the proposal satisfactorily complies.

Clause 5.4.6.4 – Orientation and location of private open space

Dwellings must be protected so that overshadowing is no more than 50% of the space and this 50% receives at least 2 hours on June 21. Private open space must also abutt the dwelling it is to serve and must be accessible from a habitable room other than a bedroom and at a level difference no exceeding 2.5m.

Response

As in the case of clause 5.4.6.1(c), no adequate overshadowing details were provided for neighbouring residences at 3 and 11 Maranoa Road, and therefore it cannot be accurately determined if shadow information provided for units

1, 2, 3, 4, 25, 26 and 27 is correct. However in amended plans submitted 19 October 2015, adequate shadow information was provided to demonstrate compliance.

No maps or diagrams were originally provided for remaining units 5 to 24 inclusive. However this outstanding information was provided in the amended plans submitted to Council on 19 October 2015 and therefore compliance has been demonstrated for these units.

Accessibility of private open space from living rooms has been addressed under table 7 and the development is generally considered acceptable in this regard.

Clause 5.4.6.5 – Enclosed Storage

Multi-unit housing Complies must provide at least 2 cubic metres of enclosed storage. Complies

Response

All of the proposed units contain a single car garage that is wholly enclosed. The submitted floor plans indicate that each of the garages has an area set aside for storage that complies with the minimum requirement of 2 cubic metres of storage. The proposal is therefore considered to satisfy clause 5.4.6.5.

Clause 5.4.6.6 – Clothes drying facilities

Space must be provided for clothes drying facilities which are visually screened from public streets.

Response

The applicant has provided an indicative landscaping plan for a sample of the units. Council does not require a landscaping plan under any clause for unit development standards under Part of the Planning scheme but always conditions unit development permits with a condition requiring the lodgement of a landscape plan.

The units provide ample private space for the erection of clothes drying facilities outside within private open space. Therefore a condition can be placed on any permit of approval that requires landscape plans to include clothes drying facilities to be provided within each nominated area of private open space. Furthermore, the clothes drying facilities will be screened from public view (which is only relevant for units 1 and 27 that front Maranoa Road) and the clothes drying facilities should be fixed to a solid wall and not a boundary fence.

The proposal can therefore be conditioned to comply with clause 5.4.6.6.

Clause 5.4.6.7 – Other facilities

Mail box locations must be provided close to the main pedestrian entrance and wheelie bins must be located in a central site convenient for trucks to load and unload.

Response

Mailboxes for each of the proposed units have been included in the proposed front fence that fronts Maranoa Road and this is considered to satisfy clause 5.4.6.7.

Wheelie bin standing areas for collection have been located internally within the development and it is considered that these comply with clause 5.4.6.7(b).

2.5 Schedule Matters

Schedule 1 – Environmental Management Schedule

The development site has no mapped hazards, contains no mobile landforms or any land deemed “high risk”. However the site does contain a strip of bank area running along the northern side property boundary that exceeds 1 in 5.

The proposal has therefore been assessed against clause 1.2.1.1.

Based on the plans submitted on 19 October 2015 – the extent of cut and fill has been satisfactorily determined to enable an adequate assessment of the proposal.

Based on the information provided and the fact that the site is not mapped as containing geology subject to landslip activity or movement, it is considered the proposal complies with Schedule 1 Alternative Solution 1.2.1.1 (a) site works will not cause erosion, (d) cut and fill will be minimised and (e) development will not be subject to landslip or foundation failure (units 21 to 24 will be have their north facing walls constructed on top of the cut and fill area.

The developer has ensured that the only structures that are located in the vicinity of the fill area are the decks of north facing units, with the units themselves location predominantly clear of the fill area.

The proposed retaining wall that is to be located on the northern boundary will result in a structure that will adequately prevent any erosion within this area as well as provide a permanent structure in lieu of a standard timber paling boundary fence.

Engineering conditions have been recommended regarding the proposed retaining wall.

Schedule 2 – Heritage Schedule

The site is not heritage listed and is not contained within a Heritage Area.

Schedule 3 – Road Asset and Access Schedule

The relevant issue in Schedule 3 is that of sight distances in the proposed access for the units onto Maranoa Road. This has been discussed in the Engineering Evaluation.

Schedule 4 – Carparking and Bicycle Schedule

This Schedule is relevant so far as the number of parking spaces provided for the proposed units. The issue of parking has been addressed in detail in the engineering evaluation.

Schedule 5 – Waterways, Wetlands and the Coastal Area Schedule

The site does not contain any wetlands, waterways, water courses and is not within a coastal area.

Schedule 6 – Attenuation Distances Schedule

The site is not contained within an Attenuation Area.

Schedule 7 – Bushfire Prone Areas Schedule

The site is not classed or mapped as bushfire prone.

Schedule 8 – Signs Schedule

The development does not involve any advertising signage.

Schedule 9 – Environmental Weeds Schedule

The site does not contain any weeds classed as being an environmental hazard.

Schedule 10 – Protected Vegetation Schedule

The site does not contain any protected vegetation. Additionally, the site is not mapped as including priority vegetation communities or threatened species.

Schedule 11 – Potentially Contaminated Lands Schedule

The site does not contain any mapped or recognised contamination. Additionally, the site has no record as having an activity which would potentially contaminate the land as defined under this Schedule.

Schedule 12 – Telecommunications Infrastructure Schedule

The development does not propose any telecommunications infrastructure.

Schedule 13 – Area Desired Future Character Statement Schedule

The site is not mapped as being an isolated Settlement.

Schedule 14 – Area Desired Future Character Statement Schedule

The purpose of Schedule 14 is to set out the character statements that will guide the future use and development that will occur in the larger and smaller settlements as well as the coastal and rural areas of the Kingborough Municipality.

The relevant Desired Future Character Statements for this development within the Kingston area are as follows:

1. *Kingston constitutes the commercial centre of the municipality and should continue to develop in a coordinated and cohesive manner that responds to the needs of the community. Significant commercial and community related development should be located within the Kingston central area.*

Response: This clause refers to commercial and community development and is not relevant to the development of a residential site for residential purposes.

2. *The ongoing improvement of community services and facilities within central Kingston is to be encouraged. This includes outlets for government agency services (eg police, Service Tasmania, health, education, library, etc), non-government service providers and suitable space for local community meetings/activities, both indoor and outdoor. The (former) Kingston high school site should be utilised for community-based purposes.*

Response: This clause refers to commercial and community development particularly within the old Kingston high school site and its proposed redevelopment and is therefore not relevant to the development of a residential site for residential purposes.

3. *Public recreational areas are to be provided throughout Kingston in a manner that provides the local community with recreational experiences in a variety of settings. A network of walkways and cycleways should emanate from the central area, local playgrounds provided for young people and pleasant landscaped spaces provided within built up urban areas.*

Response: This clause refers to commercial and community development particularly in the form of public recreational spaces and space and is therefore not relevant to the development of a residential site for residential purposes

4. *The Kingston area is characterised by native Eucalypt vegetation occurring within urban areas and on the neighbouring rolling hills. This creates pleasant views from many different aspects and provides a variety of environmental benefits. These vegetated corridors and backdrops should be protected.*

Response: The development does not propose the removal of native vegetation and will not affect the vegetated hillsides surrounding Kingston.

5. The management of traffic within Kingston is to result in improved flow conditions and less congestion. Car parking needs are to be met and improved public transport facilities and services are to be encouraged, including opportunities for 'park and ride'.

Response: The issue of the number of parking spaces has been addressed in detail in the engineering evaluation. The proposal provides residential development within close walking proximity of central Kingston and is also located on a major bus route within Kingston.

6. *Suburban areas within Kingston should include a mix of housing types. Multi-unit housing style development is to be directed towards areas that are relatively close to the central area.*

Response: The proposal proposes twenty seven new residences within 5 minutes' walk of Channel court and central Kingston. It is considered that the development creates no objection and is in accordance with this particular Statement.

7. The appearance and character of the Kingston central area should be enhanced through streetscape improvements, public spaces and sensitive urban design. The central area requires a coordinated planning approach that determines appropriate solutions prior to new development.

Response: This Statement is not relevant to the proposed development. The site is not located within the area defined as 'central Kingston'. This Statement applies appropriately to commercial large scale development within central Kingston such as the old Kingston high school site and the Channel Court site.

2.6 Other matters

There are no other matters for consideration.

3. REFERRALS AND REPRESENTATIONS

3.1 Internal Referrals

Health

In response to concerns raised by representors, comments have been provided in relation to construction noises, times for construction activity and dust control.

- The *Environmental Management and Pollution Control Act 1994* contains environmental nuisance provisions which can be applied to the development should the need arise. This includes any potential environmental nuisance through the emission of dust, noise etc. EMPCA is used by Environmental Health staff to ensure that concerns and complaints involving dust, noises and emissions can be dealt with as a monitoring and compliance matter.
- Permissible times/days for the operation of machinery, power tools etc fall under the *Environmental Management and Pollution Control (Miscellaneous Noise) Regulations 2014*. Therefore construction days and times must be in accordance with those outlined under EMPCA. Council cannot request the applicant to further limit days and times if they are in accordance with those allowable under EMPCA.
- Asbestos management on worksites is controlled by WorkSafe Tasmania and is not an issue that Council has jurisdiction over.
- Behavioural and typical residential activities that one would expect in a residential area such as putting out wheelie bins are not considered to be an environmental nuisance.

Engineering

The following report was prepared by Council's Team Leader (Development Control), Brendon Moore and Council's Development Engineering Officer (Paul Verne).

The development application has been assessed and the following comments are provided for inclusion in the planning assessment report:

Roads, Traffic, Vehicular and Pedestrian Access and Car Parking / Manoeuvring

The proposed unit development is located off Maranoa Road, Kingston a Category 6 – Other Road as defined in Schedule 3.2.1 Table s3.1, Road Hierarchy of the *Kingborough Planning Scheme 2000* (KPS 2000). Maranoa road has been constructed as a sealed and kerbed urban standard road with asphalt footpaths provided on both sides. Maranoa Road in the area of the development has been constructed as a two way road with a sealed width of 9.6m between kerb faces which provides parking on both sides. The current speed limit in this area is 50kph. Tasmanian road laws apply to vehicles passing in areas where traffic lanes may be impeded by parked vehicles.

A Traffic Impact Assessment (TIA) has been lodged by Milan Prodanovic Traffic Engineering and Road Safety to address the unit developments impacts on the existing road network by the increased traffic volumes generated by the development. The provisions for carparking, internal access, pedestrian access and manoeuvring facilities comply with the requirements of Schedule 4 & Schedule 3.2.6 of the KPS 2000. The TIA summary and recommendations are as follow;

- “It has been estimated that the proposed 27 residential unit development when fully occupied will generate some 150 vehicle movements per day and around 15 vehicles per hour during peak traffic periods.

The assessment of this traffic to the associated road network has determined that the future traffic volume along Maranoa Road will be no higher than 160 vehicles/hour that is around 1,600 vehicles per day. In addition the level of conflict at affected intersections including the Maranoa Road & development site access road junction, Maranoa Road & Channel Highway junction and the Maranoa Road & Denison Street junction will not experience any traffic issues. Up to 1,500 vehicles per hour can generally be accommodated at intersections between conflicting traffic streams. The maximum level of traffic conflict at the above intersections will be no more around half this volume and therefore there will be no operational issues at any of the three sites;

- An assessment has been undertaken of the available sight distances at the proposed junction of the development site access road with Maranoa Road. In applying the current Austroads guidelines it has been found that the available sight distances are well in excess of the minimum requirements;
- Consideration of the proposed design and layout of the internal access roads and footpaths which will service the residential units having due regard for the requirements of AS 2890 – Part 1 and Part 2 and the KPS 2000.

Beyond the initial 6m wide section of the access road off Maranoa Road with footpaths both sides, the access road will be 5.5 m wide with a 1.0 m wide footpath along the northern side of the road. Further into the site the access road will generally be between 5.5m and 3.0m depending on the number of units beyond and the need to provide vehicle manoeuvring space. Between the narrower sections of the access road are wider sections which allow passing of opposing vehicles. There will be a 1.0 m wide footpath well into the site.

Overall the design is considered to provide the required mix of access road widths and alignment variations together with sufficient footpath facilities to ensure there will be a safe environment and good amenity within the development site;

- The site layout has been designed to allow garbage trucks to enter in a forward direction to access the designated garbage bin areas along each access road and in the process undertake a three point turn at the internal intersection to exit in a forward direction;
- All garage and visitor parking areas will be compliant with AS2890.1;
- Based on the KPS 2000 parking requirement parking requirement for 1.25 spaces per residential unit, there is a requirement for 34 car parking spaces. With 41 proposed garage and car bay parking spaces on site, the number of spaces will be more than required;
- Metro Tasmania currently operates various bus services in the Kingston central area which use several nearby streets and there are bus stops on the Channel Highway within 200m of the development site. This is well within the accepted maximum walking distance of 400m to/ from bus routes.

The TIA concluded that the proposed residential unit development can be supported on traffic grounds as it will not give rise to any adverse safety or operational traffic issues.

In addition to the above the Development Engineering Unit has included the following requirements as conditions of the development permit;

- The vehicle manoeuvring areas between units 14 and 17 and 24 and 25 must be provided with standard concrete wheel stops to prevent vehicle impact with adjacent properties fence lines;
- 7 delineated signed visitor car parking spaces are also required in conformance with the KPS 2000;
- The concrete footpath from the end of the internal road between units 14 and 17 must be extended to the end of the existing sealed access way from the Channel, Highway as shown on the submitted application proposal plans P5. As 69 A Channel Highway has a private 'Right Of Way' over the development property lockable bollards must be provided at the end of the existing access way to prevent passage of vehicles but allow pedestrian thoroughfare. The boundary fence along the frontage to the sealed access way must be replaced with a privacy fence with a gateway for access to existing parking area within 69A Channel Highway;
- Bollard lighting must be provided at the development site entrance and along the internal road for pedestrian safety in compliance with the BCA requirements.

All works required will be detailed on engineering plans undertaken by a qualified professional engineer to be lodged to the satisfaction and approval of the Executive Manager Engineering Services and the Manager - Development Services prior to the issue of an associated Building permit.

Drainage

Piped stormwater drainage shall be provided generally in accordance with the submitted application proposal plans P5 and include an internal stormwater system with kerbed and sealed internal roads, trafficable grated collector pits and grated trenches pipe connected to an upgraded 300mm diameter Council stormwater main in accordance with drainage plans and hydraulic design calculations to be undertaken by a qualified hydraulics engineer and lodged to the satisfaction and approval of the Executive Manager - Engineering Services.

The above hydraulic design calculations will include an assessment of the current flow capacity of the existing downstream Council piped stormwater system to confirm that the additional concentrated stormwater flows (roofed areas, paved areas and other hardstand areas) resulting from the proposed 27 unit development will not overload that system. If it is demonstrated that the downstream system does not have the capacity to take the additional development flows a stormwater detention system must be provide within the development site and included in the engineering plans for approval. All works associated with the provision of detention system as required will be at the developers cost

A 1 in 100 year storm overland flood path through the development site property will also be required to be detailed on the above required plans and will include finished floor levels for all units to be clear of the storm overland flow levels to ensure inundation does not occur.

The required upgrading of Councils existing 150 mm dia stormwater pipeline within a drainage easement along the northern boundary of 1A Maranoa will be undertaken at the developers cost.

Retaining Walls

Detailed engineering design of retaining walls shown encompassing units 21 to 24 on the submitted proposal plan P5 will be required to shown on the engineering plans to be lodged for the approval of the Executive Manager - Engineering Services. The plans will also be required to detail associated subsoil drainage to be provided to ensure protection to downstream properties.

In addition retaining wall design and associated subsoil drainage details will also be required to ensure protection from filled areas loadings associated with units 26 and 27 abutting the southern and western boundaries of 3 Maranoa Road.

Hydraulic Services

Sewer and water services shall be provided to all units in accordance with the requirement conditions of TasWater.

Internal fire services shall be provided in compliance with the requirements of the BCA

Other Servicing Issues

Underground power and telecommunications services must be provided to all its in accordance with the requirements of TasNetworks and the telecommunications services providers to the satisfaction of the Manager - Development Services.

Representations

Representation	No	Remarks
Driveway lighting	1	Refer to Road, Traffic, Vehicular and Pedestrian Access and Car Parking and Manoeuvring section dot point 11 above.
Walkway and associated fencing adjacent to 69a Channel Highway	1	Refer to Road, Traffic, Vehicular and Pedestrian Access and Car Parking and Manoeuvring section dot point 10 above
Reversing area between units 14 and 17 – boundary fence protection	1	Refer to Road, Traffic, Vehicular and Pedestrian Access and Car Parking and Manoeuvring section dot point 8 above.
Retaining wall locations and details concerns	2	Refer to Retaining Walls section above
Two sided parking on Maranoa Rod concerns	2	Refer to Road, Traffic, Vehicular and Pedestrian Access and Car Parking and Manoeuvring section para 1 above. Although this representation is not directly related to any development impacts, Councils Engineering Services Department have been advised of concerns and requested to investigate any safety issues.

Access to sewer easement within 5 Corina Place	1	Access for Council or TasWater pipeline repairs etc., within provided property drainage easements is legally provided from the property in which the easement is placed. In exceptional cases Council may request permission on notice from adjoining properties. In some cases hand excavation may be required. Full reinstatement would always take place.
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Recommendation

The proposed development be approved subject to the inclusion of the engineering conditions and TasWater conditions (refer to Annexure "A" attached)

Natural Resource Management

There are no natural resource management issues relevant to the proposed development.

3.2 External Referrals

The following external referrals were required or undertaken as part of this application:

TasWater

The application was referred to TasWater in accordance with the requirements of the *Water and Sewerage Industry Act 2008*. TasWater has provided its response to the Council Notice of Planning Application Referral including conditions of approval to be included in any permit issued for the development. A copy of the conditions from TasWater has been included in the attachments to this report.

3.3 Representations

Concerns raised during the public notification period include (with responses provided):

Loss of views for adjoining neighbours;

Response: The issue of views can only be addressed by Council in the event that a development exceeds the maximum height limit. The proposal complies with the maximum allowable height in a residential zone and therefore Council cannot refuse the application on the basis of view.

Dust, noise and dirt during the construction phase of the development;

Response: This issue is dealt with by Council Environmental Health staff as a compliance and monitoring matter.

Future occupants will create noise resulting in loss of privacy and amenity for surrounding existing residents;

Response: This issue is dealt with by Council Environmental Health staff as a compliance and monitoring matter.

The units are far too dense;

Response: The development is required to comply with two different controls on density – the number of units proposed per square metres of site area and also site coverage. This has been address in the Planning Evaluation.

The internal roadway will not be able to cater for emergency vehicles such as fire or ambulances;

Response: Council's engineering assessment of the proposal has determined that the internal road is adequate.

The development will result in loss of property values for surrounding existing residents;

Response There is no evidence to support this. In any case Council has no ability to base a planning decision on property values as it is not a relevant planning matter.

My house will be boxed in by the proposed development;

Response Setbacks (including building and privacy setbacks) of the proposed units are addressed under the Planning Evaluation with compliance demonstrated.

There is an existing 1.5m wire fence on the boundary between my property and units 17 and 18 – this is inadequate and will result in loss of privacy – a proper boundary fence needs to be constructed with additional privacy screens;

Response Setbacks (including building and privacy setbacks) of the proposed units are addressed under the Planning Evaluation with compliance demonstrated. A new boundary fence with lattice extension on top has been proposed by the developer at their cost and in response to concerns raised by neighbours as part of plans submitted for approval on 19 October 2015.

Existing boundary fences are in a poor state of repair and have to be replaced;

Response Boundary fences are a civil matter dealt with under the Boundary Fences Act 1908. Council has no jurisdiction to become involved in boundary fence issue unless fences exceed 2.1m in height.

However a new boundary fence with lattice extension on top has been proposed by the developer at their cost and in response to concerns raised by neighbours as part of plans submitted for approval on 19 October 2015. This fence will run along the boundary shared with 69b Channel Highway and unit 14 and also the section of boundary shared with units 17 and 18 with neighbour 4/69 Channel Highway.

No information has been provided on how the development will overshadow my property at 4/69 Channel Highway. I will lose morning sun.

Response The units at 69 Channel Highway are located north-north west of the proposed development site. Due to their orientation, the proposed units will not result in the units at 69 Channel Highway receiving less than 3 hours of solar access to living spaces between 9am and 3pm on June 21. However in additional plans submitted 19 October 2015, the applicant has provided information to confirm this by way of shadow diagrams.

Windows will be looking right into my kitchen, dining area and courtyard and I request frosted glazing to be used;

Response Setbacks (including building and privacy setbacks) of the proposed units are addressed under the Planning Evaluation with compliance demonstrated.

We have concerns about runoff coming from the vicinity of the bank so that units at 69 Channel Highway will not be affected by runoff;

Response This issue has been dealt with in the engineering Evaluation,

We request the developer put in a boundary fence great in height than 2.4m along the boundary of 4/69 Channel Highway to limit loss of amenity and privacy;

Response In response to this concern a new boundary fence with lattice extension on top has been proposed by the developer at their cost and in response to concerns raised by neighbours as part of plans submitted for approval on 19 October 2015. This fence will run along the boundary shared with 69b Channel Highway and unit 14 and also the section of boundary shared with units 17 and 18 with neighbour 4/69 Channel Highway.

We request that the first floor windows of north facing units 18 and 19 are made opaque to reduce overlooking;

Response Setbacks (including building and privacy setbacks) of the proposed units are addressed under the Planning Evaluation with compliance demonstrated. These first floor windows in and of themselves do not trigger any discretions under the Planning Scheme. In the instance of these windows, they will be at a level well over the rooflines of adjacent neighbours and it is reasonably determined that there will be no direct views into neighbouring residences. There are therefore no planning grounds to require these windows to be amended to opaque glass.

Unit 14 is too close to our boundary and does not comply with privacy setbacks etc;

Response Setbacks (including building and privacy setbacks) of the proposed units are addressed under the Planning Evaluation with compliance demonstrated.

The number of units proposed is too many;

Response The issue of density has been addressed under the Planning Evaluation with compliance demonstrated.

The development will result in traffic safety concerns;

Response Traffic management and safety has been dealt with under the Engineering Evaluation.

We have safety and security concerns regarding the walkway at lot 2/69 Channel Highway – will it be public or private, who will repair damage to fences, who is responsible for cleaning it up, it will result in loss of privacy for residents at 69A, we would like fencing to have only vertical boards and no railings to make the fence more difficult to scale, we would like bollards put in walkway to prevent it used for 'speeding';

Response The walkway will remain a private right of way for users of the proposed development. The proposed development makes it impossible for this walkway to be used for a vehicle. The issue of who pays for fencing is a civil matter for affected

title owners and is not a planning issue covered by standards for development or requirements under the Planning Scheme.

The development should have more single storey units rather than double storey to better cater for the ageing demographic;

Response Council cannot refuse the application on the basis of the number of storeys unless they proposal fails to comply with standards for height under clause 5.4.5.2.

Asbestos management – what controls will be applied to ensure for safe asbestos removal;

Response The removal of asbestos is a matter dealt with by Worksafe Tasmania.

Noise from the future residents putting out 54 wheelie bins;

Response Advice from Council's Environmental Health Officer states that behavioural and typical residential activities that one would expect in a residential area such as putting out wheelie bins are not considered to be an environmental nuisance.

There is no indication of what street lighting;

Response The application does not indicate any internal street lighting. This is an issue dealt with by way of a condition in the event of a planning permit being issued. The matter of lighting intensities and lux of any lighting is dealt with under EMPCA and Australian Standards.

The colours and finishes of the units will create reflectivity and glare;

Response None of the proposed materials indicated (rendered masonry and Colourbond) trigger reflectivity. These materials are used widely in residential development and are not considered to create amenity issues for adjoining properties. This issue of reflectivity caused by unpainted metal surfaces, however, is a matter dealt with by the Planning scheme under clause 5.4.5.1(b). This clause is not relevant as the proposal does not propose any unpainted metal finishes. However to address concerns raised, a condition is recommended to be placed on the permit to ensure that unpainted metal finishes are not used.

We request bollards or a retaining wall between unit 14 and 17 to prevent people reversing vehicles into paling fences;

Response This issue has been dealt with under the Engineering Evaluation.

We request negotiation and agreement on fencing issues prior to construction;

Response Boundary fences are a civil matter dealt with under the Boundary Fences Act 1908. Council has no jurisdiction to become involved in boundary fence issue unless fences exceed 2.1m in height.

However in response to representations regarding concerns about privacy to relevantly affected properties, a new boundary fence with lattice extension on top has been proposed by the developer at their cost in the plans submitted for approval on 19 October 2015. This fence will run along the boundary shared with 69b Channel Highway and unit 14 and also the section of boundary shared with units 17 and 18 with neighbour 4/69 Channel Highway.

We request railway sleeper retaining walls beneath boundary fences to prevent erosion and on top of this a 2.0m paling fence to address privacy and noise concerns we have;

Response Boundary fences are a civil matter dealt with under the Boundary Fences Act 1908. Council has no jurisdiction to become involved in boundary fence issue unless fences exceed 2.1m in height.

The issue of privacy has been dealt with under the Planning Evaluation so far as compliance or otherwise with privacy setback standards.

Advice from Council's Environmental Health Officer states that Behavioural and typical residential activities that one would expect in a residential are not considered to be an environmental nuisance and do not warrant the erection of a noise barrier. In any case, a standard paling fence would have no impact in lowering noise to an adjacent property. Concerns with boundary fences have also been dealt with as noted above.

We would like the existing metal chain fence at the driveway of 69A replaced;

Response Boundary fences are a civil matter dealt with under the Boundary Fences Act 1908. Council has no jurisdiction to become involved in boundary fence issue unless fences exceed 2.1m in height. This section of fencing is not proposed to be replaced with fencing at the developer's cost as there will be no privacy issues under the Planning Scheme to this property as a result of the proposed development.

The boundary between the development and our property has been used by us for the past 22 years – it is ours on the basis of possessive title;

Response This is a civil legal matter. Advice from Council's solicitor states that adverse possession is not an issue that Council should become involved in.

The height of unit 24 is unacceptable;

Response Unit 24 complies with the maximum 8m height limit with compliance clearly demonstrated in the plans submitted.

The construction and development of the site will cause major disruption to our backyard and activities therein (to be noted: this is in relation to the property 1A Maranoa Road where the existing stormwater pipe will be upgraded to cater for the proposed development);

Response The upgrade of the stormwater pipe in the adjacent property 1A Maranoa Road has been addressed in the Engineering Evaluation. Advice from Council's solicitor states that Council has no jurisdiction to become involved in the matter of works to service infrastructure within a nominated easement.

There is a lack of detail in the proposal concerning the retaining walls and fences on our boundary and the fate of existing approved structures (to be noted: this is in relation to the property 1A Maranoa Road where there are existing outbuildings located over the boundary);

Response The proposed retaining wall has been dealt with under the Engineering Evaluation.

Units 8, 9 and 10 will block sun from our property and we are not happy about the height and proximity of these units;

Response Solar access has been dealt with under the Planning Evaluation with compliance demonstrated.

We request the back fence be replaced at the developer's cost and replaced with a 2.4m high Colourbond fence with posts and railings on our side and we would like this erected prior to the commencement of any site works;

Response Boundary fences are a civil matter dealt with under the Boundary Fences Act 1908. Council has no jurisdiction to become involved in boundary fence issue unless fences exceed 2.1m in height.

The issue of privacy has been dealt with under the Planning Evaluation. In any case, the developer has taken note of concerns raised by neighbours to the north of the site and plans submitted on 19 October 2015 show a 2.4m (maximum height) retaining wall and fence on top to be constructed on the northern boundary.

We would like the colour and finishes of the development to be in keeping with the area;

Response A condition is recommended to be placed on the permit with regard to colours and finishes. However the plans have nominated likely colours and finishes and these are what one would expect in a residential development in an urban residential area.

We insist that machinery noise be restricted (during construction) to between 8am and 4pm Monday to Friday;

Response Permissible times/days for the operation of machinery, power tools etc fall under the *Environmental Management and Pollution Control (Miscellaneous Noise) Regulations 2014*. Therefore construction days and times must be in accordance with those outlined under EMPCA. Council cannot request the applicant to further limit days and times if they are in accordance with those allowable under EMPCA.

We are concerned about privacy impacts to the units at 63 and 65 Channel Highway;

Response Setbacks (including building and privacy setbacks) of the proposed units are addressed under the Planning Evaluation with compliance demonstrated.

We request that Council ask the developers to provide details of the construction timeframe and completion dates and pass that information onto us;

Response At the time of writing this report there is no confirmed proposed construction timeframe. Even if known, Council has no jurisdiction to pass this information onto members of the public. The only event where Council can become involved in construction timeframes is when construction activities are not in accordance with the requirements of EMPCA.

The application has key information missing to enable an adequate assessment of the application: adjoining properties are not identified with street addresses; the location of adjoining properties is inaccurate (3 Maranoa Road is actually much closer); private open space and other features of overlooked properties are not identified; there are no habitable windows plotted on neighbouring windows outside the site so how then can they be assessed on issues of overlooking and loss of privacy; the amount of fill on the site is much more significant than shown on the plans and this will create issues so far as stability and erodibility etc; none of the elevations show an assigned floor level and fill hasn't been shown therefore how can height be accurately measured; most of the buildings don't show setbacks to boundaries and there is doubt if this information is correct; natural ground level hasn't been indicated on the plans; privacy setbacks has been focussed on privacy within the development not the existing neighbours and it is impossible if the development actually complies;

Response All of these issues were raised by Council planning staff to the applicant who has responded by providing further plans and amendments to the development to demonstrate compliance.

I am disappointed that there has been no face to face meeting with Council and the developers to discuss my concerns and I request a written response to my concerns;

Response Council has advertised the application in accordance with the requirements of section 57 of the *Land use Planning and Approvals Act 1993*. Representors can request mediation under Section 57A of LUPAA. This has to be by application and is subject to the applicant agreeing to become involved. Council did not receive any requests under Section 57A for formal mediation to take place. All concerns raised in correspondence by representors have been responded to in this report to Council.

Additionally, concerns raised by all of the representors were forwarded to the applicant who responded by amending plans to comply, provide more information to clarify the impact on neighbouring properties and also proposing boundary fencing to address privacy concerns to affected properties.

The narrowness of the lane/pedestrian access at lot 2/69 Channel Highway is too narrow and is only wide enough for one vehicle to access it at a time;

Response This is a title issue that cannot be amended by the proposed development. It would require a boundary adjustment application to be agreed to by affected title owners and then submitted to Council for formal approval.

There are too many units proposed, despite the fact it complies.

Response The development complies with density standards. Council is unable to refuse an application on the basis of density where compliance has been demonstrated.

There should be an allocated green space within the development.

Response This point raised is an interesting one. In the event that a subdivision was proposed, Council would be able to request private open space (or a cash in lieu contribution). However this is not the case for unit development.

Is there visitor parking space for each unit, there are some units missing visitor spaces.

Response The Planning Scheme only requires 1 parking space per 4 units. The development provides this and therefore Council cannot request any additional spaces.

We are concerned about asbestos being spread around.

Response This is a matter for Worksafe Tasmania. The developer is legally required to comply with disposal regulations required by WorkSafe Tasmania.

The walkway and subsequent security. We would like to negotiate further with the developer.

Response Fencing along the walkways is a civil matter between affected title owners. It is considered that security along this private right of way is likely to be enhanced due to increased passive surveillance.

Traffic load on Maranoa Road.

Response This is an issue that has been discussed in the engineering Evaluation.

We require that the developer put in drainage to ensure there is no flow or runoff into the land at 69 Channel Highway.

Response This is an issue that has been discussed in the engineering Evaluation.

We require solid fencing at the developer's cost, along the southern boundary of unit 4/69 Channel Highway as the present fence is inadequate. We also require that this fencing type is suitable.

Response Fencing has been provided to address privacy concerns as outlined in the Planning Evaluation. It is considered that the proposed 2.0m high paling fence with lattice extension is reasonable to achieve screening between properties and is satisfactory under *Boundary fences Act 1908*.

We require that the first floor windows of unit 18 be opaque.

Response This issue has been previously addressed under this section.

We are not happy about the units being predominantly double storey as the area is predominantly single storey.

Response The proposed units comply with height, boundary setback and density requirements. Council is unable to require the developer to amend the units to single storey when compliance with specified maximum building heights has been met.

The double storey units will result in us being visually 'hemmed in'.

Response As previously noted, the proposed units comply with height, boundary setback and density requirements. Council is unable to require the developer to amend or reduce the number of units when compliance has been met.

We expect Council to enforce privacy so far as windows that look into neighbour's properties are concerned.

Response This matter has been addressed in the Planning Evaluation and it is considered that privacy standards have been satisfactorily met.

We expect the boundary fence to be replaced (backing onto 7 Corina Place) and at the developer's cost and to a minimum height of 2.4m.

Response This neighbouring dwelling is located in excess of the minimum privacy setback standards under the Planning Scheme. Boundary fencing is a civil matter under the *Boundary Fences Act 1908* with Council unable to require the developer to replace boundary fencing.

The developer has replaced boundary fences elsewhere in the development to comply with privacy standards and to address privacy concerns voiced by affected residents.

The planning guidelines favour developers and not residents.

Response The Planning Scheme standards apply equally across all properties in the Residential zone.

Inadequate plotting of fill and slope grades in the vicinity of 3 Maranoa Road. There are no retaining details for unit 27.

Response A condition is recommended for inclusion on any permit of approval to address this concern.

The plans are still inaccurate and the overshadowing impact is likely greater as well as privacy impact.

Response The adjoining property at 3 Maranoa Road is due east of the development site. The neighbour at 3 Maranoa Road will receive overshadowing at the end of the day. Due to the due easterly orientation of the neighbouring site at 3 Maranoa Road, overshadowing will not be less than the minimum standard set in the Planning Scheme.

Unit 25 should be deleted or changed into a single storey dwelling as it will create a loss of privacy for the adjoining residence at 3 Maranoa Road.

Response Unit 25 complies with maximum building height, boundary setbacks and privacy standards in the Planning Scheme. There are no reasonable planning grounds to either delete or amend this unit.

4. STATE POLICIES AND ACT OBJECTIVES

The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.

The proposal is consistent with the objectives of Schedule 1 of the *Land Use Planning and Approvals Act 1993*.

5. CONCLUSION

The proposed development is located within a prime development site in close proximity to central Kingston.

While this site has been rezoned as Inner Residential under the *Kingborough Interim Planning Scheme 2015* to enable higher density development than what would occur in the General Residential zone (which makes up the majority of urban areas in Kingborough such as Kingston and Blackmans Bay) the application was submitted under the *Kingborough Planning Scheme 2000* and it is under the 2000 Planning Scheme that the application is assessed.

Under original documentation submitted for the application, there were a number of discretions such as privacy setbacks and building setbacks to boundaries. There were also a number of issues raised with the documentation where information was insufficiently clear to enable a reasonable assessment of the development.

These concerns as well as concerns raised by adjoining property owners during the public notification period were discussed with the applicant who submitted and amended set of plans and additional information on 19 October 2015. These amended plans were advertised from 31 October 2015 until 13 November 2015 and form the basis of this assessment and recommended approval.

It is considered that the amended plans have sufficiently addressed all relevant Planning Scheme standards and demonstrate compliance to enable a recommendation of approval, subject to conditions.

6. RECOMMENDATION

MOVED
SECONDED

That in accordance with Council Policy 1.1 – Delegated Authority Policy, the Planning Authority resolves that the report of the Manager Development Services be received and that the development application demolition of existing units and outbuildings and construction of 27 units (re-advertised) at 7 And 9 Maranoa Road, Lot 2/69 Channel Highway (CT 63207/2) And 1a Maranoa Road (ct70611/2), Kingston for Host Holdings Pty Ltd be approved subject to the following conditions:

1. Except as otherwise required by this Permit, use and development of the land must be substantially in accordance with Development Application No. DA-2013-172 and Council Plan Reference No. P4 submitted on 19 October 2015 and the Traffic Impact Assessment by consultant Milan Prodanovic received 23 February 2015. This Permit relates to the use of land or buildings irrespective of the applicant or subsequent occupants, and whoever acts on it must comply with all conditions in this Permit. Any amendment, variation or extension of this Permit requires further planning consent of Council.
2. The external building materials of all buildings applying to this development must be of types and colours that are sympathetic to the surrounding residential environment and must be to the satisfaction of the Manager – Development Services. Unpainted metal surfaces will not be approved.
3. Landscaping must be provided in accordance with the landscape plans provided in P4 plans submitted 19 October 2015 with all landscaping works completed prior to the issue of any strata titles and maintained at all times to the satisfaction of the Council's Manager – Development Services.
4. A drainage design plan at a scale of 1:200, designed by a qualified hydraulic engineer, showing the location of the proposed sewer and stormwater house

connection drains; including the pipe sizes, pits and driveway drainage, must be submitted with the application for Building Permit.

5. Underground power and telecommunication services must be provided to service all units in accordance with the requirements of TasNetworks and the telecommunications services providers' requirements.
6. The design and construction works must be carried out generally in accordance with the submitted development application plans P5 and the recommendations of the submitted Traffic Impact Assessment (TIA) undertaken by Milan Prodanovic Traffic Engineering and Road Safety, dated February 2015, P3, to the satisfaction and approval of the Executive Manager - Engineering Services and comply with:
 - Austroads Standards;
 - Building Code of Australia (BCA);
 - Australian Rainfall and Runoff guidelines;
 - Councils IPWEA – LGAT standard drawings and specifications;
 - AS 2890- Part 1 and Part 2

The engineering plans must include, but not be limited to the following;

- Provision of a new Council standard grey concrete 8 m wide access crossover, a 6m wide access apron and 1m wide footpaths on either side to the Maranoa Road reservation boundary. An application for a permit to undertake works within Councils Road must be lodged for the approval of the Executive Manager - Engineering Services and the associated fee paid prior to any works commencing on site;
- Provide sealed (concrete or asphalt) and concrete kerbed (minimum 100 mm high) internal driveways parking/ manoeuvring areas as shown on the submitted proposal plan P5 and in conformance with the recommendations of the TIA ,submitted document P3. Concrete vehicle wheel stops must also be detailed at the end of manoeuvring areas between units 14 and 17, 21 and 22, 24 and 25 where they abut fence lines;

Car/ visitor parking spaces and vehicle manoeuvring areas must be delineated and provided with appropriate usage signage;
- Provide bollard lighting for the driveways, landscaped areas and site entrance for pedestrian and vehicular safety;
- Provide firefighting services to service the unit development in accordance with the BCA requirements;
- Provide plan details of a 28 letter box enclosure required to service the units and the body corporate;
- Provide a detailed, sized internal piped stormwater drainage system to service all roofed, paved and hardstand areas the piped connection to the Councils stormwater house connection located at the low point of the development property. The system must include trafficable grated collector pits and grated trenches.

Finished floor levels must be detailed for all units to ensure clearance from 1 in 100 year ARI storm event flows is provided to prevent inundation.

Overland storm flow paths must be detailed for the development site discharging via access ways or other paths clear of adjoining properties to Maranoa Road.

Provide design plan details of the required 300 mm dia Council stormwater main replacement within the existing drainage easement along the northern boundary of 1 Maranoa Road to connection with the existing Council stormwater main in Maranoa Road. Design and construction of the stormwater replacement works as required must be undertaken by Council at the developers cost;

- Provide hydraulic design for the development to determine pipe sizing adequacy for a 1 in 20 year ARI return storm event for the fully developed site and contributing catchment. Confirm that the additional design concentrated stormwater flows from the development will not adversely affect the existing capacity of the existing 300 mm dia Council main in Maranoa Road or otherwise provide a designed in ground detention facility within the development site at the developers cost to ensure pre development calculated flows to the Council main connection point(s) are not exceeded;
- Provide a 1.5 m wide concrete footpath extension from the end of the proposed internal driveway (right of way to 69A Channel Highway) adjacent to unit 17 to the end of the existing sealed access way from the Channel Highway. Lockable bollards must be provided at the end of the existing sealed access way to prevent vehicular traffic entry to the development site proper. Existing properties bounding the access way and extended footpath must be provided with privacy fencing at the developers cost to the satisfaction of the Manager - Development Services;
- Provide engineering design details for the proposed retaining walls at the rear of units 21 to 24 including subsoil drainage to protect adjacent properties from concentrated flows. The subsoil drains must be shown connected to the internal piped stormwater system. The areas adjacent to unit 26 and unit 27 property boundaries with 3 Maranoa Road must be detailed on the plans and cross sections provided to demonstrate how the finished surface levels will be retained and drained in relation to the existing building wall constructed on the common boundaries, and
- Provide a soil and water site management plan in accordance with the NRM South Soil and Water Management of Construction Sites - Guidelines.

The engineering plan approval will be valid for a maximum period of two years from the date of Council endorsement, and if completion has not been achieved within the time limit, the engineering plans will be subject to re-assessment.

The engineering plans and specifications must be prepared and certified by a professional Civil Engineer as approved by the Executive Manager - Engineering Services.

Approval of the plans and specifications is required prior to the issue of a Building Permit.

7. A council engineering plan approval and inspection fee based on 2% of the Council infrastructure construction estimated costs or a minimum of \$750 must be paid prior to the issue of a Building Permit.
8. Concrete slabs must be provided for 54 garbage/ recycle bins at locations shown on the submitted proposal plans P5 and detailed on the engineering drawings submitted for approval.
9. The 2.0m high topped with 400mm lattice timber paling boundary fence as nominated in the P4 plans submitted 19 October 2015 must be constructed on the following boundaries:
 - The entire length of western boundary directly adjacent to the proposed unit 14 that is shared with the neighbouring property 69B Channel Highway.
 - The entire length of northern boundary directly adjacent to the proposed units 17 and 18 that is shared with the neighbouring property 4/69 Channel Highway.

The fences are to be constructed wholly at the developer's cost and must be completed prior to the occupation of the proposed units.

After the construction of the boundary fence, the state of the neighbouring properties 69b Channel Highway and 4/69 Channel Highway in the vicinity of the proposed boundary fences must be left in a satisfactory state to the satisfaction of the Manager - Development Services.

10. The blockwork retaining wall and fence to be constructed on the northern boundary as nominated in the P4 plans submitted 19 October 2015 is to be constructed wholly at the developer's cost and must be completed prior to the occupation of the proposed units 21 to 24 inclusive.

After the construction of the blockwork retaining wall and fence, the state of the neighbouring properties sharing this boundary and in the vicinity of the proposed blockwork retaining wall and fence must be left in a satisfactory state to the satisfaction of the Manager - Development Services.

11. Plans submitted for building approval must show 1.5m high opaque glass privacy screens to be erected along the entire length of the northern edges of the proposed north facing decks for units 21, 22 and 23, to the satisfaction of the Manager - Development Services.
12. After the construction of the proposed stormwater pipe within the drainage easement at 1A Maranoa Road is completed, the property is to be left in a satisfactory state and condition to the satisfaction of the Manager - Development Services.

These clean up works include the satisfactory removal of any surface rubble and the reinstatement of a boundary fence in accordance with the requirements of the *Boundary fences Act 1908*.

13. The conditions as determined by TasWater, and set out in the attached Appendix A, form part of this permit.

ADVICE

14. The Developer should not allocate any property address numbers for the proposed units.

New property addresses have been allocated as follows:

Lot/Unit No.	Allocated Property Address
1	1/9 Maranoa Road, Kingston
2	2/9 Maranoa Road, Kingston
3	3/9 Maranoa Road, Kingston
4	4/9 Maranoa Road, Kingston
5	5/9 Maranoa Road, Kingston
6	6/9 Maranoa Road, Kingston
7	7/9 Maranoa Road, Kingston
8	8/9 Maranoa Road, Kingston
9	9/9 Maranoa Road, Kingston
10	10/9 Maranoa Road, Kingston
11	11/9 Maranoa Road, Kingston
12	12/9 Maranoa Road, Kingston
13	13/9 Maranoa Road, Kingston
14	14/9 Maranoa Road, Kingston
15	15/9 Maranoa Road, Kingston
16	16/9 Maranoa Road, Kingston
17	17/9 Maranoa Road, Kingston
18	18/9 Maranoa Road, Kingston
19	19/9 Maranoa Road, Kingston
20	20/9 Maranoa Road, Kingston
21	21/9 Maranoa Road, Kingston
22	22/9 Maranoa Road, Kingston
23	23/9 Maranoa Road, Kingston
24	24/9 Maranoa Road, Kingston
25	25/9 Maranoa Road, Kingston
26	26/9 Maranoa Road, Kingston
27	27/9 Maranoa Road, Kingston

These numbers must then be referenced on design and As-Constructed drawings as well as any Strata Plans lodged for sealing.

15. This Permit does not constitute building approval. The developer should obtain a Building Permit for the development prior to commencing construction.
16. In accordance with section 53(5) of the *Land Use Planning and Approvals Act 1993* this permit lapses after a period of two years from the date on which it is granted if the use or development in respect of which it is granted is not substantially commenced within that period.
17. The requirements of the *Access to Neighbouring Lands Act 1992* must be complied with in allowing and enabling access across adjoining land for maintenance, construction, including the erection of boundary fences and clean up works involving access to neighbouring properties outside the subject land.

VOTING

	For	Against		For	Against
Cr Atkinson			Cr Percey		
Cr Black			Cr Street		
Cr Dr Bury			Cr Wass		
Cr Fox			Cr Winter		
Cr Grace			Cr Wriedt		

Attachments:

1. TasWater Conditions (2)
2. Location Plan (1)
3. Proposal Plans (159)

Submission to Planning Authority Notice

Council Planning Permit No.	DA-2013-172	Council notice date	12/08/2013
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TasWater details

TasWater Reference No.	TWDA 2013/00554-KIN	Date of response	02/04/2015
TasWater Contact	Phil Papps	Phone No.	(03) 6237 8246

Response issued to

Council name	KINGBOROUGH
Contact details	kc@kingborough.tas.gov.au

Development details

Address	7 MARANOA RD, KINGSTON	Property ID (PID)	5749440
Description of development	27 Unit development and demolition of existing dwellings		

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Date of Issue
Quality Home Design	Site Plan / 2012-029-BASE	1	26/07/2015
Hutchings Spurr Pty Ltd	Sewer Plan / 13469/30	A	23/02/2015

Conditions

Pursuant to the *Water and Sewerage Industry Act 2008 (TAS)* Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. Prior to demolition works commencing, water and sewerage property connections must be disconnected and capped on the property side of the connection to ensure contaminants do not enter TasWater's water and sewerage systems.
2. A suitably sized metered water connection must be provided to service the domestic and fire (if applicable) demands of the proposed development in accordance with TasWater's standards.
3. In the event the development is to be stratum titled a suitably sized metered water connection must be provided to service the domestic and fire (if applicable) demands of the proposed development with individual 20mm sub meters to each unit in accordance with TasWater's standards.
4. A suitably sized sewerage property connection must be provided to service the proposed development in accordance with TasWater's standards.
5. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.

HEADWORKS

6. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a headworks charge totalling \$29,256.92 to TasWater for water infrastructure for 14.168 additional Equivalent Tenements, indexed as approved by the Economic Regulator from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater
7. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a headworks charge totalling \$28,869.56 to TasWater for sewerage infrastructure for 18.518 additional Equivalent Tenements, indexed as approved by the Economic Regulator from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

8. In the event Council approves a staging plan, prior to TasWater issuing Certificate(s) for Certifiable Work (Building) and/or (Plumbing) for each stage, the developer must pay the headworks charges commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

Advice: *If the Certificate for Certifiable Work is applied for in the period 1 April 2014 to 31 March 2016, then the above headworks amount(s) will be waived in line with the prevailing State Government Policy. Please visit www.development.tas.gov.au for further information.*

DEVELOPMENT ASSESSMENT FEES

9. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater for this proposal of \$724.29 for development assessment as approved by the Economic Regulator and the fees will be indexed as approved by the Economic Regulator from the date of the Submission to Planning Authority Notice for the development assessment fee until the date they are paid to TasWater. Payment is required within 30 days from the date of the invoice.

Advice

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

For information regarding headworks, further assessment fees and other miscellaneous fees, please visit <http://www.taswater.com.au/Development/Fees---Charges>

For detailed information on how headworks have been calculated for this development please contact the TasWater contact as listed above.

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

The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.

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

TasWater cannot guarantee the location of existing fire hydrants in Maranoa Rd meets TasFire's 120m practical fire hose length requirements for the proposed development.

Declaration

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

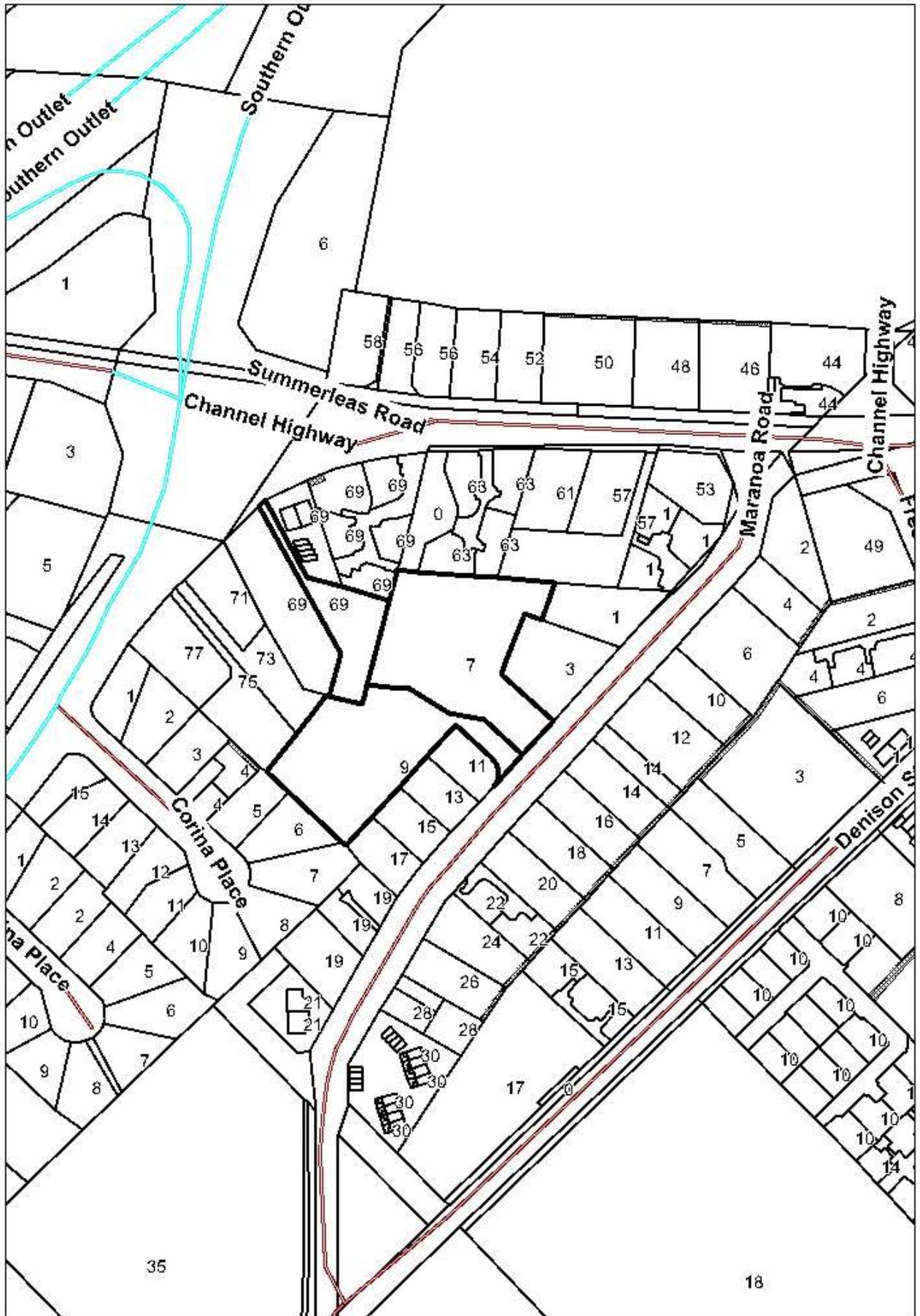
If you need any clarification in relation to this document, please contact TasWater. Please quote the TasWater reference number. Phone: 13 6992, Email: development@taswater.com.au

Authorised by



Jason Taylor

Development Assessment Manager



Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015



7
 RUTHWELL STREET
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 Ph: 0418 121 481

MEMBER
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 (Building Designer)

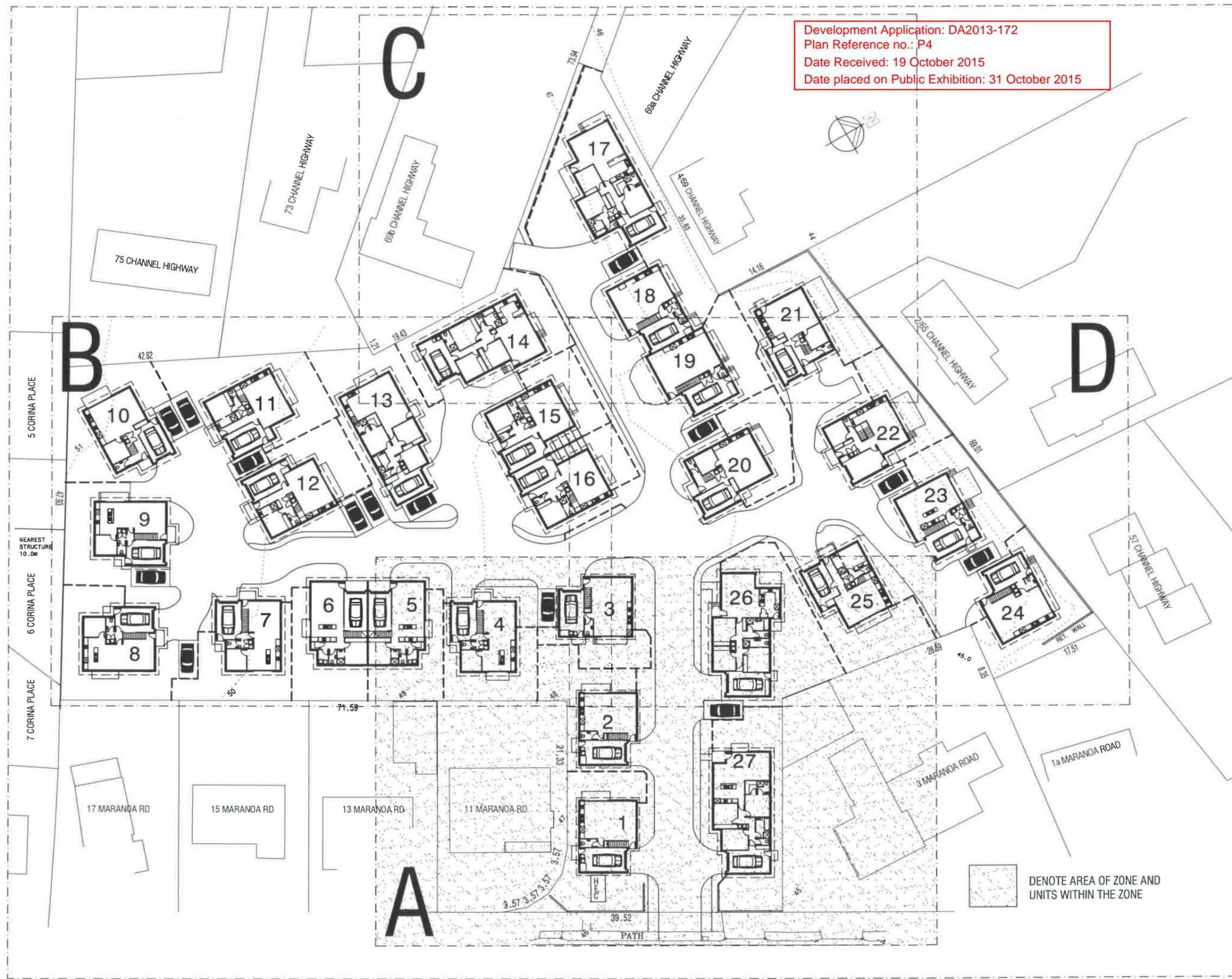
PROJECT:
PROPOSED UNIT DEVELOPMENT
at 7-9 MARANOA ROAD, KINGSTON
for HOST HOLDINGS Pty Ltd

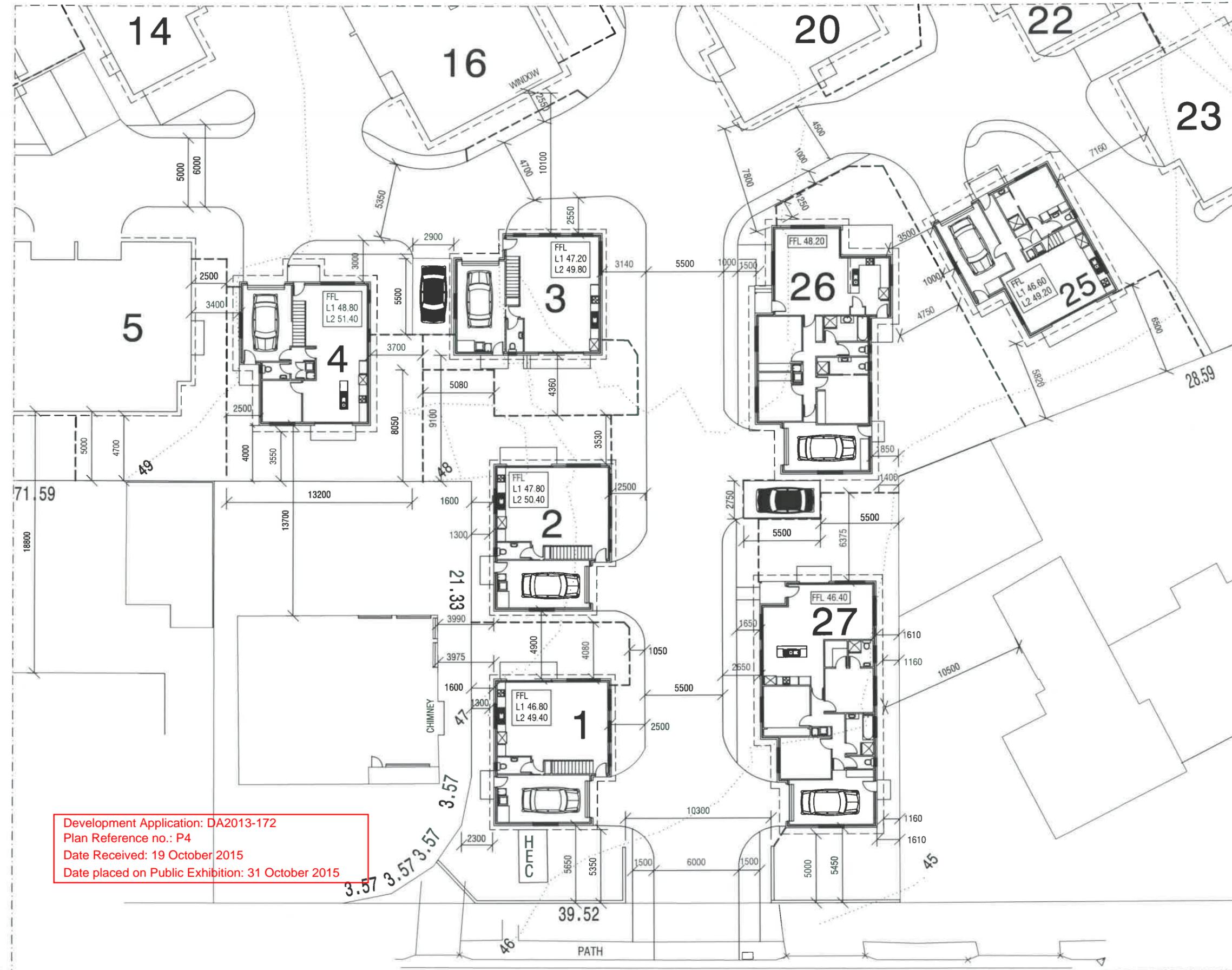
ISSUES
 R - Revised details

SCALES 1:500
 DRAWN: BRIAN
 DATE: 31/07/15

ZONE A
 SITE LOCATION PLAN

DRAWING No.
2012-029-A-S1
 ISSUE NO. R





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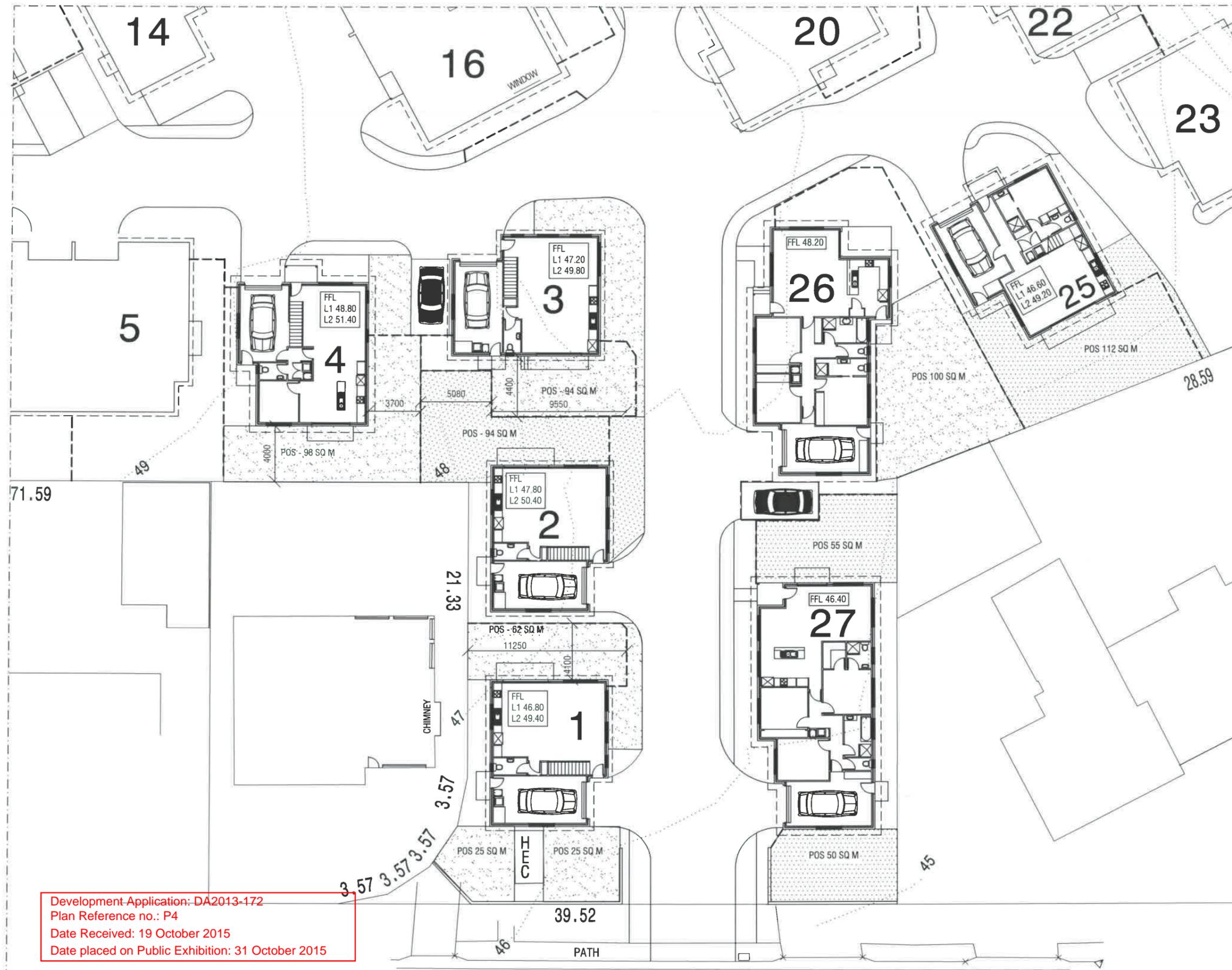
ISSUES
 R - Revised details

SCALE: 1:250

DRAWN: BRIAN
 DATE: 31/07/15

ZONE A
 SETOUT PLAN

DRAWING No.
2012-029-A-S2
 ISSUE NO. R



QUALITY HOME DESIGN
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PROJECT:
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ISSUES
 R - Revised details

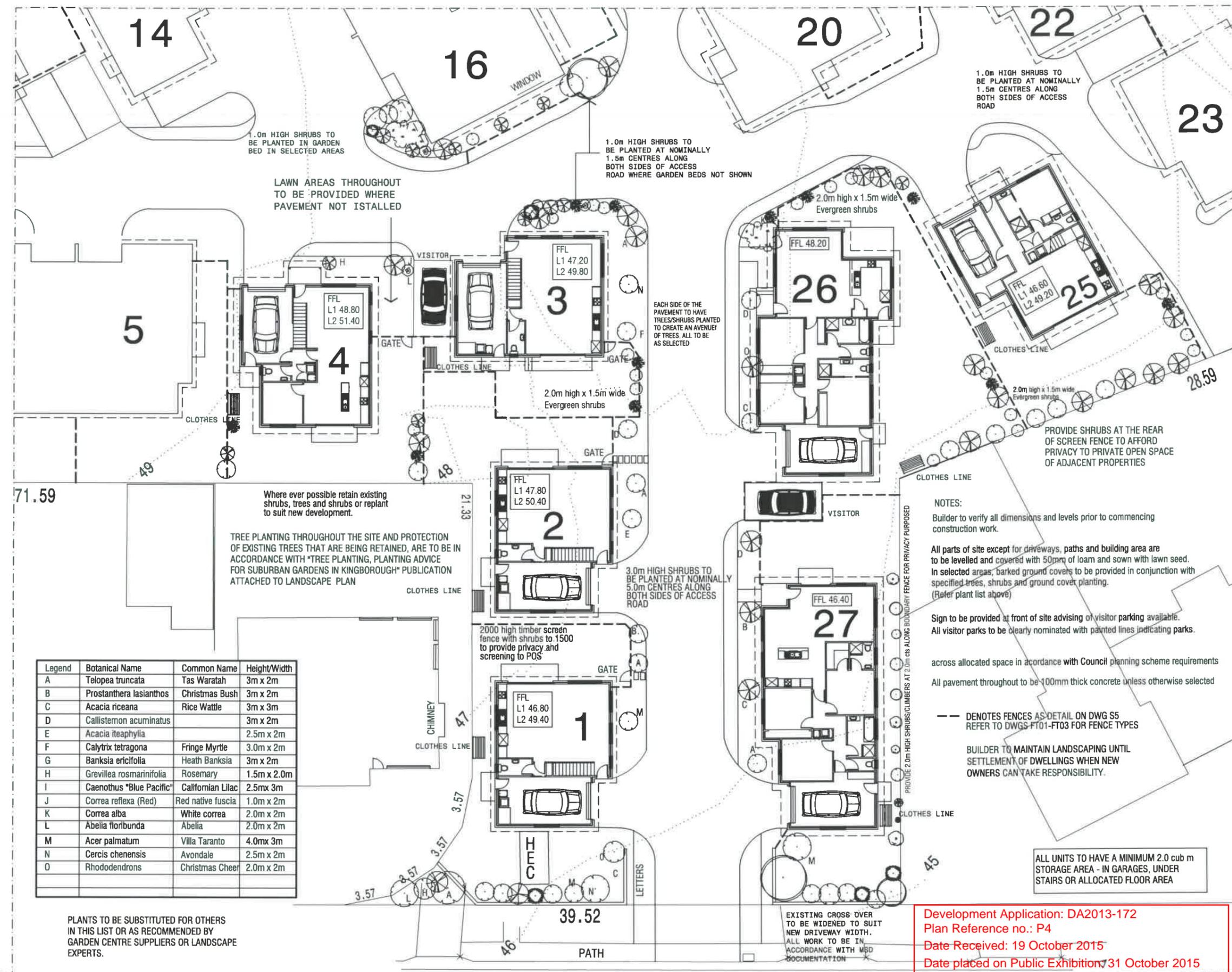
SCALE 1:250

DRAWN BRIAN **DATE** 31/07/15

ZONE A
 OPEN SPACE

DRAWING No.
 2012-029-A-S3
ISSUE NO. R

Development Application: DA2013-172
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1.0m HIGH SHRUBS TO BE PLANTED IN GARDEN BED IN SELECTED AREAS

1.0m HIGH SHRUBS TO BE PLANTED AT NOMINALLY 1.5m CENTRES ALONG BOTH SIDES OF ACCESS ROAD WHERE GARDEN BEDS NOT SHOWN

1.0m HIGH SHRUBS TO BE PLANTED AT NOMINALLY 1.5m CENTRES ALONG BOTH SIDES OF ACCESS ROAD

LAWN AREAS THROUGHOUT TO BE PROVIDED WHERE PAVEMENT NOT INSTALLED

EACH SIDE OF THE PAVEMENT TO HAVE TREES/SHRUBS PLANTED TO CREATE AN AVENUE OF TREES ALL TO BE AS SELECTED

PROVIDE SHRUBS AT THE REAR OF SCREEN FENCE TO AFFORD PRIVACY TO PRIVATE OPEN SPACE OF ADJACENT PROPERTIES

Where ever possible retain existing shrubs, trees and shrubs or replant to suit new development.

TREE PLANTING THROUGHOUT THE SITE AND PROTECTION OF EXISTING TREES THAT ARE BEING RETAINED, ARE TO BE IN ACCORDANCE WITH "TREE PLANTING, PLANTING ADVICE FOR SUBURBAN GARDENS IN KINGBOROUGH" PUBLICATION ATTACHED TO LANDSCAPE PLAN

3.0m HIGH SHRUBS TO BE PLANTED AT NOMINALLY 5.0m CENTRES ALONG BOTH SIDES OF ACCESS ROAD

NOTES:

Builder to verify all dimensions and levels prior to commencing construction work.

All parts of site except for driveways, paths and building area are to be levelled and covered with 50mm of loam and sown with lawn seed. In selected areas, barked ground covers to be provided in conjunction with specified trees, shrubs and ground cover planting. (Refer plant list above)

Sign to be provided at front of site advising of visitor parking available. All visitor parks to be clearly nominated with painted lines indicating parks.

across allocated space in accordance with Council planning scheme requirements
All pavement throughout to be 100mm thick concrete unless otherwise selected

--- DENOTES FENCES AS DETAIL ON DWG S5 REFER TO DWGS FT01-FT03 FOR FENCE TYPES

BUILDER TO MAINTAIN LANDSCAPING UNTIL SETTLEMENT OF DWELLINGS WHEN NEW OWNERS CAN TAKE RESPONSIBILITY.

ALL UNITS TO HAVE A MINIMUM 2.0 cub m STORAGE AREA - IN GARAGES, UNDER STAIRS OR ALLOCATED FLOOR AREA

EXISTING CROSS OVER TO BE WIDENED TO SUIT NEW DRIVEWAY WIDTH. ALL WORK TO BE IN ACCORDANCE WITH MSD DOCUMENTATION

Legend	Botanical Name	Common Name	Height/Width
A	Telopea truncata	Tas Waratah	3m x 2m
B	Prostanthera lasianthos	Christmas Bush	3m x 2m
C	Acacia riceana	Rice Wattle	3m x 3m
D	Callistemon acuminatus		3m x 2m
E	Acacia iteaphylla		2.5m x 2m
F	Calytrix tetragona	Fringe Myrtle	3.0m x 2m
G	Banksia ericifolia	Heath Banksia	3m x 2m
H	Grevillea rosmarinifolia	Rosemary	1.5m x 2.0m
I	Caenothus "Blue Pacific"	Californian Lilac	2.5mx 3m
J	Correa reflexa (Red)	Red native fuscia	1.0m x 2m
K	Correa alba	White correa	2.0m x 2m
L	Abelia floribunda	Abelia	2.0m x 2m
M	Acer palmatum	Villa Taranto	4.0mx 3m
N	Cercis chenensis	Avondale	2.5m x 2m
O	Rhododendrons	Christmas Cheer	2.0m x 2m

PLANTS TO BE SUBSTITUTED FOR OTHERS IN THIS LIST OR AS RECOMMENDED BY GARDEN CENTRE SUPPLIERS OR LANDSCAPE EXPERTS.



7 RUTHWELL STREET MONTROSE Ph: 0418 121 481

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PROJECT: PROPOSED UNIT DEVELOPMENT at 7-9 MARANOVA ROAD, KINGSTON for HOST HOLDINGS Pty Ltd

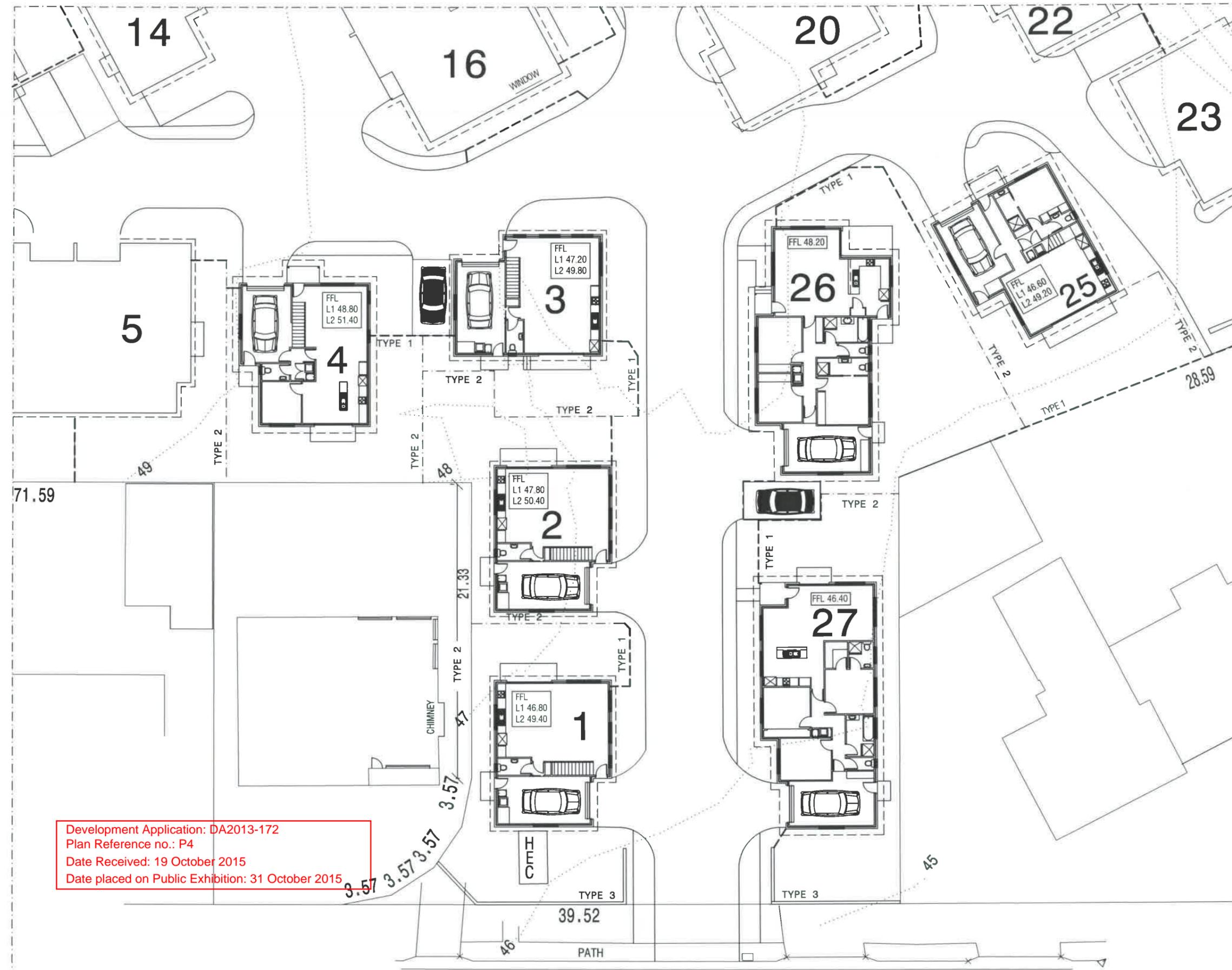
ISSUES
R - Revised details

SCALE: 1:250
DRAWN: BRIAN DATE: 31/07/15

ZONE A LANDSCAPE PLAN

DRAWING No. 2012-029-A-S4
ISSUE NO. R

Development Application: DA2013-172
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QUALITY HOME DESIGN
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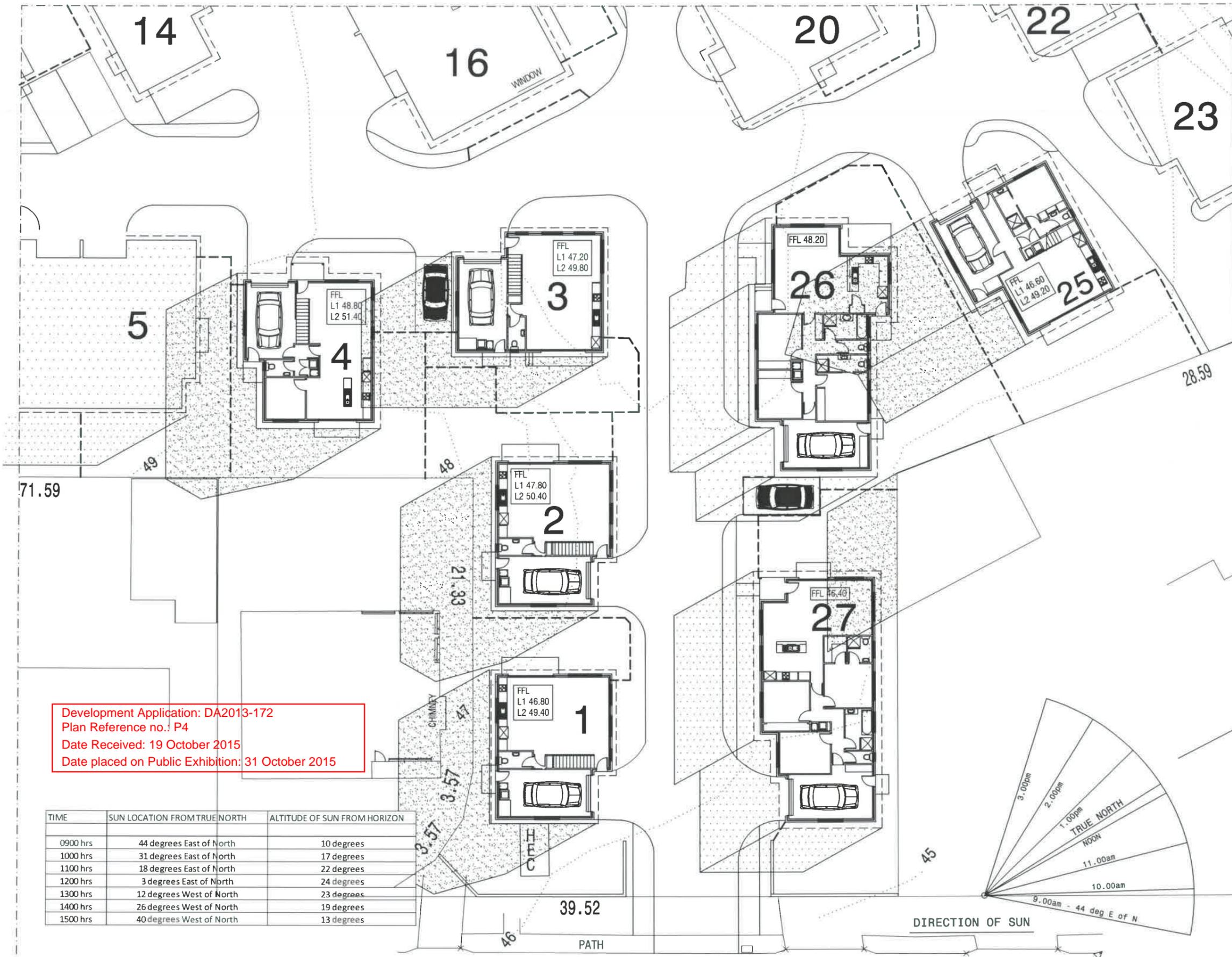
ISSUES
 R - Revised details

SCALES 1:250

DRAWN: BRIAN DATE: 31/07/15

ZONE A
 FENCE PLAN

DRAWING No. 2012-029-A-S5
 ISSUE NO. R



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ISSUES
 R - Revised details

SCALES 1:250
 DRAWN: BRIAN DATE: 31/07/15

ZONE A
 SHADOW - 1200 hrs

DRAWING No. 2012-029-A-S6b
 ISSUE NO. R



QUALITY HOME DESIGN

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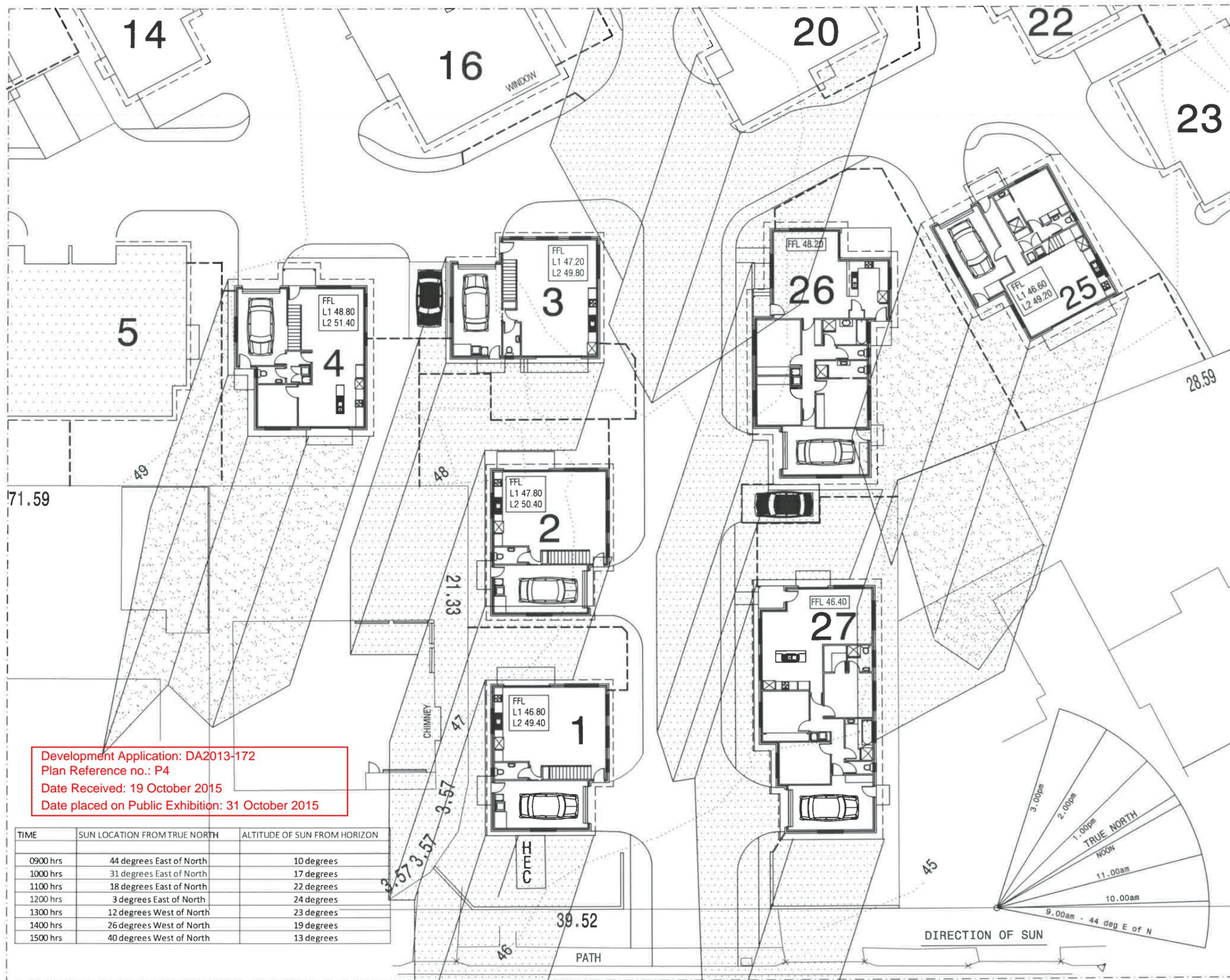
ISSUES
R - Revised details

SCALE: 1:250

DRAWN: BRIAN
DATE: 31/07/15

ZONE A
SHADOW - 1500 hrs

DRAWING No.
2012-029-A-S6c
ISSUE NO. R



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PROJECT
PROPOSED UNIT DEVELOPMENT
at 7-9 MARANOA ROAD, KINGSTON
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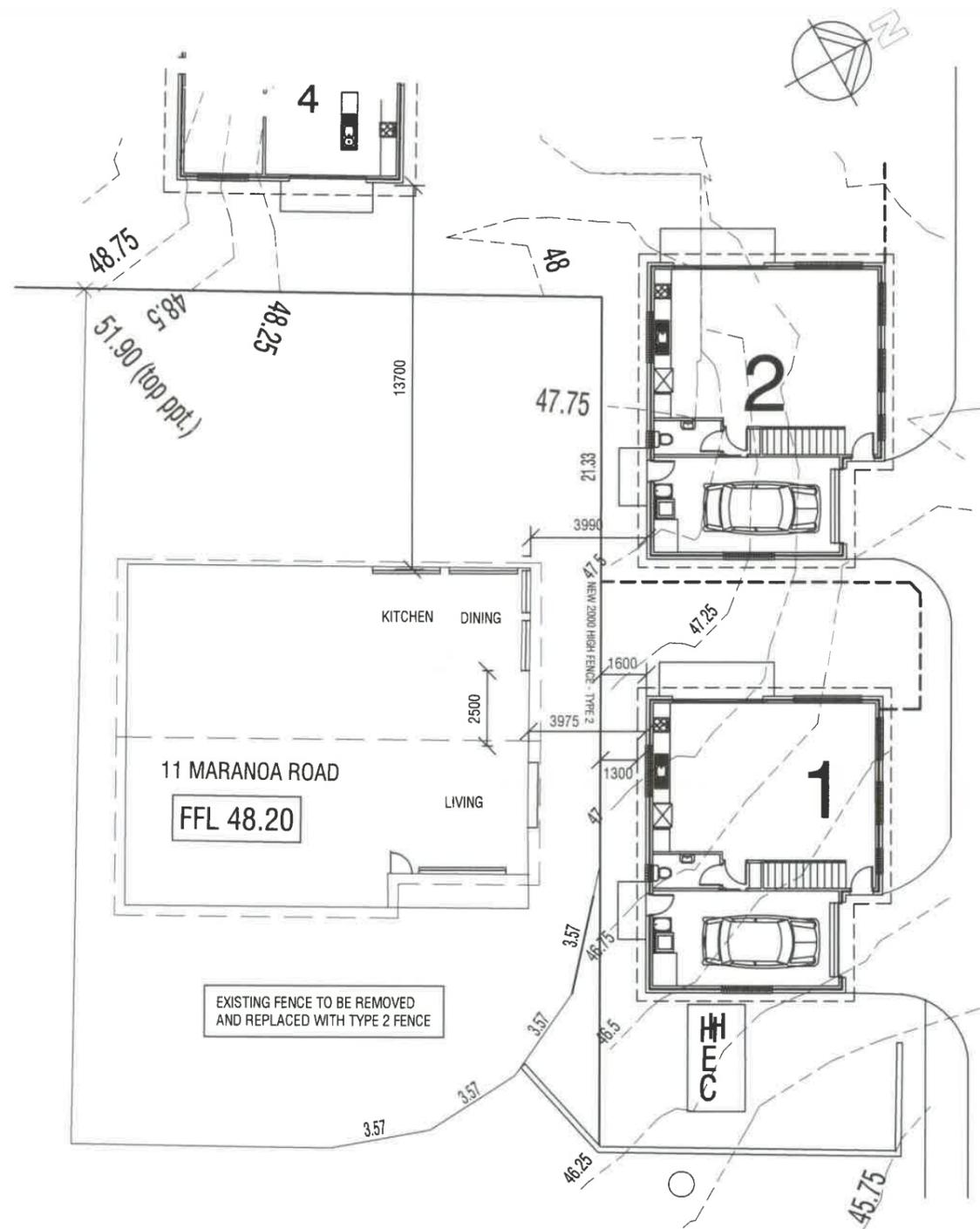
ISSUES
 R - Revised details

SCALES 1:200

DRAWN: BRIAN DATE: 31/07/15

ZONE A
 UNITS RELATION
 11 MARANOA

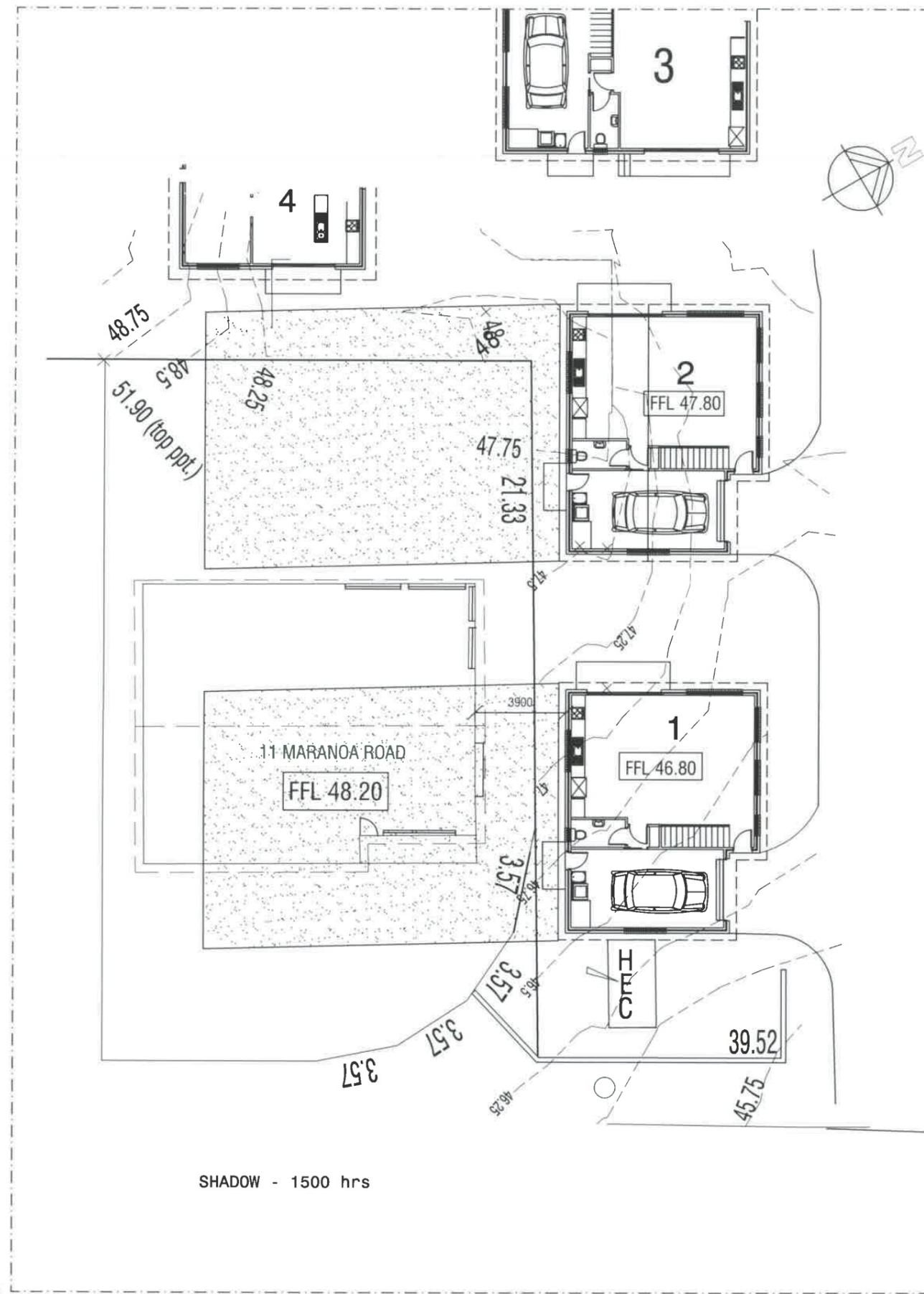
DRAWING No.
2012-029-A-S7a
 ISSUE NO. R



WEST ELEVATION - 11 MARANOA ROAD

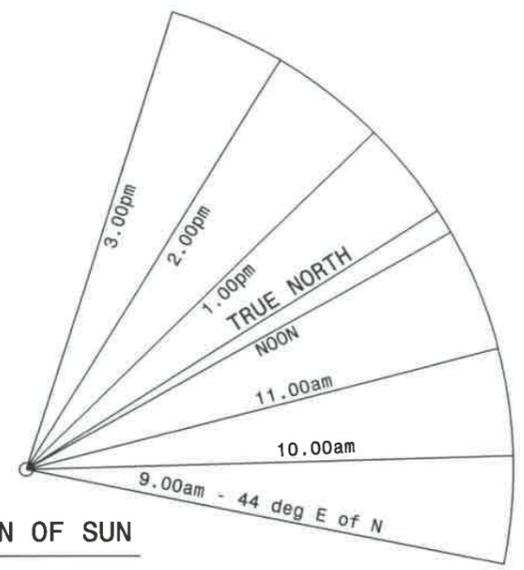


NORTH ELEVATION - 11 MARANOA ROAD



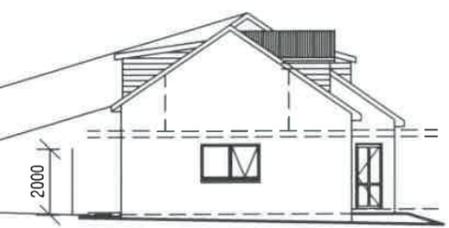
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DIRECTION OF SUN

SHADOW - 1500 hrs



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ISSUES
 R - Revised details

SCALE: 1:200

DRAWN: BRIAN
 DATE: 31/07/15

ZONE A
 UNITS 1 - 4 1000 hrs SHADOW
 AFFECT ON 11 MARANOA ROAD

DRAWING No.
2012-029-A-S7c
 ISSUE NO. R

Development Application: DA2013-172
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ISSUES
 R - Revised details

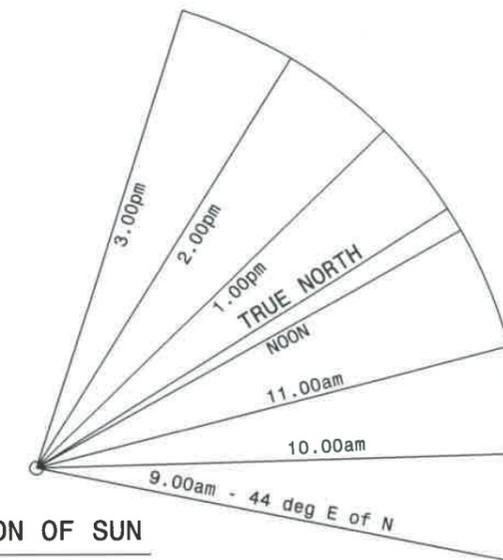
SCALES 1:200

DRAWN: BRIAN
 DATE: 31/07/15

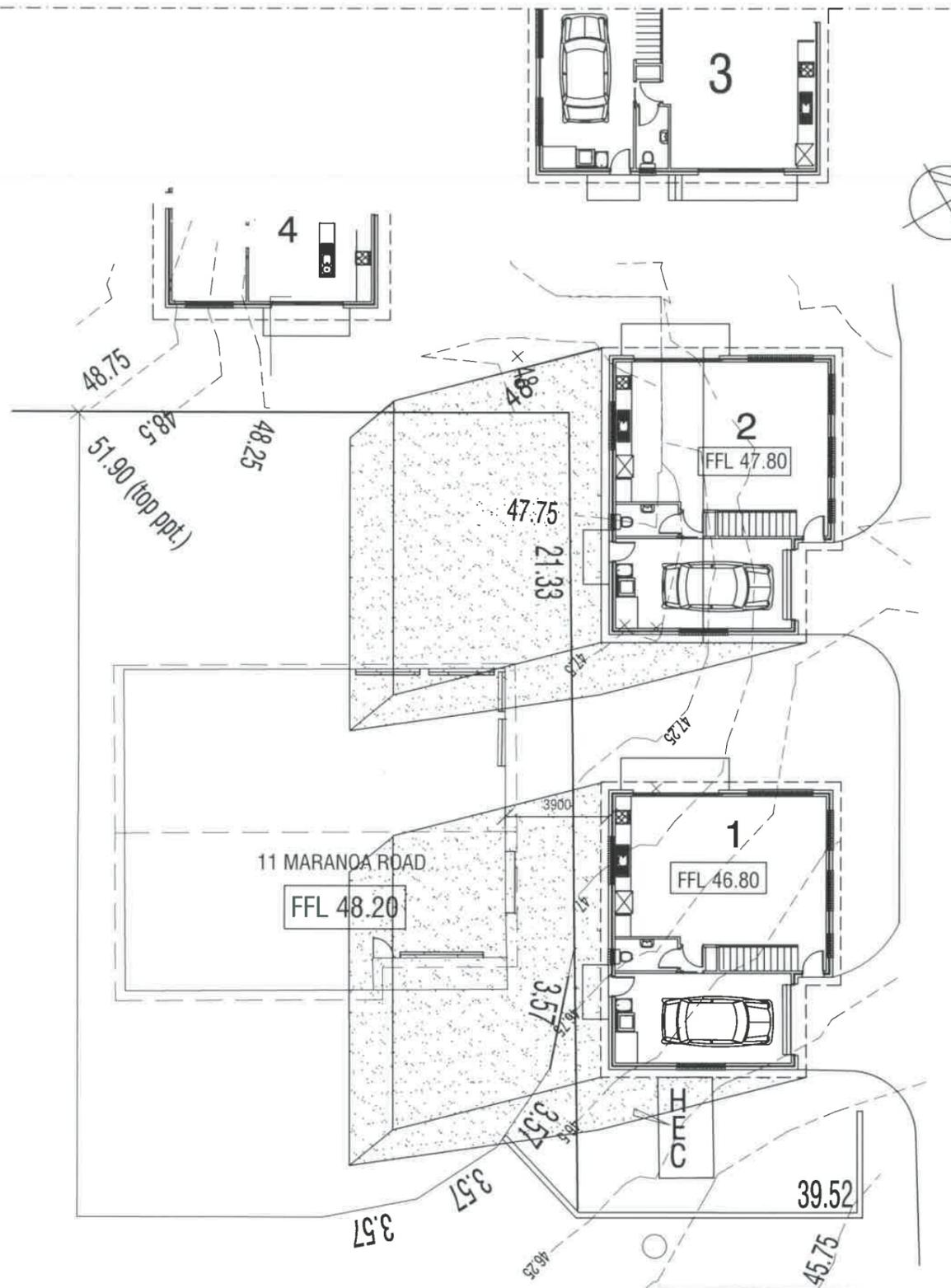
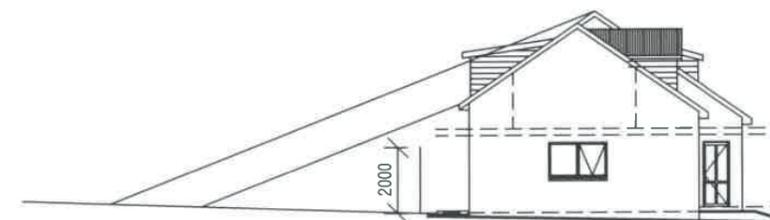
ZONE A
 UNITS 1 - 4 1100 hrs SHADOW
 AFFECT ON 11 MARANOA ROAD

DRAWING No.
2012-029-A-S7d
 ISSUE NO. R

TIME	SUN LOCATION FROM TRUE NORTH	ALTITUDE OF SUN FROM HORIZON
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DIRECTION OF SUN



SHADOW - 1500 hrs

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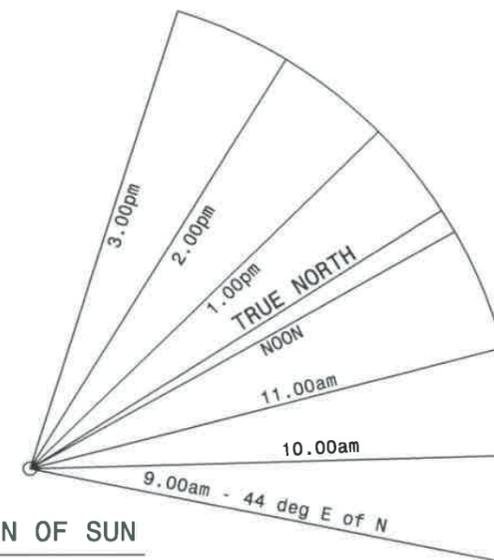
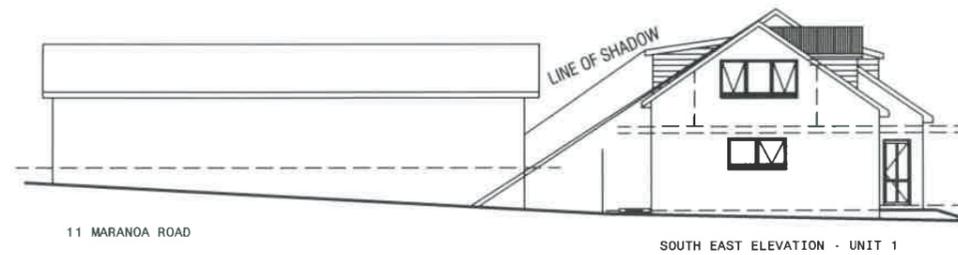
ISSUES
 R - Revised details

SCALES 1:200

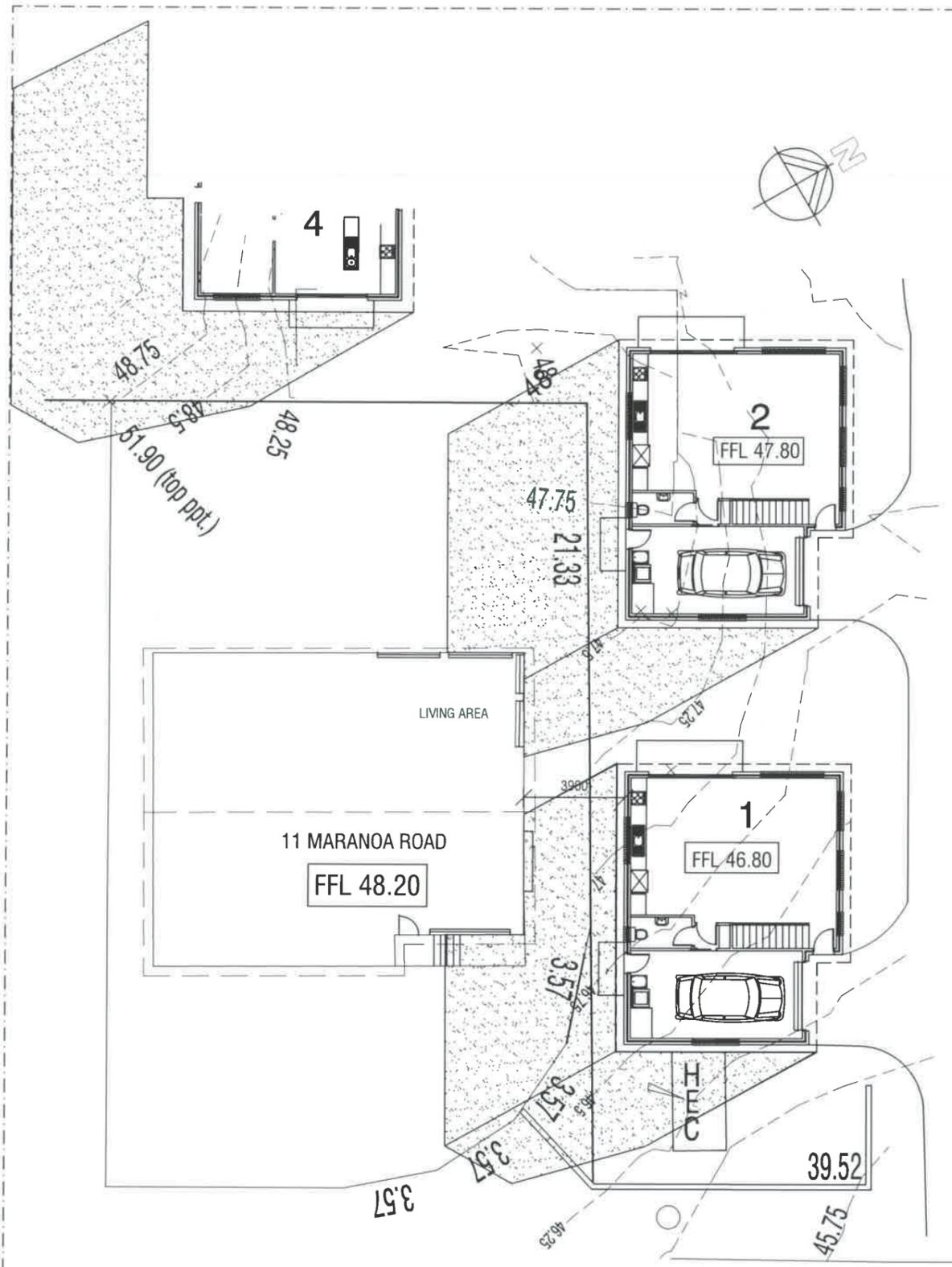
DRAWN: BRIAN
 DATE: 31/07/15

ZONE A
 UNITS 1 & 2 1200 hrs SHADOW
 AFFECT ON 11 MARANOA ROAD

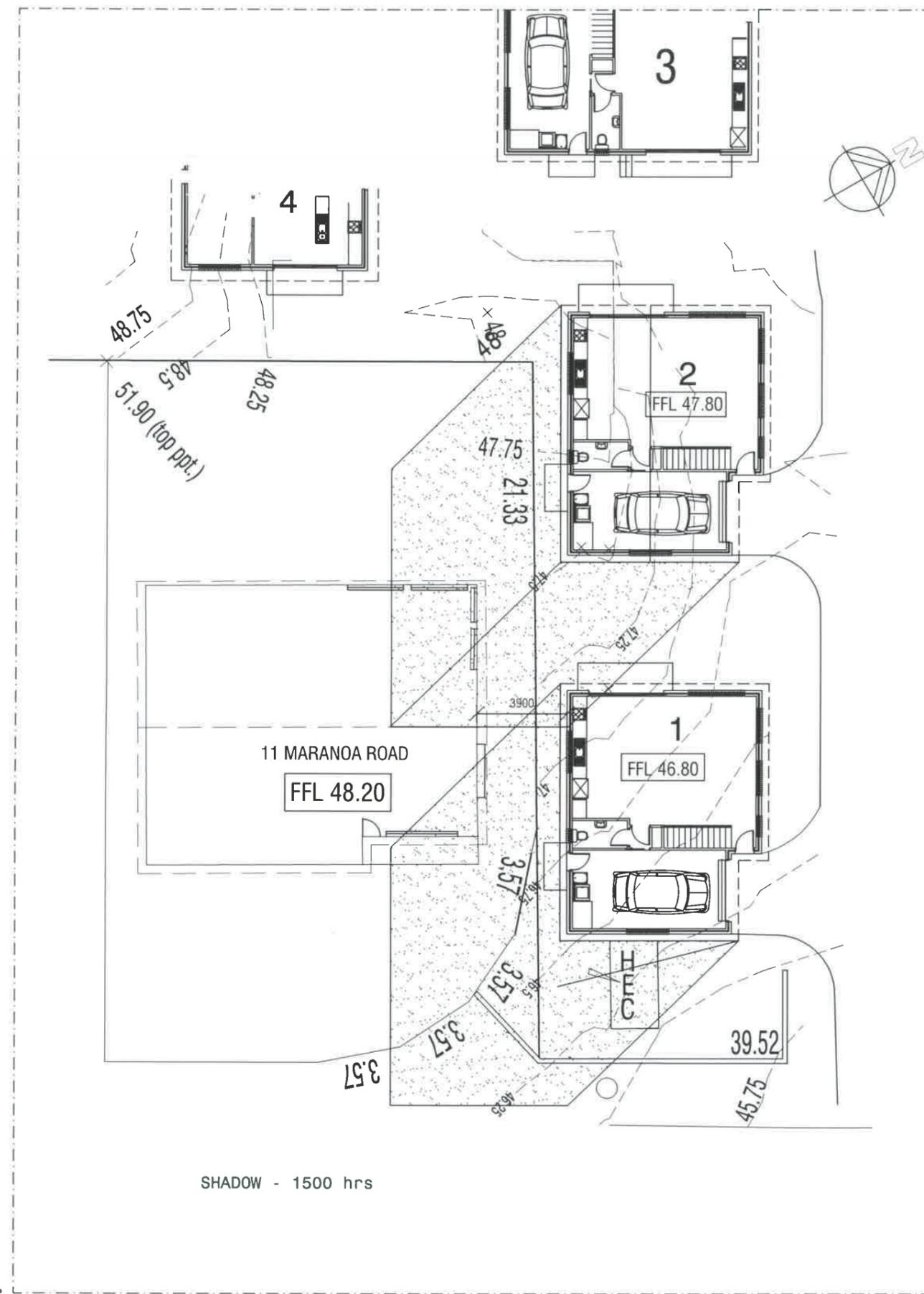
DRAWING No.
2012-029-A-S7e
 ISSUE NO. R



DIRECTION OF SUN

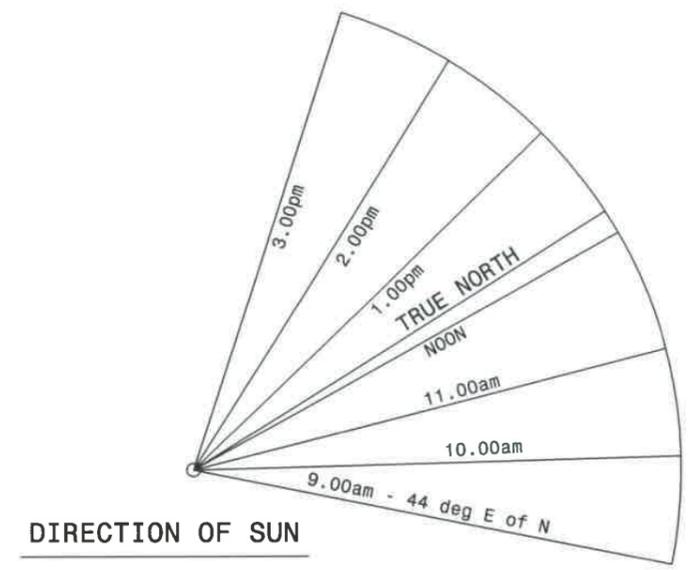


SHADOW - 1200 hrs

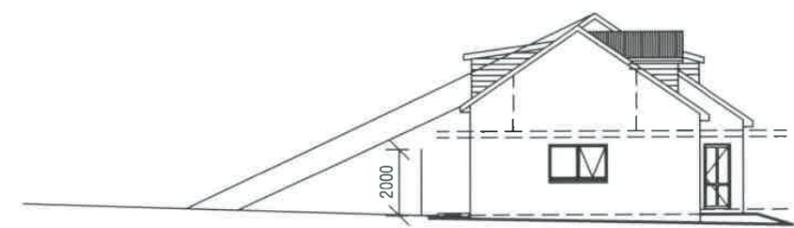


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DIRECTION OF SUN



SHADOW - 1500 hrs



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PROPOSED UNIT DEVELOPMENT
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ISSUES
 R - Revised details

SCALES 1:200

DRAWN: BRIAN DATE: 31/07/15

ZONE A
 UNITS 1 - 4 1300 hrs SHADOW AFFECT ON 11 MARANOA ROAD

DRAWING No. 2012-029-A-S7f
 ISSUE NO. R

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WINDOWS AFFECTED BY SHADOW:		3 MARANOA ROAD RESIDENCE							
TIME ON 21 JUNE		0900	0930	1000	1100	1130	1200	1300	1400
S ELEVATION		NO AFFECT	NO AFFECT	NO AFFECT	NO AFFECT	NO AFFECT	NO AFFECT	NO AFFECT	NO AFFECT
W ELEVATION		NO AFFECT	NO AFFECT	NO AFFECT	NO AFFECT	NO AFFECT	NO AFFECT	NO AFFECT	NO AFFECT

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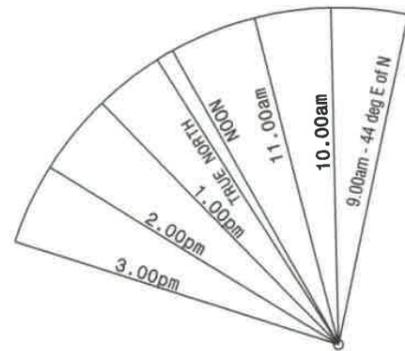


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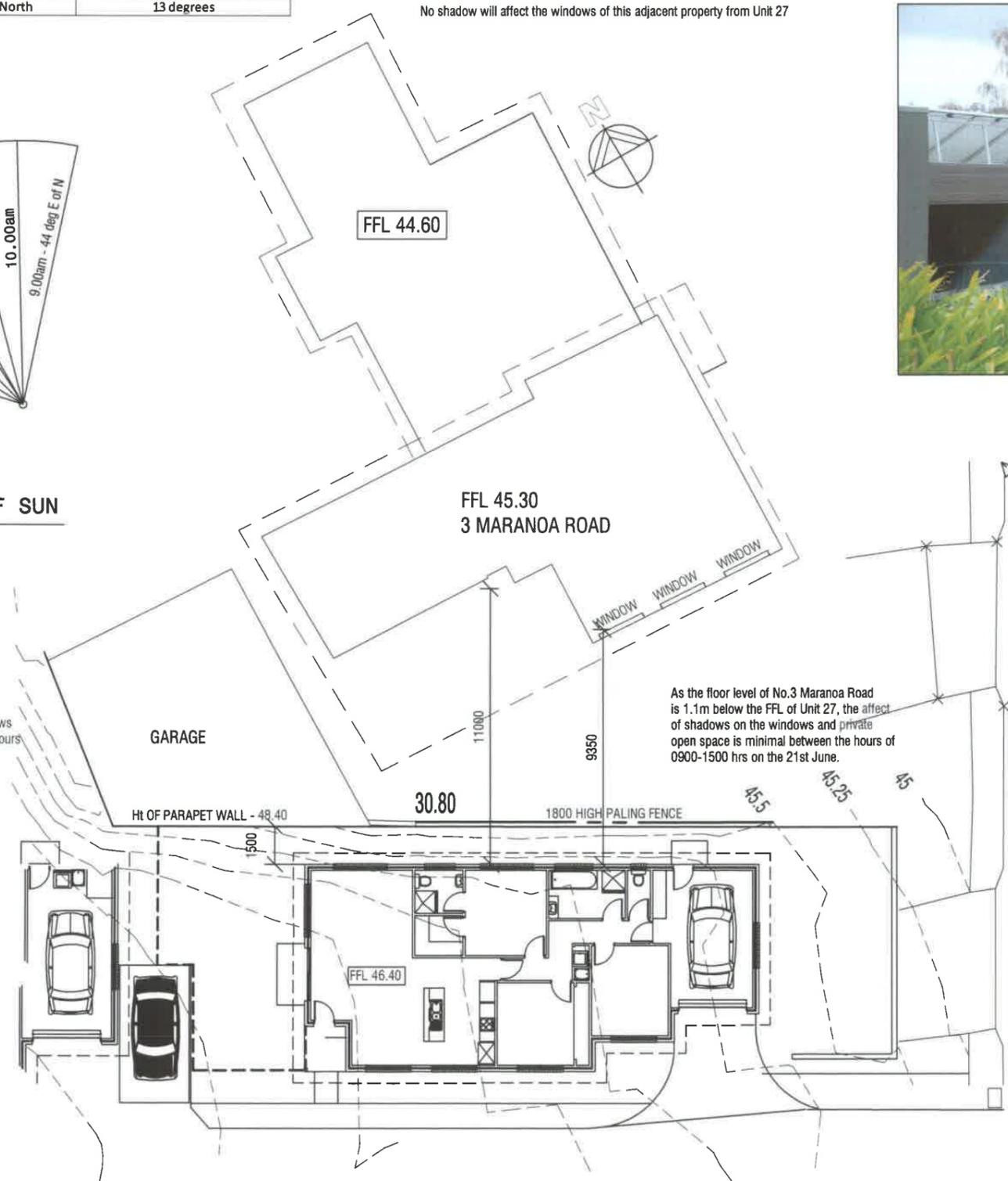


SOUTH ELEVATION - 3 MARANOA ROAD



DIRECTION OF SUN

At no time will U26 & U27 cast shadows on No.3 Maranoa Road between the hours of 0900-1500 hrs on the 21st JUNE.



No shadow will affect the windows of this adjacent property from Unit 27

As the floor level of No.3 Maranoa Road is 1.1m below the FFL of Unit 27, the affect of shadows on the windows and private open space is minimal between the hours of 0900-1500 hrs on the 21st June.

PLANNING SCHEME - Clause 5.4.6.4
 No shadow will affect the rear open space of this adjacent property from Unit 27.

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ISSUES
 R - Revised details

SCALES 1:200
 DRAWN: BRIAN
 DATE: 31/07/15

ZONE A
UNIT 27 RELATION
3 MARANOA

DRAWING No.
2012-029-A-S8a
 ISSUE NO. R

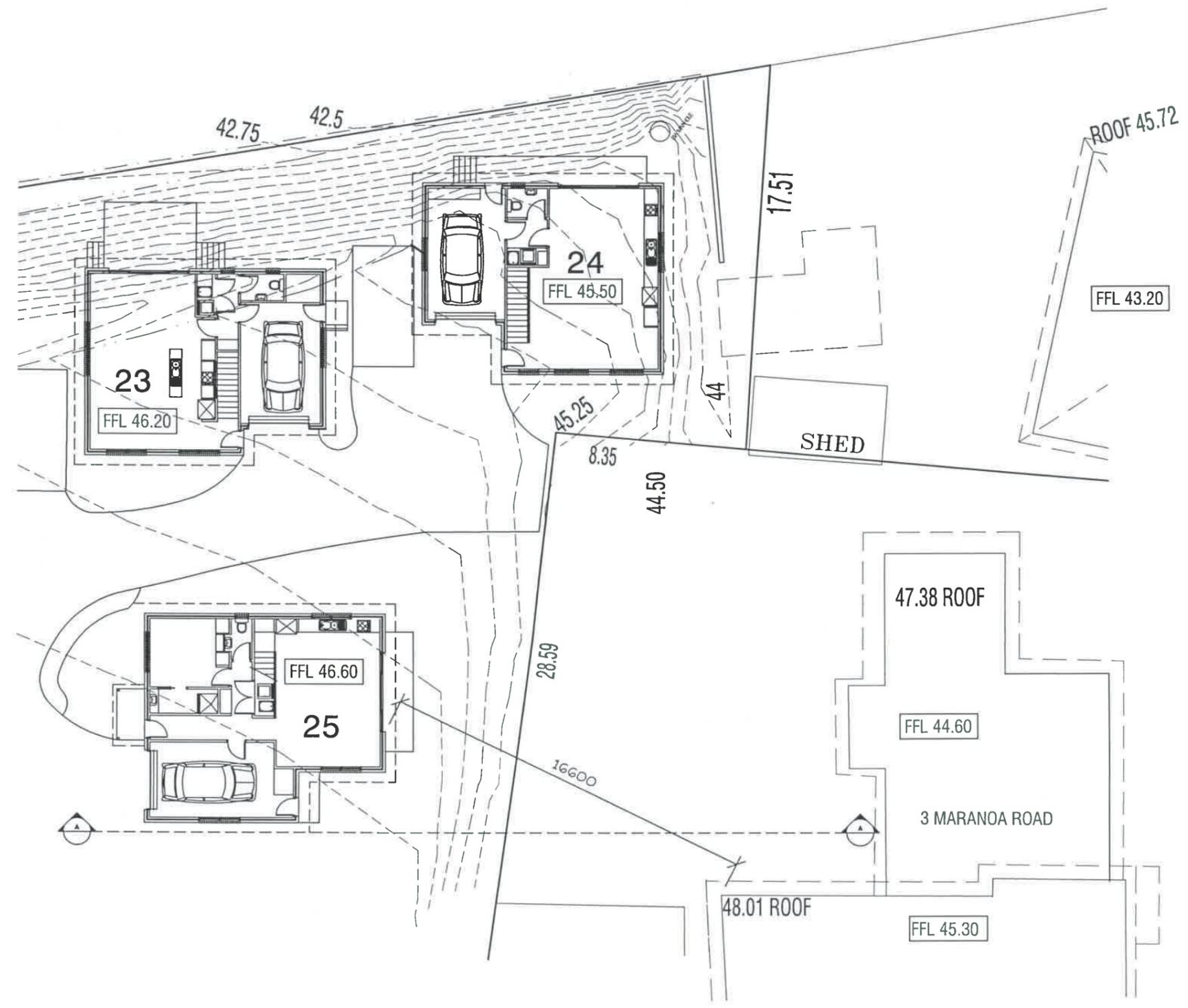


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PROJECT
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ISSUES
R - Revised details

SCALES 1:200

DRAWN: BRIAN
DATE: 31/07/15

ZONE A
UNIT 25 RELATION
3 MARANOA

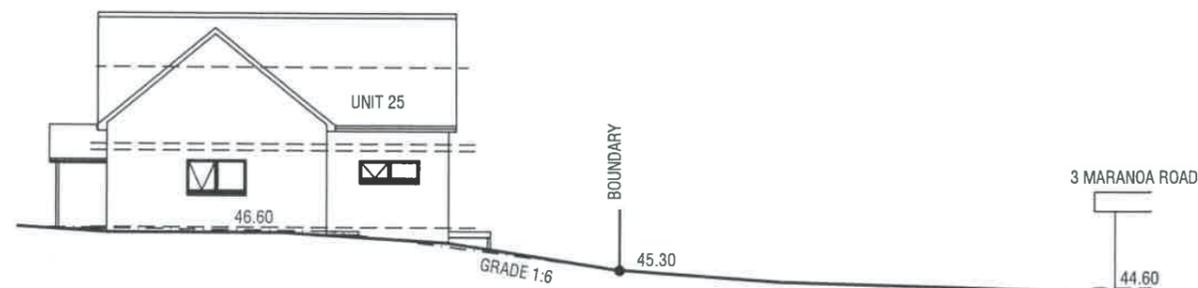
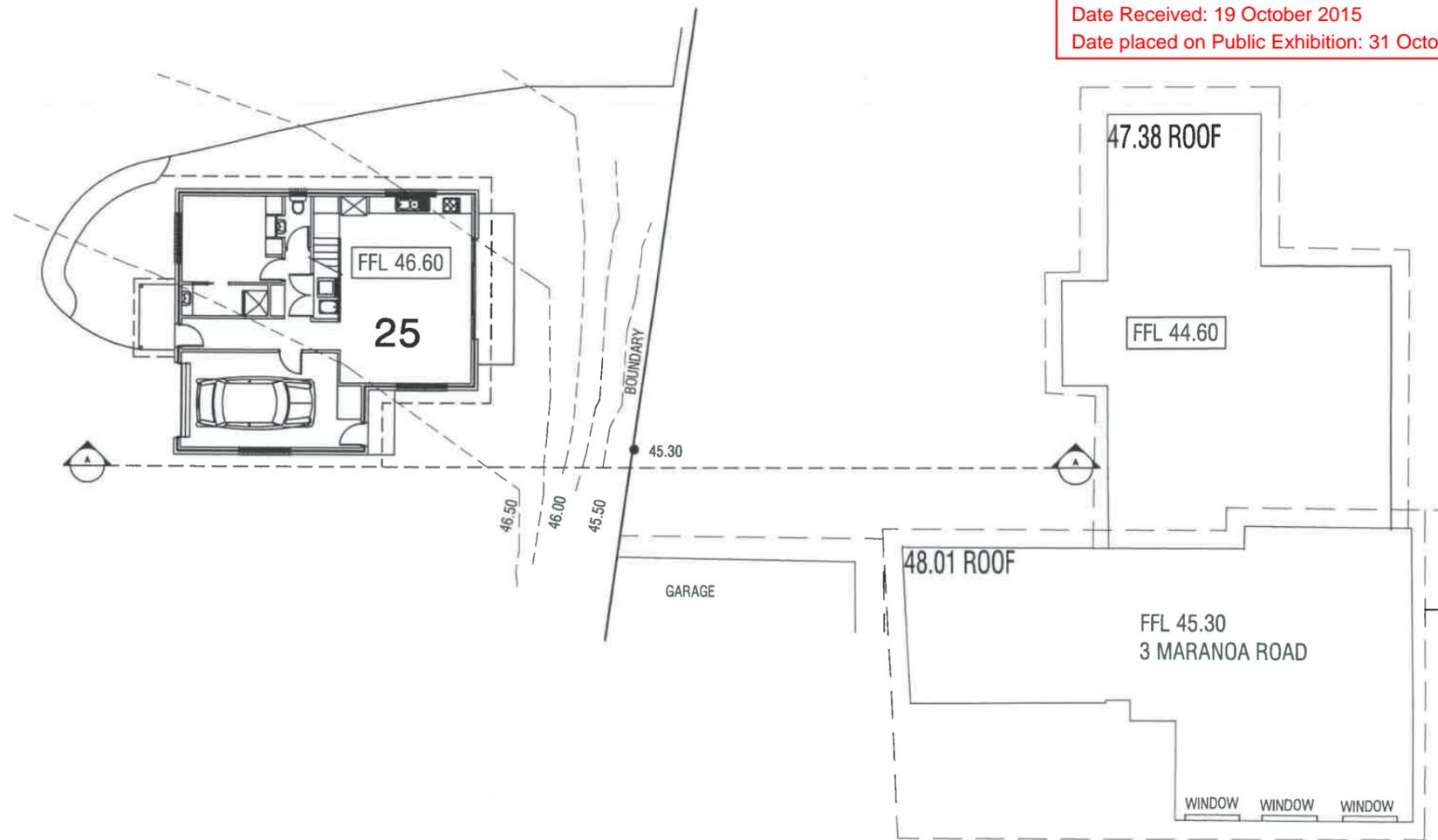
DRAWING No.
2012-029-A-S8b
ISSUE NO. R

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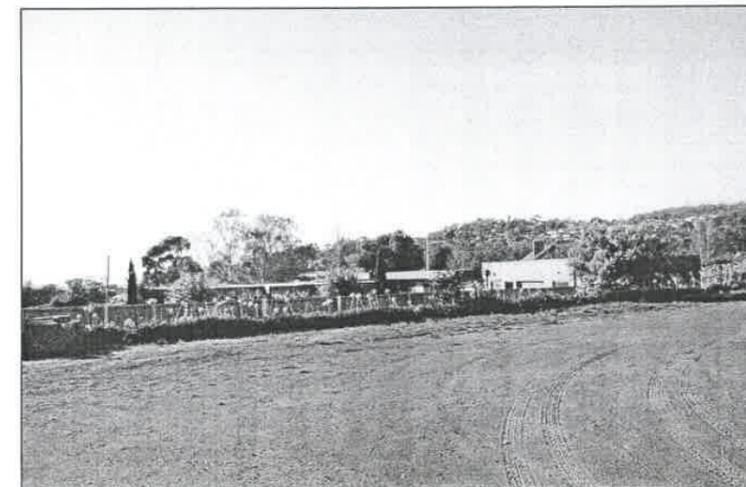


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SECTION A-A - SOUTH ELEVATION - UNIT 25



PROJECT
PROPOSED UNIT DEVELOPMENT
at 7-9 MARANOA ROAD, KINGSTON
for HOST HOLDINGS Pty Ltd

ISSUES
 R - Revised details

SCALES 1:500

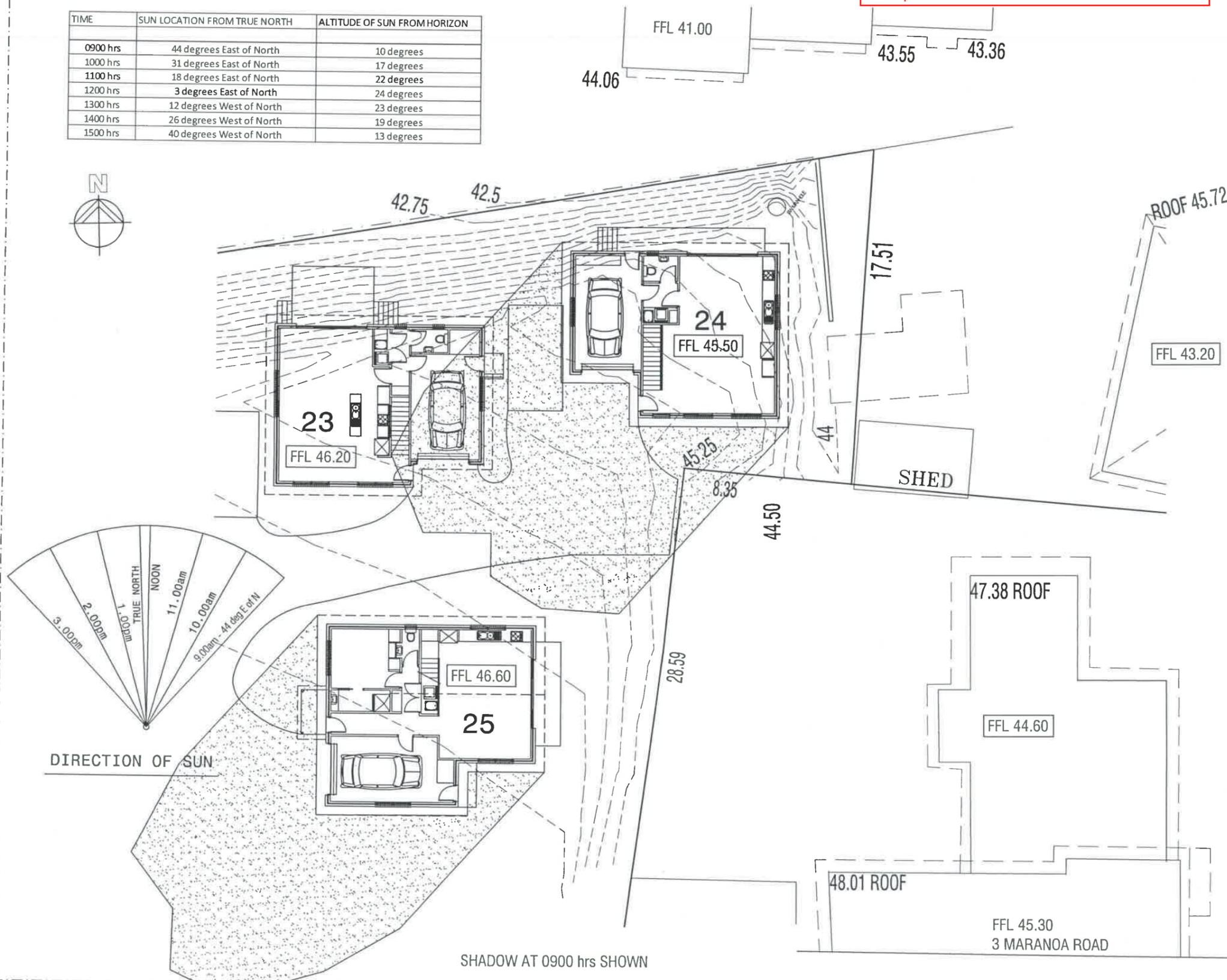
DRAWN: BRIAN DATE: 31/07/15

ZONE A
 UNIT 25 RELATION
 3 MARANOA

DRAWING No.
2012-029-A-S8c
 ISSUE NO. R

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

TIME	SUN LOCATION FROM TRUE NORTH	ALTITUDE OF SUN FROM HORIZON
0900 hrs	44 degrees East of North	10 degrees
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1400 hrs	26 degrees West of North	19 degrees
1500 hrs	40 degrees West of North	13 degrees



7
 RUTHWELL STREET
 MONTROSE
 Ph: 0418 121 481

MEMBER
 Building Designers
 Association of Tasmania
 TCC Accreditation No. 718R
 (Building Designer)

PROJECT:
PROPOSED UNIT DEVELOPMENT
at 7-9 MARANOA ROAD, KINGSTON
for HOST HOLDINGS Pty Ltd

ISSUES
 R - Revised details

SCALES 1:500

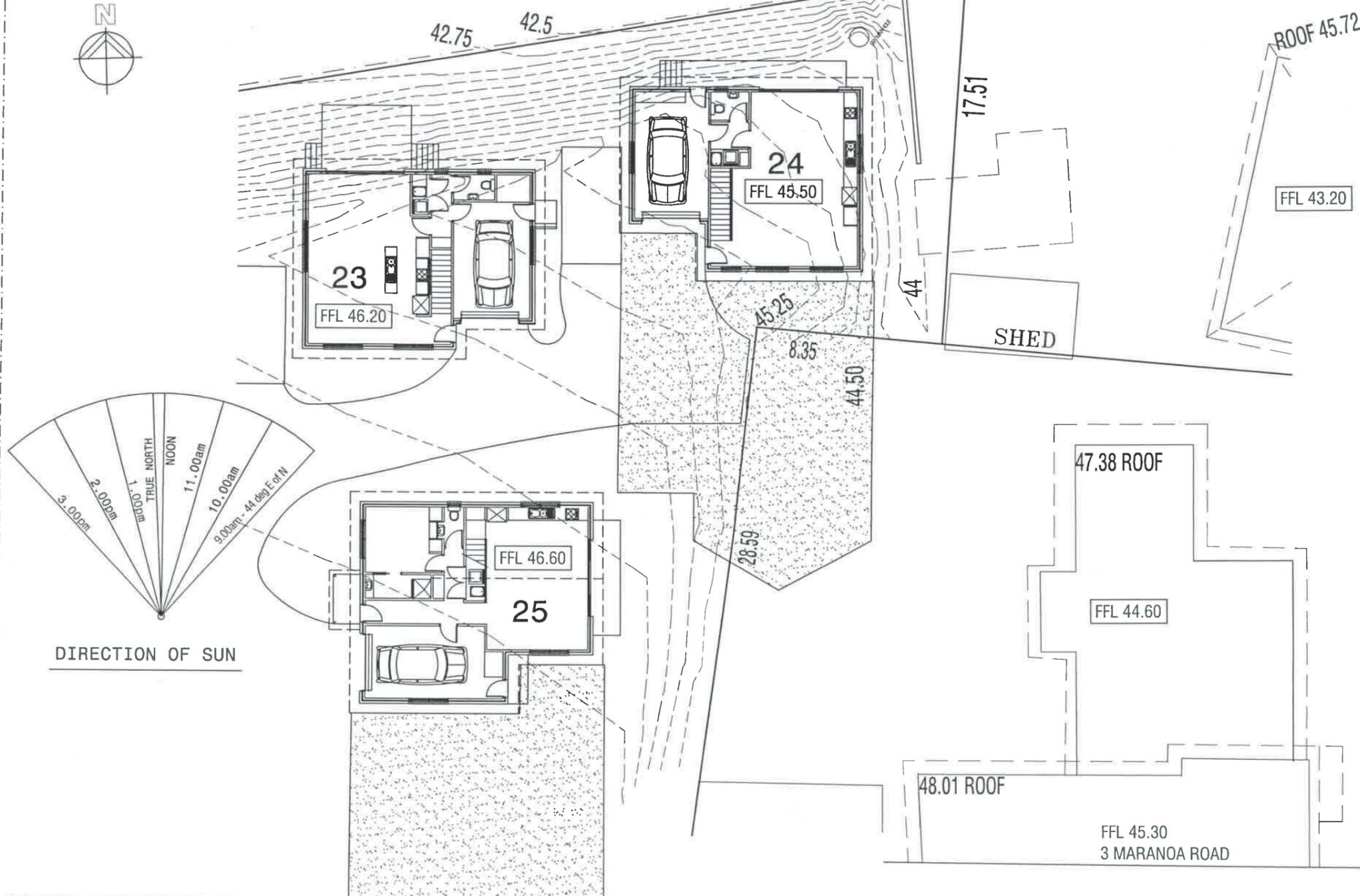
DRAWN: BRIAN DATE: 31/07/15

ZONE A
 0900 hrs SHADOW AFFECT FROM
 UNITS 23-25 - 3 MARANOA ROAD

DRAWING No.
2012-029-A-S8d
 ISSUE NO. R

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
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PROJECT
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at 7-9 MARANOA ROAD, KINGSTON
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ISSUES
 R - Revised details

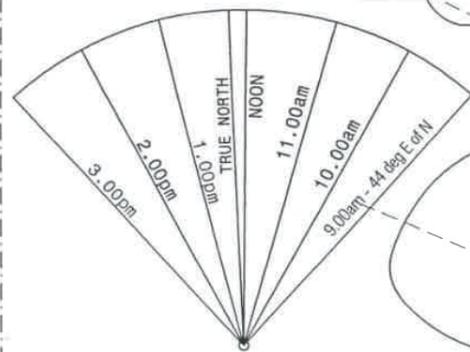
SCALES 1:500
 DRAWN: BRIAN
 DATE: 31/07/15

ZONE A
 1200 hrs SHADOW AFFECT FROM
 UNITS 23-25 - 3 MARANOA ROAD

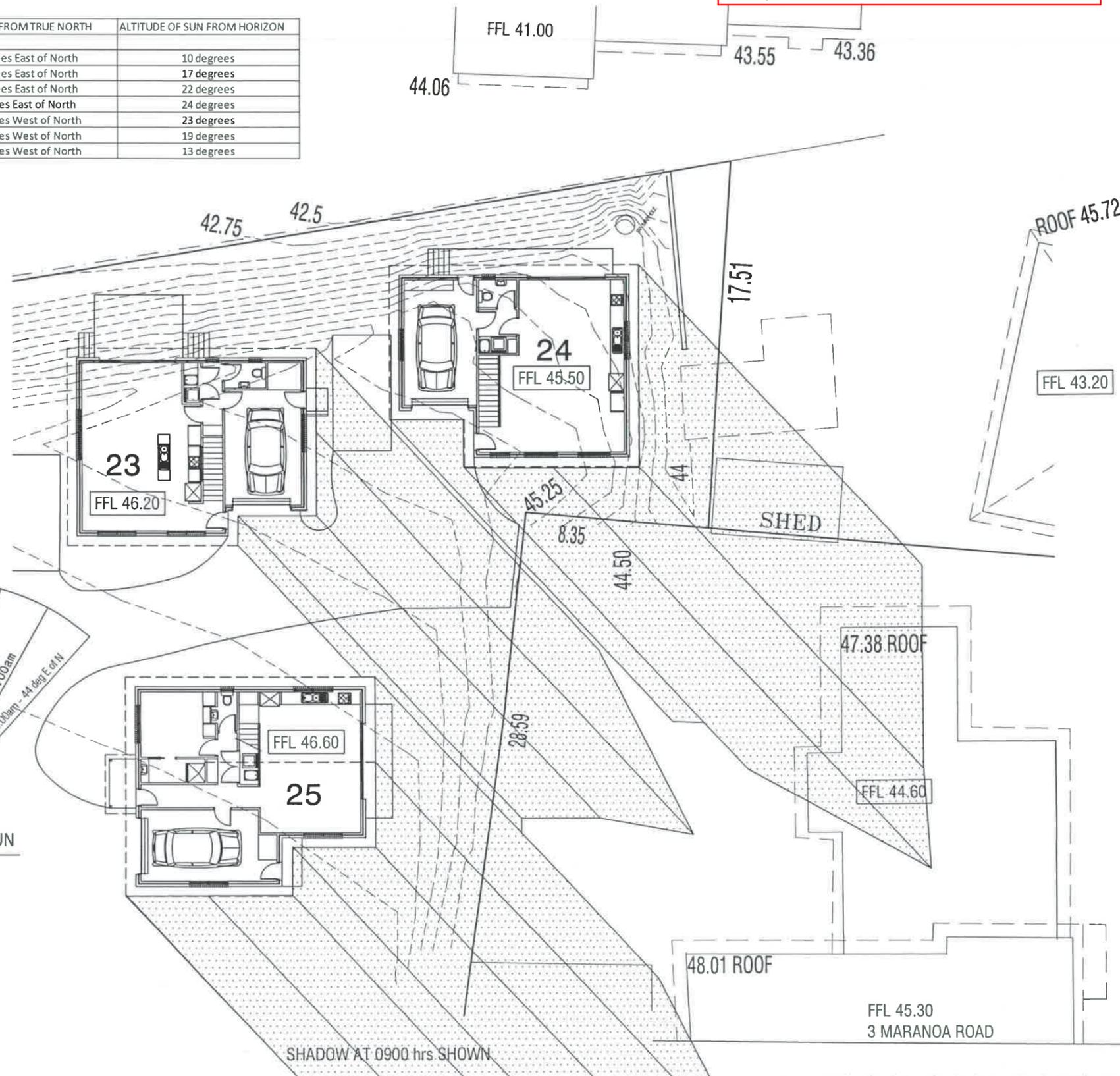
DRAWING No.
 2012-029-A-S8e
 ISSUE NO. R

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

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1500 hrs	40 degrees West of North	13 degrees



DIRECTION OF SUN



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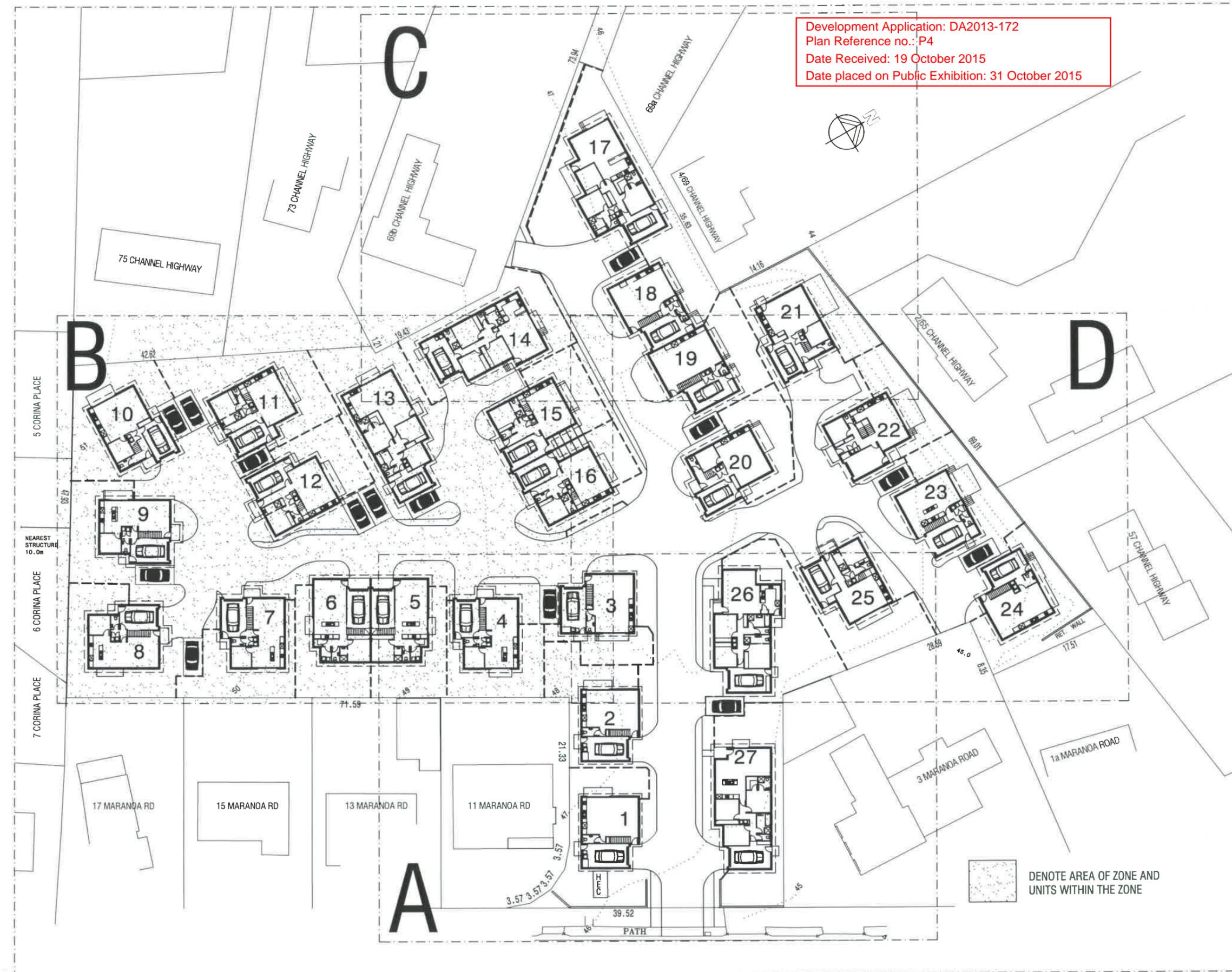
PROJECT:
PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES
 R - Revised details

SCALES 1:500
 DRAWN: BRIAN DATE: 31/07/15

ZONE A
 1500 hrs SHADOW AFFECT FROM UNITS 23-25 - 3 MARANOA ROAD

DRAWING No. 2012-029-A-S8f
 ISSUE NO. R



Development Application: DA2013-172
 Plan Reference no.: P4
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ISSUES
 R - Revised details

SCALES 1:500
 DRAWN: BRIAN
 DATE: 31/07/15

ZONE B
 SITE LOCATION PLAN

DRAWING No.
2012-029-B-S1
 ISSUE NO. R

■ DENOTE AREA OF ZONE AND UNITS WITHIN THE ZONE



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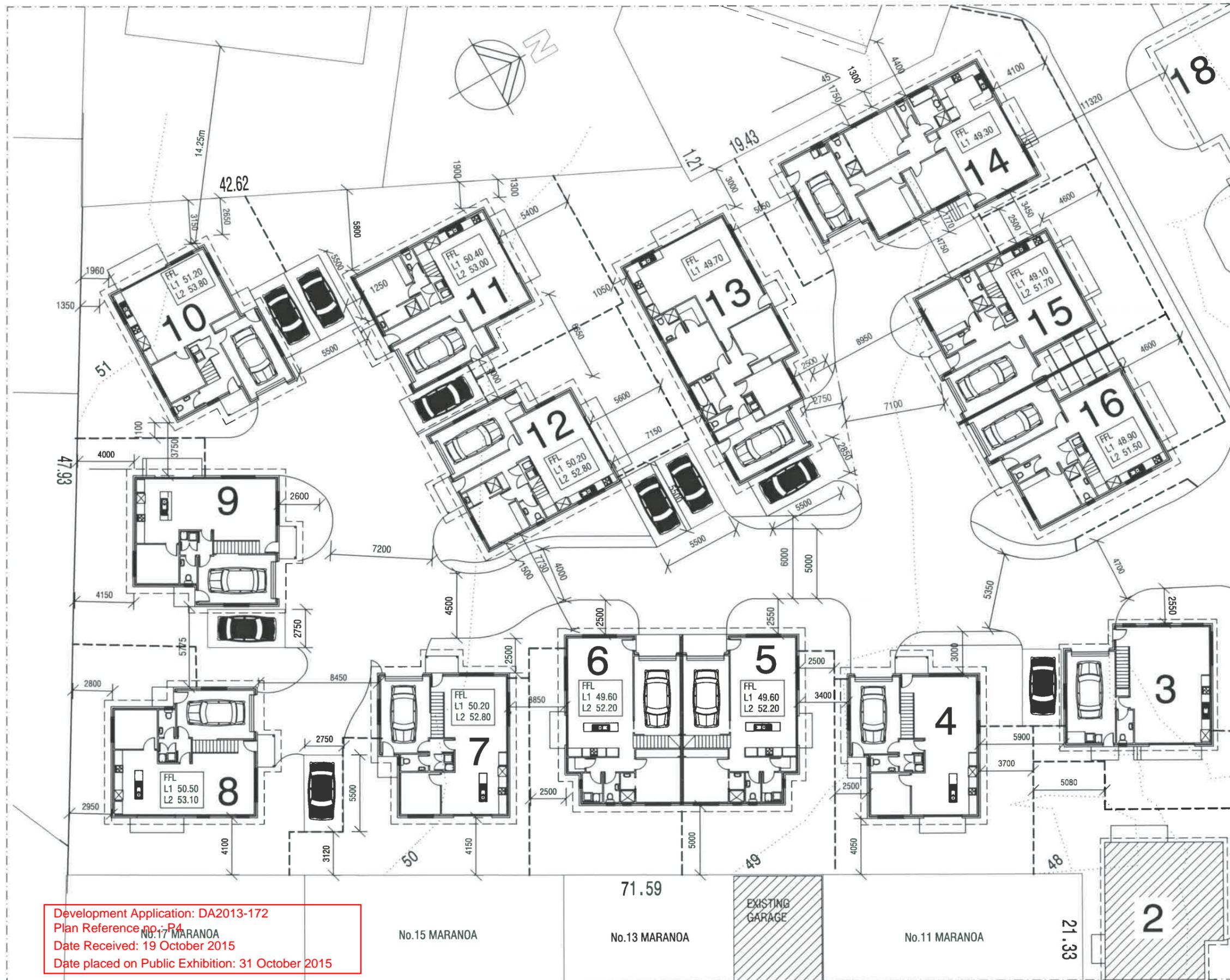
PROJECT:
PROPOSED UNIT DEVELOPMENT
at 7-9 MARANOA ROAD, KINGSTON
for HOST HOLDINGS Pty Ltd

ISSUES
R - Revised details

SCALES 1:250
DRAWN: BRIAN
DATE: 31/07/15

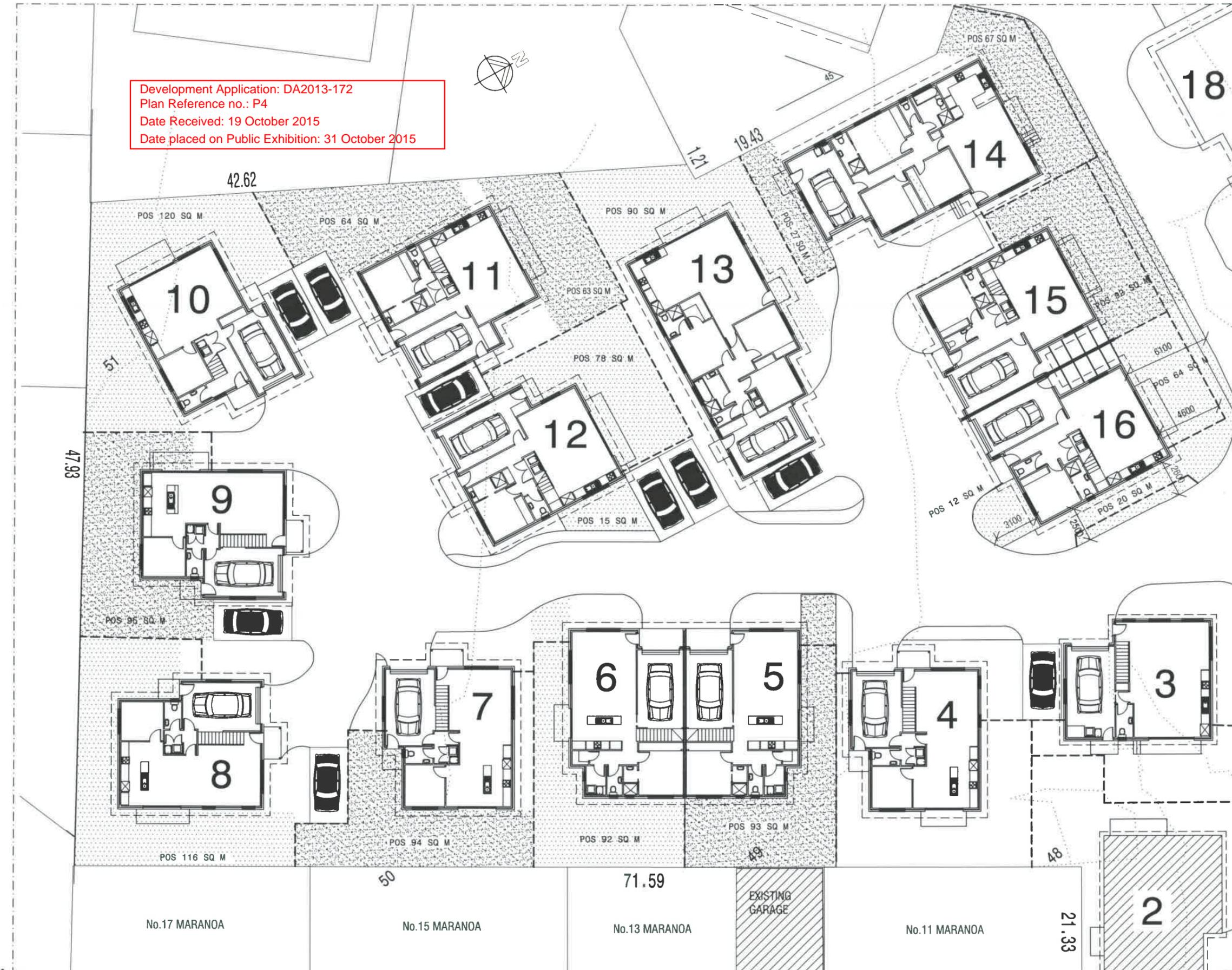
ZONE B
SETOUT PLAN

DRAWING No.
2012-029-B-S2
ISSUE NO. R



Development Application: DA2013-172
Plan Reference no.: P4
Date Received: 19 October 2015
Date placed on Public Exhibition: 31 October 2015

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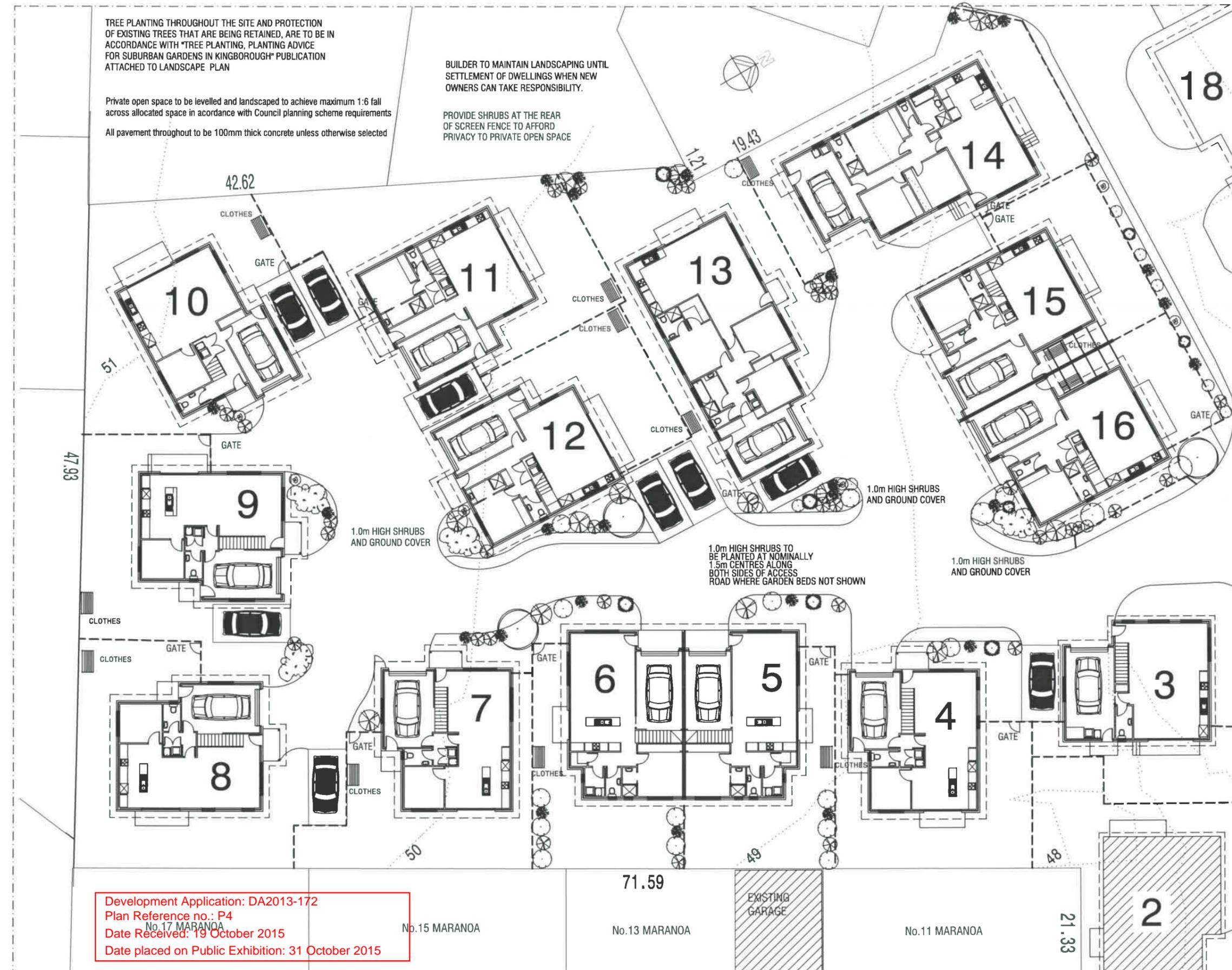
ISSUES
 R - Revised details

SCALE: 1:250

DRAWN: BRIAN
 DATE: 31/07/15

ZONE B
 OPEN SPACE PLAN

DRAWING No.
2012-029-B-S3
 ISSUE NO. R



TREE PLANTING THROUGHOUT THE SITE AND PROTECTION OF EXISTING TREES THAT ARE BEING RETAINED, ARE TO BE IN ACCORDANCE WITH "TREE PLANTING, PLANTING ADVICE FOR SUBURBAN GARDENS IN KINGBOROUGH" PUBLICATION ATTACHED TO LANDSCAPE PLAN

Private open space to be levelled and landscaped to achieve maximum 1:6 fall across allocated space in accordance with Council planning scheme requirements

All pavement throughout to be 100mm thick concrete unless otherwise selected

BUILDER TO MAINTAIN LANDSCAPING UNTIL SETTLEMENT OF DWELLINGS WHEN NEW OWNERS CAN TAKE RESPONSIBILITY.

PROVIDE SHRUBS AT THE REAR OF SCREEN FENCE TO AFFORD PRIVACY TO PRIVATE OPEN SPACE

QUALITY HOME DESIGN

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PROJECT:
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at 7-9 MARANOVA ROAD, KINGSTON
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ISSUES
R - Revised details

SCALE: 1:250

DRAWN: BRIAN
DATE: 31/07/15

ZONE B
LANDSCAPE PLAN

DRAWING No.
2012-029-B-S4
ISSUE NO. R

Development Application: DA2013-172
Plan Reference no.: P4
Date Received: 19 October 2015
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ISSUES
 R - Revised details

SCALES 1:250

DRAWN: BRIAN DATE: 31/07/15

ZONE B
 FENCE PLAN

DRAWING No.
2012-029-B-S5
 ISSUE NO. R

Development Application: DA2013-172
 Plan Reference no: P4
 No.17 MARANOVA
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

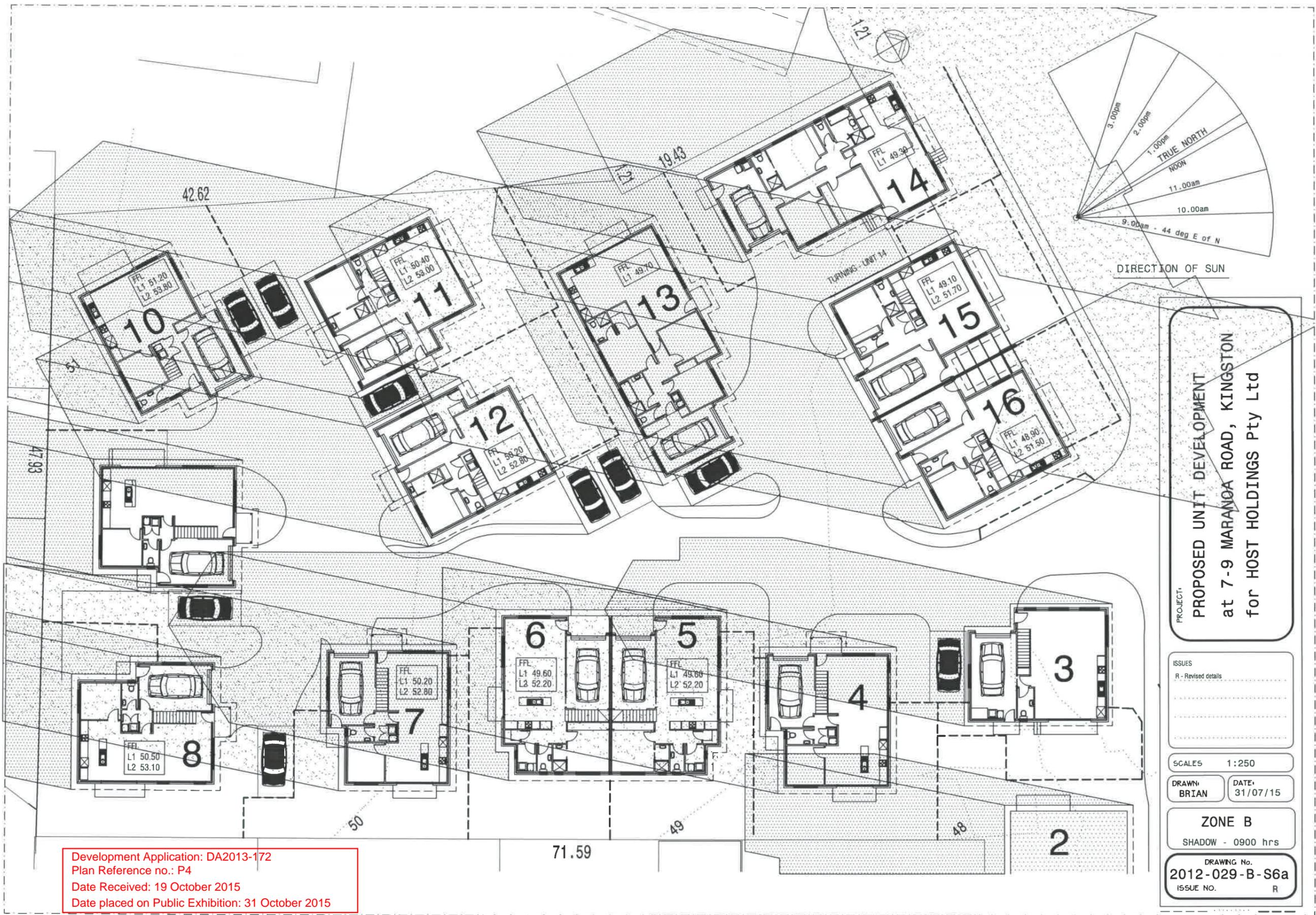
No.15 MARANOVA

No.13 MARANOVA

No.11 MARANOVA

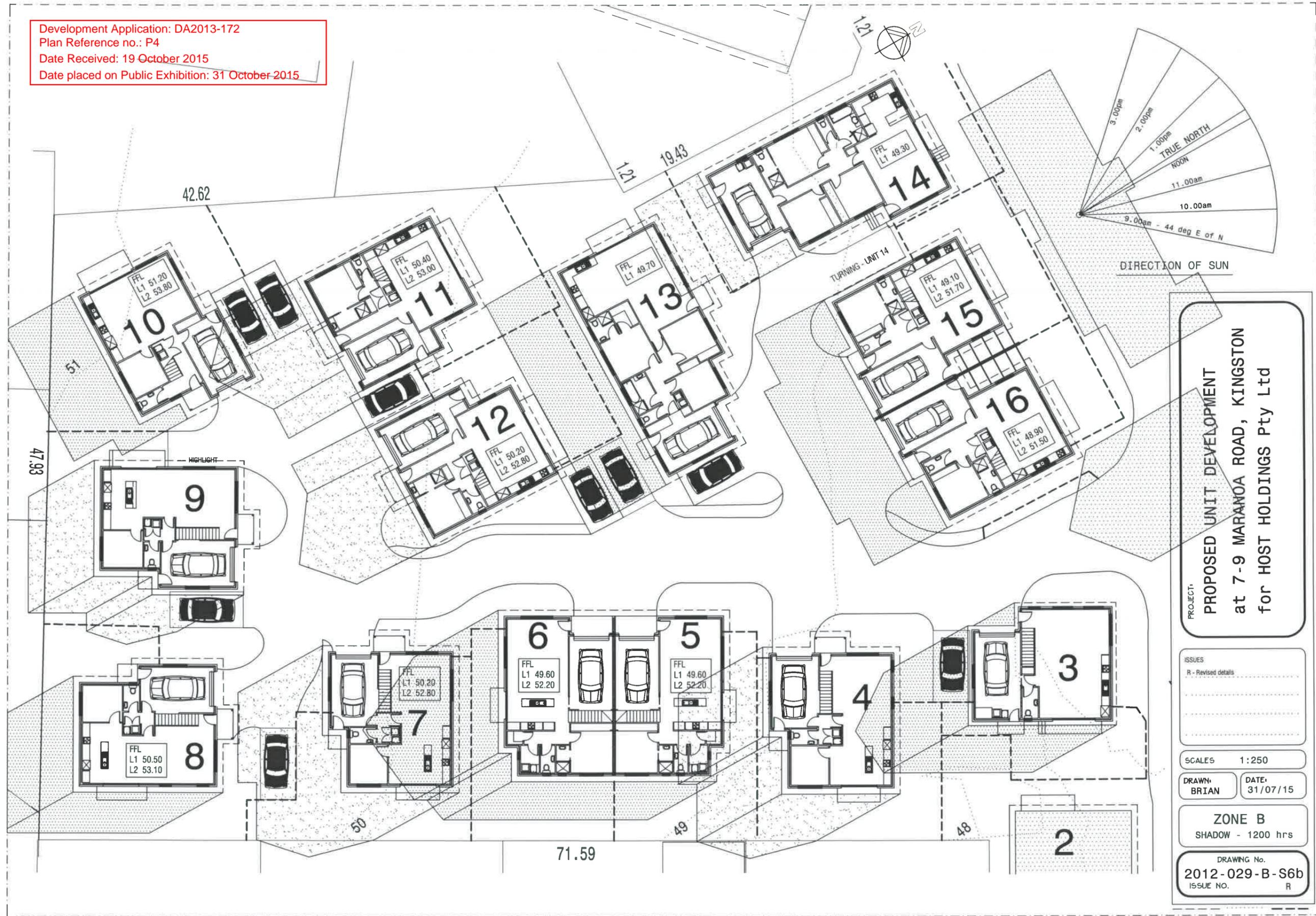
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EXISTING GARAGE



Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
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PROJECT:
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 at 7-9 MARANOA ROAD, KINGSTON
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ISSUES
 R - Revised details

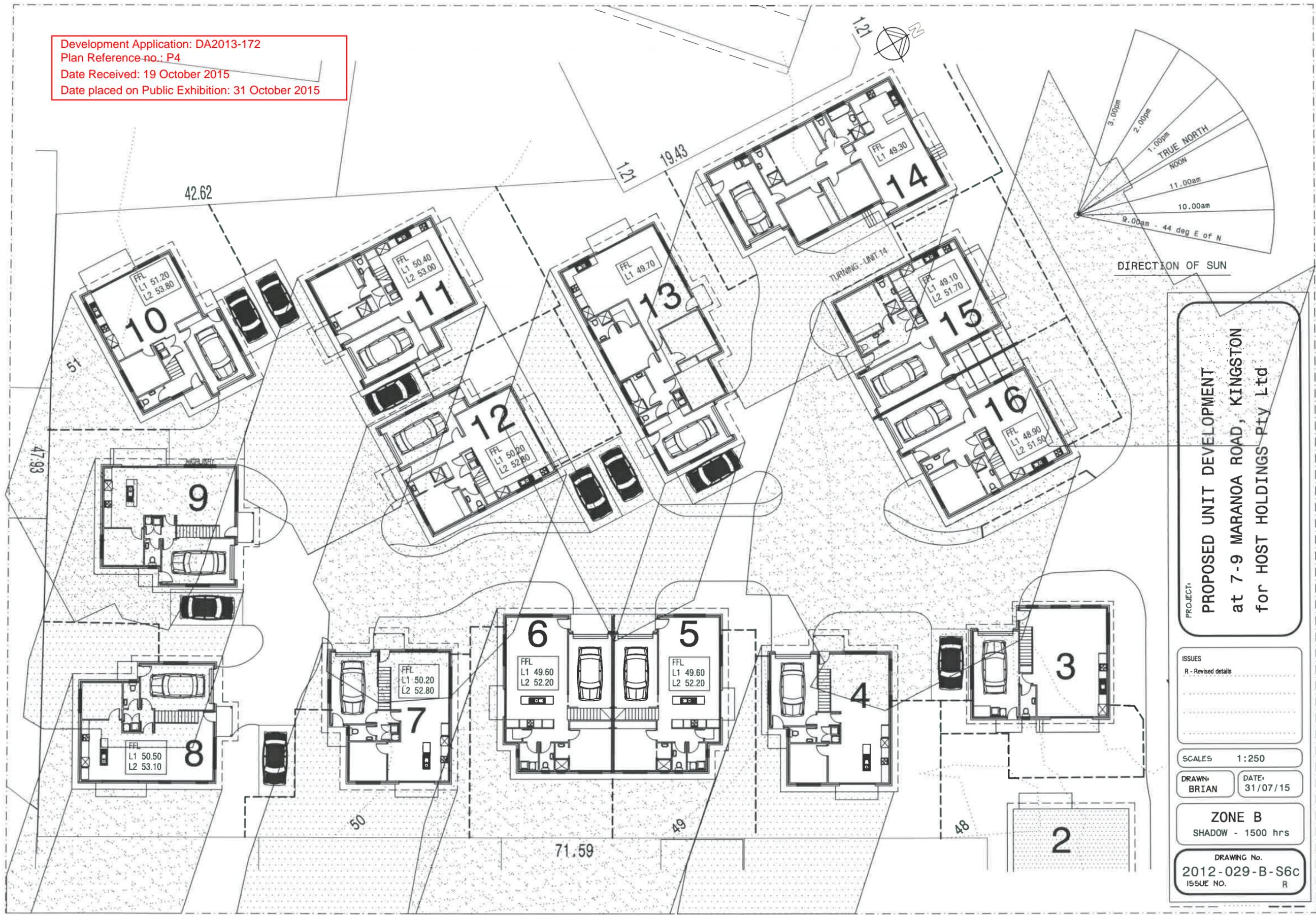
SCALES 1:250

DRAWN: BRIAN DATE: 31/07/15

ZONE B
 SHADOW - 1200 hrs

DRAWING No.
 2012-029-B-S6b
 ISSUE NO. R

Development Application: DA2013-172
 Plan Reference no.: P4
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 Date placed on Public Exhibition: 31 October 2015



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 for HOST HOLDINGS Pty Ltd

ISSUES
 R - Revised details

SCALES 1:250

DRAWN: BRIAN DATE: 31/07/15

ZONE B
 SHADOW - 1500 hrs

DRAWING No.
2012-029-B-S6c
 ISSUE NO. R

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
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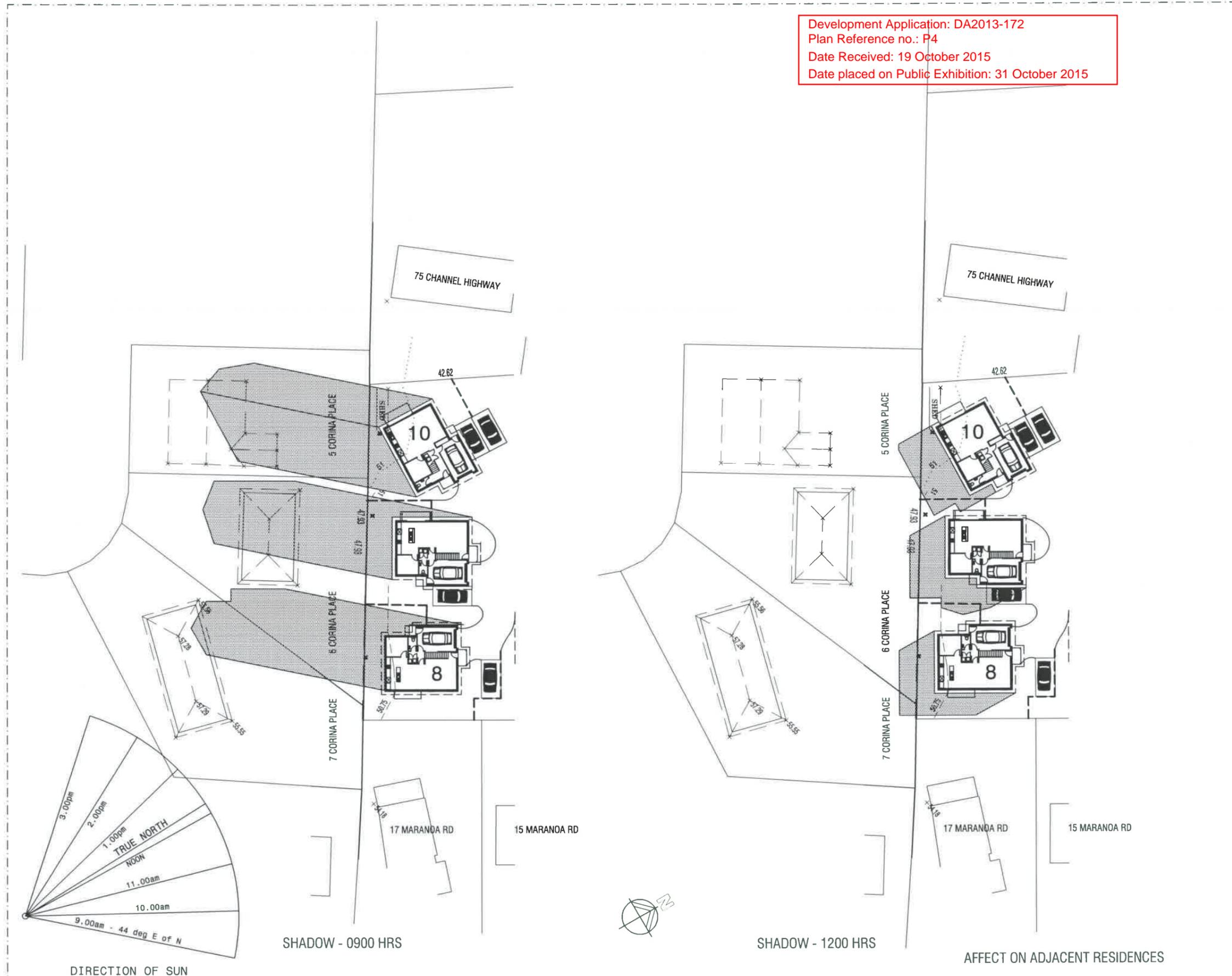
ISSUES
 R - Revised details

SCALE: 1:500

DRAWN: BRIAN
 DATE: 31/07/15

ZONE B
 SHADOW-0900&1200 hrs

DRAWING No.
2012-029-B-S6d
 ISSUE NO. R





Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
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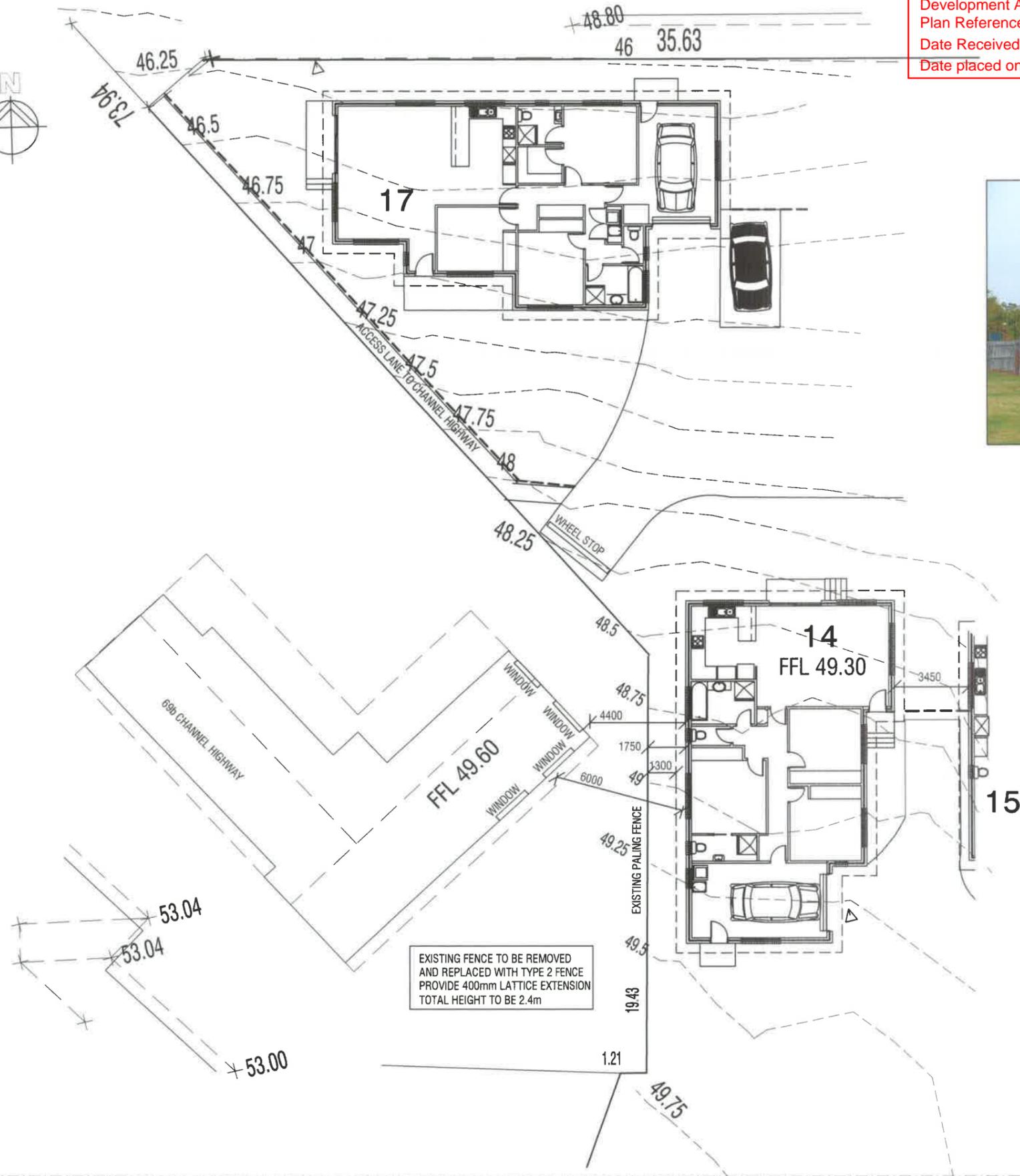


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EXISTING RESIDENCE - 69b CHANNEL HIGHWAY



PROJECT:
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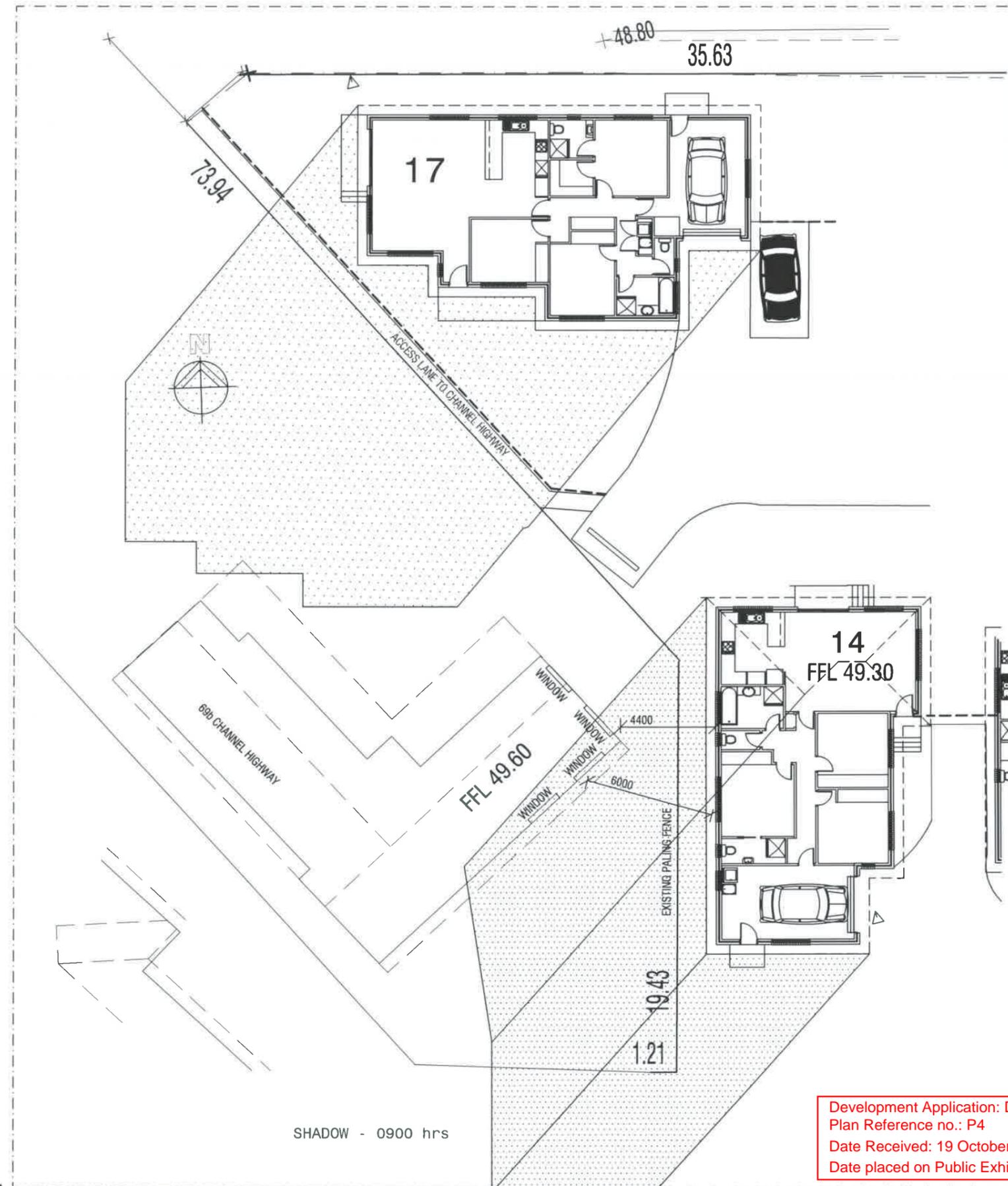
ISSUES	
R - Revised details	

SCALES 1:200

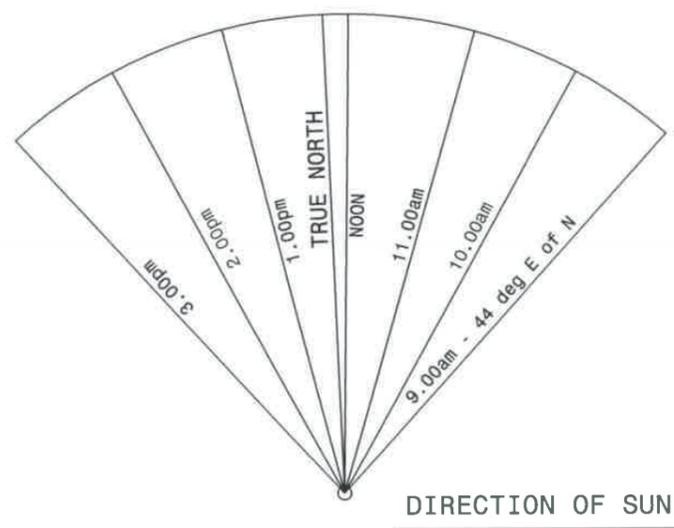
DRAWN: BRIAN DATE: 31/07/15

ZONE B
 UNIT 14 RELATION
 69b CHANNEL HIGHWAY

DRAWING No
2012-029-B-S7a
 ISSUE NO. R



TIME	SUN LOCATION FROM TRUE NORTH	ALTITUDE OF SUN FROM HORIZON
0900 hrs	44 degrees East of North	10 degrees
1000 hrs	31 degrees East of North	17 degrees
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1400 hrs	26 degrees West of North	19 degrees
1500 hrs	40 degrees West of North	13 degrees



SHADOW AFFECT ON PRIVATE OPEN SPACE - 69b CHANNEL HIGHWAY

0900	PART SHADE COVERS REAR OPEN SPACE - 80 % loss
1000	PART SHADE COVERS REAR OPEN SPACE - 40 % loss
1100	PART SHADE COVERS REAR OPEN SPACE - 15 % loss
1200	NO SHADE COVERS REAR OPEN SPACE - 120 sq m +
1300	NO SHADE COVERS REAR OPEN SPACE - 120 sq m +
1400	NO SHADE COVERS REAR OPEN SPACE - 120 sq m +
1500	NO SHADE COVERS REAR OPEN SPACE - 120 sq m +

PLANNING SCHEME - Clause 5.4.6.4
 Whilst shadow will affect the rear open space of this adjacent property, the requirements of the Planning Scheme have been complied with as there is in excess of 3 hours sun on the 21st June.

WINDOWS AFFECTED BY SHADOW: 69b CHANNEL HIGHWAY RESIDENCE

TIME ON 21 JUNE	0900	0930	1000	1100	1130	1200	1300	1400
NE ELEVATION	PART SHADE	NO SHADE	NO SHADE	NO SHADE	NO SHADE	NO SHADE	NO SHADE	NO SHADE
SE ELEVATION	NO AFFECT	NO AFFECT	NO AFFECT	NO AFFECT	NO AFFECT	NO AFFECT	NO AFFECT	NO AFFECT

No shadow will affect the windows of this adjacent property,

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PROJECT:
PROPOSED UNIT DEVELOPMENT
at 7-9 MARANOA ROAD, KINGSTON
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ISSUES
 R - Revised details

SCALES 1:200
 DRAWN: BRIAN
 DATE: 31/07/15

ZONE B
 UNIT 14 SHADOW AFFECT
 on 69b CHANNEL HIGHWAY

DRAWING No.
2012-029-B-S7b
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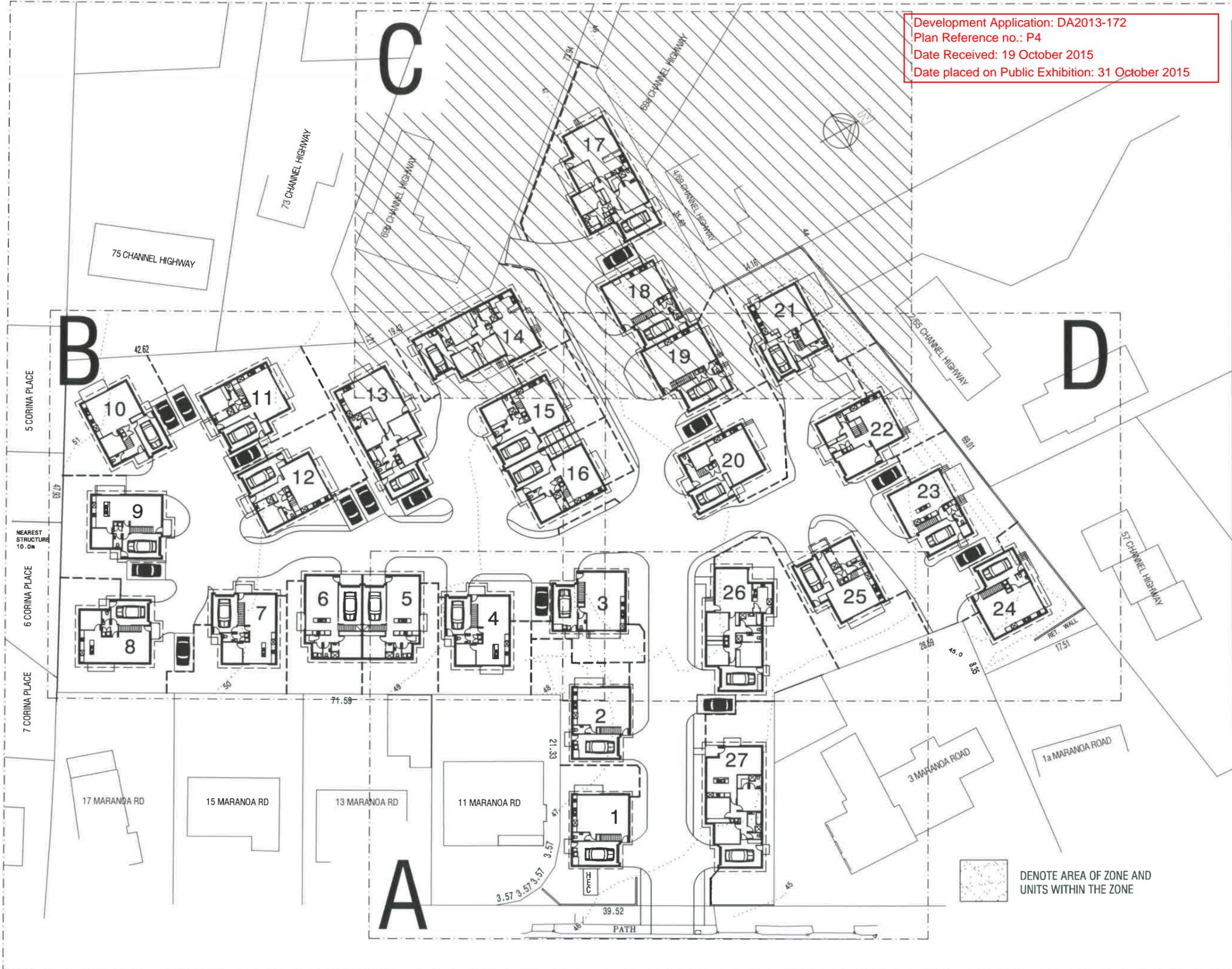
PROJECT:
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ISSUES
 R - Revised details

SCALE: 1:500
 DRAWN: BRIAN
 DATE: 31/07/15

ZONE C
 SITE LOCATION PLAN

DRAWING No.
2012-029-C-S1
 ISSUE NO. R



DENOTE AREA OF ZONE AND
 UNITS WITHIN THE ZONE

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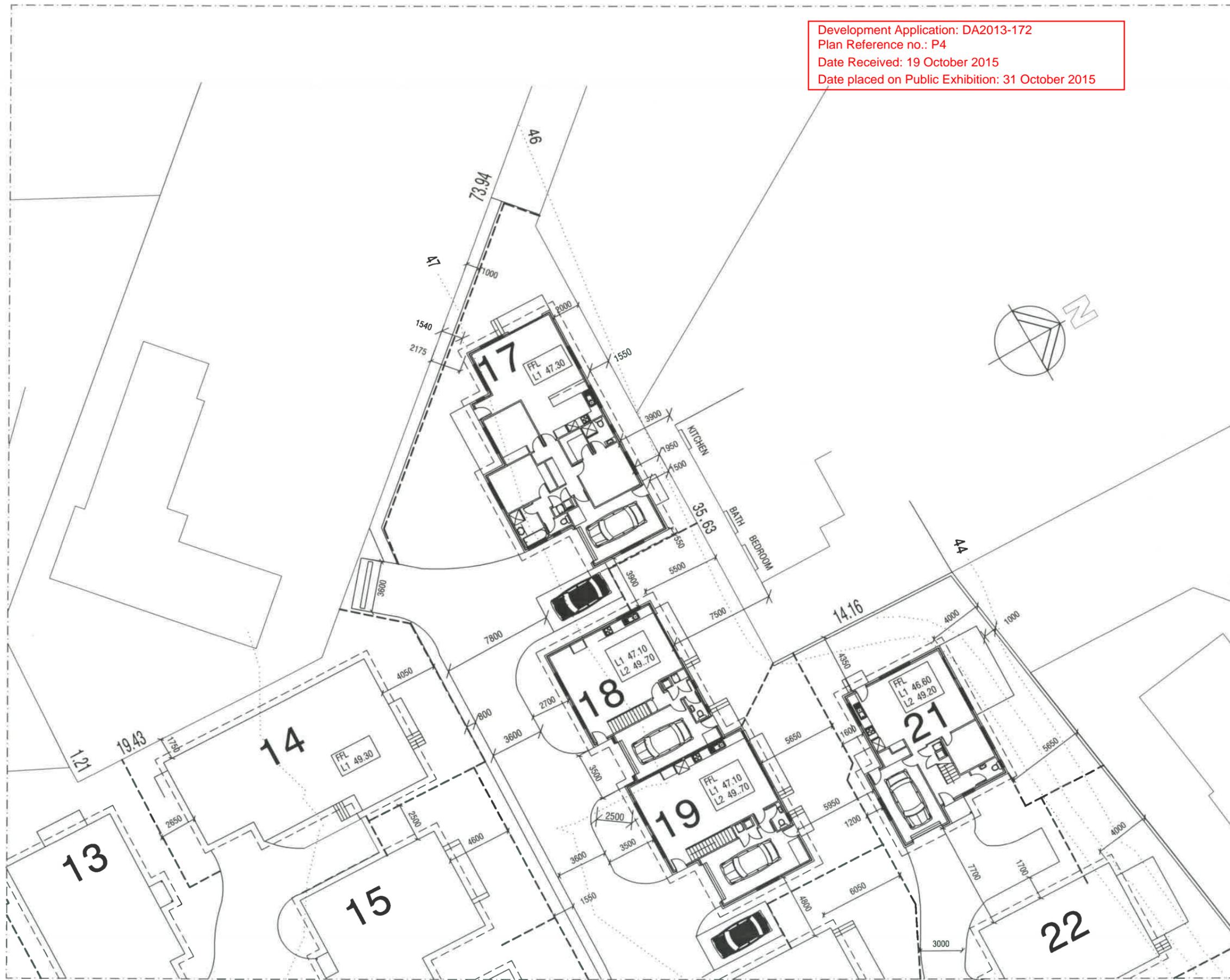
ISSUES	
R - Revised details
.....
.....

SCALE: 1:250

DRAWN: BRIAN DATE: 31/07/15

ZONE C
 SETOUT PLAN

DRAWING No.
2012-029-C-S2
 ISSUE NO. R



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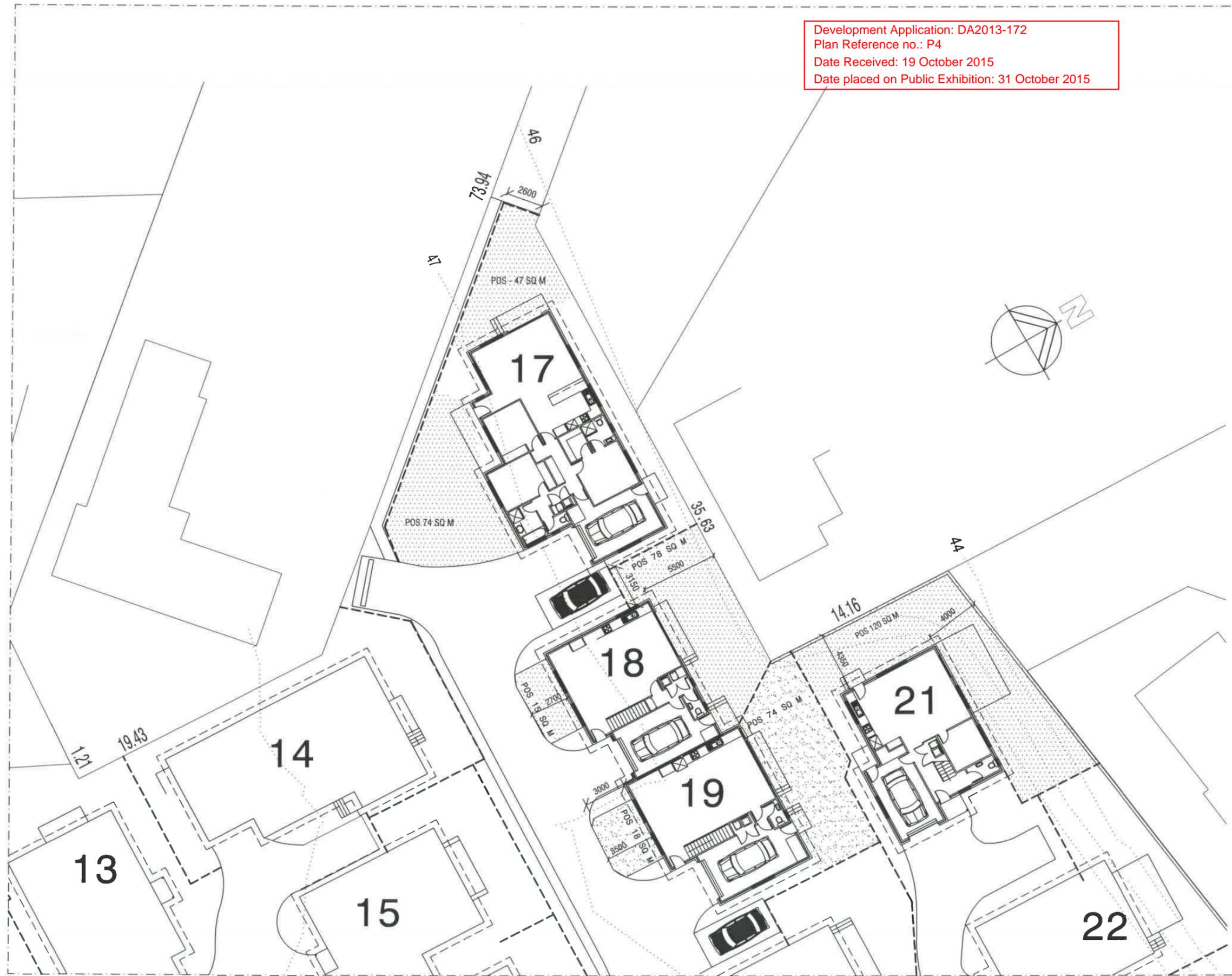
ISSUES	
R - Revised details

SCALES 1:250

DRAWN: BRIAN DATE: 31/07/15

ZONE C
 OPEN SPACE PLAN

DRAWING No.
2012-029-C-S3
 ISSUE NO. R





QUALITY HOME DESIGN

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ISSUES	
R - Revised details	

SCALES	1:250
DRAWN BRIAN	DATE 31/07/15

ZONE C
LANDSCAPE PLAN

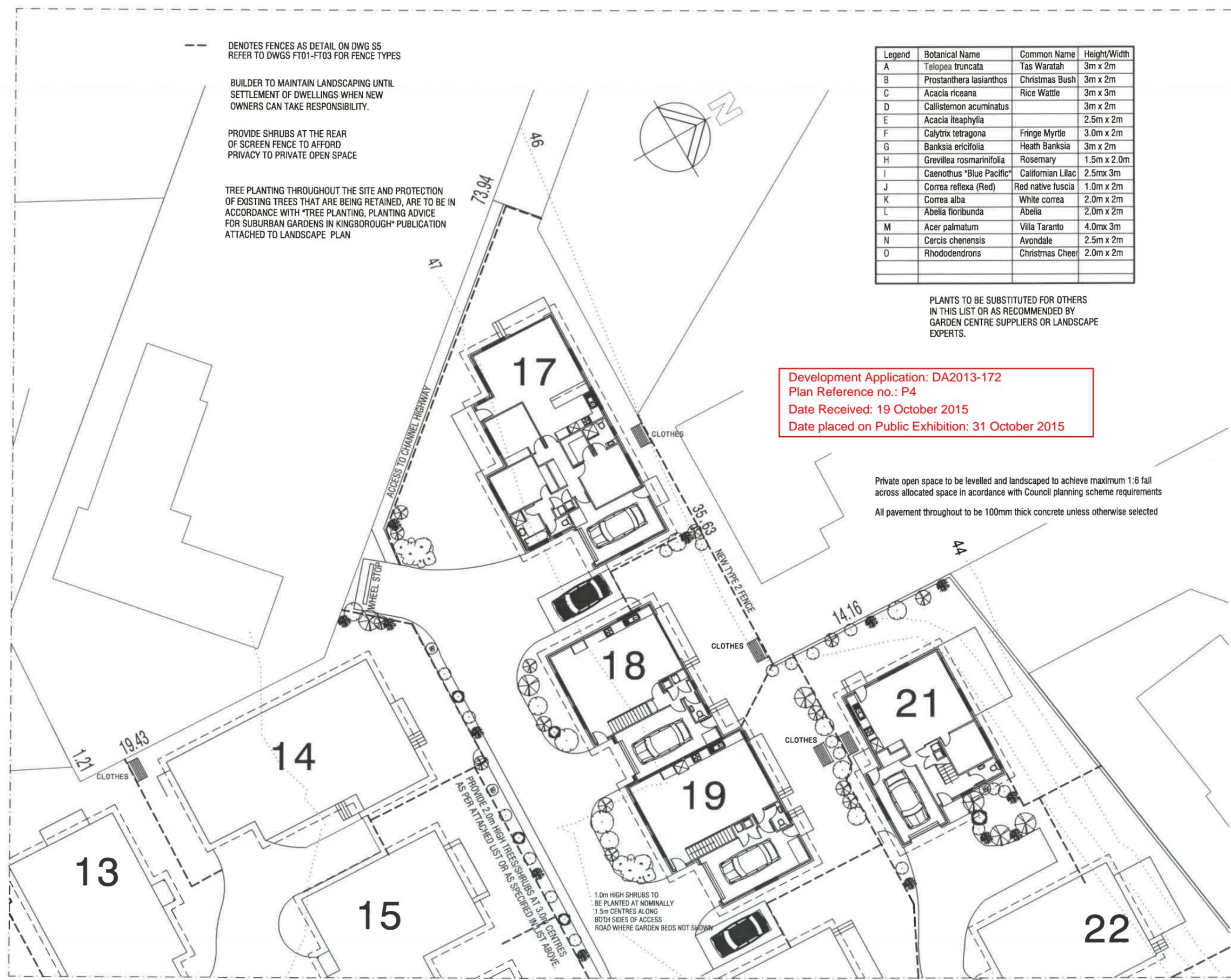
DRAWING No.
2012-029-C-S4
ISSUE NO. R

Legend	Botanical Name	Common Name	Height/Width
A	Telopea truncata	Tas Waratah	3m x 2m
B	Prostanthera lasianthos	Christmas Bush	3m x 2m
C	Acacia riceana	Rice Wattle	3m x 3m
D	Callistemon acuminatus		3m x 2m
E	Acacia iteaphylla		2.5m x 2m
F	Calytrix tetragona	Fringe Myrtle	3.0m x 2m
G	Banksia ericifolia	Heath Banksia	3m x 2m
H	Grevillea rosmarinifolia	Rosemary	1.5m x 2.0m
I	Caenothus "Blue Pacific"	Californian Lilac	2.5mx 3m
J	Correa reflexa (Red)	Red native fuscia	1.0m x 2m
K	Correa alba	White correa	2.0m x 2m
L	Abelia floribunda	Abelia	2.0m x 2m
M	Acer palmatum	Villa Taranto	4.0mx 3m
N	Cercis chenensis	Avondale	2.5m x 2m
O	Rhododendrons	Christmas Cheer	2.0m x 2m

PLANTS TO BE SUBSTITUTED FOR OTHERS
IN THIS LIST OR AS RECOMMENDED BY
GARDEN CENTRE SUPPLIERS OR LANDSCAPE
EXPERTS.

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Plan Reference no.: P4
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across allocated space in accordance with Council planning scheme requirements
All pavement throughout to be 100mm thick concrete unless otherwise selected



--- DENOTES FENCES AS DETAIL ON DWG S5
REFER TO DWGS FT01-FT03 FOR FENCE TYPES

BUILDER TO MAINTAIN LANDSCAPING UNTIL
SETTLEMENT OF DWELLINGS WHEN NEW
OWNERS CAN TAKE RESPONSIBILITY.

PROVIDE SHRUBS AT THE REAR
OF SCREEN FENCE TO AFFORD
PRIVACY TO PRIVATE OPEN SPACE

TREE PLANTING THROUGHOUT THE SITE AND PROTECTION
OF EXISTING TREES THAT ARE BEING RETAINED, ARE TO BE IN
ACCORDANCE WITH "TREE PLANTING, PLANTING ADVICE
FOR SUBURBAN GARDENS IN KINGBOROUGH" PUBLICATION
ATTACHED TO LANDSCAPE PLAN

PROVIDE 2.0m HIGH TREES/SHRUBS AT 3.0m CENTRES
AS PER ATTACHED LIST OR AS SPECIFIED IN LIST ABOVE.

1.0m HIGH SHRUBS TO
BE PLANTED AT NOMINALLY
1.5m CENTRES ALONG
BOTH SIDES OF ACCESS
ROAD WHERE GARDEN BEDS NOT SHOWN

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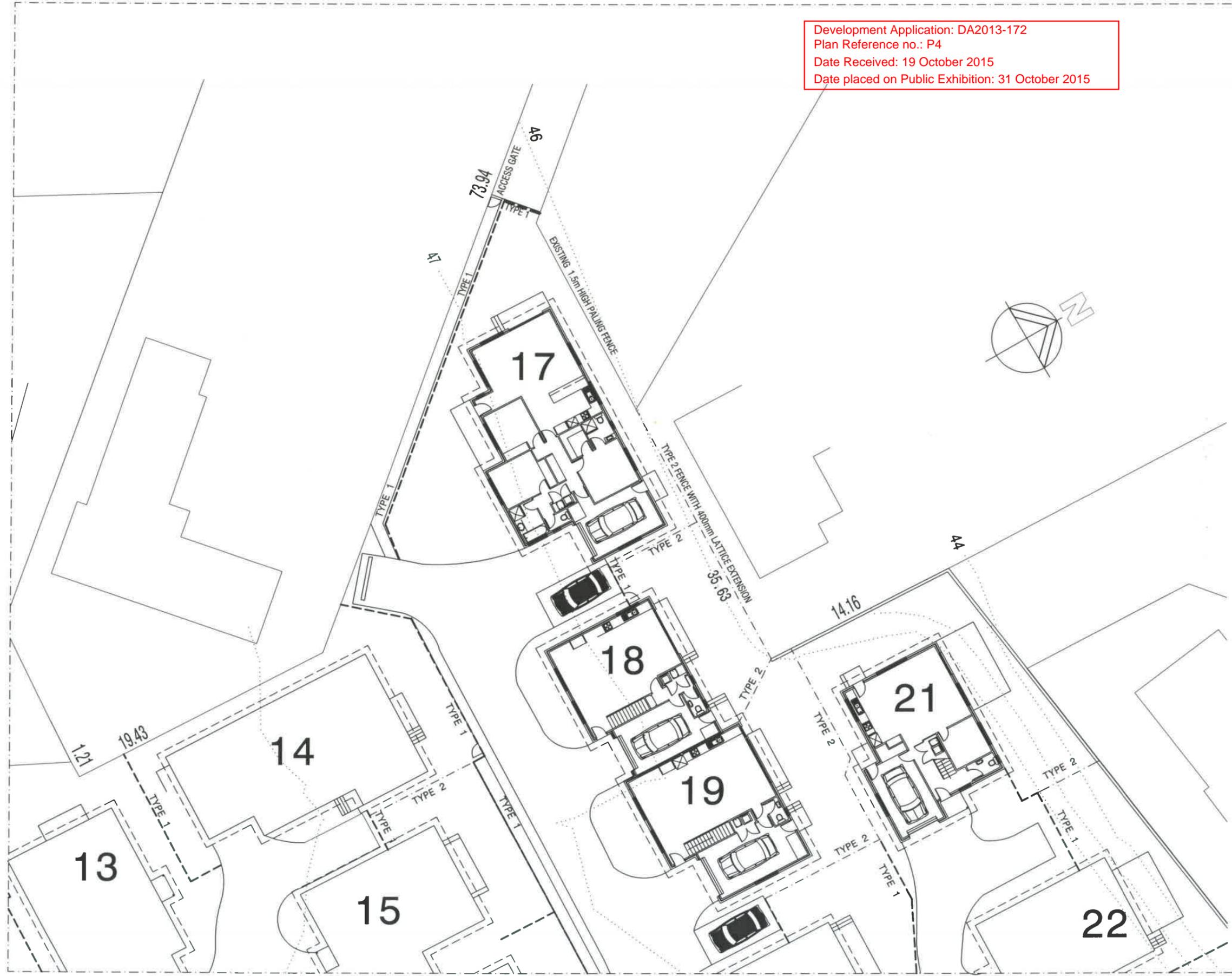
PROJECT:
PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES	
R - Revised details	

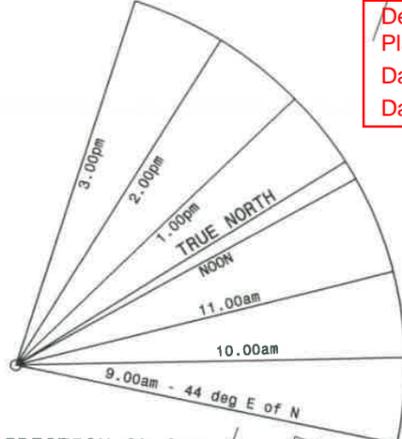
SCALES 1:250
 DRAWN: BRIAN DATE: 31/07/15

ZONE C
 FENCE PLAN

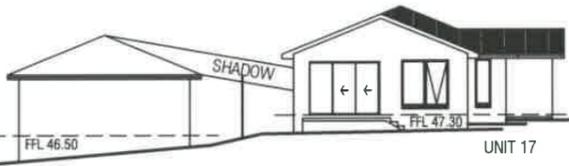
DRAWING No.
2012-029-C-S5
 ISSUE NO. R



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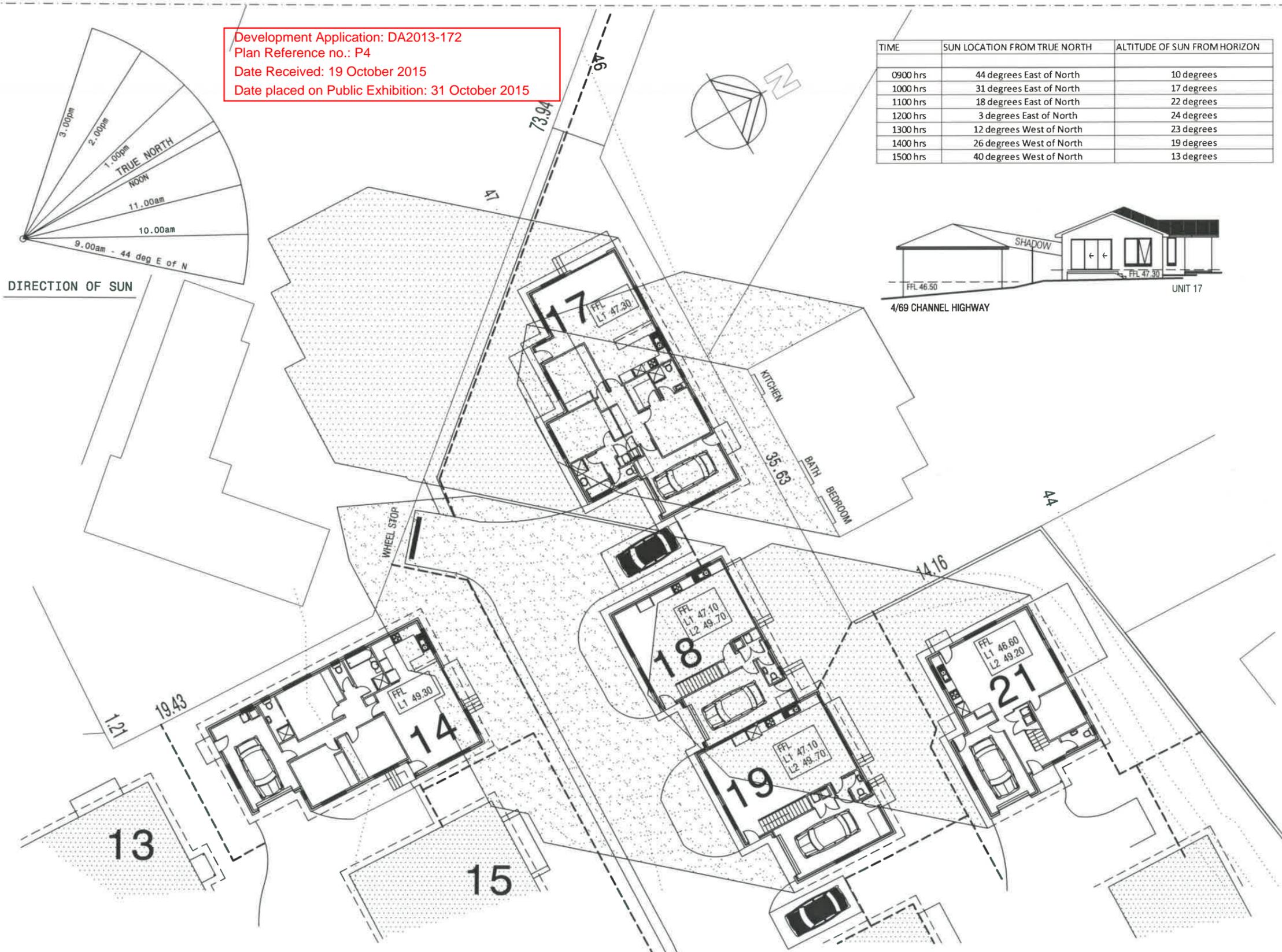
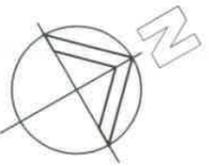
ISSUES
 R - Revised details

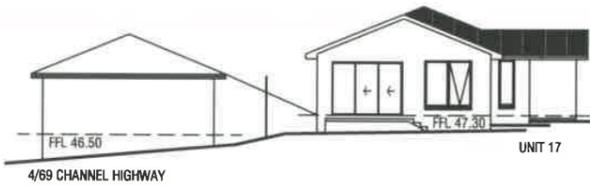
SCALES 1:250
 DRAWN: BRIAN DATE: 31/07/15

ZONE C
 SHADOW - 0900 hrs

DRAWING No.
2012-029-C-S6a
 ISSUE NO. R

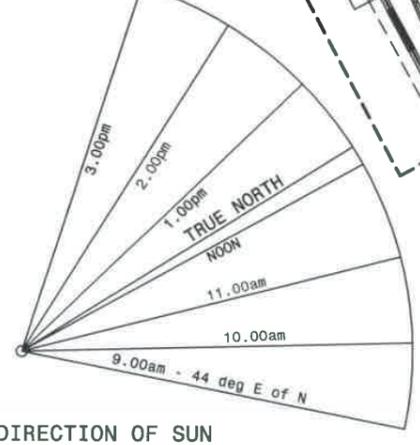
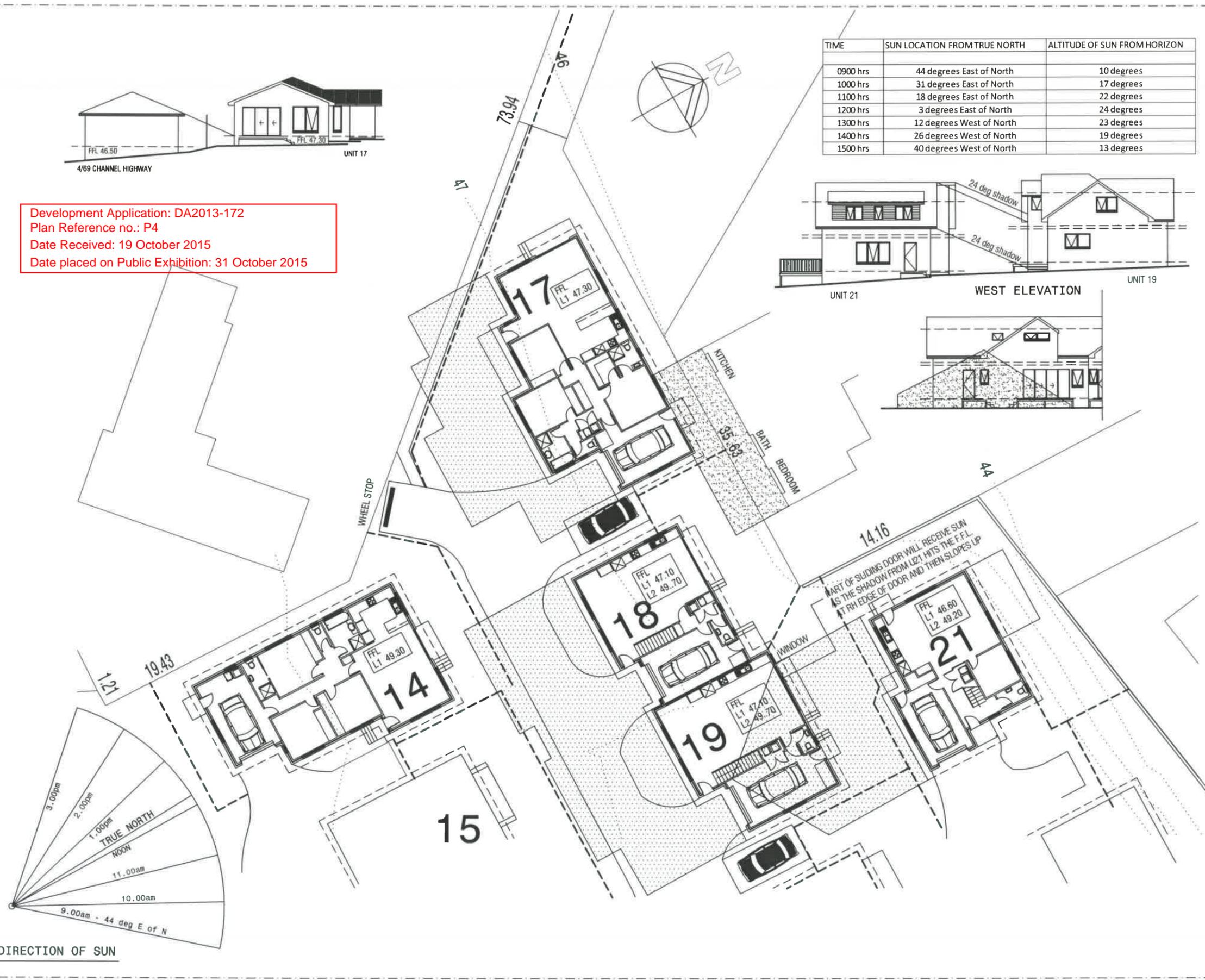
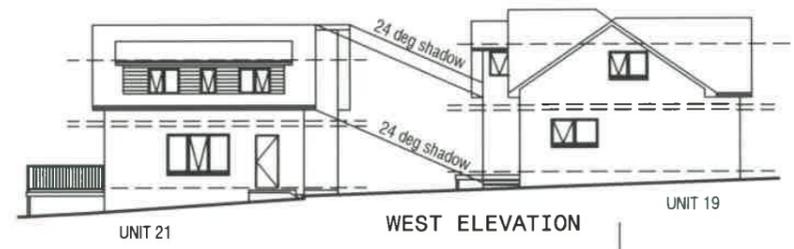
DIRECTION OF SUN





Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

TIME	SUN LOCATION FROM TRUE NORTH	ALTITUDE OF SUN FROM HORIZON
0900 hrs	44 degrees East of North	10 degrees
1000 hrs	31 degrees East of North	17 degrees
1100 hrs	18 degrees East of North	22 degrees
1200 hrs	3 degrees East of North	24 degrees
1300 hrs	12 degrees West of North	23 degrees
1400 hrs	26 degrees West of North	19 degrees
1500 hrs	40 degrees West of North	13 degrees



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PROJECT:
PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES
 R - Revised details

SCALES 1:250
 DRAWN: BRIAN
 DATE: 31/07/15

ZONE C
 SHADOW - 1200 hrs

DRAWING No.
2012-029-C-S6b
 ISSUE NO. R



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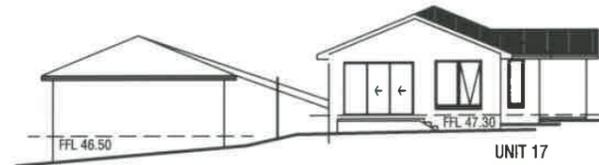
ISSUES	
R - Revised details	

SCALE: 1:250
DRAWN: BRIAN
DATE: 31/07/15

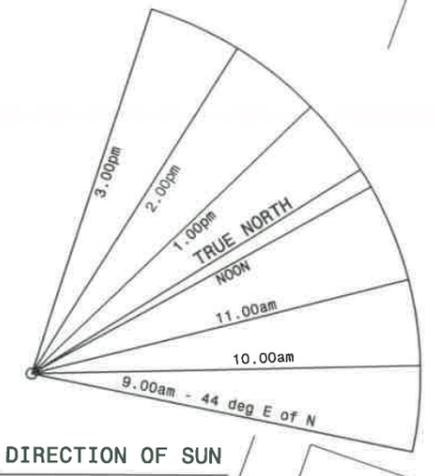
ZONE C
SHADOW - 1500 hrs

DRAWING No.
2012-029-C-S6c
ISSUE NO. R

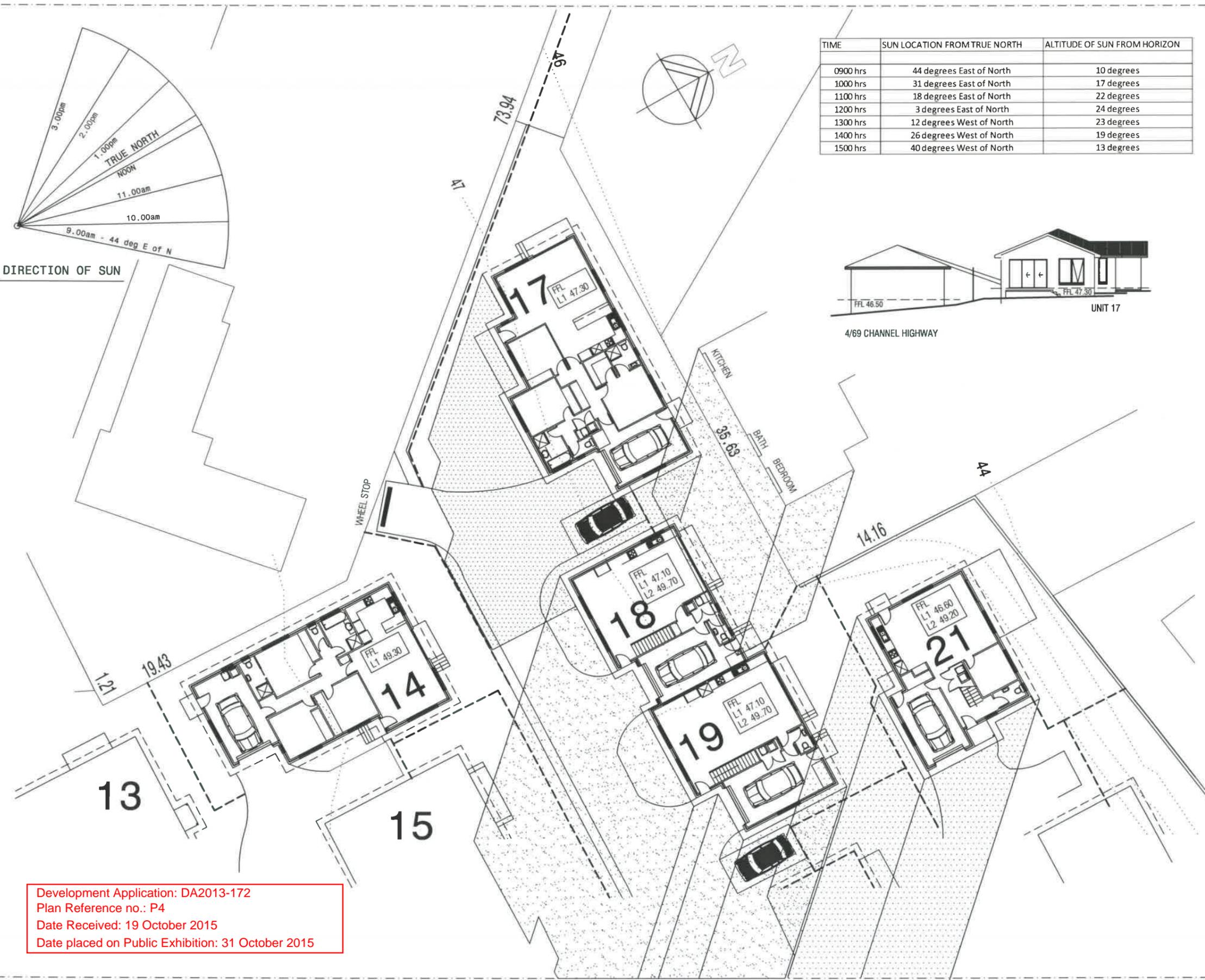
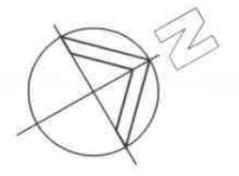
TIME	SUN LOCATION FROM TRUE NORTH	ALTITUDE OF SUN FROM HORIZON
0900 hrs	44 degrees East of North	10 degrees
1000 hrs	31 degrees East of North	17 degrees
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1300 hrs	12 degrees West of North	23 degrees
1400 hrs	26 degrees West of North	19 degrees
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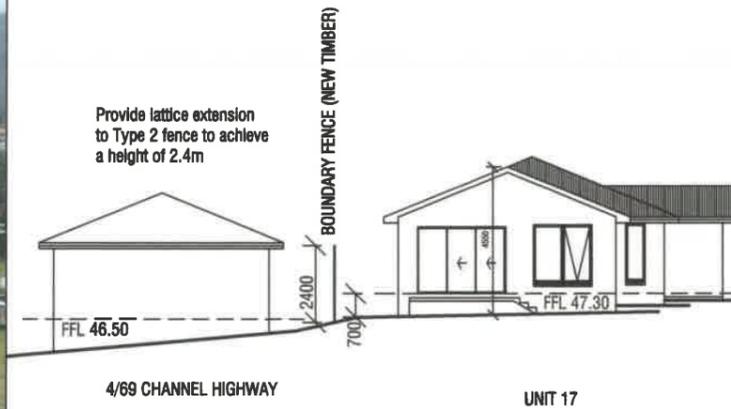
4/69 CHANNEL HIGHWAY



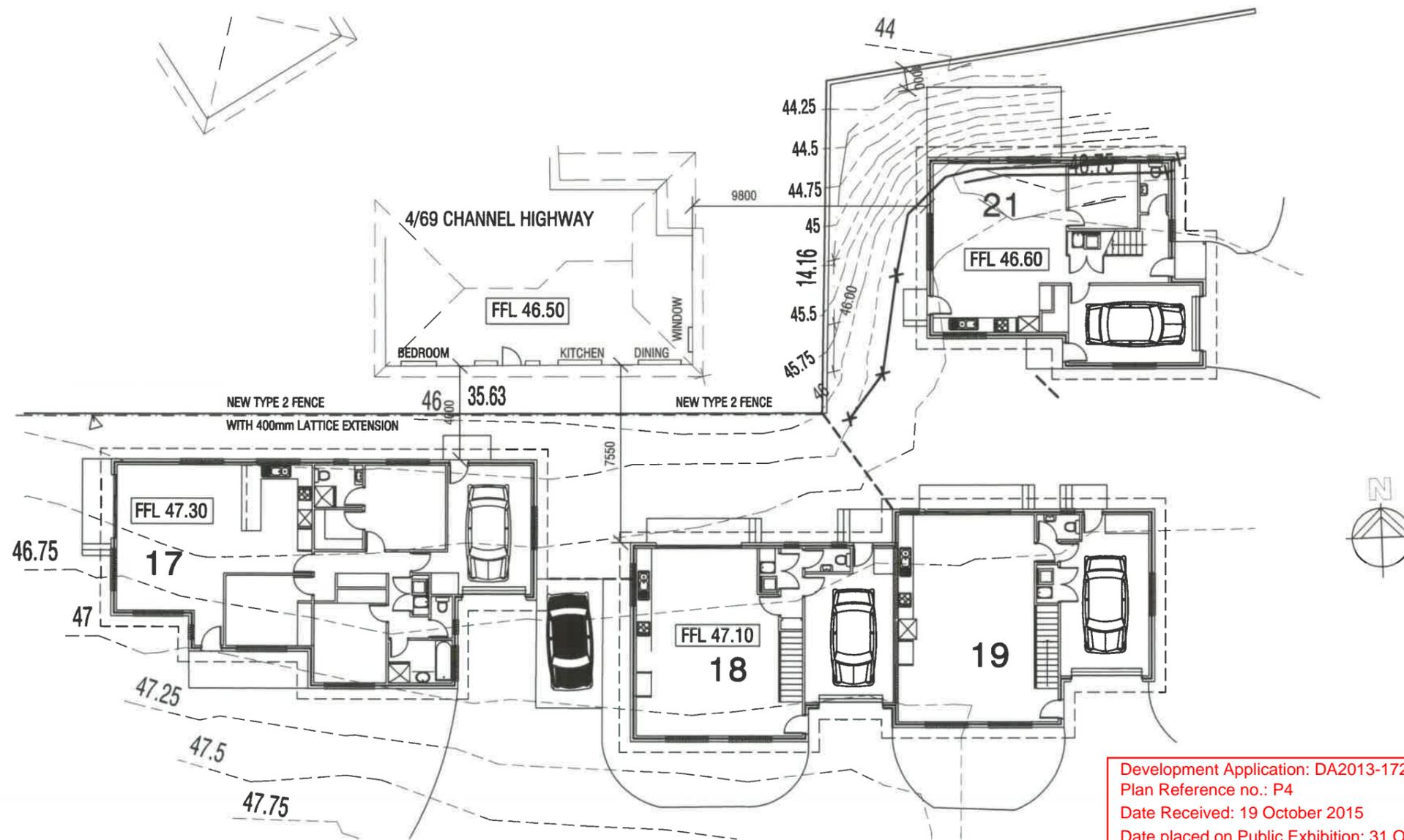
DIRECTION OF SUN



Development Application: DA2013-172
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WEST ELEVATION



Development Application: DA2013-172
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ISSUES
 R - Revised details

SCALEs 1:200
 DRAWN: BRIAN
 DATE: 31/07/15

ZONE C
 UNITS 17, 18 & 21 RELATION
 to 4/69 CHANNEL HIGHWAY

DRAWING No.
2012-029-C-S7a
 ISSUE NO. R

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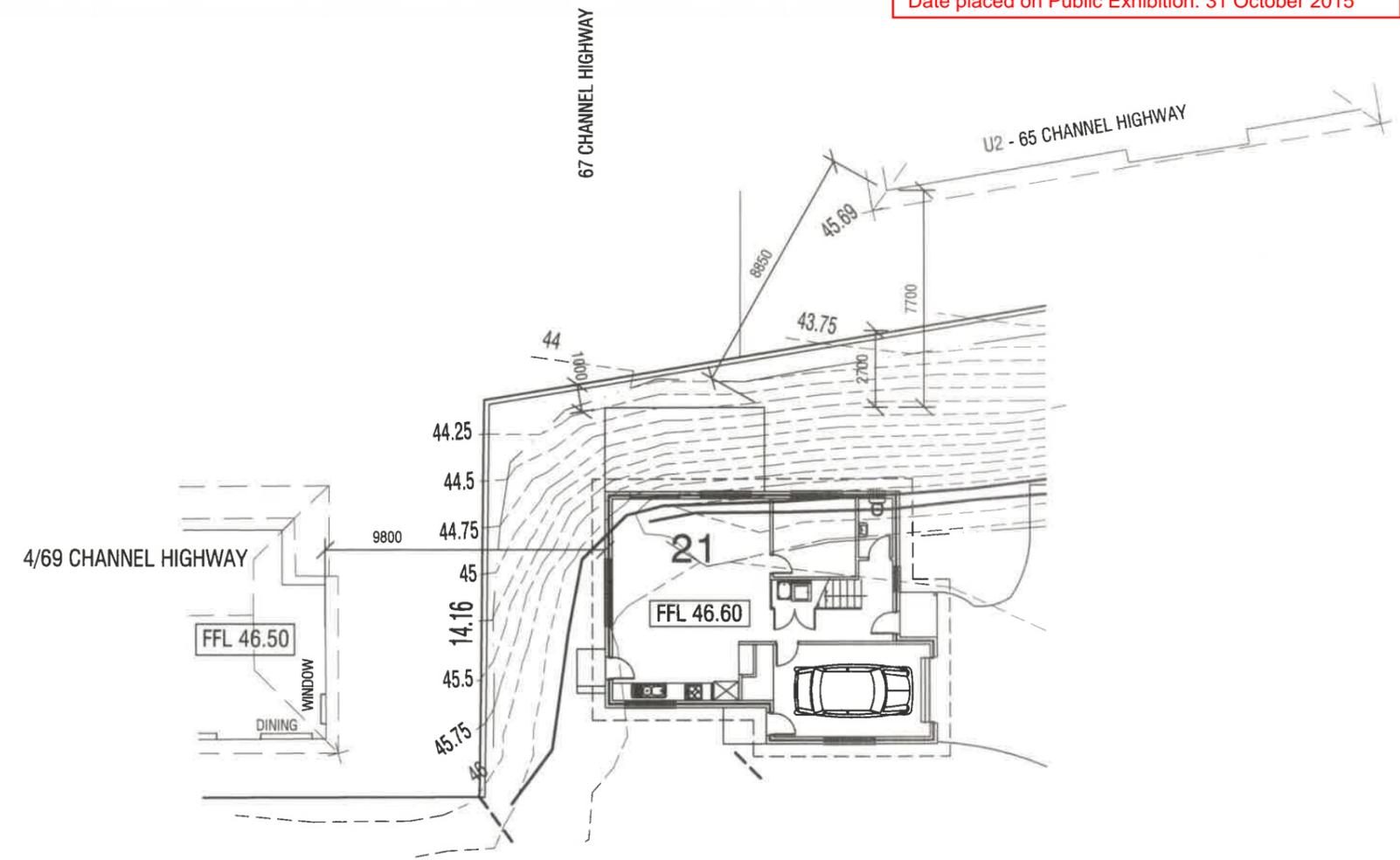
PROJECT:
PROPOSED UNIT DEVELOPMENT
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ISSUES
 R - Revised details

SCALES 1:500
 DRAWN: BRIAN
 DATE: 31/07/15

ZONE C
 UNIT 21 RELATION to
 4/69 & 2/65 CHANNEL HIGHWAY

DRAWING No.
2012-029-C-S7b
 ISSUE NO. R



EAST ELEVATION
 4/69 CHANNEL HIGHWAY

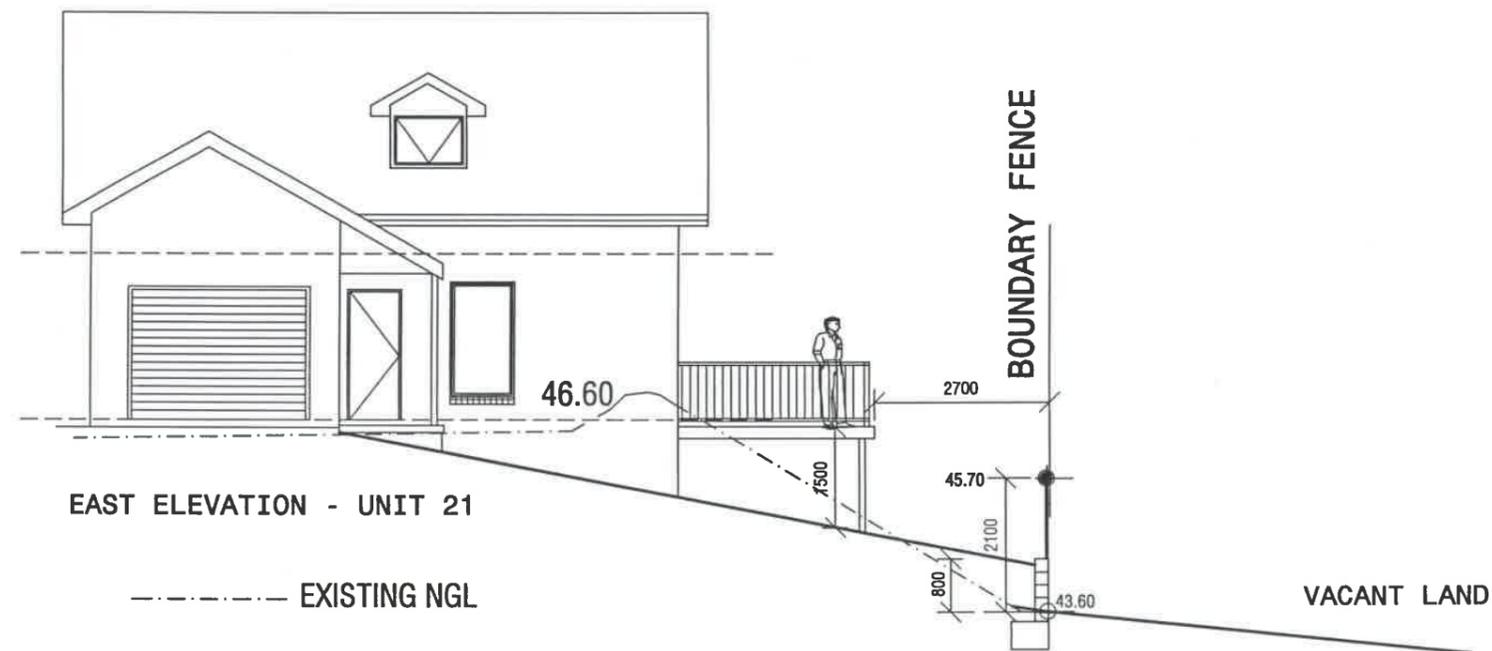
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ISSUES
 R - Revised details

SCALES 1:100

DRAWN: BRIAN DATE: 31/07/15

ZONE C
 UNIT 21 RELATION
 to 67 CHANNEL HIGHWAY

DRAWING No.
2012-029-C-S7C
 ISSUE NO. R

Development Application: DA2013-172
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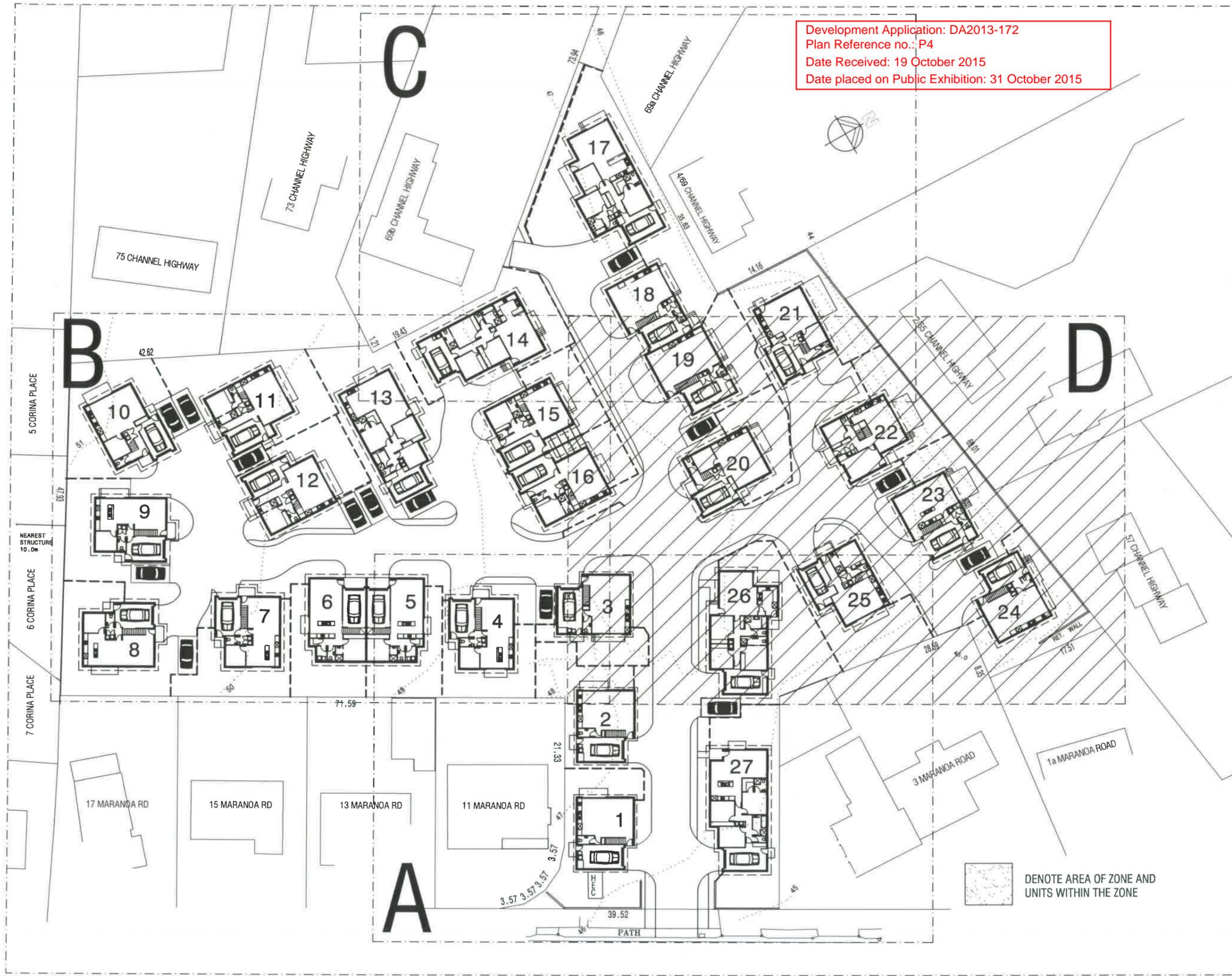
PROJECT:
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ISSUES
 R - Revised details

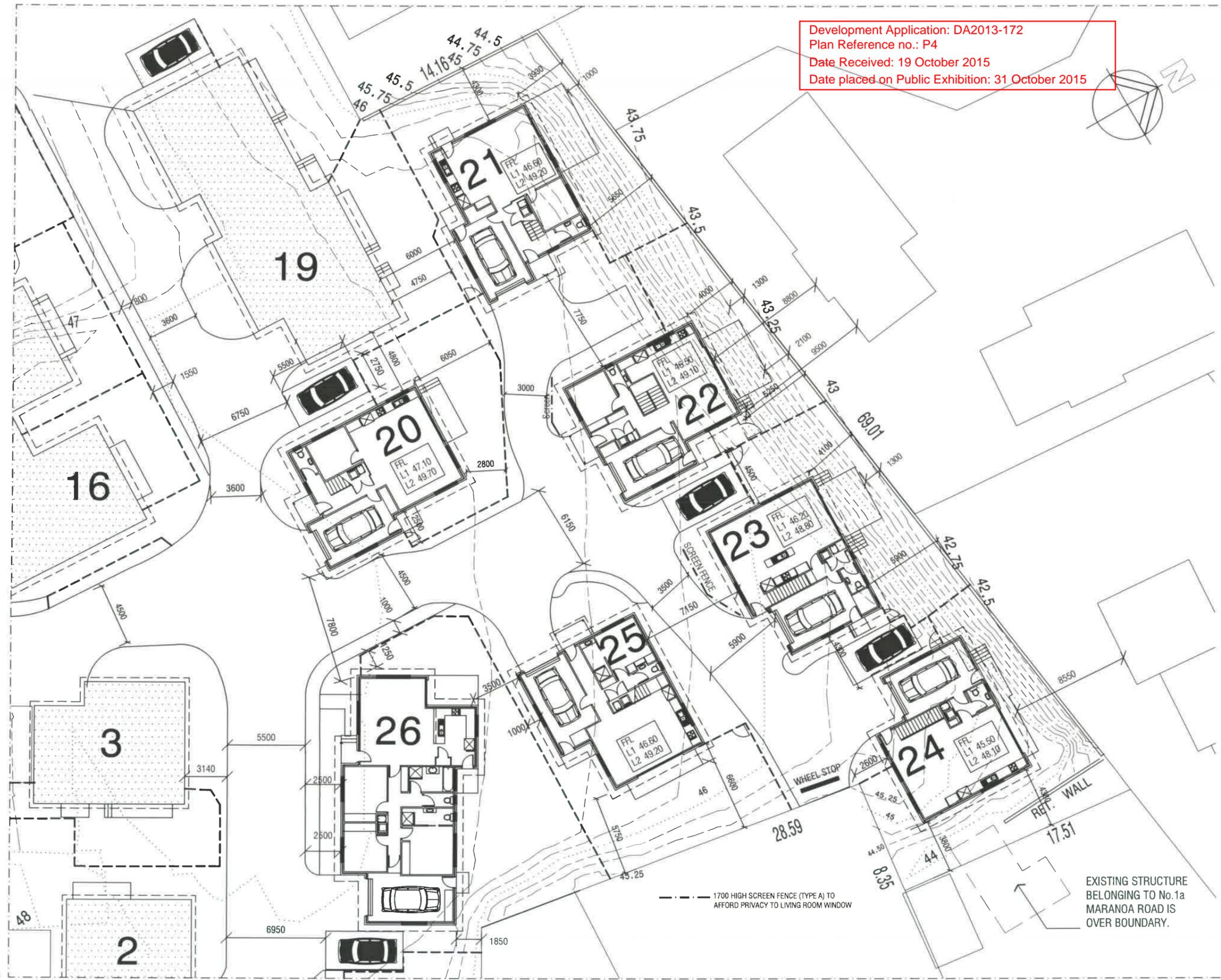
SCALE: 1:500
 DRAWN: BRIAN
 DATE: 31/07/15

ZONE D
 SITE LOCATION PLAN

DRAWING No.
2012-029-D-S1
 ISSUE NO. R



DENOTE AREA OF ZONE AND
 UNITS WITHIN THE ZONE



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ISSUES
 R - Revised details

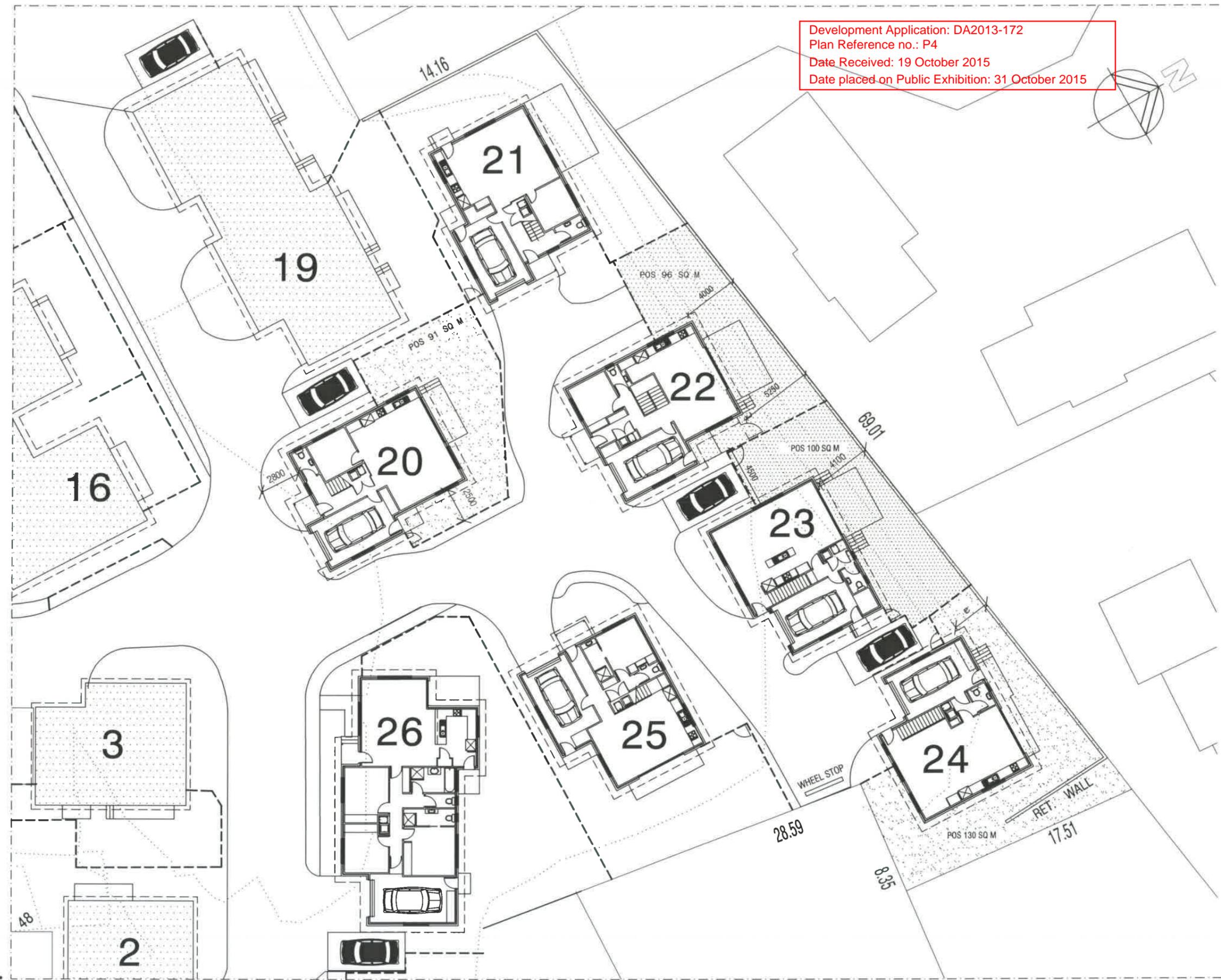
SCALES 1 : 250
 DRAWN: BRIAN DATE: 31/07/15

ZONE D
 SETOUT PLAN

DRAWING No.
2012-029-D-S2
 ISSUE NO. R

--- 1700 HIGH SCREEN FENCE (TYPE A) TO AFFORD PRIVACY TO LIVING ROOM WINDOW

EXISTING STRUCTURE BELONGING TO No.1a MARANOA ROAD IS OVER BOUNDARY.



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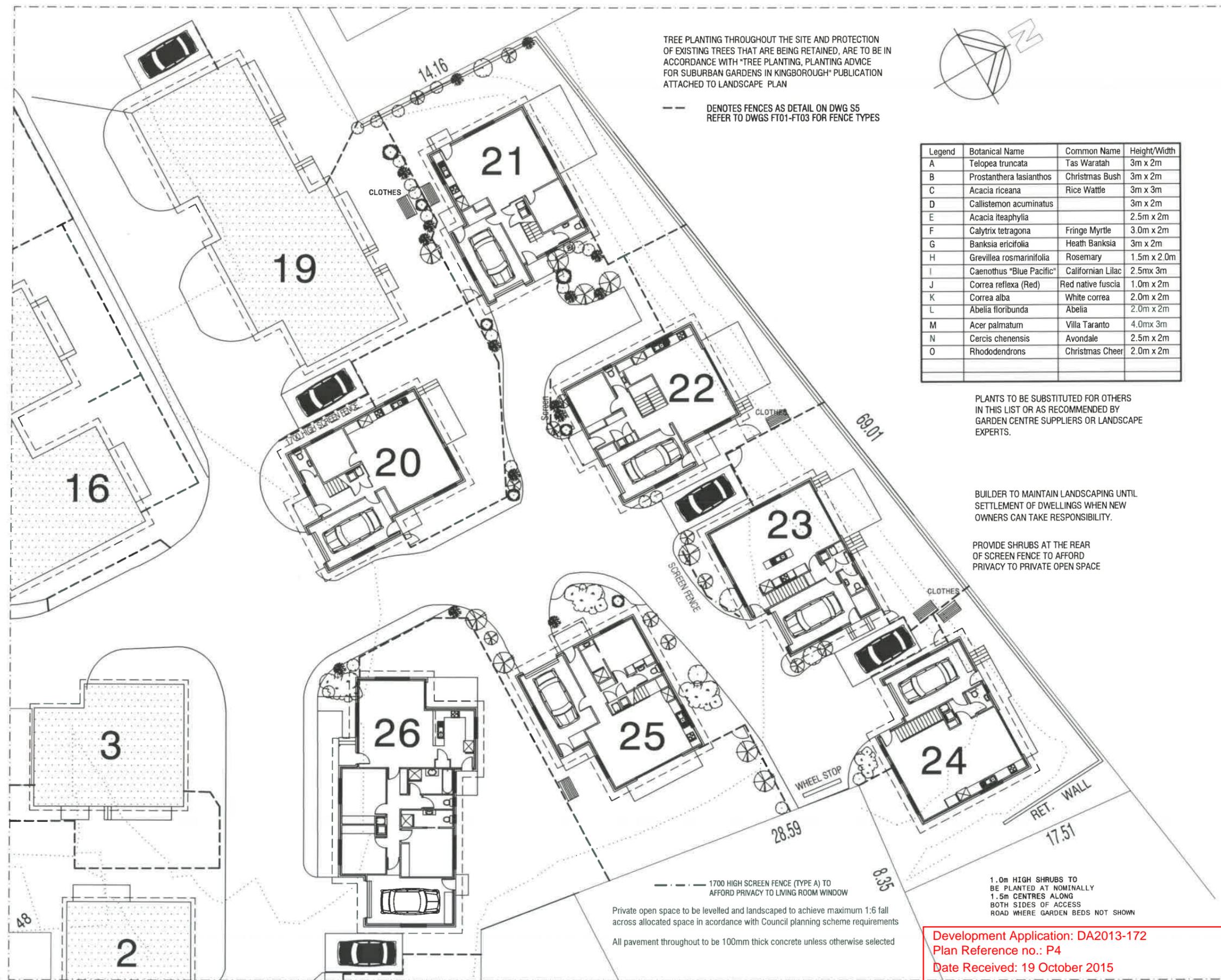
PROJECT:
PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES
 R - Revised details

SCALES 1:250
 DRAWN: BRIAN
 DATE: 31/07/15

ZONE D
 OPEN SPACE PLAN

DRAWING No.
2012-029-D-S3
 ISSUE NO. R



TREE PLANTING THROUGHOUT THE SITE AND PROTECTION OF EXISTING TREES THAT ARE BEING RETAINED, ARE TO BE IN ACCORDANCE WITH "TREE PLANTING, PLANTING ADVICE FOR SUBURBAN GARDENS IN KINGBOROUGH" PUBLICATION ATTACHED TO LANDSCAPE PLAN

--- DENOTES FENCES AS DETAIL ON DWG S5 REFER TO DWGS FT01-FT03 FOR FENCE TYPES



Legend	Botanical Name	Common Name	Height/Width
A	Telopea truncata	Tas Waratah	3m x 2m
B	Prostanthera lasianthos	Christmas Bush	3m x 2m
C	Acacia riceana	Rice Wattle	3m x 3m
D	Callistemon acuminatus		3m x 2m
E	Acacia iteaphylla		2.5m x 2m
F	Calytrix tetragona	Fringe Myrtle	3.0m x 2m
G	Banksia ericifolia	Heath Banksia	3m x 2m
H	Grevillea rosmarinifolia	Rosemary	1.5m x 2.0m
I	Caenothus "Blue Pacific"	Californian Lilac	2.5mx 3m
J	Correa reflexa (Red)	Red native fuscia	1.0m x 2m
K	Correa alba	White correa	2.0m x 2m
L	Abelia floribunda	Abelia	2.0m x 2m
M	Acer palmatum	Villa Taranto	4.0mx 3m
N	Cercis chenensis	Avondale	2.5m x 2m
O	Rhododendrons	Christmas Cheer	2.0m x 2m

PLANTS TO BE SUBSTITUTED FOR OTHERS IN THIS LIST OR AS RECOMMENDED BY GARDEN CENTRE SUPPLIERS OR LANDSCAPE EXPERTS.

BUILDER TO MAINTAIN LANDSCAPING UNTIL SETTLEMENT OF DWELLINGS WHEN NEW OWNERS CAN TAKE RESPONSIBILITY.

PROVIDE SHRUBS AT THE REAR OF SCREEN FENCE TO AFFORD PRIVACY TO PRIVATE OPEN SPACE

--- 1700 HIGH SCREEN FENCE (TYPE A) TO AFFORD PRIVACY TO LIVING ROOM WINDOW
 Private open space to be levelled and landscaped to achieve maximum 1:6 fall across allocated space in accordance with Council planning scheme requirements
 All pavement throughout to be 100mm thick concrete unless otherwise selected

1.0m HIGH SHRUBS TO BE PLANTED AT NOMINALLY 1.5m CENTRES ALONG BOTH SIDES OF ACCESS ROAD WHERE GARDEN BEDS NOT SHOWN

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PROPOSED UNIT DEVELOPMENT at 7-9 MARANOA ROAD, KINGSTON for HOST HOLDINGS Pty Ltd

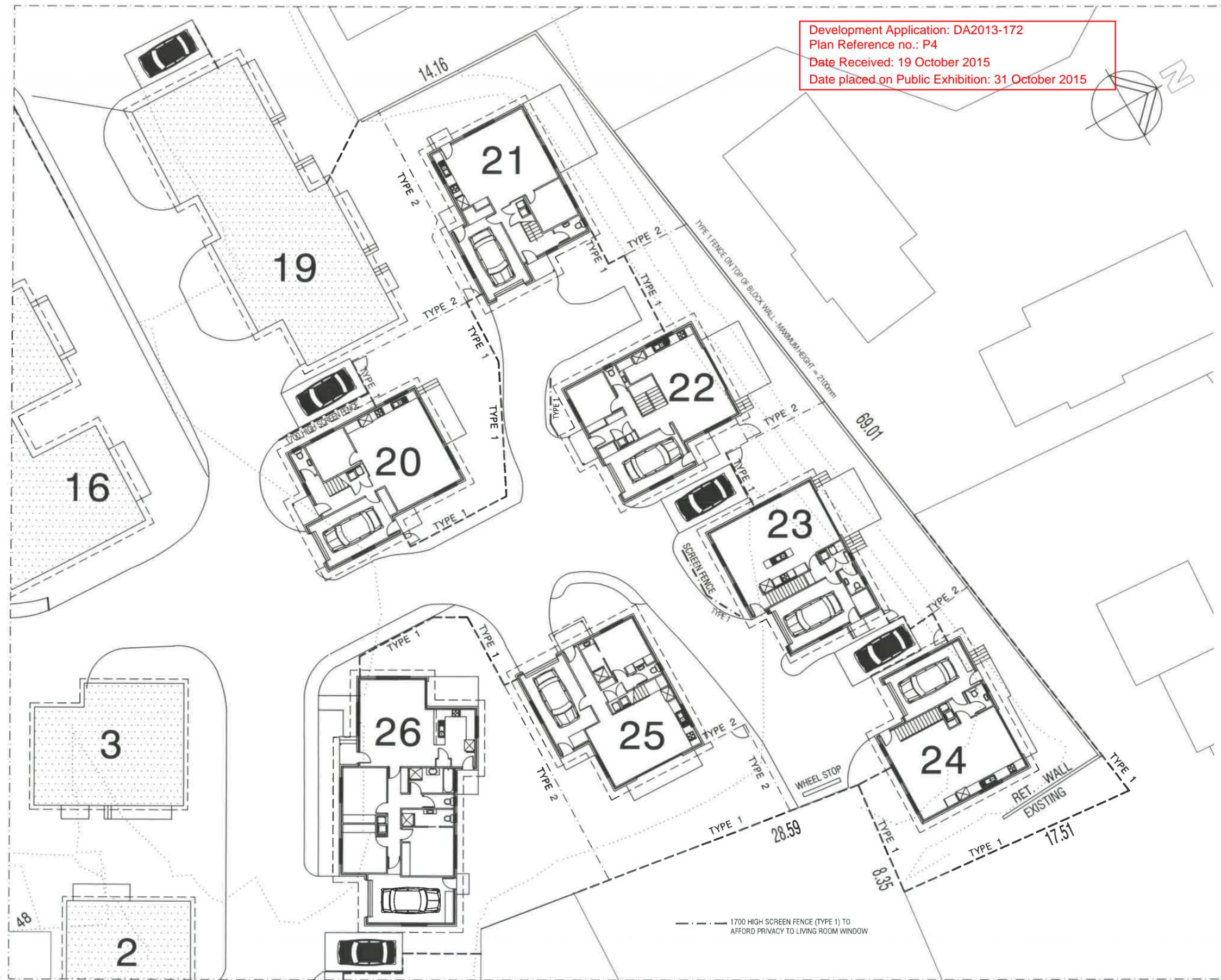
ISSUES
 R - Revised details

SCALE 1:250

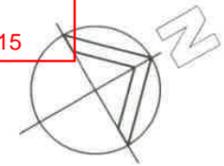
DRAWN: BRIAN DATE: 31/07/15

ZONE D LANDSCAPE PLAN

DRAWING No. 2012-029-D-S4 ISSUE NO. R



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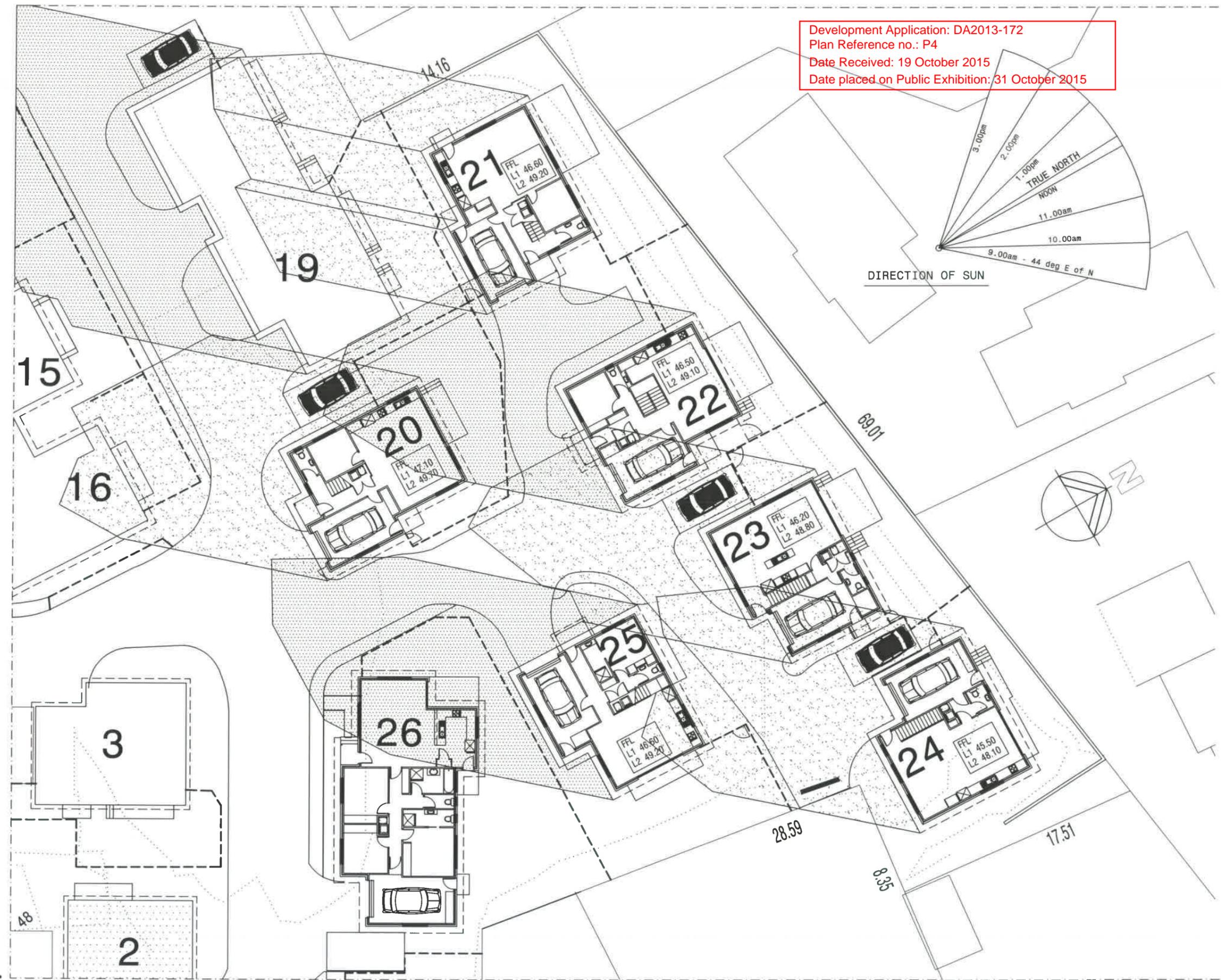
ISSUES
 R - Revised details

SCALES 1:250
 DRAWN: BRIAN DATE: 31/07/15

ZONE D
 FENCE PLAN

DRAWING No. 2012-029-D-S5
 ISSUE NO. R

--- 1700 HIGH SCREEN FENCE (TYPE 1) TO AFFORD PRIVACY TO LIVING ROOM WINDOW



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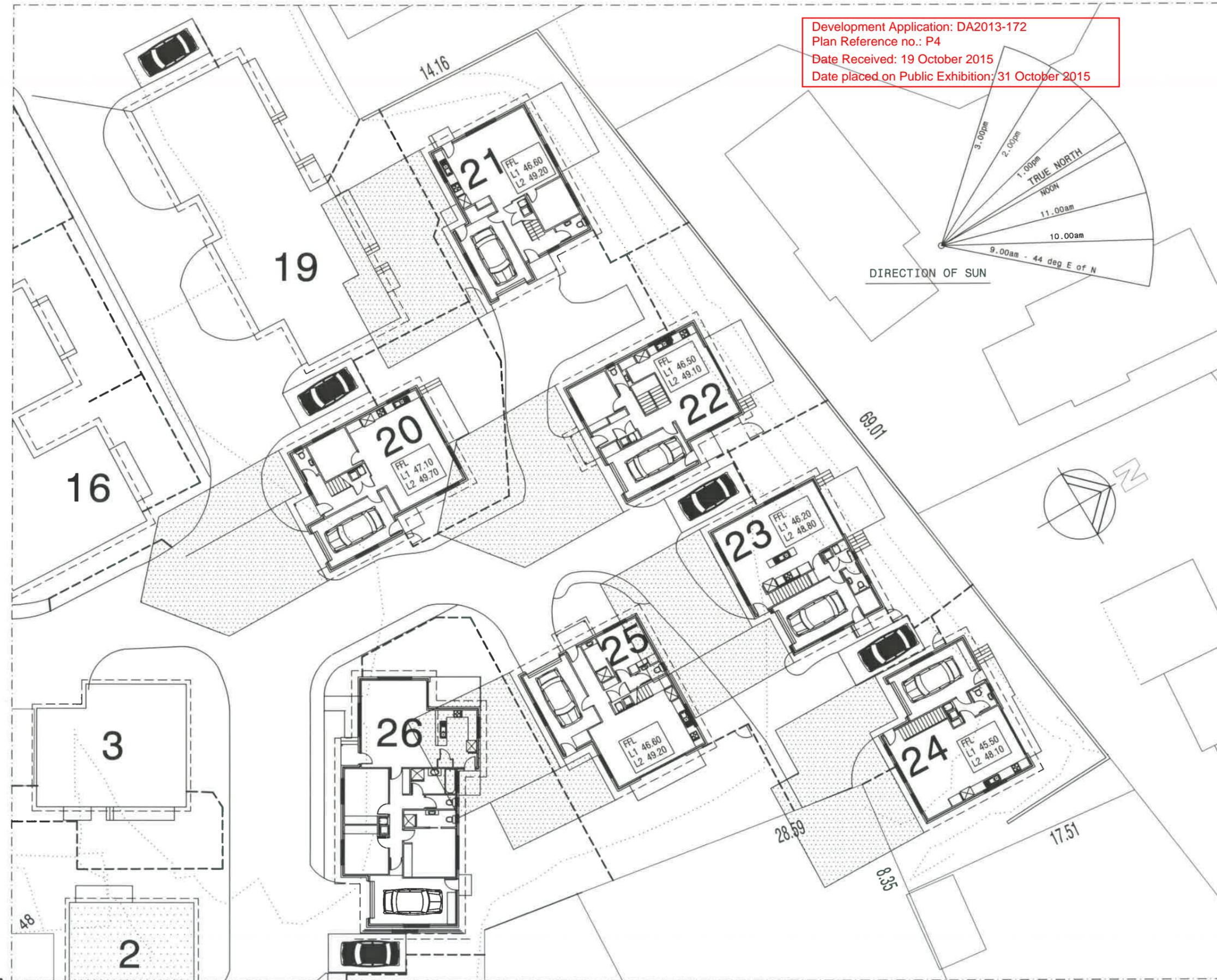
ISSUES
 R - Revised details

SCALES 1:250

DRAWN: BRIAN DATE: 31/07/15

ZONE D
 SHADOW - 0900 hrs

DRAWING No.
2012-029-D-S6a
 ISSUE NO. R



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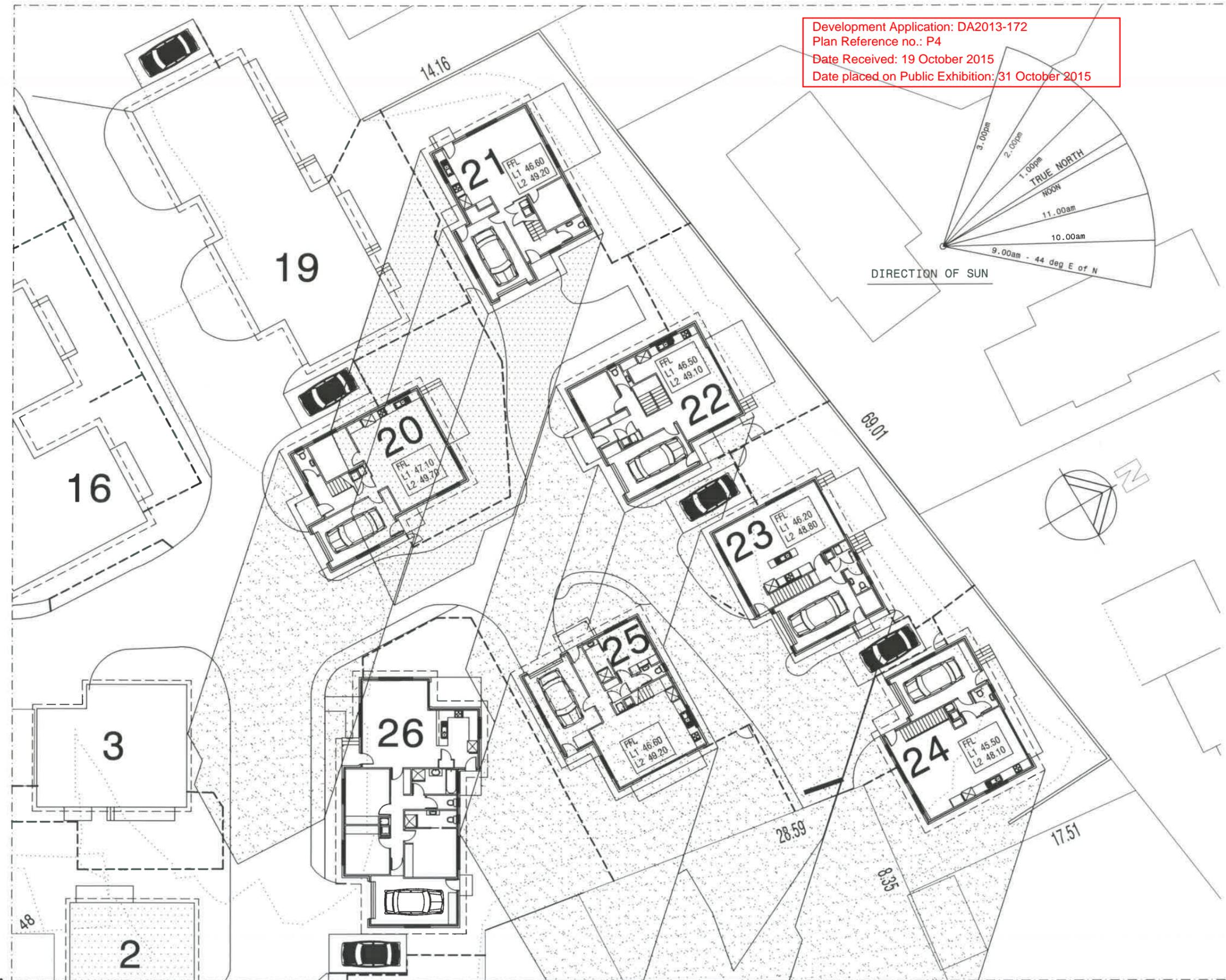
ISSUES
 R - Revised details

SCALEs 1:250

DRAWN: BRIAN
DATE: 31/07/15

ZONE D
 SHADOW - 1200 hrs

DRAWING No.
 2012-029-D-S6b
ISSUE NO. R



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ISSUES	
R - Revised details

SCALES 1:250

DRAWN: BRIAN DATE: 31/07/15

ZONE D
 SHADOW - 1500 hrs

DRAWING No.
2012-029-D-S6c
 ISSUE NO. R

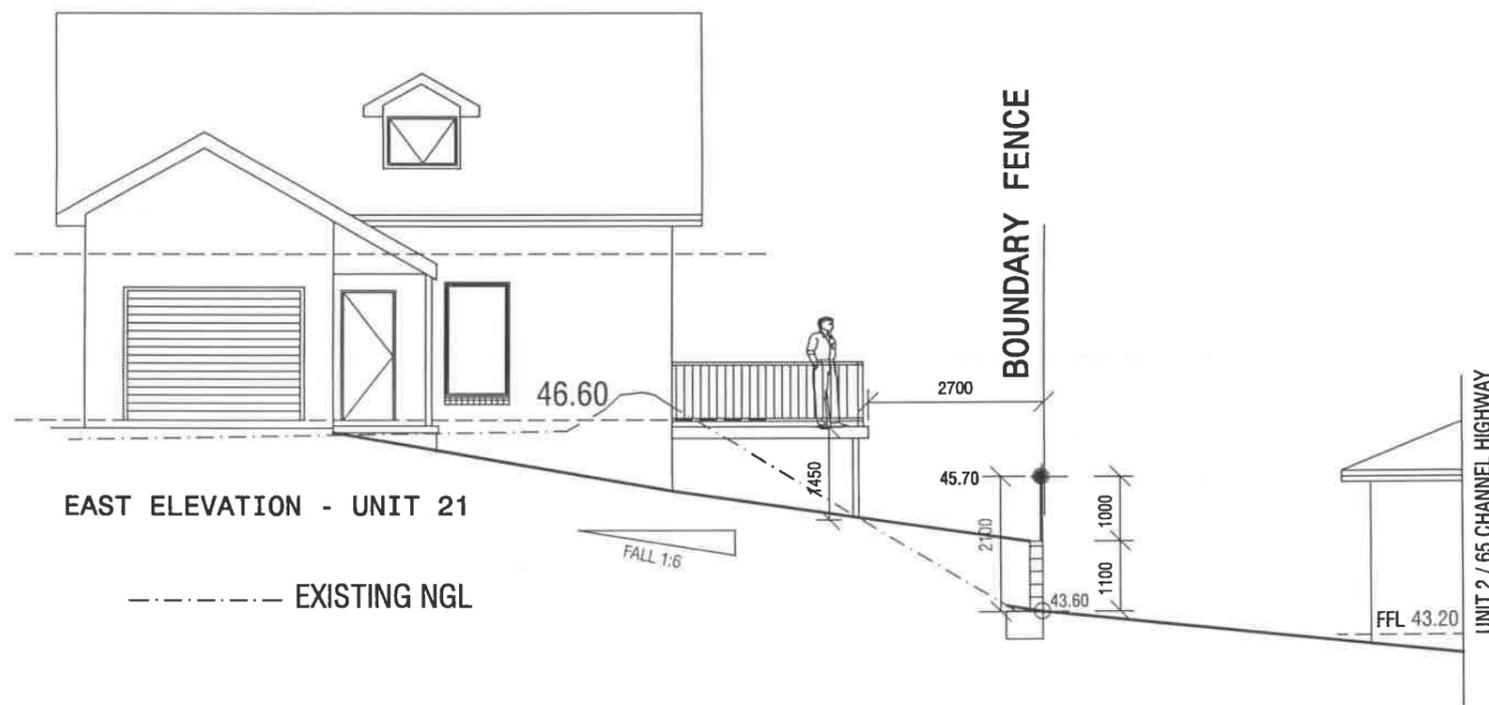
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EAST ELEVATION - UNIT 21

----- EXISTING NGL

ISSUES	
R - Revised details	

SCALES 1:100

DRAWN: BRIAN DATE: 31/07/15

ZONE D
 HEIGHT DETAILS-UNIT 21
 NORTH BOUNDARY

DRAWING No.
2012-029-D-S7a
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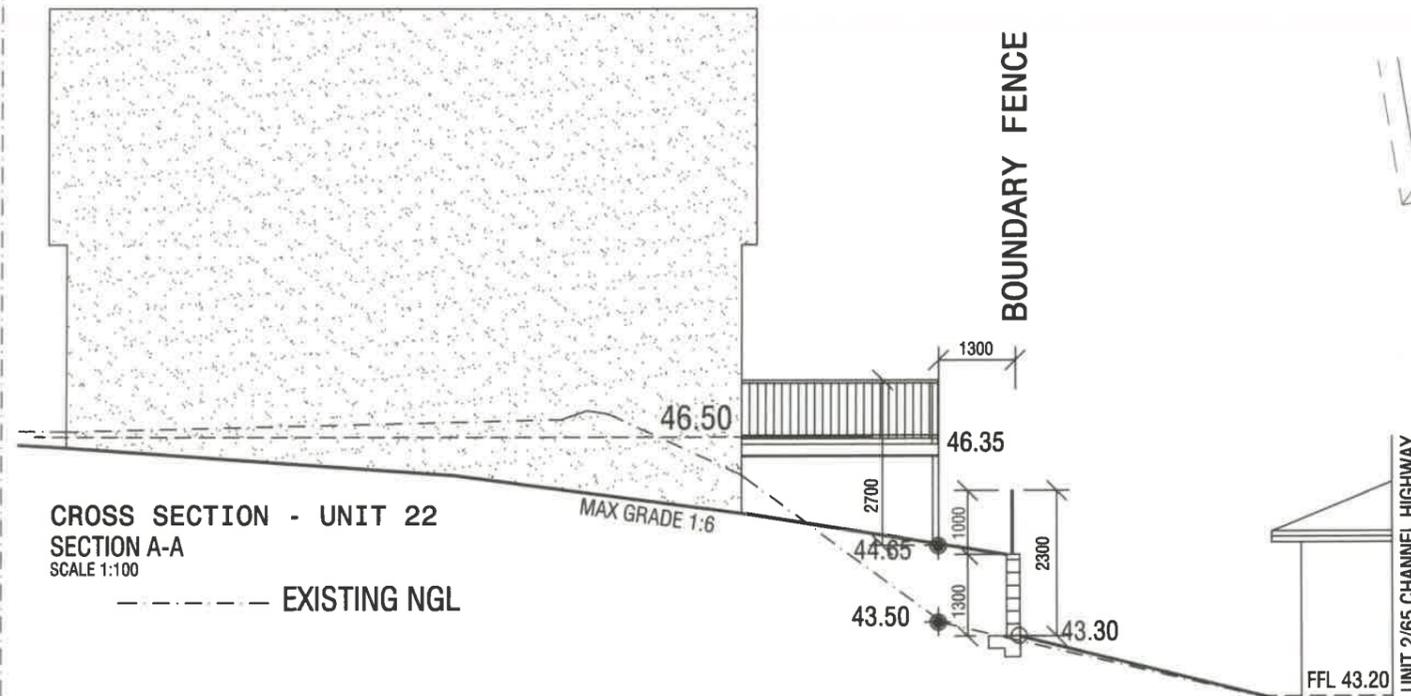
ISSUES	
R - Revised details	

SCALES 1:100 / 1:200

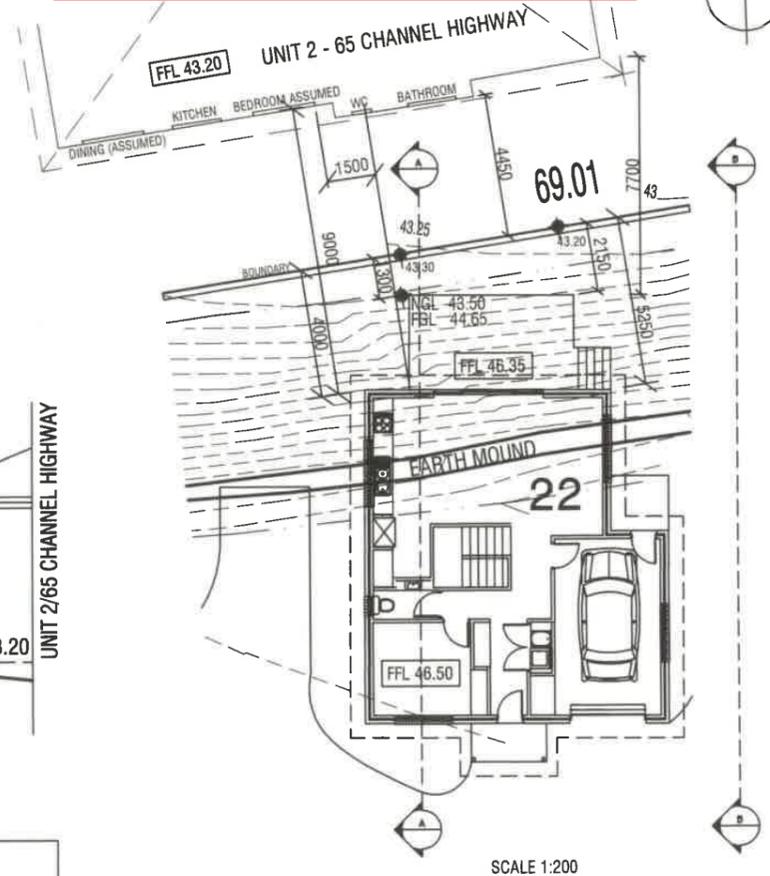
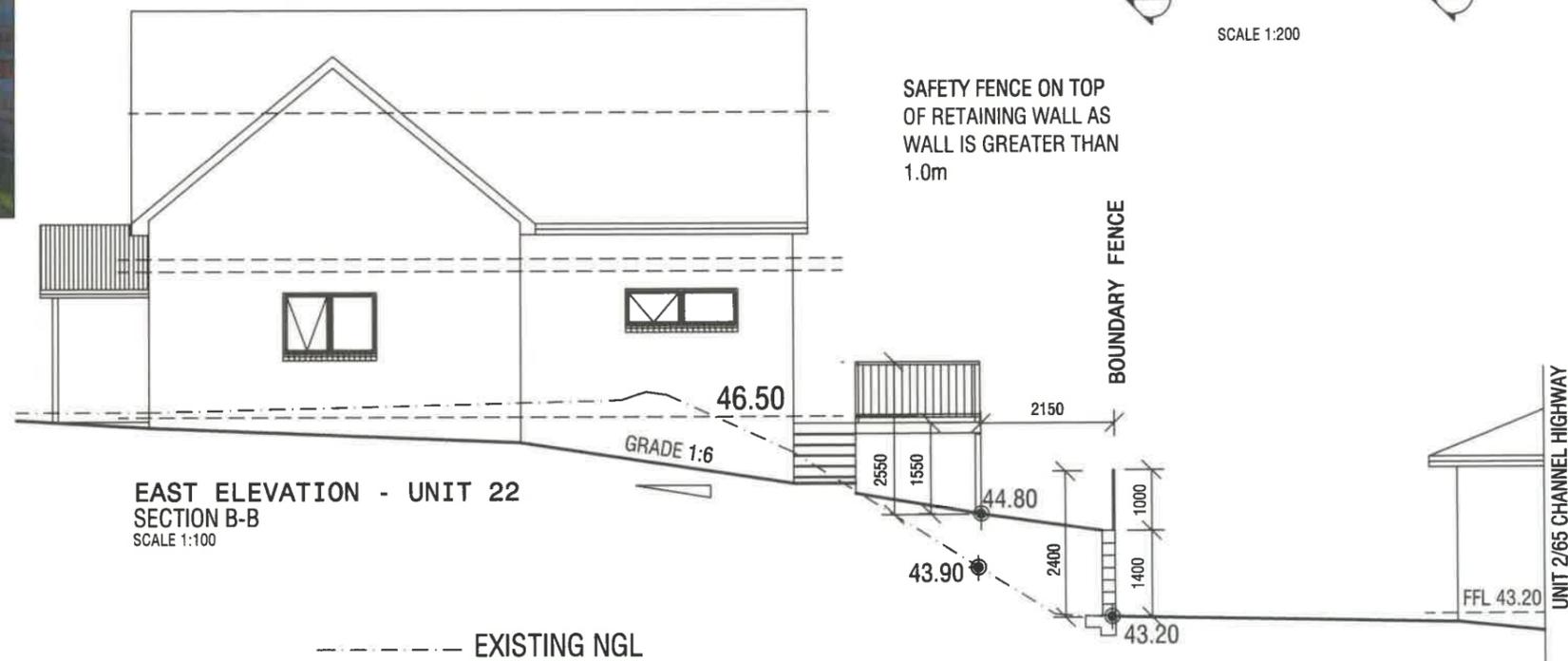
DRAWN: BRIAN DATE: 31/07/15

ZONE D
 HEIGHT DETAILS-UNIT 22
 NORTH BOUNDARY

DRAWING No.
2012-029-D-S7b
 ISSUE NO. R



UNIT 2 - 65 CHANNEL HIGHWAY



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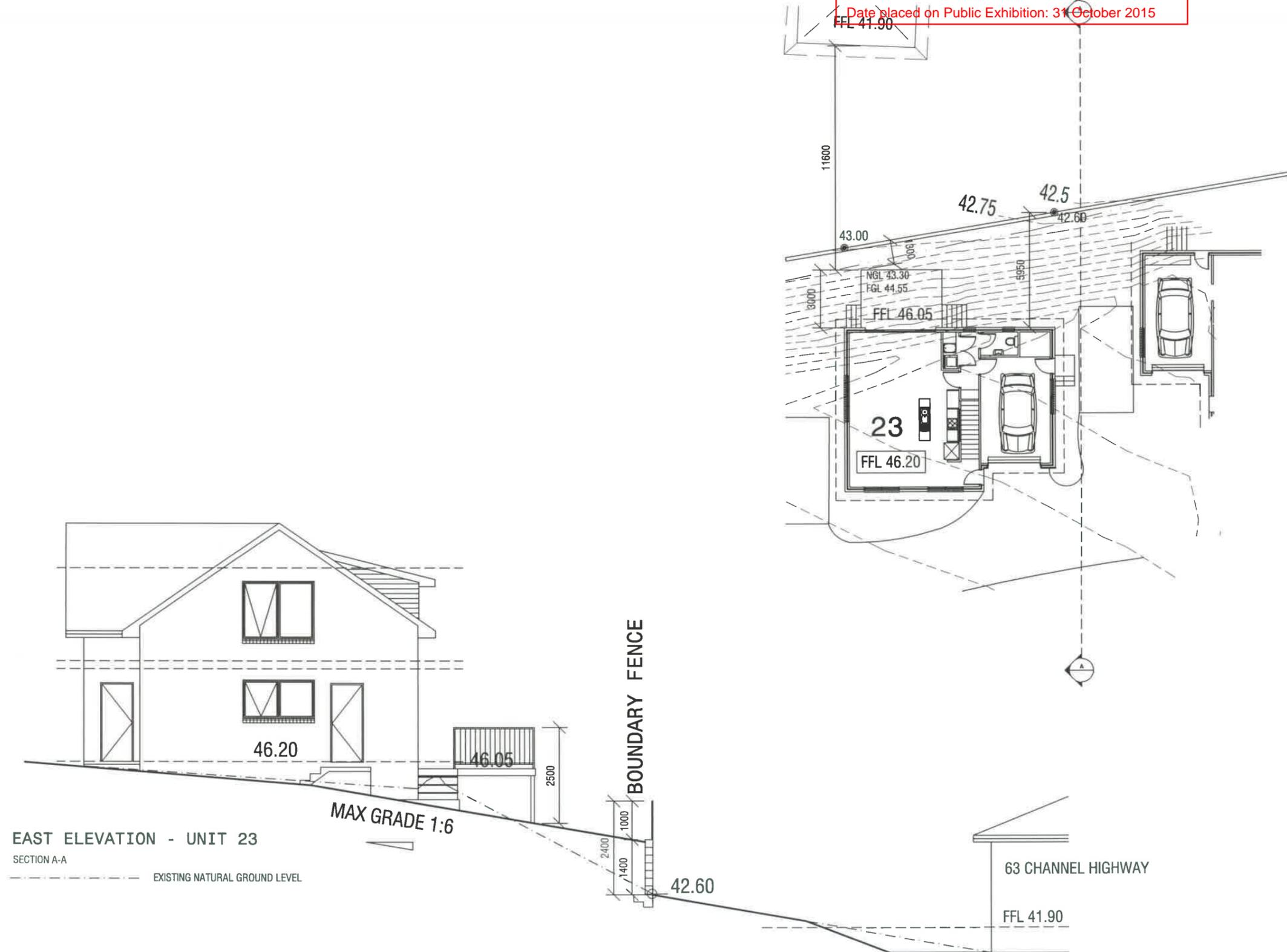
ISSUES
 R - Revised details

SCALES 1:100/200

DRAWN: BRIAN DATE: 31/07/15

ZONE D
 HEIGHT DETAILS-UNIT 23
 NORTH BOUNDARY

DRAWING No.
2012-029-D-S7C
 ISSUE NO. R



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1400 hrs	26 degrees West of North	19 degrees
1500 hrs	40 degrees West of North	13 degrees



SHADOW AFFECT ON PRIVATE OPEN SPACE - 1a MARANOA ROAD

- 0900 NO SHADE COVERS REAR OPEN SPACE - 250 sq m + available
- 1000 NO SHADE COVERS REAR OPEN SPACE - 250 sq m + available
- 1100 NO SHADE COVERS REAR OPEN SPACE - 250 sq m + available
- 1200 NO SHADE COVERS REAR OPEN SPACE - 250 sq m + available
- 1300 PART SHADE COVERS REAR OPEN SPACE - 200 sq m available
- 1400 PART SHADE COVERS REAR OPEN SPACE - 200 sq m available
- 1500 PART SHADE COVERS REAR OPEN SPACE - 150 sq m available

PLANNING SCHEME - Clause 5.4.6.4

Whilst shadow will affect the rear open space of this adjacent property, the requirements of the Planning Scheme have been complied with as there is in excess of 3 hours sun on the 21st June.



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R - Revised details

SCALEs 1:200

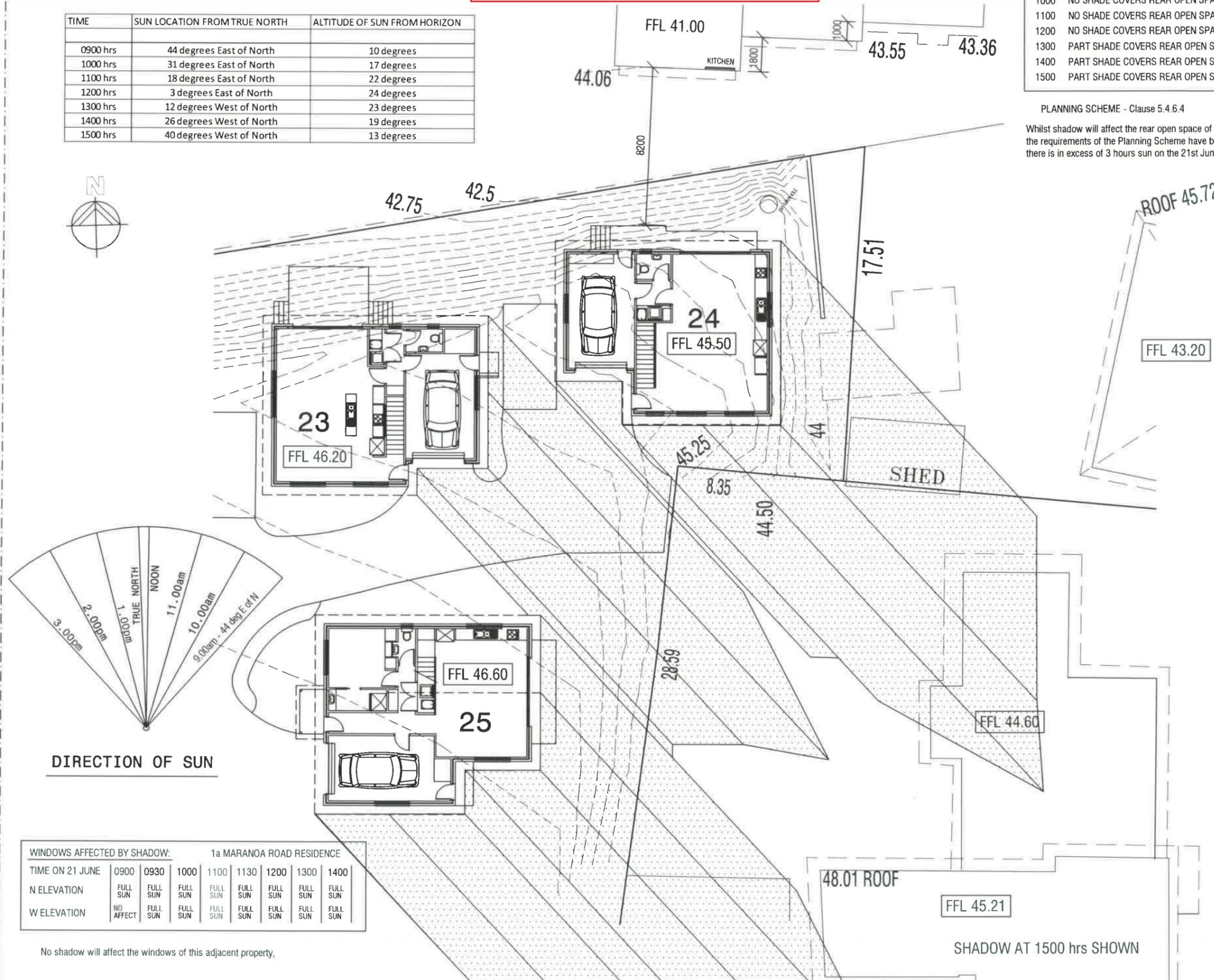
DRAWN: BRIAN

DATE: 31/07/15

ZONE D

SHADOW DETAILS-UNITS 23-25
 AFFECT - 1a&3 Maranoa Road

DRAWING No.
2012-029-D-S7e
 ISSUE NO. R

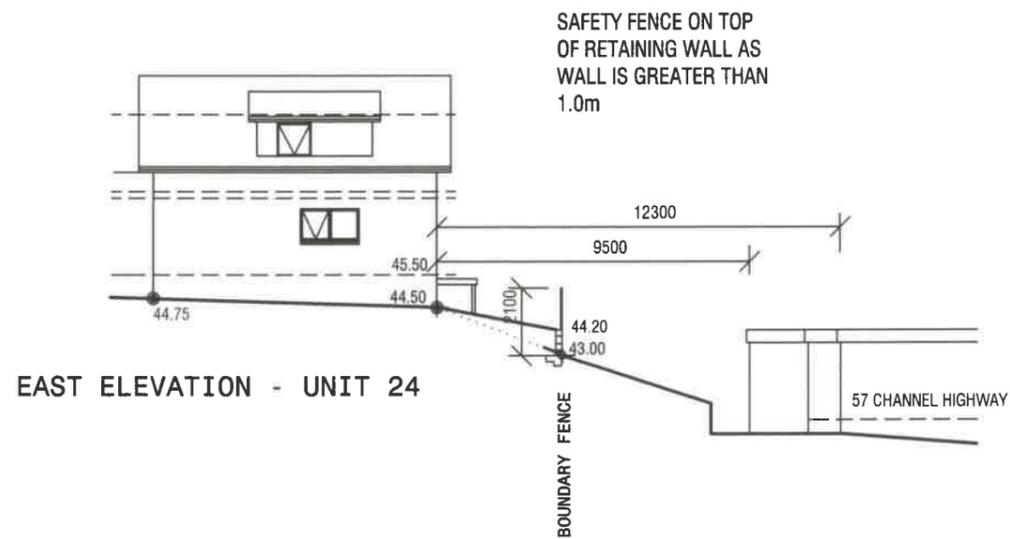
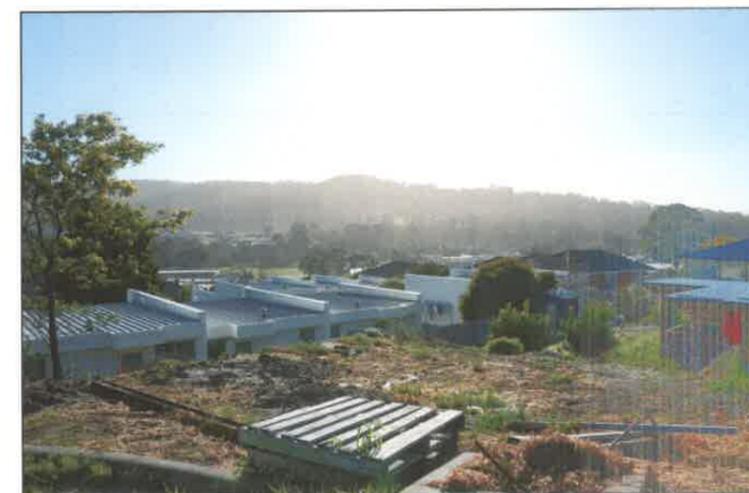
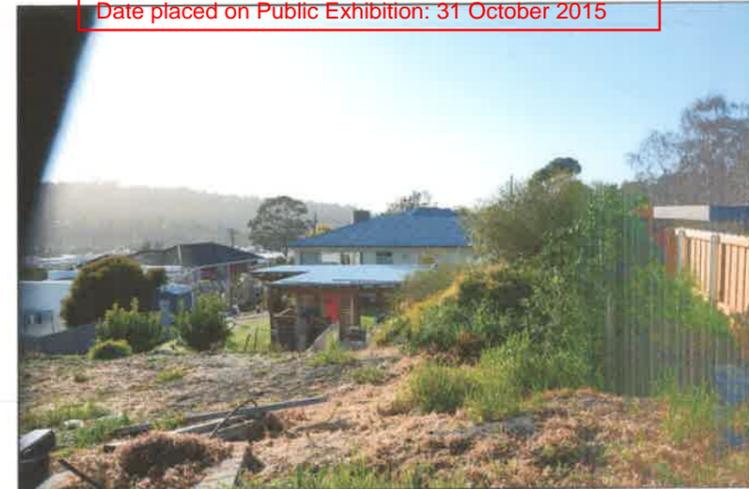
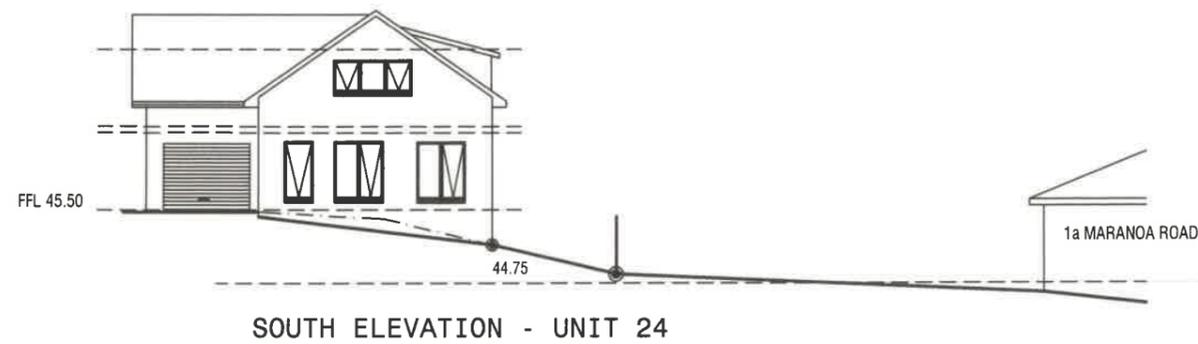


WINDOWS AFFECTED BY SHADOW: 1a MARANOA ROAD RESIDENCE

TIME ON 21 JUNE	0900	0930	1000	1100	1130	1200	1300	1400
N ELEVATION	FULL SUN	FULL SUN	FULL SUN	FULL SUN	FULL SUN	FULL SUN	FULL SUN	FULL SUN
W ELEVATION	NO AFFECT	FULL SUN						

No shadow will affect the windows of this adjacent property.

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ISSUES

R - Revised details

SCALE: 1:200

DRAWN:
 BRIAN

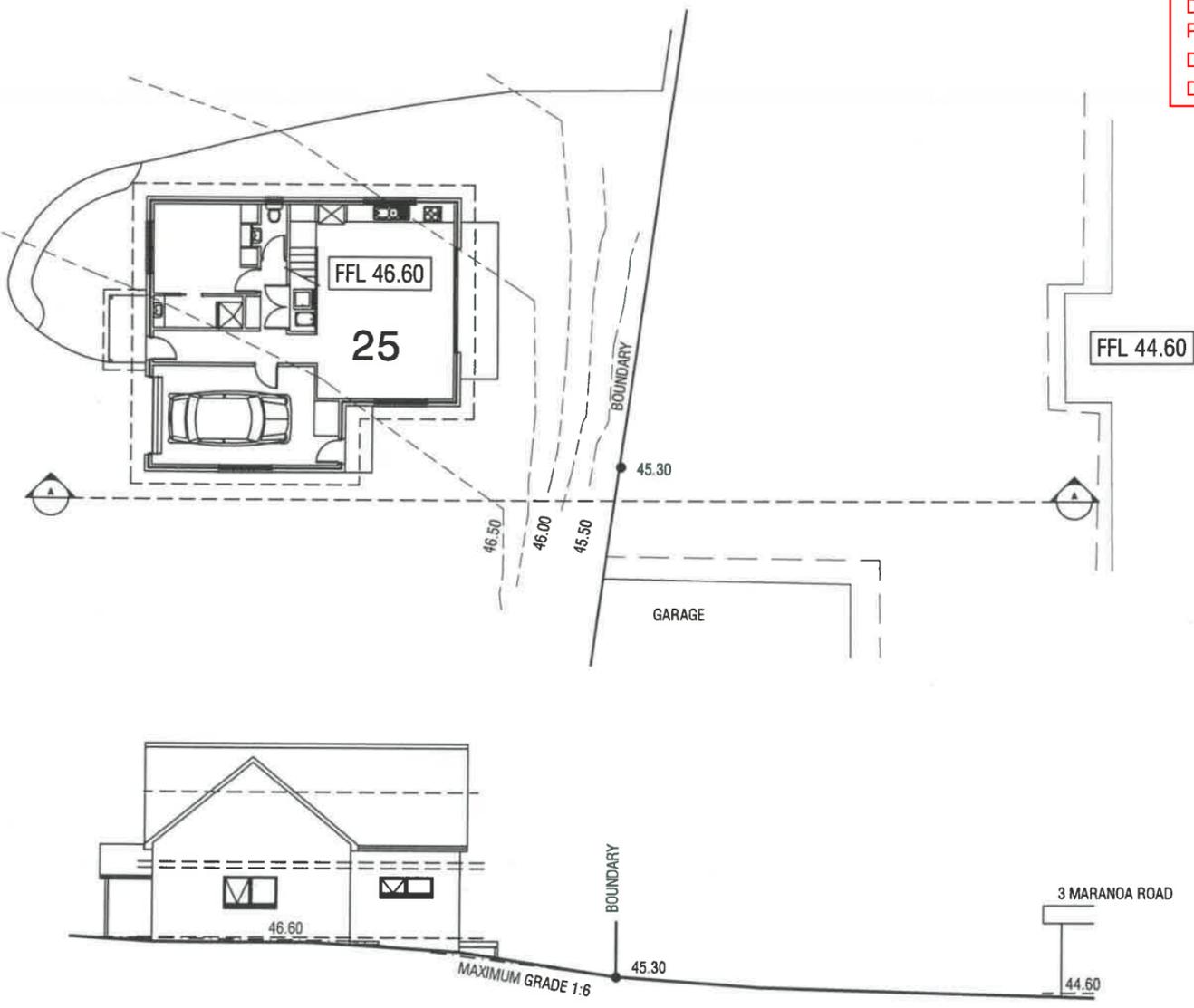
DATE:
 31/07/15

ZONE D

LEVELS-UNIT 24
 AFFECT - 57 Channel Highway
 AFFECT - 1a Maranoa Road

DRAWING No.
2012-029-D-S7f
 ISSUE NO. R

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SOUTH ELEVATION - VIEW A-A - UNIT 25



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 PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES
 R - Revised details

SCALES 1:200
 DRAWN: BRIAN
 DATE: 31/07/15

ZONE D
 LEVELS-UNITS 25
 AFFECT - 3 Maranóa Road

DRAWING No.
2012-029-D-S7g
 ISSUE NO. R

ADJACENT PROPERTIES QUERIES				Development Application: DA2013-172 Plan Reference no.: P4 Date Received: 19 October 2015 Date placed on Public Exhibition: 31 October 2015	
NAME	ADDRESS	CONCERNS	ACTION		DRAWING REFERENCE
Lane	13 Maranoa Road	Noise impact	No different to present area noises.		
		Shadow to open space	No affect until after 1300 hrs - Minimum 3 hrs achieved		Refer to DWG 2012-029-B-S6B
		Density	Complies with the Planning Scheme		
		Privacy and noise	No different to adjacent residences		
		Recreational space (POS)	None required - Not a sub division		
		Loss of view of Mt Wellington	Not applicable		
		Access by Emergency Vehicles	Vehicles can access all units if required.		
		Propert Values	Good quality units - Values better than some adjacent residences		
Murphy	4/69 Channel Highway	Being boxed in	Normal Unit Development.		
		Location of Unit 17 - 4m from existing	2.4m High fence to be constructed on boundary		
		Fencing to boundary - Privacy screening	2.4m High fence to be constructed on boundary		
		Shadow affect from Unit 21.	No shadow on residence at any time		Refer to DWG 2012-029-C-S6A
		Finished floor levels between unit and No. 4	800mm difference		Refer to Drawing C-S7a
		Loss of Privacy to windows on SE side	Screen fence		
		Noise from Construction work - Sound barriers,	Not necessary - no work to be done outside approved hours		
King	3/69 Channel Highway	Stormwater drainage onto Unit site	Engineer design has done this		
		Fence to be 2.4m high on boundary	fence height is 1.0m on top of 1100mm average retaining wall		Refer to DWG 2012-029-D-S7A
		Fence to be constracted prior to building work	To built when that area stage commences		
		Windows to L2 be obscure facing North	Further than 8.5m - No action required		
		Sill height of 1.2m for L2 windows	Further than 8.5m - No action required		
O'Malley	69b Channel Highway	Close proximity to residence by unit 14	Screen fence - 2.4m high		
		Their open space extension - 4m	Screen fence - 2.4m high		
		Seperation of windows - 8.5m	Screen fence - 2.4m high		
		Too many units in the development	Complies with Planning Scheme		
		Traffic load - report not detailed enough.	Traffic report compliant		
		Walkway - fencing - private use	Fences to be provided on both sides of walkway		
		Who is responsible for maintenance of walkway.	Body Corporate		
		Development requirements for elderly.	Depends on what the purchasers want.		
		Noise from construction - time limits	Not necessary - no work to be done outside approved hours		
		Asbestos management	To be carried by approved contractors if located during demolition		
		Time frame for the construction.	No requirement		
		Street lighting to the development	To be provided		
		Roof colours	Various Colorbond colours to Developers requirements		
		Fencing - negotiations with owners. - 2.0m high	Screen fence - 2.4m high		
Dragar	1 Maranoa Road	Possession of land on Development Site for 22 yrs	Owner/Developer to discuss		
		Height of Unit 24 unacceptable	Complies with Planning Scheme		
		Disruption to privacy of back yard	2.0m fence on Boundary		
		Lack of detail re retaining wall affect to property.	Existing retaining wall to be retained - No wall to be built on BDRY		

NAME	ADDRESS	CONCERNS	ACTION	DRAWING REFERENCE
Mizzen & Spaulding	6 Corina Place	Height of Buildings and distance to fences	Permitted Height	
		Loss of privacy - L2 windows be obscured	Windows comply - House located 19+m from boundary	
		Height of fence be 2.4m - constructed prior to start	Height of existing fence meets requirements	
		Roof & walls be same colour throughout development	Various colours to be used	
		Access to Easement	No easement on title	
		Hours of Work - Noise	Not necessary - no work to be done outside approved hours	
		Note in accordance with neighbourhood - single level houses	Not applicable - Height complies	
		Loss of privacy as main living in rear of property.	Screen fence to afford privacy	
		Height of U8-10 will impact badly on our property	Assumption only	
		Windows affect from L2	Assumption only	
		Outlook from house living areas	Will not be affected as house is approx 4.00 above L1 FFL	
Harper	(63-65 Channel Highway	Loss of privacy - Screen fencing	Provided	
		Landscape plan	Provided	
		Development complies with setback & Overshadowing	Yes - Documentation reflects these requirements	
		Fence be repaired if damaged during construction work		
		Discussion with owners by Developer	Not proposed	
		Construction time frame and completion date	No requirement	
		Noise and Environmental impact during building work.	Normal requirements to be observed	
		Traffic Impact - onto Channel Highway from Maranoa Road	Not necessary	
		No recreational facilities for children within the Development.	Not necessary	
		Rubbish bins - location	This has been addressed	
Paine	5 Corina Placed	Should not be any 2 storey buildings	No restriction - Developments complies	
		The number of units and closeness of the units.	Complies with Planning Scheme	
		Loss of Privacy to back yard a concern	Complies with Planning Scheme	
		Easement located on unit side of common fence	No reference to easement on Title	
		Colour palette of buildings - visually bright.	Various colours to be used	
		Safety of children and animals	Normal residential rules apply	
		Fence to boundary to be 2.4m High.	Existing fence meets requirements	
		Noise Level	Normal requirements to be observed	
		Would like a meeting with Council and Developer re concerns	Not proposed	
Verdouw	3 Maranoa Road	Site Analysis	Not a requirement	
		Adjoining properties not shown or not designated	Now been addressed	
		Loss of privacy - Overlooking	Been addressed	
		Site plan not in accordance Fig 3.1 of Planning Scheme		
		Windows of Adjoining residences not shown	Been addressed	
		Plot and fill not shown - Floor Levels	Been addressed	
		Height of units not shown	Been addressed	
		Setbacks are not clear	Been addressed	
		Privacy and Passive Surveillance - overshadowing.	Been addressed	
		Development not clear - not enough information provided.	Been addressed	
		Considerable amount of fill on site.	Been addressed	
		Impact of the development on adjacent properties	Been addressed	
		Size of unit 27 too big along common boundary	Setbacks have been met	
		U27 should be 2 storey	It is considered a single level has less impact	
		Over development of the site - should be 22-23	Meets Council Planning Scheme	
		Comprehensive site analysis - overshadowing.	Been addressed	
		Landscaping to boundary to afford privacy.	Been addressed	

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OVERALL SITE PLANS

DRAWING No.	SHEET No.	ISSUE	ISSUE DATE	SHEET NAME
4295	1	1	25/05/12	SURVEY DETAIL PLAN
2012-029	S1	R	31/07/15	OVERALL SITE LOCATION PLAN
2012-029	S1x	R	31/07/15	OVERALL SITE TREE LOCATION
2012-029	S2	R	31/07/15	WHEELIE BINS
2012-029	S3	R	31/07/15	SITE SECTION
2012-029	S4	R	31/07/15	DEMOLITION PLAN - SITE
2012-029	S4a	R	31/07/15	EXISTING CARPORT
2012-029	S4b	R	31/07/15	UNITS 6-8 EXISTING
2012-029	S4c	R	31/07/15	UNITS 1-2 EXISTING
2012-029	S4d	R	31/07/15	UNITS 3-5 EXISTING
2012-029	S4e	R	31/07/15	HALL No.2 - EXISTING
2012-029	S4f	R	31/07/15	MASONIC CENTRE ELEVATIONS
2012-029	S4g	R	31/07/15	HALL No.1 - EXISTING
2012-029	S5a	R	31/07/15	FENCE TYPE No.1
2012-029	S5b	R	31/07/15	FENCE TYPE No.2
2012-029	S5c	R	31/07/15	FENCE TYPE No.3
2012-029		R	31/07/15	PLANTS LIST
2012-029		R	31/07/15	SHADOW CHART - ALL UNITS

ENGINEERING PLANS

13469-20	H-S	A	NOV 2013	STORMWATER
13469-21	H-S	A	NOV 2013	STORMWATER
13469-30	H-S	A	NOV 2013	SEWER

ZONE SITE PLANS

ZONE A

2012-029	A-S1	R	31/07/15	LOCATION PLAN
2012-029	A-S2	R	31/07/15	SETOUT PLAN
2012-029	A-S3	R	31/07/15	OPEN SPACE
2012-029	A-S4	R	31/07/15	LANDSCAPE PLAN
2012-029	A-S5	R	31/07/15	FENCE PLAN
2012-029	A-S6a	R	31/07/15	SHADOW - 0900 hrs
2012-029	A-S6b	R	31/07/15	SHADOW - 1200 hrs
2012-029	A-S6c	R	31/07/15	SHADOW - 1500 hrs
2012-029	A-S7a	R	31/07/15	UNITS RELATION-11 MARANOA RD
2012-029	A-S7b	R	31/07/15	UNITS 0900hrs SHADOW ON 11 MARANOA RD
2012-029	A-S7c	R	31/07/15	UNITS 1000hrs SHADOW ON 11 MARANOA RD
2012-029	A-S7d	R	31/07/15	UNITS 1100hrs SHADOW ON 11 MARANOA RD
2012-029	A-S7e	R	31/07/15	UNITS 1200hrs SHADOW ON 11 MARANOA RD
2012-029	A-S7f	R	31/07/15	UNITS 1300hrs SHADOW ON 11 MARANOA RD
2012-029	A-S7g	R	31/07/15	UNITS 1500hrs SHADOW ON 11 MARANOA RD
2012-029	A-S8a	R	31/07/15	UNIT 27 RELATION-3 MARANOA RD
2012-029	A-S8b	R	31/07/15	UNIT 25 RELATION-3 MARANOA RD-
2012-029	A-S8c	R	31/07/15	UNIT 25 LEVELS RELATION-3 MARANOA RD
2012-029	A-S8d	R	31/07/15	UNITS 0900hrs SHADOW ON 3 MARANOA RD
2012-029	A-S8e	R	31/07/15	UNITS 1200hrs SHADOW ON 3 MARANOA RD
2012-029	A-S8f	R	31/07/15	UNITS 1500hrs SHADOW ON 3 MARANOA RD

PROPOSED UNIT DEVELOPMENT at 7-9 MARANOA ROAD, KINGSTON for HOST HOLDINGS Pty Ltd



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ZONE B

2012-029	B-S1	R	31/07/15	LOCATION PLAN
2012-029	B-S2	R	31/07/15	SETOUT PLAN
2012-029	B-S3	R	31/07/15	OPEN SPACE
2012-029	B-S4	R	31/07/15	LANDSCAPE PLAN
2012-029	B-S5	R	31/07/15	FENCE PLAN
2012-029	B-S6a	R	31/07/15	SHADOW - 0900 hrs
2012-029	B-S6b	R	31/07/15	SHADOW - 1200 hrs
2012-029	B-S6c	R	31/07/15	SHADOW - 1500 hrs
2012-029	B-S7a	R	31/07/15	UNIT 14 RELATION- 69a CHANNEL HIGHWAY
2012-029	B-S7b	R	31/07/15	UNIT 14 SHADOW ON 69a CHANNELL HIGHWAY

ZONE C

2012-029	C-S1	R	31/07/15	LOCATION PLAN
2012-029	C-S2	R	31/07/15	SETOUT PLAN
2012-029	C-S3	R	31/07/15	OPEN SPACE
2012-029	C-S4	R	31/07/15	LANDSCAPE PLAN
2012-029	C-S5	R	31/07/15	FENCE PLAN
2012-029	C-S6a	R	31/07/15	SHADOW - 0900 hrs
2012-029	C-S6b	R	31/07/15	SHADOW - 1200 hrs
2012-029	C-S6c	R	31/07/15	SHADOW - 1500 hrs
2012-029	C-S7a	R	31/07/15	UNITS 17,18&21 RELATION-4/69 CHANNEL HIGHWAY
2012-029	C-S7b	R	31/07/15	UNIT 21 RELATION to 4/69 & 2/65 CHANNEL HIGHWAY
2012-029	C-S7c	R	31/07/15	UNIT 21 RELATION TO 67 CHANNEL HIGHWAY

ZONE D

2012-029	D-S1	R	31/07/15	LOCATION PLAN
2012-029	D-S2	R	31/07/15	SETOUT PLAN
2012-029	D-S3	R	31/07/15	OPEN SPACE
2012-029	D-S4	R	31/07/15	LANDSCAPE PLAN
2012-029	D-S5	R	31/07/15	FENCE PLAN
2012-029	D-S6a	R	31/07/15	SHADOW - 0900 hrs
2012-029	D-S6b	R	31/07/15	SHADOW - 1200 hrs
2012-029	D-S6c	R	31/07/15	SHADOW - 1500 hrs
2012-029	D-S7a	R	31/07/15	UNIT 21 HEIGHT RELATION to 2/65 CHANNEL HIGHWAY
2012-029	D-S7b	R	31/07/15	UNIT 22 HEIGHT RELATION to 2/65 CHANNEL HIGHWAY
2012-029	D-S7c	R	31/07/15	UNIT 23 HEIGHT RELATION to 63 CHANNEL HIGHWAY
2012-029	D-S7d	R	31/07/15	SHADOW - 1500 hrs
2012-029	D-S7e	R	31/07/15	UNITS 23-25 SHADOW AFFECT - 1a & 3 MARANOA ROAD
2012-029	D-S7f	R	31/07/15	UNIT 24 HEIGHT RELATION to 57 CHANNEL HIGHWAY & 1a MARANOA ROAD
2012-029	D-S7g	R	31/07/15	UNIT 25 HEIGHT RELATION to 3 MARANOA ROAD

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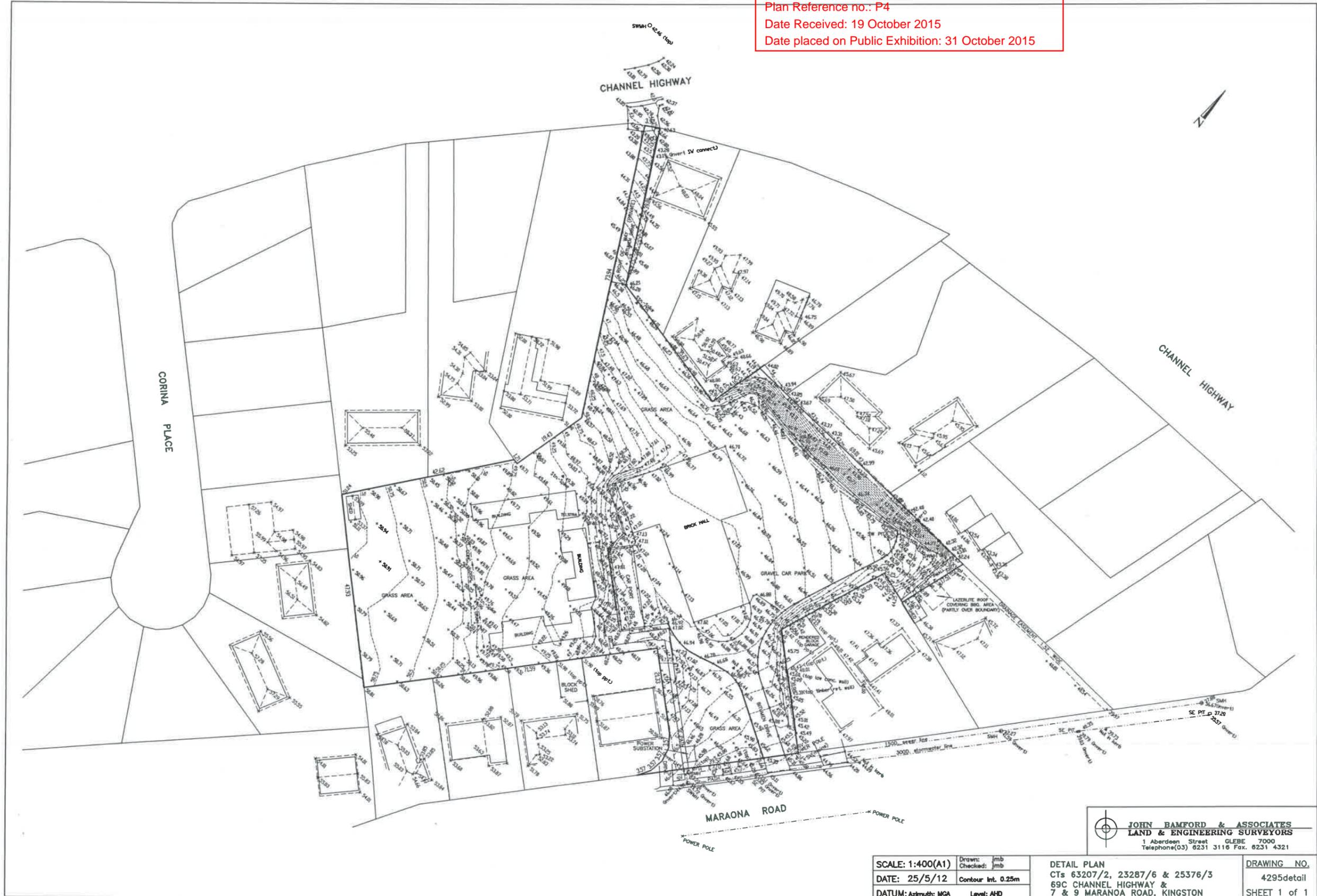
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UNIT PLANS

DRAWING No.	SHEET No.	ISSUE	ISSUE DATE	SHEET NAME	DRAWING No.	SHEET No.	ISSUE	ISSUE DATE	SHEET NAME	DRAWING No.	SHEET No.	ISSUE	ISSUE DATE	SHEET NAME
2012-029	1-01	R	31/07/15	L1 FLOOR PLAN	2012-029	9-01	R	31/07/15	L1 FLOOR PLAN	2012-029	20-01	R	31/07/15	L1 FLOOR PLAN
2012-029	1-02	R	31/07/15	L2 FLOOR PLAN	2012-029	9-02	R	31/07/15	L2 FLOOR PLAN	2012-029	20-02	R	31/07/15	L2 FLOOR PLAN
2012-029	1-03	R	31/07/15	ELEVATIONS	2012-029	9-03	R	31/07/15	ELEVATIONS	2012-029	20-03	R	31/07/15	ELEVATIONS
2012-029	2-01	R	31/07/15	L1 FLOOR PLAN	2012-029	10-01	R	31/07/15	L1 FLOOR PLAN	2012-029	21-01	R	31/07/15	L1 FLOOR PLAN
2012-029	2-02	R	31/07/15	L2 FLOOR PLAN	2012-029	10-02	R	31/07/15	L2 FLOOR PLAN	2012-029	21-02	R	31/07/15	L2 FLOOR PLAN
2012-029	2-03	R	31/07/15	ELEVATIONS	2012-029	10-03	R	31/07/15	ELEVATIONS	2012-029	21-03	R	31/07/15	ELEVATIONS
2012-029	3-01	R	31/07/15	L1 FLOOR PLAN	2012-029	11-01	R	31/07/15	L1 FLOOR PLAN	2012-029	22-01	R	31/07/15	L1 FLOOR PLAN
2012-029	3-02	R	31/07/15	L2 FLOOR PLAN	2012-029	11-02	R	31/07/15	L2 FLOOR PLAN	2012-029	22-02	R	31/07/15	L2 FLOOR PLAN
2012-029	3-03	R	31/07/15	ELEVATIONS	2012-029	11-03	R	31/07/15	ELEVATIONS	2012-029	22-03	R	31/07/15	ELEVATIONS
2012-029	4-01	R	31/07/15	L1 FLOOR PLAN	2012-029	12-01	R	31/07/15	L1 FLOOR PLAN	2012-029	23-01	R	31/07/15	L1 FLOOR PLAN
2012-029	4-02	R	31/07/15	L2 FLOOR PLAN	2012-029	12-02	R	31/07/15	L2 FLOOR PLAN	2012-029	23-02	R	31/07/15	L2 FLOOR PLAN
2012-029	4-03	R	31/07/15	ELEVATIONS	2012-029	12-03	R	31/07/15	ELEVATIONS	2012-029	23-03	R	31/07/15	ELEVATIONS
2012-029	5-01	R	31/07/15	L1 FLOOR (U5/6)	2012-029	13-01	R	31/07/15	L1 FLOOR PLAN	2012-029	24-01	R	31/07/15	L1 FLOOR PLAN
2012-029	5-02	R	31/07/15	L2 FLOOR (U5/6)	2012-029	13-02	R	31/07/15	ELEVATIONS	2012-029	24-02	R	31/07/15	L2 FLOOR PLAN
2012-029	5-03	R	31/07/15	ELEVATIONS	2012-029	14-01	R	31/07/15	L1 FLOOR PLAN	2012-029	24-03	R	31/07/15	ELEVATIONS
2012-029	7-01	R	31/07/15	L1 FLOOR PLAN	2012-029	14-02	R	31/07/15	ELEVATIONS	2012-029	25-01	R	31/07/15	L1 FLOOR PLAN
2012-029	7-02	R	31/07/15	L2 FLOOR PLAN	2012-029	15-01	R	31/07/15	L1 FLOOR (U15/16)	2012-029	25-02	R	31/07/15	L2 FLOOR PLAN
2012-029	7-03	R	31/07/15	ELEVATIONS	2012-029	15-02	R	31/07/15	L2 FLOOR (U15/16)	2012-029	25-03	R	31/07/15	ELEVATIONS
2012-029	8-01	R	31/07/15	L1 FLOOR PLAN	2012-029	15-03	R	31/07/15	ELEVATIONS	2012-029	26-01	R	31/07/15	L1 FLOOR PLAN
2012-029	8-02	R	31/07/15	L2 FLOOR PLAN	2012-029	17-01	R	31/07/15	L1 FLOOR PLAN	2012-029	26-02	R	31/07/15	ELEVATIONS
2012-029	8-03	R	31/07/15	ELEVATIONS	2012-029	17-02	R	31/07/15	ELEVATIONS	2012-029	27-01	R	31/07/15	L1 FLOOR PLAN
					2012-029	18-01	R	31/07/15	L1 FLOOR (U18/19)	2012-029	27-02	R	31/07/15	ELEVATIONS
					2012-029	18-02	R	31/07/15	L2 FLOOR (U18/19)					
					2012-029	18-03	R	31/07/15	ELEVATIONS					

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JOHN BAMFORD & ASSOCIATES
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 1 Aberdeen Street GLEBE 7000
 Telephone(03) 8231 3118 Fax. 8231 4321

SCALE: 1:400(A1)	Drawn: jmb Checked: jmb	DETAIL PLAN CTs 63207/2, 23287/6 & 25376/3 69C CHANNEL HIGHWAY & 7 & 9 MARANOA ROAD, KINGSTON	DRAWING NO. 4295detail SHEET 1 of 1
DATE: 25/5/12	Contour Int. 0.25m		
DATUM: Azimuth: MGA	Level: AHD		

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PROJECT:
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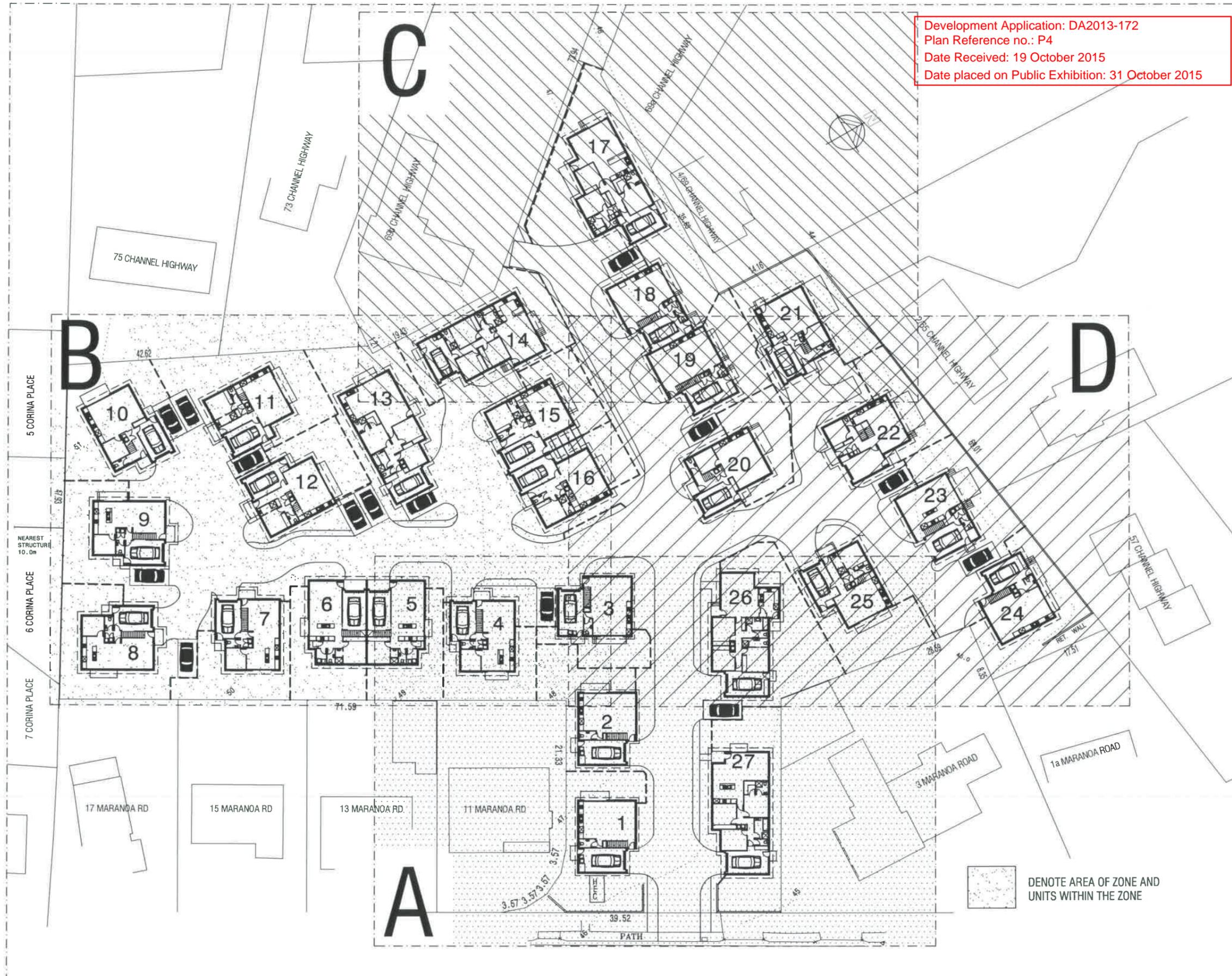
ISSUES	
R - Revised details

SCALES 1:500

DRAWN: BRIAN DATE: 31/07/15

OVERALL
 SITE LOCATION PLAN

DRAWING No.
2012-029-S1
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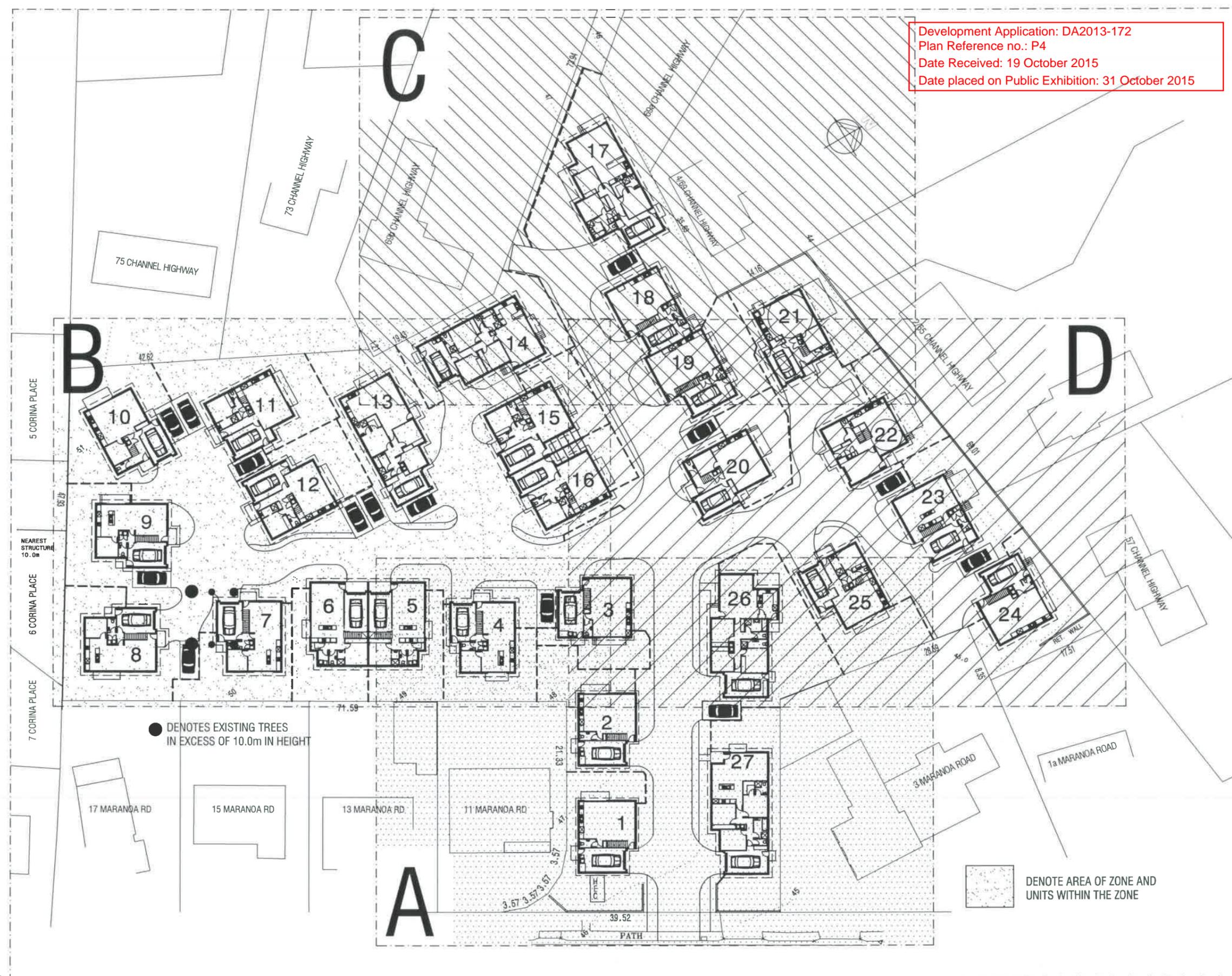
ISSUES
 R - Revised details

SCALE: 1:500

DRAWN: BRIAN DATE: 31/07/15

OVERALL
 TREES OVER 10.0m

DRAWING No.
2012-029-S1x
 ISSUE NO. R



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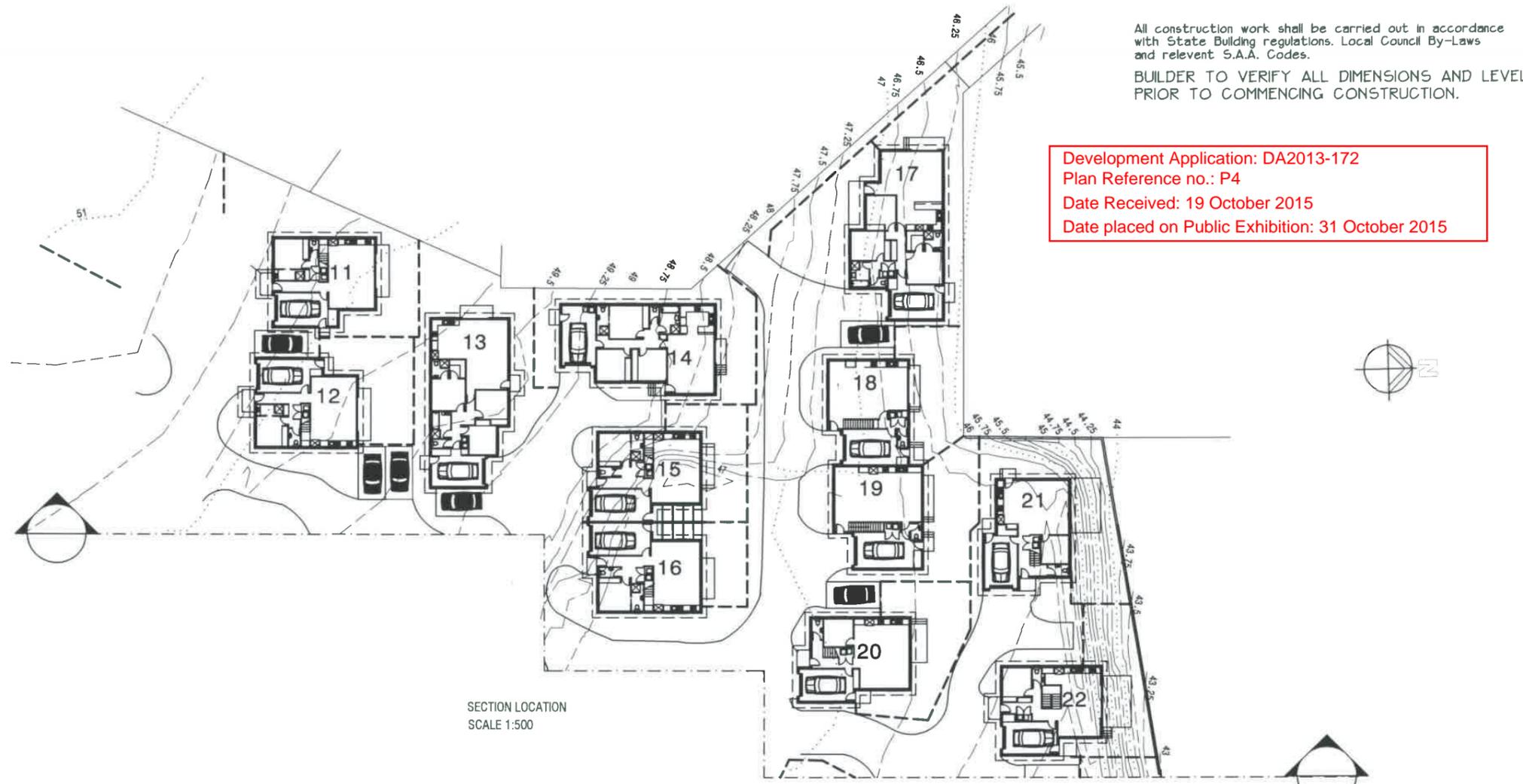
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SCALE: 1:500
 DRAWN: BRIAN
 DATE: 31/07/15

OVERALL
 WHEELIE BINS

DRAWING No.
2012-029-S2
 ISSUE NO. R





All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.
 BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

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ISSUES
 R - Revised details

SCALES 1:300/500

DRAWN: BRIAN
 DATE: 31/07/15

SITE SECTION

DRAWING No.
 2012-029-S3
 ISSUE NO. R

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EXISTING UNITS TO BE DEMOLISHED
 EXISTING MEETING ROOM



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ISSUES
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SCALE: 1:500

DRAWN: BRIAN
 DATE: 31/07/15

DEMOLITION PLAN
 EXISTING SITE PLAN

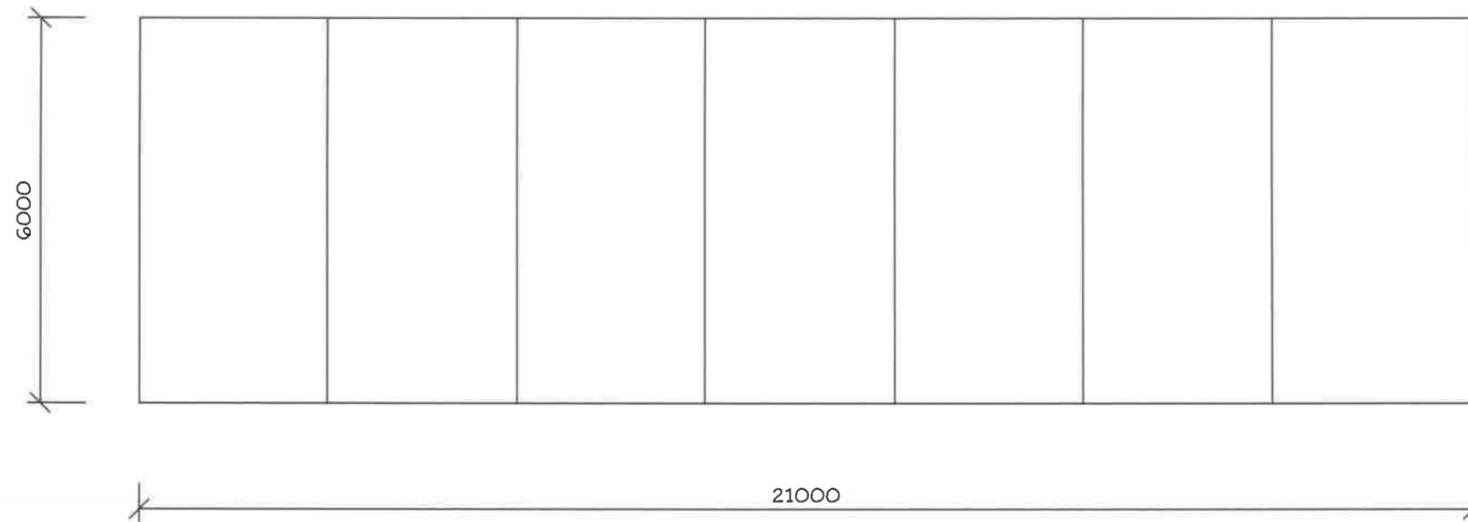
DRAWING No.
 2012-029-S4
 ISSUE NO. R

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EXISTING CARPORTS - TO BE DEMOLISHED

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ISSUES
 R - Revised details

SCALES 1:100

DRAWN: BRIAN DATE: 31/07/15

EXISTING
 FLOOR PLANS - CARPORTS

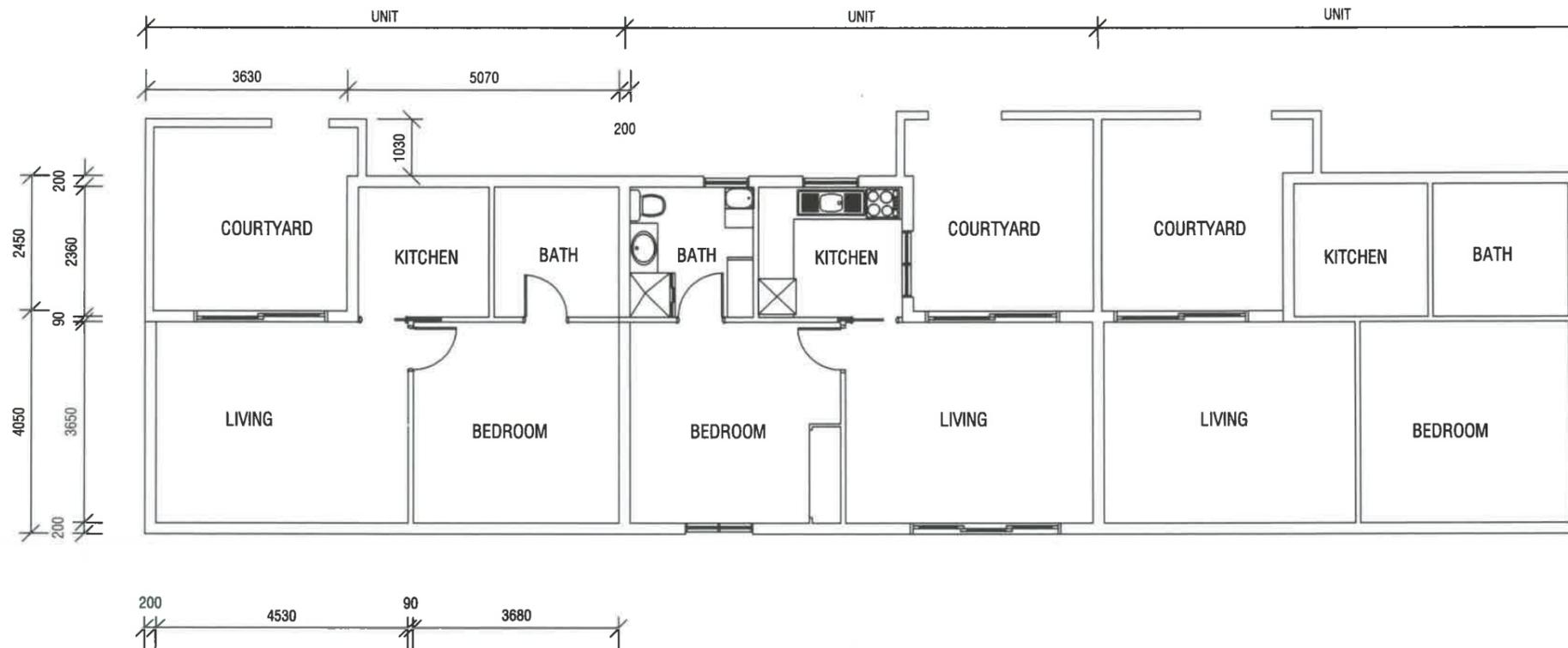
DRAWING No.
 2012-029-S4a
 ISSUE NO. R



UNITS 6-8 ELEVATIONS

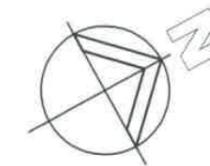


INTERIOR - TYPICAL



UNITS 6-8 FLOOR PLANS
UNIT FLOOR AREA - 47 SQ M

Development Application: DA2013-172
Plan Reference no.: P4
Date Received: 19 October 2015
Date placed on Public Exhibition: 31 October 2015



QUALITY HOME DESIGN
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TCC Accreditation No. 718R
(Building Designer)

PROJECT:
**PROPOSED UNIT DEVELOPMENT
at 7-9 MARANOA ROAD, KINGSTON
for HOST HOLDINGS Pty Ltd**

ISSUES
R - Revised details

SCALE'S

DRAWN: BRIAN
DATE: 31/07/15

EXISTING
FLOOR PLANS - UNITS 6-8

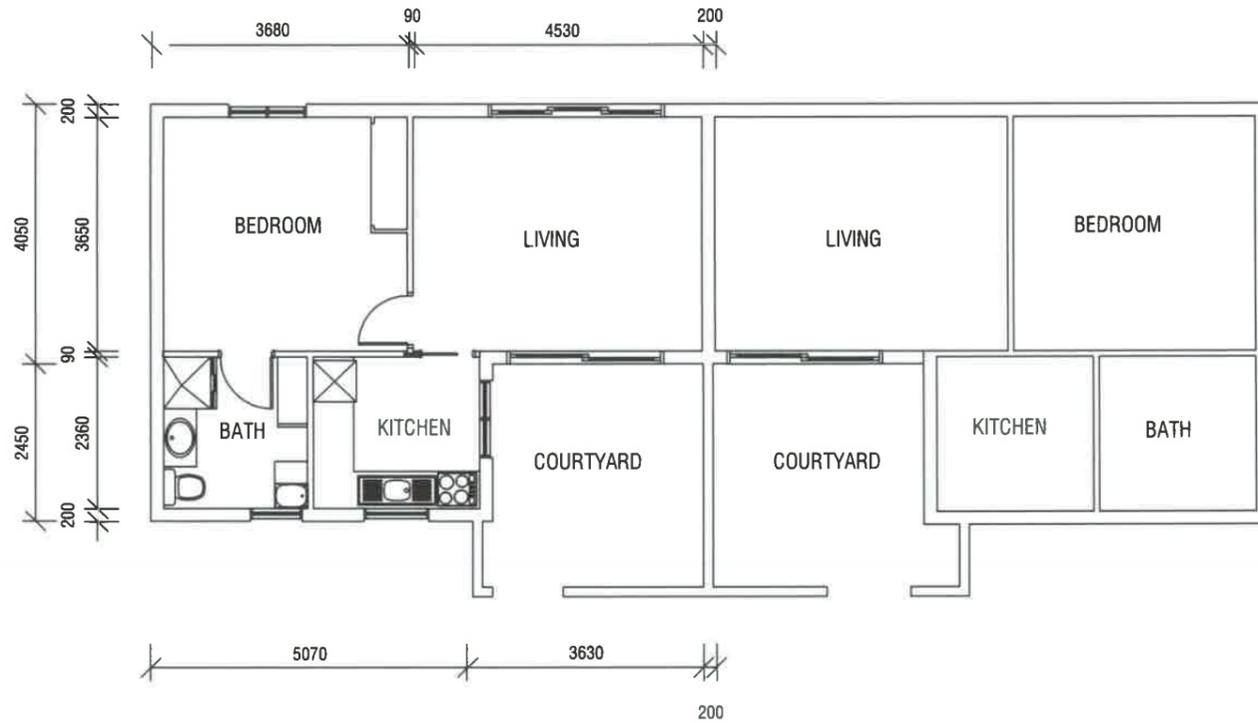
DRAWING No.
2012-029-S4b
ISSUE NO. R

Development Application: DA2013-172
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UNITS 1-2 ELEVATIONS

REAR OF UNIT 1



UNITS 1-2 FLOOR PLANS



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ISSUES
 R - Revised details

SCALES 1:100

DRAWN: BRIAN DATE: 31/07/15

EXISTING FLOOR PLANS - UNITS 1-2

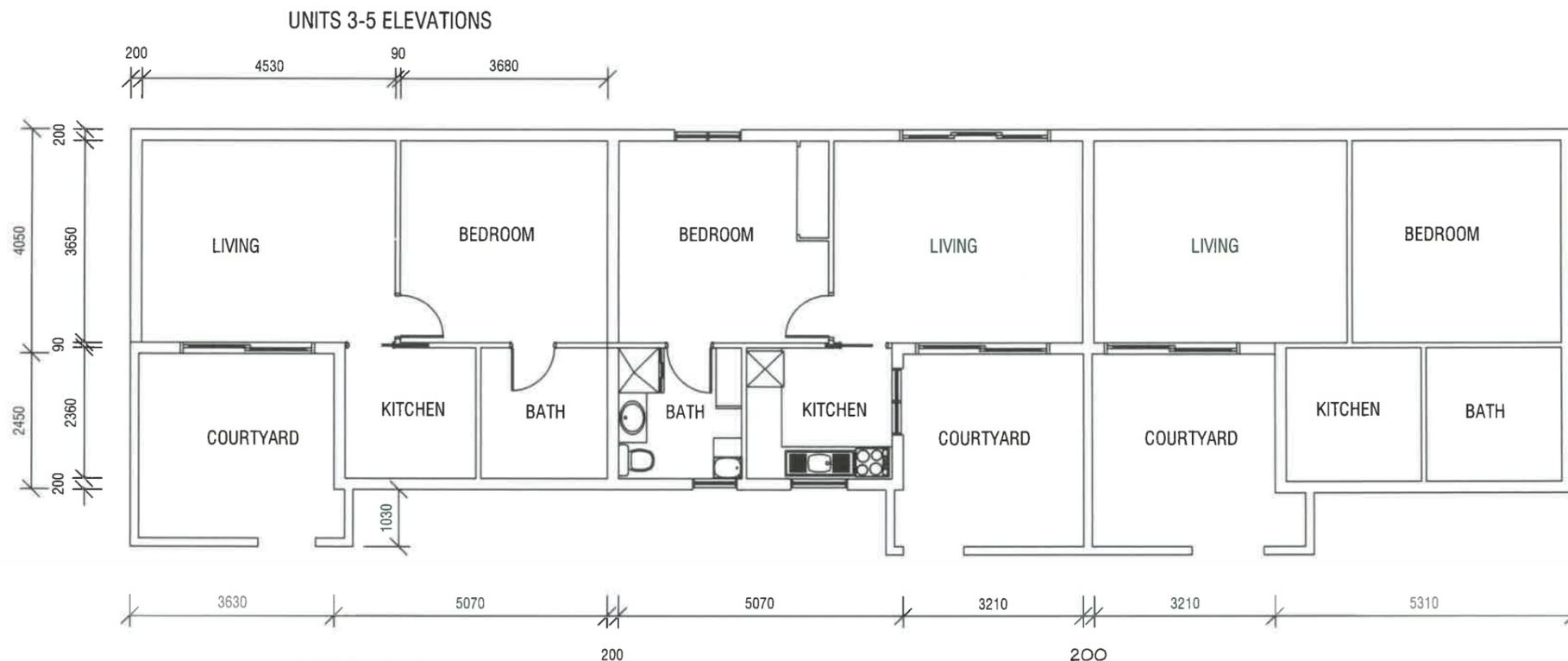
DRAWING No. 2012-029-S4c
 ISSUE NO. R

Development Application: DA2013-172
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UNITS 3-5 FLOOR PLANS
 FLOOR AREA - 47 SQ M

PROJECT:
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for HOST HOLDINGS Pty Ltd

ISSUES	
R - Revised details	

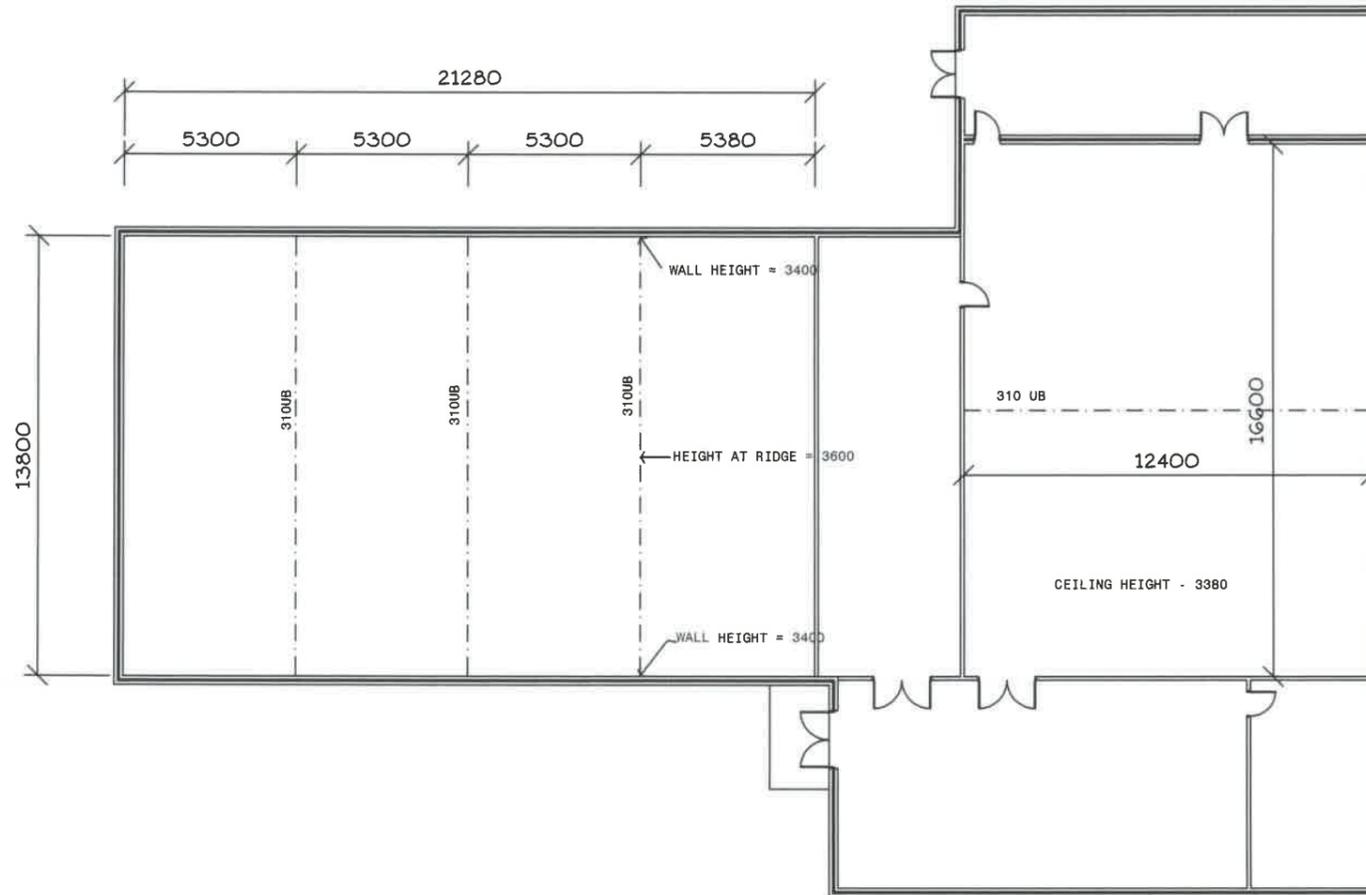
SCALES 1 : 100

DRAWN: BRIAN DATE: 31/07/15

EXISTING FLOOR PLANS - UNITS 3-5

DRAWING No. 2012-029-S4d
 ISSUE NO. R

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ISSUES
 R - Revised details

SCALES 1:200

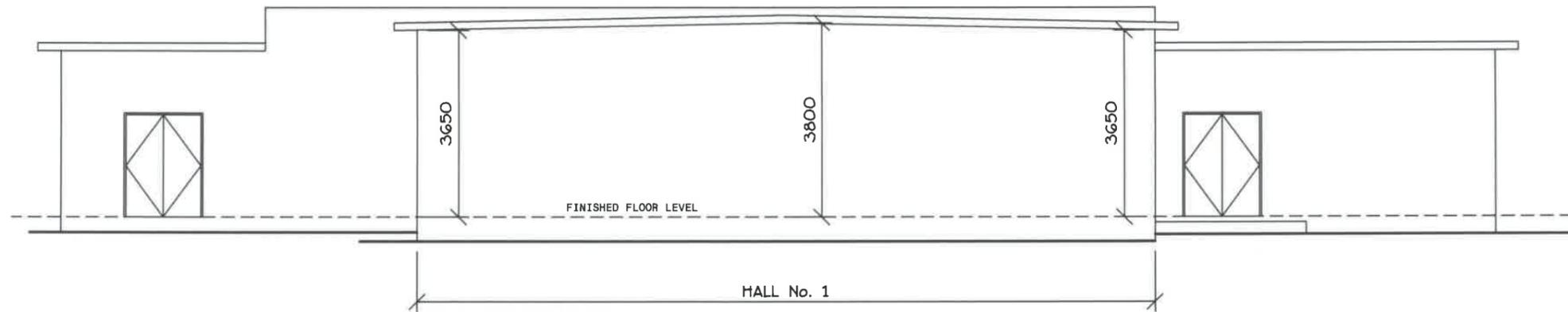
DRAWN: BRIAN DATE: 31/07/15

MASONIC CENTRE
 HALL No. 2

DRAWING No.
2012-029-S4e
 ISSUE NO. R

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.
BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

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ISSUES
 R - Revised details

SCALES 1:100

DRAWN: BRIAN DATE: 31/07/15

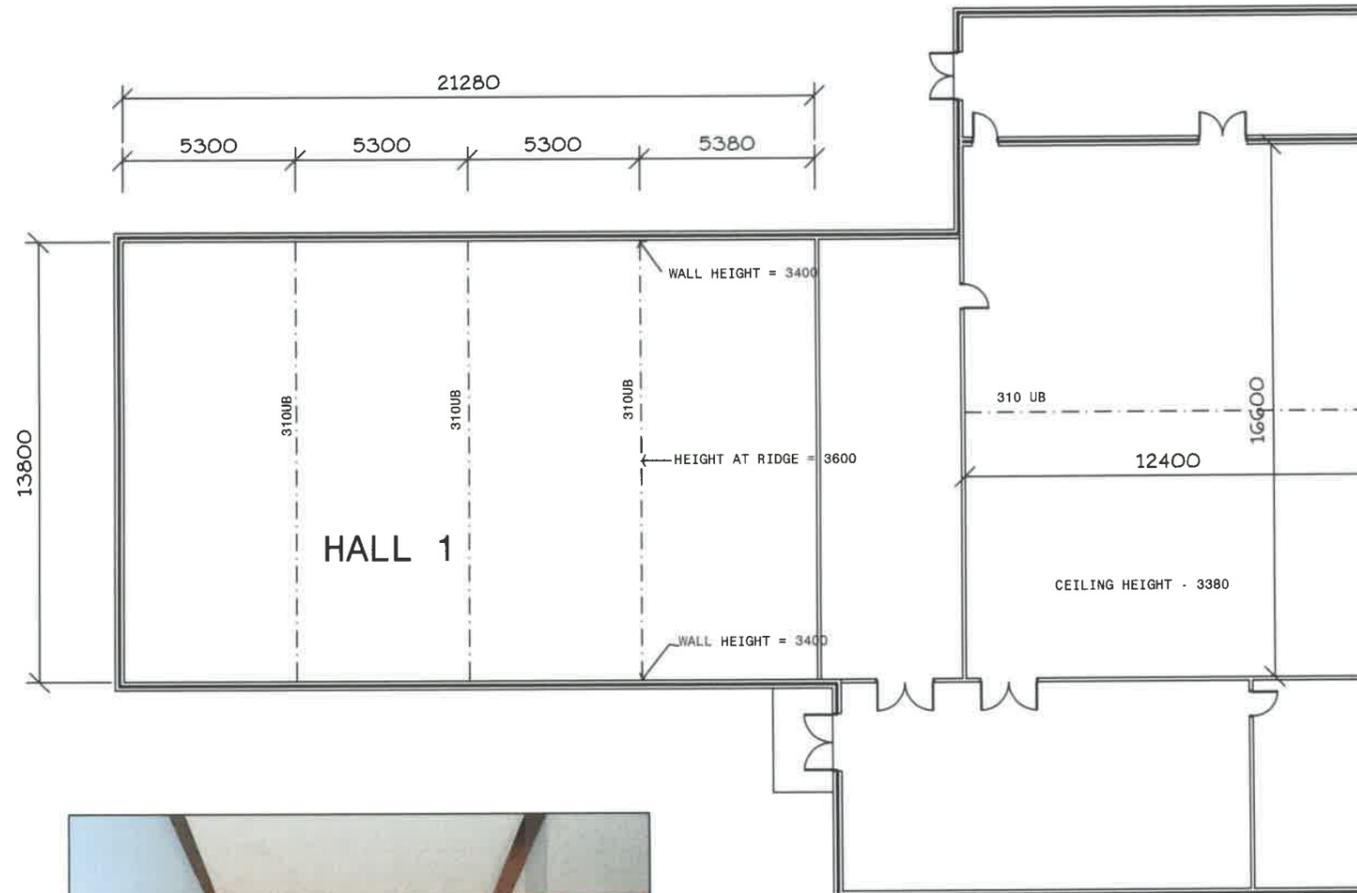
MASONIC CENTRE
 ELEVATIONS

DRAWING No.
2012-029-S4f
 ISSUE NO. R

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.
BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.



NOTE - HEIGHT IS TO FLOOR LEVEL
NOT STEP LEVEL



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All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.
BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.



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ISSUES
R - Revised details

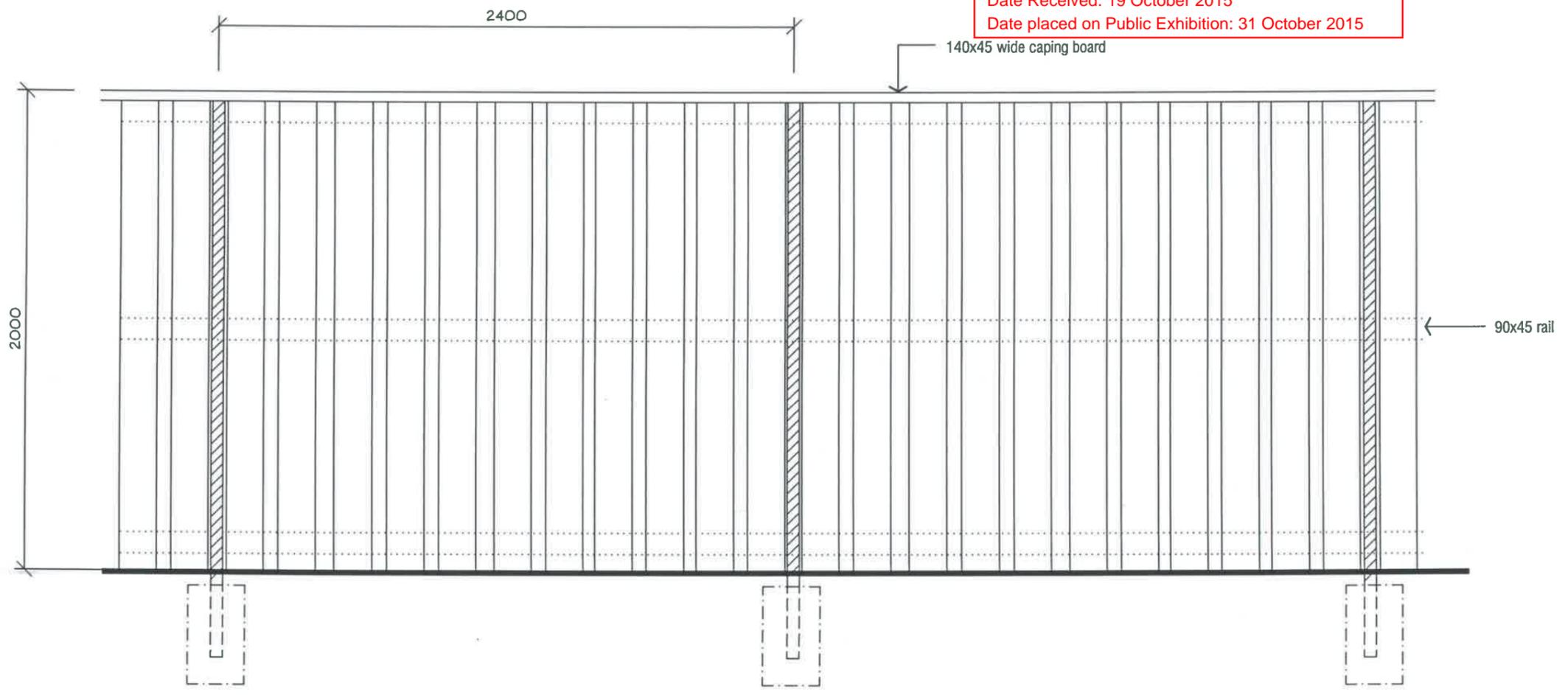
SCALE: 1:500

DRAWN: BRIAN DATE: 31/07/15

MASONIC CENTRE
HALL No. 1

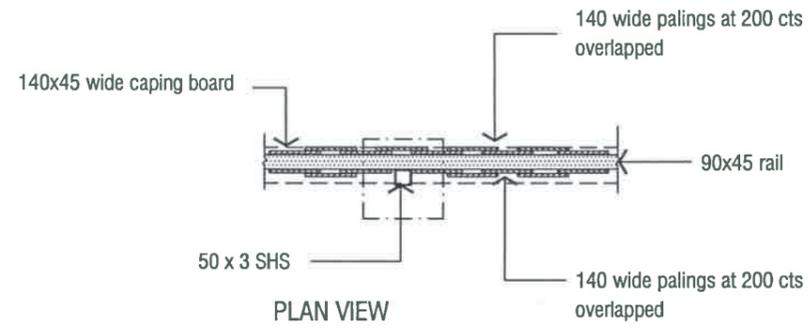
DRAWING No.
2012-029-S4g
ISSUE NO. R

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
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ELEVATION VIEW

ALL SURFACES TO BE PAINTED



PLAN VIEW



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PROJECT
PROPOSED UNIT DEVELOPMENT
at 7-9 MARANOA ROAD, KINGSTON
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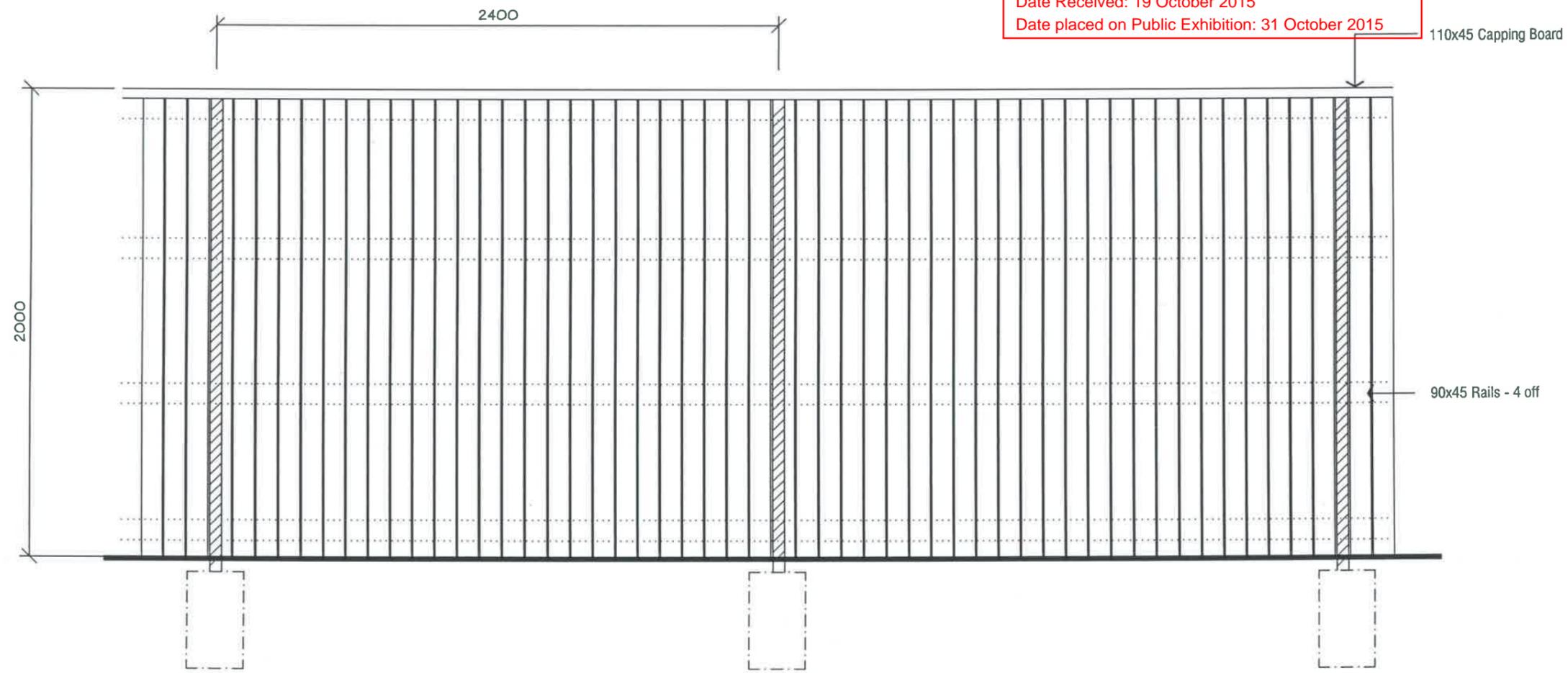
ISSUES
 R - Revised details

SCALE'S 1:20
 DRAWN: BRIAN
 DATE: 31/07/15

FENCE TYPE 1

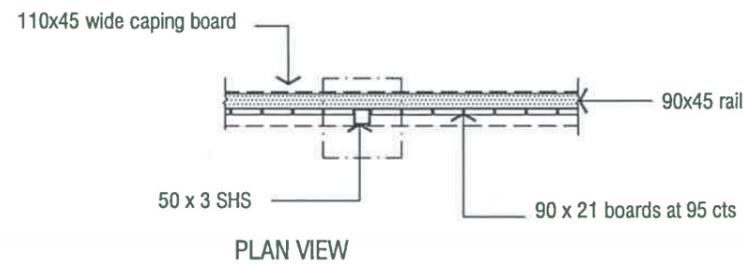
DRAWING No.
2012-029-S5a
 ISSUE NO. R

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
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ELEVATION VIEW

ALL SURFACES TO BE PAINTED



PLAN VIEW



QUALITY HOME DESIGN

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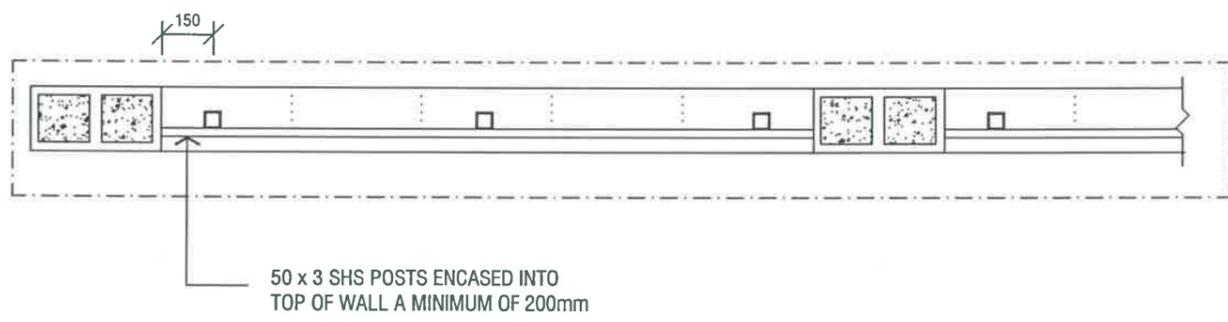
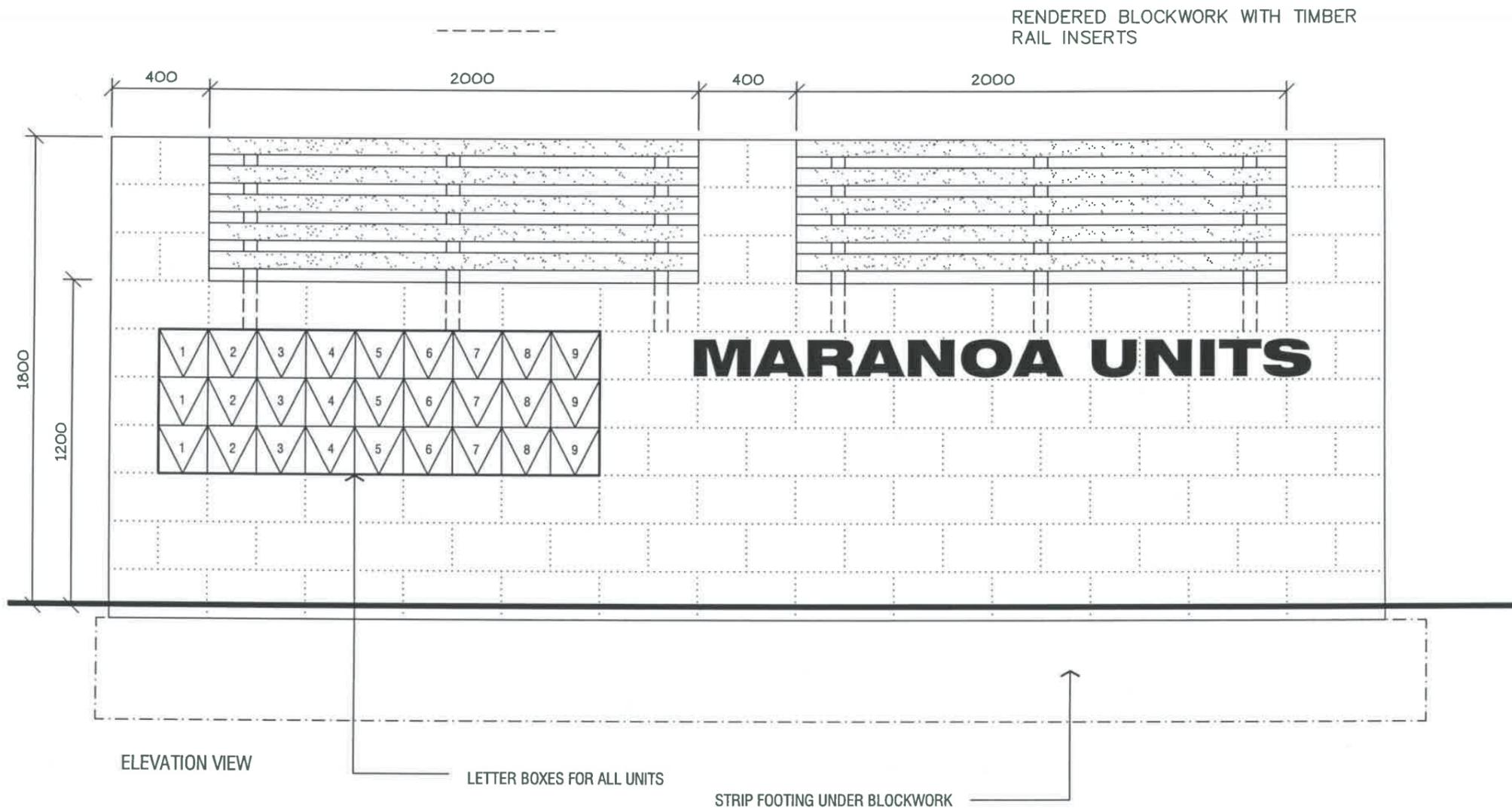
ISSUES
 R - Revised details

SCALE: 1:200

DRAWN: BRIAN DATE: 31/07/15

FENCE TYPE 2

DRAWING No.
2012-029-S5b
 ISSUE NO. R



Development Application: DA2013-172
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PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOVA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES
 R - Revised details

SCALES 1:20
 DRAWN BY BRIAN DATE 31/07/15

FENCE TYPE 3

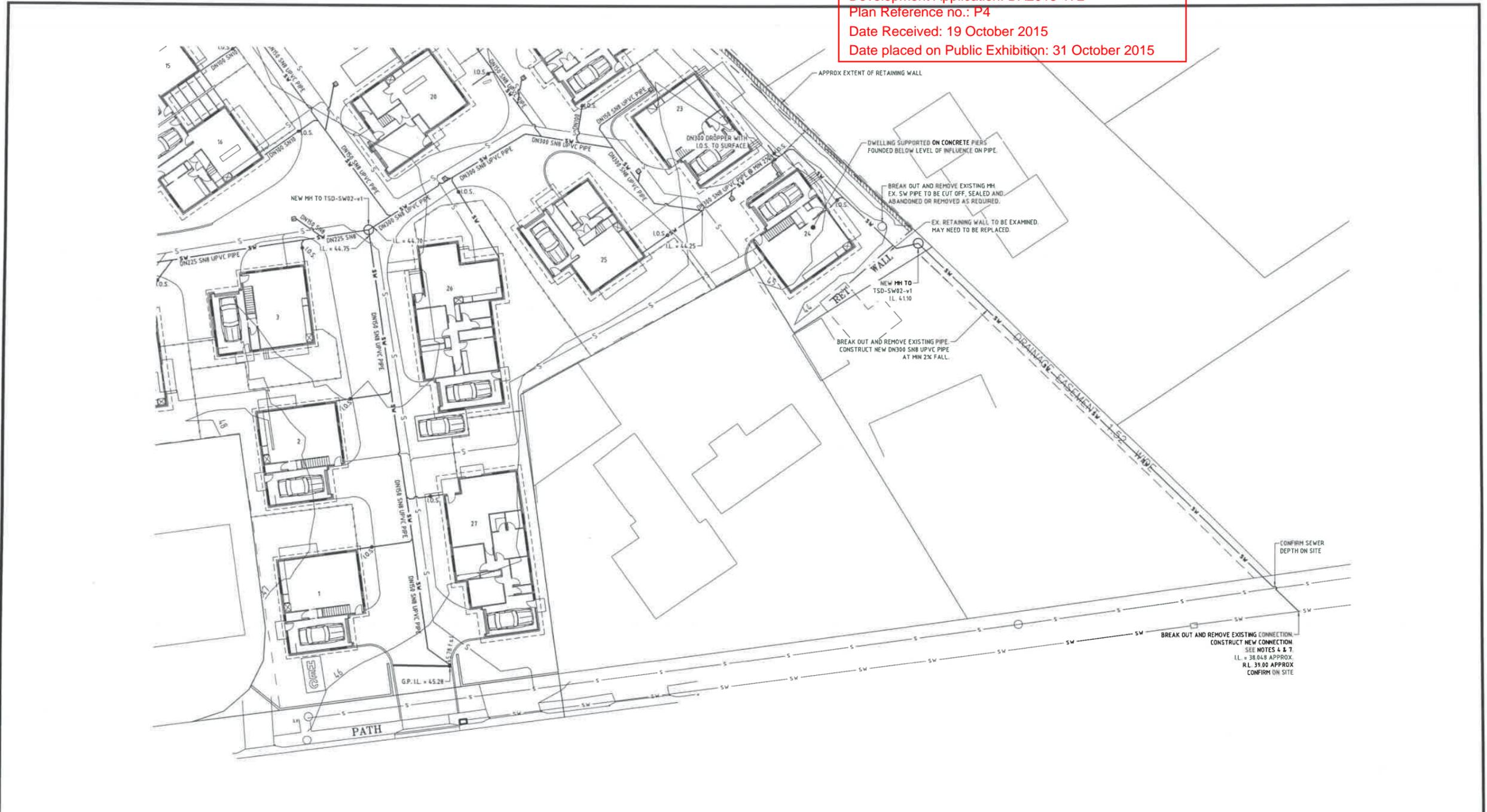
DRAWING No. 2012-029-S5c
 ISSUE NO. R

The following table provides a useful guide to suburban trees and shrubs, their expected height and spread and conditions in which they grow best.

Tasmanian Native Plants						
Botanical Name	Common Name	Height /	Dry	Wet	Frost	Notes
Acacia riceana	Rice's Wattle	3 x 3		W	F	Pendulous branches, prickly foliage.
Allocasuarina monilifera	Swamp Bull-Oak	2 x 2		W	F	Will tolerate dry periods.
Callistemon pallidus	Lemon Bottle Brush	2 x 1.5		W	F	Will tolerate waterlogged soils.
Calyxix tetragona	Fringe Myrtle	1 x 1.5	D	W		Many forms available.
Eucalyptus puchella	White Peppermint	10 x 6	D		F	Graceful, open tree.
Eucalyptus tenuiramis	Silver Peppermint	-8 x 5	-D		F	-Weeping, silvery tree.
Kunzea ambigua	White Kunzea	3 x 3	D		F	Good hedge shrub.
Leptospermum	Coast Teatree	3.5 x 3	D			Sandy soil.
Prostanthera lasianthos	Christmas Bush	3 x 2		W		Prune after flowering.
Telopea truncata	Tas Waratah	3 x 2		W		Clay-soils.
Exotic Species						
Botanical Name	Common Name	Height /	Dry	Wet	Frost	Notes
Abelia floribunda	Abelia	2 x 2	D		F	
Camellia Varieties	Camellia	Various		W		Huge range of varieties.
Ceanothus 'Blue Pacific'	Californian Lilac	2.5 x 3	D		F	Brilliant blue flowers.
Cholsiya ternata	Mexican Orange Blossom	2.5 x 2	D	W	F	
Clethra arctorea	Lily of the Valley Tree	4 x 3	D		F	
Carrya elliptica	Catkin Bush	-3 x 3	D	W	-F	-Unusual catkins – male plant.
Leucospermum	Rocket Pin Cushion	3.5 x 3	D		F	
Nothofagus fusca	Red Beech	15 x 6		W	F	
Rhododendron Varieties	Rhododendron	Various			F	Huge range of varieties.
Sophora tetraptera	Golden Kowhai	10 x 4	D	W	F	
Australian Native Plants						
Botanical Name	Common Name	Height /	Dry	Wet	Frost	Notes
Acacia drummondii	Drummond Wattle	3 x 3	D		F	Feathery foliage.
Acacia vesita	Weeping Boree	4 x 3	-D			- Grey foliage, weeping.
Banksia ericifolia	Heath Banksia	3 x 2	D		F	Bird attractor.
Boronia megastigma	Brown Boronia	1 x 0.5		W		Famous perfume plant.
Callistemon macropunctata	Scarlet Bottlebrush	2 x 2		W	F	Brilliant scarlet flowers.
Correa reflexa (Red)	Red Native Fuchsia	1 x 2		W	F	Bird attractor.
Eucalyptus ficifolia	Red Flowering Gum	4 x 4	D	W		
Grevillea Varieties	Grevillea	Various	D	W	F	Huge range of forms, flowers.
Hakea serucea		2 x 2	D		F	Prickly, good hedge.
Kunzea baxteri	Red Kunzea	3 x 3	D		F	Bird attractor.
Conifer Species						
Botanical Name	Common Name	Height /	Dry	Wet	Frost	Notes
Callitris oblonga	Esk Pine	3 x 2		W		Moist well drained soils.
Callitris rhomoidia	Oyster Bay Pine	4 x 3	D		F	Dry / sandy soils.
Chamaecyparis laws 'Fletcheri'	False Cypress	2.5 x 2		W	F	Bluish foliage, compact.
Chamaecyparis obtusa 'Crippsli'	False Cypress	3.5 x 3		W	F	Green / gold foliage.
Chamaecyparis obtusa 'Nana'	False Cypress	2 x 2			F	Compact – deep green.
Juniperus chinensis prostrata	Juniper	Prostrate		W	F	Rockery plant.
Juniperus sabina	Juniper	Prostrate	D	W	F	Spreading rockery plant.
Pinus patula	Mexican Pine	5 x 3	D	W	F	Beautiful weeping needles.
Thuja plicata		3 x 3	D	W	F	Green and gold foliage.
Thuja plicata 'Zebrina'		2 x 3	D	W	F	Green and gold foliage.

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STORMWATER NOTES:

- ALL WORKS SHALL BE IN ACCORDANCE WITH A.S. 3500, THE TASMANIAN PLUMBING CODE, WATER SERVICES ASSOCIATION OF AUSTRALIA & THE LOCAL COUNCIL REQUIREMENTS.
- LOCATE EXISTING SERVICES AND CONFIRM INVERT LEVELS PRIOR TO TRENCHING FOR STORMWATER AND SEWER.
- WORKS SHALL BE CONFIRMED WITH THE COUNCIL PLUMBING DEPARTMENT BEFORE COMMENCEMENT OF CONSTRUCTION.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARD COUNCIL DRAWINGS:
 TSD-G01 v1 - TRENCH REINSTATEMENT
 TSD-SW25 v1 - STORMWATER CONNECTIONS
- PLACE COMPACTED 20mm F.C.R. BACKFILL TO ALL PIPEWORK AT ROAD & DRIVEWAY CROSSINGS & UNDER FOOTPATHS.
- MINIMUM STORMWATER GRADE 1:100
- ALL CONNECTIONS TO STORMWATER BY COUNCIL AT DEVELOPER'S COST.
- INDIVIDUAL LOT CONNECTIONS TO BE DN100 S810 UPVC.
- ALL PITS TO BE 450x450 WITH CLASS 'B' GRATES U.N.D.
- ALL PIPES OUT OF PITS TO BE MIN DN150 S8B UPVC.

STORMWATER PLAN 2
 SCALE 1:200 AT A1



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CLIENT: GCC		REFERENCE:
No.	AMENDMENT	
		DATE
A	COUNCIL ISSUE	22-09-2014

HUTCHINGS SPURR PTY. LTD.
 CONSULTING ENGINEERS
 23 ANTILL STREET, HOBART, TASMANIA 7000. A.C.N. 008086210, A.B.N. 71437718273
 PHONE (03) 8223 5020 FAX (03) 8223 8347

UNIT DEVELOPMENT
 7-9 MARANDA ROAD, KINGSTON
 STORMWATER PLAN 2

SCALE AS NOTED AT A1
 DRAWN DHJ DATE NOV 2013
 APPROVED STEPHEN COLE

DRAWING No. 13469/21
 No. of SHEETS

REVISION (A)

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
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ITEM No.	QUERY	UNIT No.	REMARKS	ACTION	DIMENSION	
1	Landscape Plan		Drawing 2012-029-A-S4 details the proposed landscaping of Zone A with nominated trees and shrubs. Zones B-D will be treated similarly. Actual selection of trees and shrubs should be carried out by developer and Garden Centre experts at time of building completion, to ensure correct types and sizes are used to achieve affect required.			
2	Existing Buildings		Drawings 2012-029-S4(a-g) refers.	All units to be demolished		
3	Unit 27		Living area now complies with orientation requirements.			
4	Colour Schedule		No selection has been done - to be advised			
5	Unit Legends		All drawings are labelled to suit units Numbers			
6	Site boundary setback		Drawings amended to comply with setback requirements.			
7	Fence Details		Shown in drawings			
8	Setback from road		1	2.5m setback from adjacent driveway	Amended	2.50m
			2	2.5m setback from adjacent driveway	Amended	2.50m
			5	2.5m setback from adjacent driveway	Amended	2.55m
			11	2.5m setback from adjacent driveway	Window cill 1500 above NGL	
			14	2.5m setback from adjacent driveway	Window cill 1500 above NGL	
			20	2.5m setback from adjacent driveway	Window cill higher - Screen wall added	
			22	2.5m setback from adjacent driveway	Screen wall provided - 1.7m High	
			23	2.5m setback from adjacent driveway	Screen wall provided - 1.7m High	
			24	2.5m setback from adjacent driveway	Unit moved away from pavement	2.60m
			26	2.5m setback from adjacent driveway	Amended	2.50m
			27	2.5m setback from adjacent driveway	Amended	2.70m

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ITEM No.	QUERY	UNIT No.	REMARKS	ACTION	DIMENSION
9	Privacy - 5.4.6.1(a)	Units 1-2	No loss of privacy exists - fenced and window locations - U1 POS Screened from U2 Garage window		
		Units 2-3	Whilst POS are adjacent - screen fence is 2.0m high affording privacy between units		
		Units 8-9	No living room windows overlook adjacent residences nor units.		
		Units 19-21	Only window affected by viewing from U19 is kitchen - 2.0m high fence will afford privacy to this window.		
		Units 23-24	No loss of privacy exists - fenced and window locations		
Overlooking of adjacent properties is achieved by build up of finished surface level and then a 1.5m high fence on the boundary Nothing can be done to prevent full overlooking other than to provide shrubs and small trees adjacent to fence.					
10		Shadow diagrams and information provided in documentation. SHADOW EXTENTS FOR ZONE A SHOWN BUT CHART SHOWS SHADE/SUN AFFECT FOR ALL UNITS			
12		Shadow diagrams and information provided			
17		TIA provided by others.			
18		Retaining Wall detail drawing - see DWG No. 2012-029-S5 IL of Manhole at north east corner of property to be used to drain base of retaining wall			
19	Taswater details	QUERY 1	Refer to drawing 2014-029-S4	NOTE - 8 Units - 1 Bedroom	
		QUERY 2	Refer to drawing 2014-029-S4	NOTE - MASONIC CENTRE FLOOR AREA	
		QUERY 3	Refer - Hutchings Spurr Drawings		
20	Elevations Direction	14	Elevation labelled correctly		
		15/16	Elevation labelled correctly		
		17	Elevation labelled correctly		
		23	Elevation labelled correctly		
		27	Elevation labelled correctly		
		18/19	North Elevation - Window & Roof changes		

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DEVELOPMENT COMMITTEE REPORT

QUERY	PAGE	UNIT No.	REFERENCE NOTES	DWG No.
1	11	All Units	Natural Ground levels and FFL's	Zone Setout Plans (S2)
Setback	12	1	Site setback - fixed - Now 1.3m to eaves	2012-029-A-S2
Setback	12	2	Site setback - fixed - Now 1.3m to eaves	2012-029-A-S2
Setback	12	1&2	Shadow diagrams- affect on 11 Maranoa Rd	2012-029-A-S7b to S7d
Setback	13	14	Site setback - fixed - Now 1.30m to eaves	2012-029-B-S2
Setback	13	14	Site setback & Shadow diagrams	2012-029-B-S7a & b
Setback	13	17	Site setback	2012-029-C-S2
Setback	13	21	Side setback and height of deck and retaining wall	2012-029-C-S7b/c
Setback	13	22	Side setback and height of deck and retaining wall	2012-029-D-S7a
Setback	13	23	Side setback and height of deck and retaining wall	2012-029-D-S7b
Setback	13	24	Side setback and height of deck and retaining wall	2012-029-D-S7c
Setback	13	25	Side setback and height s to residence at 3 Maranoa	2012-029-D-S7a
Setback	13	25	Shadow diagrams and affect on 3 Maranoa Road	2012-029-D-S7a
Setback	13	27	Dimensions to Boundary and adjacent Residence	2012-029-A-S2
Privacy	16	1	Bedroom window changes	Refer to Elevation drawings
Privacy	16	2	Bedroom window changes	Refer to Elevation drawings
Privacy	16	3	Bedroom window changes	Refer to Elevation drawings
Privacy	16	4	Bedroom window changes	Refer to Elevation drawings
Privacy	16	8	Bedroom window changes	Refer to Elevation drawings
Privacy	17	19	Bedroom window changes	Refer to Elevation drawings
Privacy	17	21	Bedroom window changes	Refer to Elevation drawings
Privacy	17	23	Bedroom window changes	Refer to Elevation drawings

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Setback	18	1	Windows shown for 11 Maranoa	2012-029-A-S2
Setback	18	2	Windows shown for 11 Maranoa	2012-029-A-S2
Setback	18	10	Setback to 75 Channel Highway shown	2012-029-B-S2
Setback	18	14	Setback to 69b Channel Highway shown	2012-029-C-S2
Setback	19	17	Setback shown	2012-029-C-S2
Setback	20	18	Setback shown	2012-029-C-S2
Setback	20	21	Setback shown	2012-029-C-S2
Setback	20	21	Setback shown	2012-029-D-S2
Setback	20	23	Setback shown	2012-029-D-S2
Setback	21	24	Setback shown	2012-029-D-S2
Setback	21	27	Setback shown	2012-029-A-S2

Driveway	21	7	Setback shown	2012-029-B-S2
Driveway	21	9	Windows changed to highlight	2012-029-9-01
Driveway	22	14	Window sill height shown - Complies	2012-029-14-02
Driveway	22	22	Screen wall in front of window where narrower than 2.5m	2012-029-D-S5
Driveway	22	23	Screen wall in front of window where narrower than 2.5m	2012-029-D-S5
Driveway	22	24	No screen wall required - more than 2.5m - drive changed	2012-029-D-S2

Access	25	4	Access to POS from living room through sliding patio doors.	2012-029-A-S3
Access	25	7	Access to POS from living room through sliding patio doors.	2012-029-B-S3
Access	25	17	Access to POS from living room through sliding patio doors.	2012-029-C-S3
Access	26	21	Access to POS from living room through sliding patio doors.	2012-029-C-S3
Access	26	22	Access to POS from living room through sliding patio doors.	2012-029-D-S3
Access	26	23	Access to POS from living room through sliding patio doors.	2012-029-D-S3
Access	26	24	Access to POS from living room through sliding patio doors.	2012-029-D-S3

POS Shadow	27	All units	Shadow affect on Living windows & POS	Refer to Summary
				DWG's 2012-029-A/B/C/D S6a-S6c

Clothes lines	27	All units	Shown on landscape plan	DWG's 2012-029-A/B/C/D- S4
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Turning Areas	33		Wheel stops to be provided at all turning areas	DWG 2012-029-D-S2
Access			Access to Channel Highway is by path adjacent to Unit 17	DWG 2012-029-C-S2
Bollard Lighting			Lighting to be provided in a/w BCA - Details in Working Drawings	
Drainage Plans			Details to be provided in Working Drawings	
			Infrastructure DWGs as per Engineers drawings	13469-20,21 & 30
Retaining Walls			Details to be provided as part of the Engineering Working Drawings	

NOTES FOR DA 2013-172

- Unit 1 Setback to side boundary been changed to meet Council requirements – Refer DWG 2012-029-A-S2
- Unit 2 Setback to side Boundary been changed to meet Council requirements – Refer DWG 2012-029-A-S2
- Unit 14 Setback to side Boundary been changed to meet Council requirements – Refer DWG 2012-029-B-S2
- Units 21-24 Setback detail, grade of POS, Boundary wall heights – Drawings prepared to show that the proposed units will meet the Planning Requirements. Drawings nominated on individual Unit Notes
- Units 21-24 Privacy of adjacent properties has been addressed with 2100 high fences/walls – Refer drawings nominated on individual Unit Notes.

CUT and FILL

Minimal cut and fill is proposed except where units 21-24 are to be constructed. These cuts have been reflected on the cross sections shown on drawings 2012-029-D-S7A to S7A-C & F. No erosion is envisaged in these areas due to the construction of the retaining walls as detailed.

PRIVACY

- Unit 1 Discretion removed by changing windows of Units 1 & 2
- Unit 2 Discretion removed by changing windows of Units 2 & 3
- Unit 3 Discretion removed by changing windows of Units 3 & 4
- Unit 4 Discretion removed by changing windows of Units 4 & 5 – Refer to DWG 2012-029-5-02(Level 2)
- Unit 8 Discretion removed by changing windows
- Unit 9 Discretion removed by changing windows
- Unit 19 Discretion removed by changing windows of Units 19 & 21 – offset See DWG 2012-029-18-02
- Unit 23 Discretion removed by changing windows of Units 23 & 24 – offset See DWG 2012-029-23-02

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PRIVACY BETWEEN UNITS AND ADJACENT PROPERTIES

- Unit 1 Window of 11 Maranoa Rd shown on DWG 2012-029-A-S2 & 2012-029-A-S7a
Shadow diagrams have shown affect of units on residence at 11 Maranoa Road.
Refer DWG 2012-029-A-S7b – D7d
Footprint changed to reflect Google Maps outline. Original outline from Surveyor.
- Unit 2 Window of 11 Maranoa Rd shown on DWG 2012-029-A-S2 & 2012-029-A-S7a
Shadow diagrams have shown affect of units on residence at 11 Maranoa Road.
Refer DWG 2012-029-A-S7b – D7d
Footprint changed to reflect Google Maps outline. Original outline from Surveyor.
- Unit 3 Dimensions to residence at 11 Maranoa Rd shown – 2012-029-A-S2
- Unit 4 Dimensions to residence at 11 Maranoa Rd shown – 2012-029-A-S2
- Unit 5 Dimensions to adjacent residences shown on DWG's 2012-029-B-S2
- Unit 6 Dimensions to adjacent residences shown on DWG's 2012-029-B-S2
- Unit 7 Dimensions to adjacent residences shown on DWG's 2012-029-B-S2
- Unit 8 Dimensions to adjacent residences shown on DWG's 2012-029-B-S2
- Unit 10 Footprint changed to reflect Google Maps outline. Original outline from Surveyor.
Dimensions to adjacent residences shown on DWG's 2012-029-B-S2
- Unit 11 Footprint changed to reflect Google Maps outline. Original outline from Surveyor.
Dimensions to adjacent residences is in excess of 10.00m
- Unit 12 Dimensions to adjacent residences shown on DWG's 2012-029-A/B/C/D-S2
- Unit 13 Dimensions to adjacent residences shown on DWG's 2012-029-B-S2
- Unit 14 Footprint changed to reflect Google Maps outline. Original outline from Surveyor.
Dimensions to adjacent residences shown on DWG's 2012-029-B-S2
- Unit 15 Dimensions to adjacent residences shown on DWG's 2012-029-B&C-S2
- Unit 16 Dimensions to adjacent residences shown on DWG's 2012-029-B&C-S2
- Unit 17 Window of 4/69 Channel Highway shown on DWG 2012-029-C-S7a
- Unit 18 Window of 4/69 Channel Highway shown on DWG 2012-029-C-S7a
- Unit 19 Dimensions to adjacent residences shown on DWG 2012-029-C-S2
- Unit 20 Dimensions to adjacent residences shown on DWG 2012-029-C-S2
- Unit 21 Dimensions to adjacent residences shown on DWG 2012-029-C-S7b
Windows on adjacent residences shown on DWG 2012-029-C-S2
- Unit 22 Dimensions to adjacent residences shown on DWG 2012-029-D-S2
Windows on adjacent residences shown on DWG 2012-029-D-S7b
- Unit 23 Dimensions to adjacent residences shown on DWG 2012-029-D-S2 & DWG 029-D-S7C & S7D

- Shadow affect on adjacent residences shown on DWG 2012-029-D-S7e
- Unit 24 Dimensions to adjacent residences shown on DWG 2012-029-D-S2 & DWG 029-D-S7C & S7D
Shadow affect on adjacent residences shown on DWG 2012-029-D-S7e
- Unit 25 Dimensions to adjacent residences shown on DWG 2012-029-D-S2 & DWG 029-D-S7C & S7D
Shadow affect on adjacent residences shown on DWG 2012-029-AZ-S8D-F
Dimension to No.3 Maranoa Road shown on DWG 2012-029-A-S8b
Level between Unit 25 & 3 Maranoa Road shown on DWG 2012-029-A-S8c
- Unit 26 Dimensions to adjacent residences shown on DWG's 2012-029-A-S2
- Unit 27 Dimensions to adjacent residences shown on DWG's 2012-029-A-S2 & S8A

Amendments to footprints of adjacent properties have been done with reference to Google maps
Original footprints provided by surveyor.

Privacy Discretion between living room windows and driveway.

- Units 7,9 & 14 have been changed to meet minimum setback. – Refer to DWGS 2012-029-B-S2
Units 22 & 23 have screen wall in front of window for privacy. Refer to DWG 2012-029-D-S5
Unit 24 Window is greater than 2500mm
Unit 20 – Screen wall provided adjacent to visitor parking space for window privacy.

Overshadowing of 3 & 11 Maranoa Road

Drawings showing how properties will be affected by shadows shown on drawings previously nominated.

Shadow details provided for all units – No shadows affect adjacent properties except Unit 14 – Details shown.

Access from Living areas to Private Open Space. All units have access including 4,7,17 & 26.

All Private open Spaces has a maximum grade of 1:6.

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**UNIT DEVELOPMENT
7-9 MARANOA ROAD, KINGSTON
HOST HOLDINGS Pty Ltd**

Development Application: DA2013-172
Plan Reference no.: P4
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PRIVATE OPEN SPACE

	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 11	UNIT 12	UNIT 13	UNIT 14	UNIT 15	UNIT 16	UNIT 17	UNIT 18	UNIT 19	UNIT 20	UNIT 21	UNIT 22	UNIT 23	UNIT 24	UNIT 25	UNIT 26	UNIT 27	
at 0900 hrs	PART	PART	SHADE	SHADE	PART	PART	PART	PART	SHADE	SHADE	SHADE	SHADE	SHADE	SHADE	PART	PART	SHADE	SHADE	SHADE	SHADE	PART	PART	PART		PART	PART	PART	
at 1000 hrs	PART	PART	PART	SHADE	PART	PART	PART	PART	PART	PART	PART	SHADE	PART	SHADE	SHADE	SHADE	PART	SHADE	SHADE	PART	PART	PART	PART		PART	PART	PART	
at 1100 hrs	PART	PART	SHADE	PART	PART	PART	PART	PART	SHADE	PART	PART	PART	PART		PART	PART	PART											
at 1200 hrs	PART	PART	PART	PART	PART	SHADE	SHADE	PART	SHADE	PART						PART	PART	PART										
at 1300 hrs	PART	PART	PART	PART	SHADE	SHADE	SHADE	PART	SHADE	PART						PART	PART	PART										
at 1400 hrs	SHADE	SHADE	PART	PART	SHADE	SHADE	SHADE	SHADE	SHADE	PART	PART	PART	PART		PART	PART		PART	PART	PART					PART	SHADE	SHADE	SHADE
at 1500 hrs	SHADE	SHADE	PART	SHADE	SHADE	SHADE	SHADE	SHADE	SHADE	PART	PART	SHADE	PART		SHADE	SHADE		PART	PART	SHADE					PART	SHADE	SHADE	SHADE

NOTES

MINIMUM REQUIREMENTS

Must be protected from overshadowing so that 50% of the space receives 2 hours of sun
40 sq m must be accessible directly from the Living Area

PART
SHADE

IF SHADOW AFFECT IS LESS THAN 50% THEN SHOWN AS "PART"
IF SHADOW AFFECT IS GREATER THAN 50% THEN SHOWN AS "SHADE"
IF THERE IS GREATER THAN 90 SQ M OF SUN THEN "SUN" IS SHOWN

LIVING ROOM WINDOWS

	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 11	UNIT 12	UNIT 13	UNIT 14	UNIT 15	UNIT 16	UNIT 17	UNIT 18	UNIT 19	UNIT 20	UNIT 21	UNIT 22	UNIT 23	UNIT 24	UNIT 25	UNIT 26	UNIT 27	
at 0900 hrs	SHADE		SHADE	SHADE	SHADE	SHADE		SHADE	SHADE	SHADE	SHADE	SHADE	SHADE	SHADE	SHADE	SHADE	SHADE	SHADE	SHADE								SHADE	SHADE
at 1000 hrs	SHADE		SHADE	SHADE	SHADE	SHADE			SHADE	SHADE	SHADE	SHADE	SHADE	SHADE	SHADE			SHADE	SHADE	SHADE	SHADE	SHADE	SHADE						SHADE	SHADE
at 1100 hrs							SHADE	SHADE			SHADE		SHADE						SHADE									
at 1200 hrs																												
at 1300 hrs																											SHADE	
at 1400 hrs				SHADE																	SHADE		SHADE		SHADE	SHADE		
at 1500 hrs				SHADE			SHADE									SHADE				SHADE						SHADE	SHADE	SHADE

MINIMUM REQUIREMENTS

Must be protected from overshadowing so that Living areas receive 3 hours of sun in 1 Living Room window minimum

SHADE

DENOTES SUN TO LIVING AREA WINDOWS
DENOTES SHADOW ON WINDOWS ON ALL LIVING WINDOWS

ALL LIVING ROOM WINDOWS RECEIVE SUN FOR AT LEAST 3 HOURS BETWEEN 0900 hrs AND 1500 hrs

ALL PRIVATE OPEN SPACE AREAS RECEIVE A MINIMUM OF 2 HOURS SUN BETWEEN 0900 hrs AND 1500 hrs.

GENERAL NOTES.

- 1 ALL UNITS PRIVATE OPEN SPACE COMPLY WITH CLAUSE 5.4.6.4(a)
- 2 ALL UNIT WINDOWS COMPLY WITH CLAUSE 5.4.6.1(c)
- 3 UNIT 7 RECEIVE SUNLIGHT AT 9.00am FOR 1 HOUR THROUGH SLIDING DOOR

SUN SHADOWS ARE CALCULATED ON 21 JUNE

1

Ventilation to sub floor spaces shall be provided with block or brick vents, or 1.6mm galvanised sheet steel vents to suit brickwork at a rate of 6000 sq mm per metre length of wall. Place sub floor vents not more than 600mm from corners and evenly spaced between, as required, below line of bearers.

GENERAL NOTES:

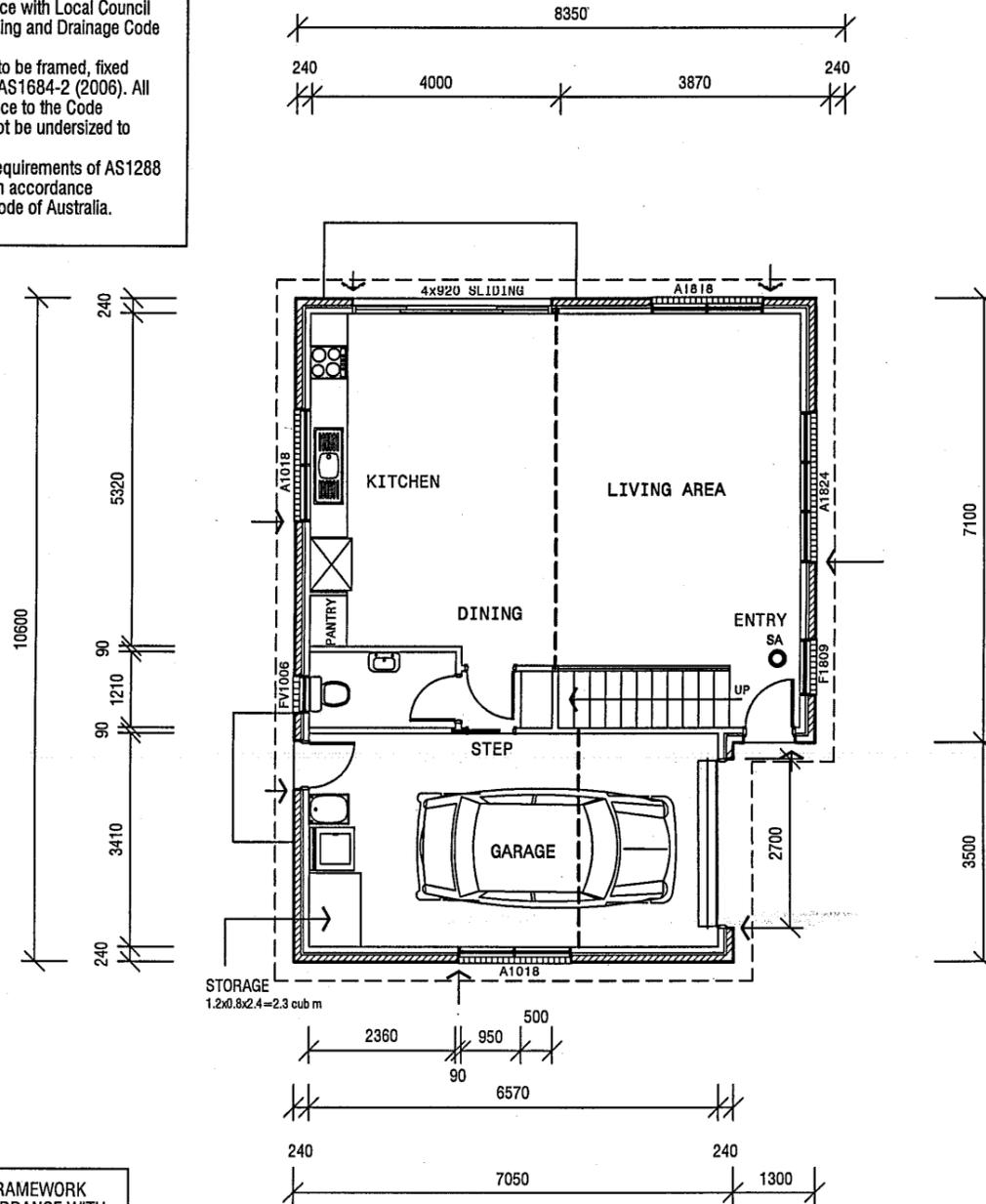
1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
3. All glazing must conform to the requirements of AS1288
4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

FIXING AND TIE DOWNS OF ALL FRAMEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DETAILS IN AS 1684.2 (2006) UNDER SECTION 9 or ALTERNATELY AS SHOWN IN THE BUILDING SPECIFICATION.

BUILDER TO PROVIDE ARTICULATION JOINTS AT 6000 MAXIMUM CENTRES THROUGHOUT.

← DENOTES LOCATION OF JOINT

All external walls to be extrudex brickwork with raked joints.



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Smartframe unless noted otherwise. Fixing to be in accordance with the Framing manual or QHD Specification.

Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads

Floors to wet areas to have ceramic tiles or sheet vinyl.

Provide Ceramic tile splashbacks to all sanitary fittings and Lamipanel to showers.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

Provide an automatic fire detection system - self contained smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

Builder to ensure that the roof battens spanning complies with the spacing of manufactured roof trusses.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

LINTEL SCHEDULE:

TIMBER	0-1600	145 x 45 (F17)
	1600-2300	195 x 45 (F17)
	2300-2800	245 x 45 (F17)

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

Internal stairs to be constructed of timber. Risers to be 175 and go 250mm. Handrail to be provided - 1000 high. Minimum head clearance throughout to be 2050mm.

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high ballustrade with no gaps greater than 125mm as per the Building Code of Australia.

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

FLOOR AREA - 84 SQ M



7 RUTHWELL STREET
 MONTROSE
 Ph: 0418 121 481

MEMBER
 Building Designers
 Association of Tasmania
 TCC Accreditation No.718R
 (Building Designer)

PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOVA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES
R - Revised details

SCALE: 1:100

DRAWN: BRIAN DATE: 31/07/15

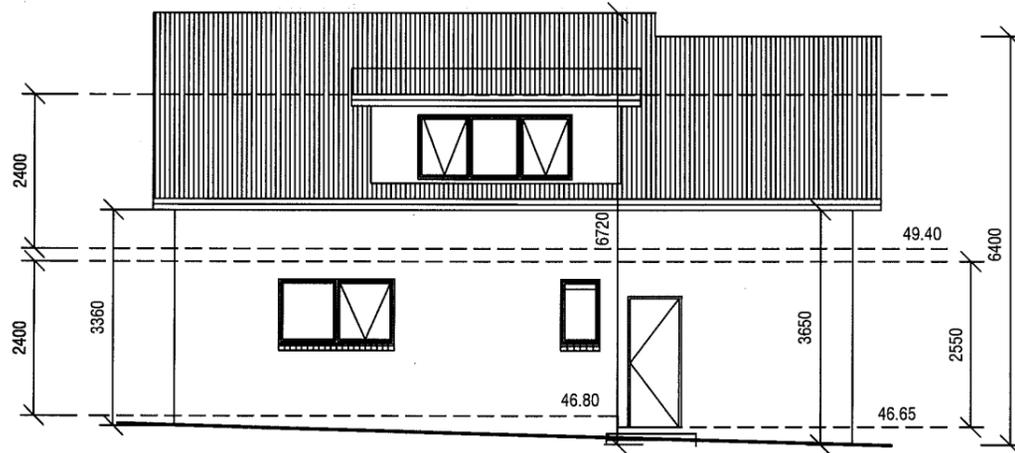
UNIT 1
 L1 FLOOR PLAN

DRAWING No.
 2012-029-1-01
 ISSUE NO. R

1

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
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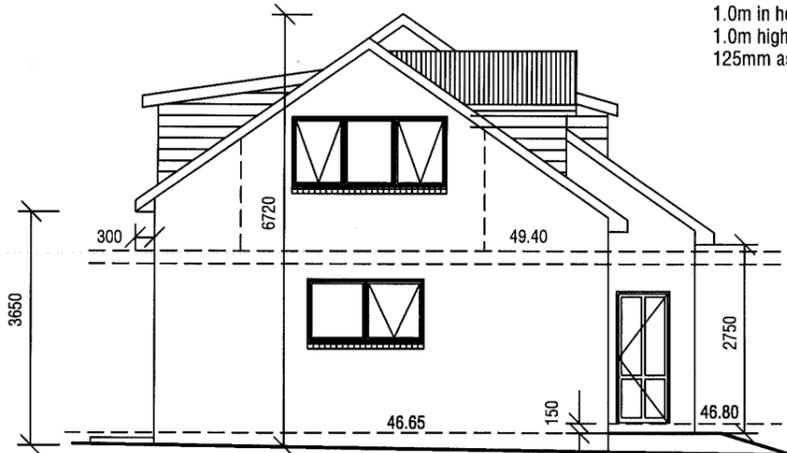
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SOUTH WEST ELEVATION

BUILDER TO PROVIDE ARTICULATION JOINTS AT 6000 MAXIMUM CENTRES THROUGHOUT.
 ← DENOTES LOCATION OF JOINT

All external walls to be extrudex brickwork with raked joints.



SOUTH EAST ELEVATION

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

LINTEL SCHEDULE:

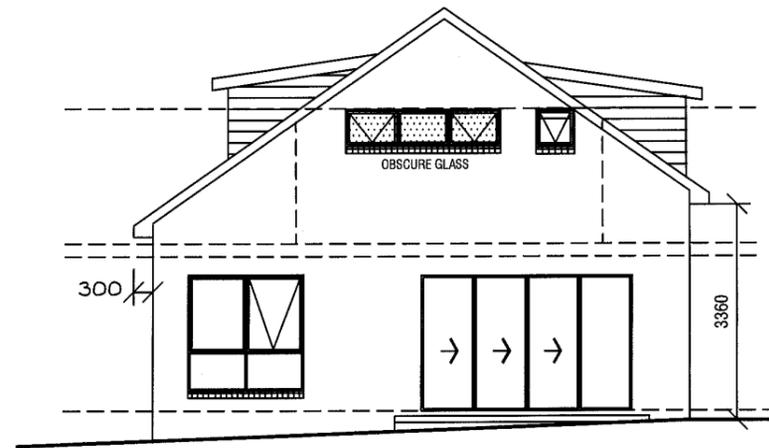
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GENERAL WINDOW NOTE
 ALL BATHROOMS, ENSUITE & TOILET WINDOWS TO HAVE OBSCURE GLASS FITTED.
 FV DENOTES FIXED VENT (TOILETS)

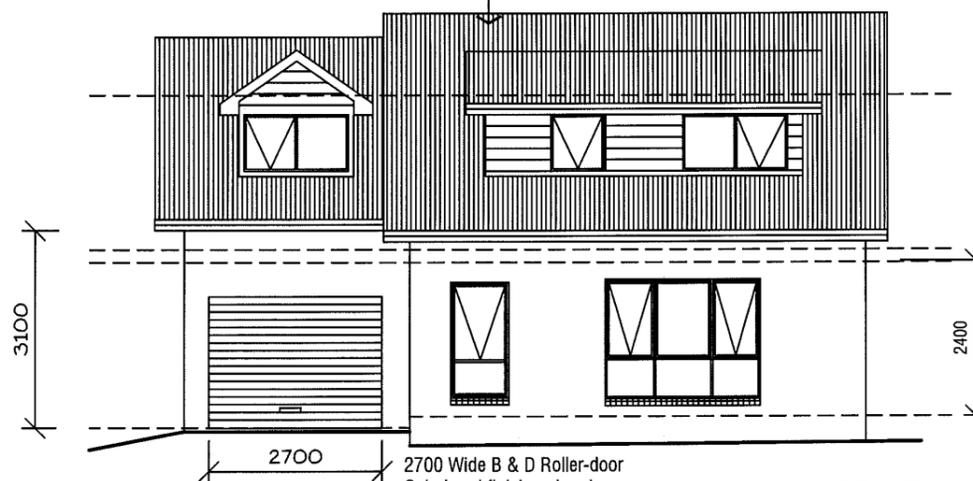
NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high ballustrade with no gaps greater than 125mm as per the Building Code of Australia.

- GENERAL NOTES:
1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
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 3. All glazing must conform to the requirements of AS1288
 4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.



NORTH WEST ELEVATION

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).



NORTH EAST ELEVATION



7 RUTHWELL STREET
 MONTROSE
 Ph: 0418 121 481

MEMBER
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 Association of Tasmania
 TCC Accreditation No.718R
 (Building Designer)

PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES

R - Revised details

SCALE: 1:100

DRAWN: BRIAN DATE: 31/07/15

UNIT 1 ELEVATIONS

DRAWING No. 2012-029-1-03
 ISSUE NO. R

2

Ventilation to sub floor spaces shall be provided with block or brick vents, or 1.6mm galvanised sheet steel vents to suit brickwork at a rate of 6000 sq mm per metre length of wall. Place sub floor vents not more than 600mm from corners and evenly spaced between, as required, below line of bearers.

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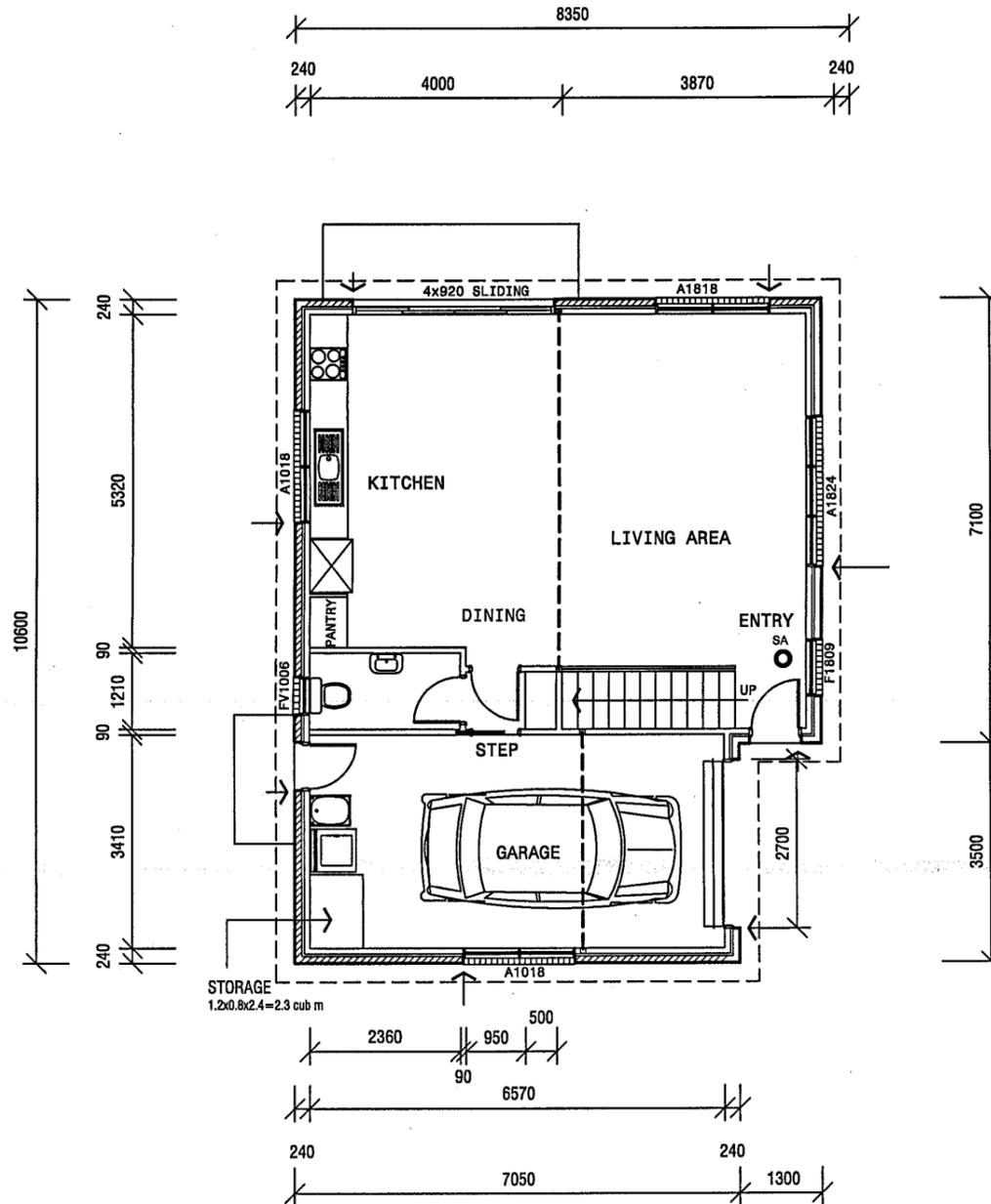
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BUILDER TO PROVIDE ARTICULATION JOINTS AT 6000 MAXIMUM CENTRES THROUGHOUT.

← DENOTES LOCATION OF JOINT

All external walls to be extrudex brickwork with raked joints.

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FLOOR AREA - 87 SQ M

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Floors to wet areas to have ceramic tiles or sheet vinyl.

Provide Ceramic tile splashbacks to all sanitary fittings and Lampanel to showers.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

Provide an automatic fire detection system - self contained smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

Builder to ensure that the roof battens spanning complies with the spacing of manufactured roof trusses.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

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BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.



7
 RUTHWELL STREET
 MONTROSE
 Ph: 0418 121 481

MEMBER
 Building Designers
 Association of Tasmania
 TCC Accreditation No.718R
 (Building Designer)

PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES	
R - Revised details
.....
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SCALES 1:100

DRAWN: BRIAN DATE: 31/07/15

UNIT 2
 L1 FLOOR PLAN

DRAWING No.
 2012-029-2-01
 ISSUE NO. R

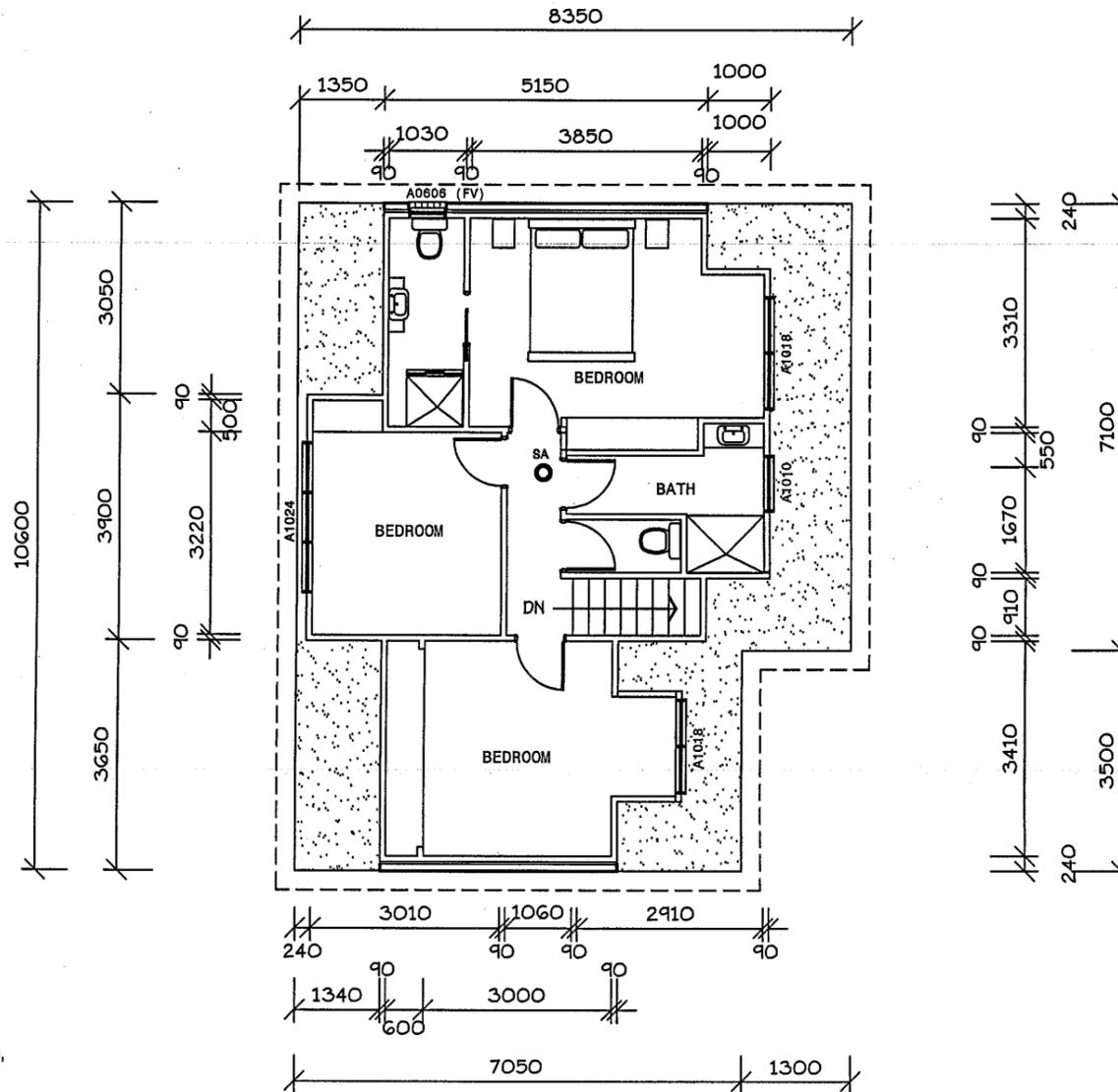
2

BUILDER TO PROVIDE ARTICULATION JOINTS AT 6000 MAXIMUM CENTRES THROUGHOUT.

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FLOOR AREA - 57 SQ M



7 RUTHWELL STREET MONTROSE
Ph: 0418 121 481

MEMBER Building Designers Association of Tasmania TCC Accreditation No.718R (Building Designer)

PROPOSED UNIT DEVELOPMENT
at 7-9 MARANOVA ROAD, KINGSTON
for HOST HOLDINGS Pty Ltd

ISSUES	
R - Revised details	.....
.....
.....

SCALE: 1:100
DRAWN: BRIAN
DATE: 31/07/15

UNIT 2
L2 FLOOR PLAN

DRAWING No. 2012-029-2-02
ISSUE NO. R

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

2

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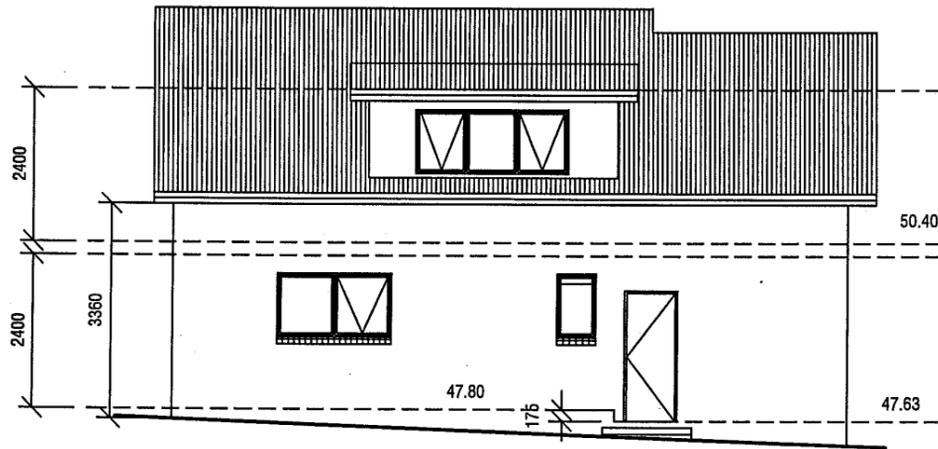
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7
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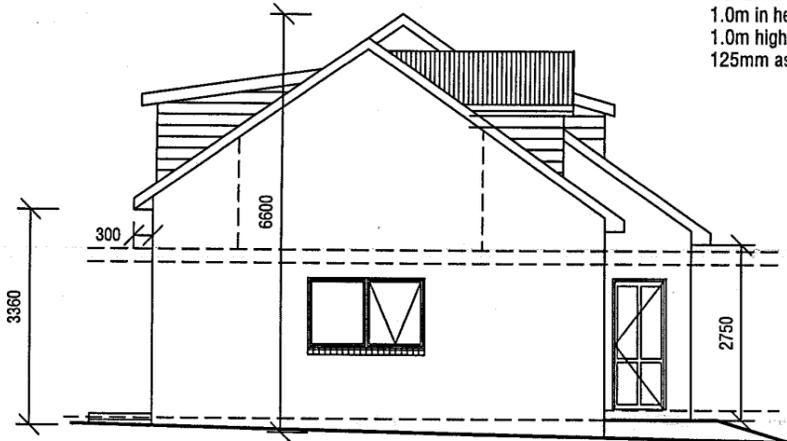
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SOUTH WEST ELEVATION

BUILDER TO PROVIDE ARTICULATION JOINTS AT 6000 MAXIMUM CENTRES THROUGHOUT.
 ← DENOTES LOCATION OF JOINT

All external walls to be extrudex brickwork with raked joints.



SOUTH EAST ELEVATION

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

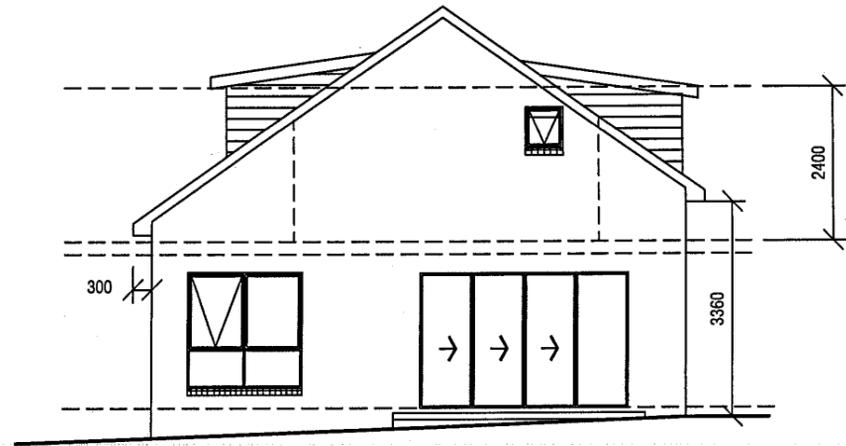
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	1600-2300	195 x 45 (F17)
	2300-2800	245 x 45 (F17)

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

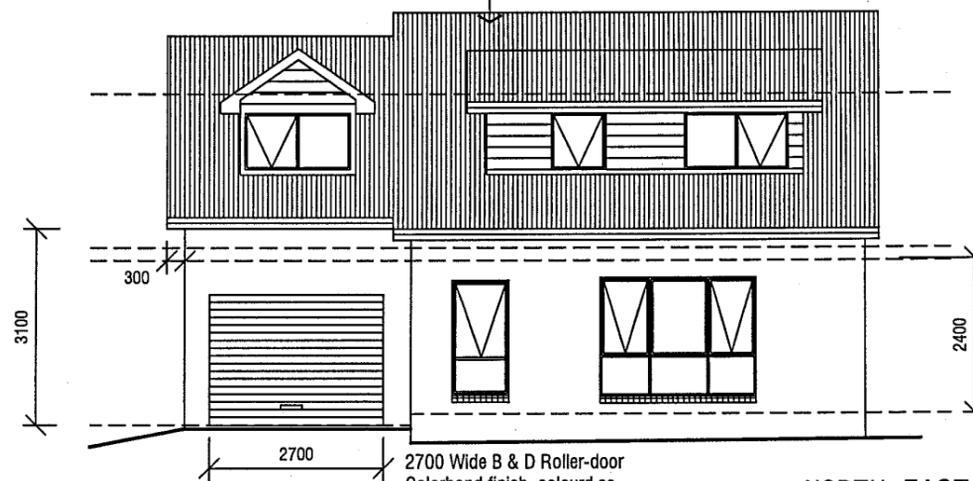
NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high ballustrade with no gaps greater than 125mm as per the Building Code of Australia.

GENERAL NOTES:
 1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
 2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
 3. All glazing must conform to the requirements of AS1288
 4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.



NORTH WEST ELEVATION

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).



NORTH EAST ELEVATION

2700 Wide B & D Roller-door Colorbond finish, colour as selected by owner/developer.

PROJECT:
PROPOSED UNIT DEVELOPMENT
at 7-9 MARANOA ROAD, KINGSTON
for HOST HOLDINGS Pty Ltd

ISSUES

R - Revised details

SCALES	1:100
DRAWN BY	BRIAN
DATE	31/07/15

UNIT 2
 ELEVATIONS

DRAWING No.
2012-029-2-03
 ISSUE NO. R

3

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

- GENERAL NOTES:**
1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
 2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
 3. All glazing must conform to the requirements of AS1288
 4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

Smartframe unless noted otherwise.
 Fixing to be in accordance with the Framing manual or QHD Specification.

Wall bracing to be as per AS1684
 National Timber Framing Code &
 AS1170 Wind Loads

Floors to wet areas to have ceramic tiles or sheet vinyl.

Provide Ceramic tile splashbacks to all sanitary fittings and Lamipanel to showers.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

Provide an automatic fire detection system - self contained smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

Builder to ensure that the roof battens spanning complies with the spacing of manufactured roof trusses.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

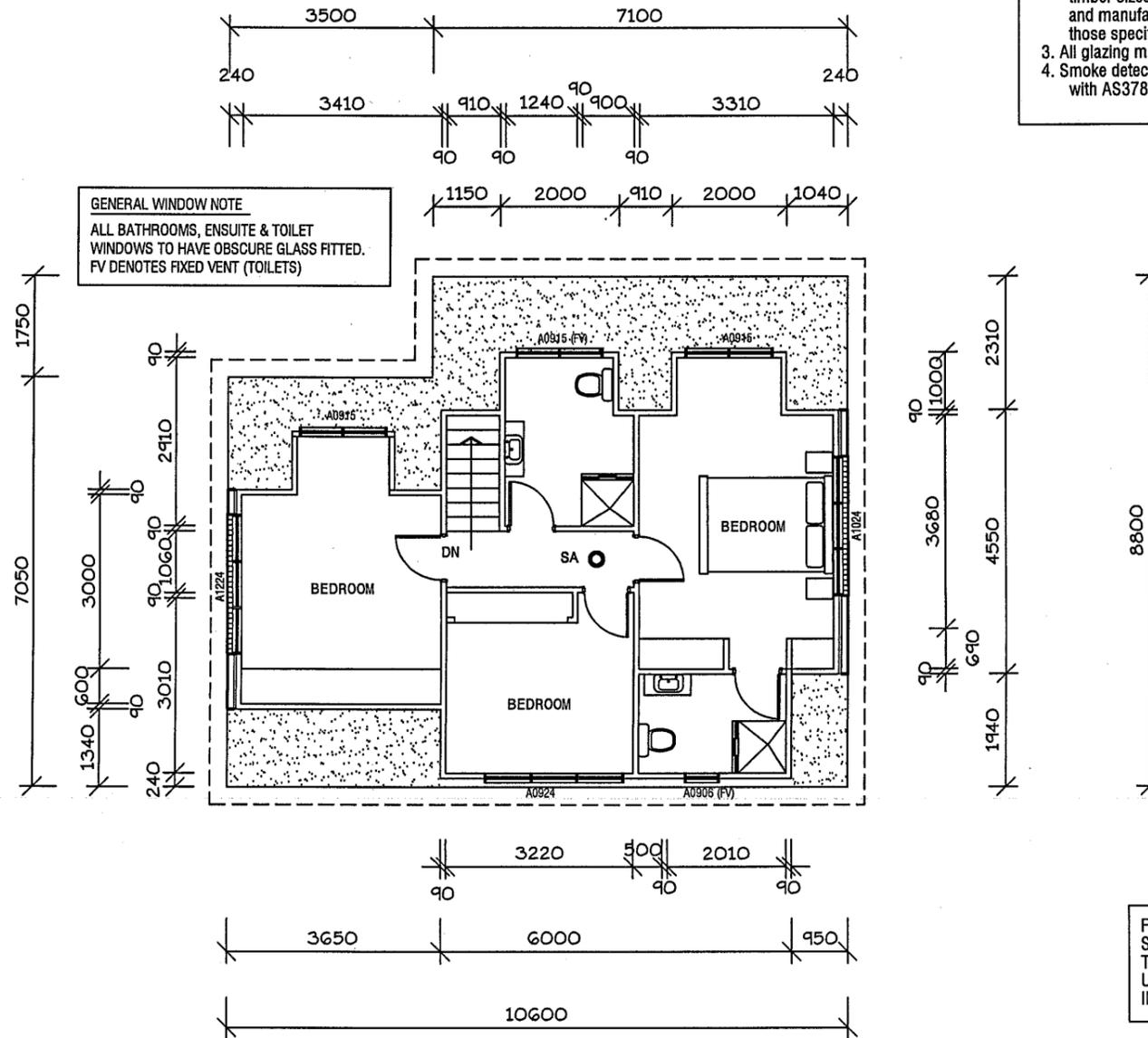
LINTEL SCHEDULE:

TIMBER
 0-1600 145 x 45 (F17)
 1600-2300 195 x 45 (F17)
 2300-2800 245 x 45 (F17)

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

Internal stairs to be constructed of timber. Risers to be 175 and go 250mm. Handrail to be provided - 1000 high. Minimum head clearance throughout to be 2050mm.

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high ballustrade with no gaps greater than 125mm as per the Building Code of Australia.



FLOOR AREA - 55 SQ M

BUILDER TO PROVIDE ARTICULATION JOINTS AT 6000 MAXIMUM CENTRES THROUGHOUT.
 ← DENOTES LOCATION OF JOINT

All external walls to be extrudex brickwork with raked joints.

FIXING AND TIE DOWNS OF ALL FRAMEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DETAILS IN AS 1684.2 (2006) UNDER SECTION 9 or ALTERNATELY AS SHOWN IN THE BUILDING SPECIFICATION.



7 RUTHWELL STREET
 MONTROSE
 Ph: 0418 121 481

MEMBER
 Building Designers
 Association of Tasmania
 TCC Accreditation No.718R
 (Building Designer)

PROJECT:
PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOVA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES	
R - Revised details	.....
.....
.....

SCALE: 1:100
 DRAWN: BRIAN
 DATE: 31/07/15

UNIT 3
 L2 FLOOR PLAN

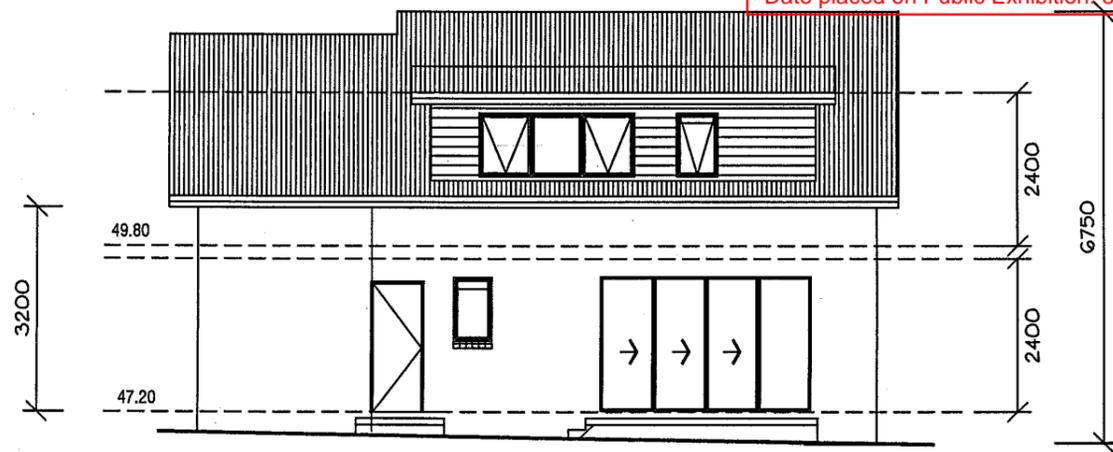
DRAWING No.
2012-029-3-02
 ISSUE NO. R

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.
 BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

3

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

Ventilation to sub floor spaces shall be provided with block or brick vents, or 1.6mm galvanised sheet steel vents to suit brickwork at a rate of 6000 sq mm per metre length of wall. Place sub floor vents not more than 600mm from corners and evenly spaced between, as required, below line of bearers.

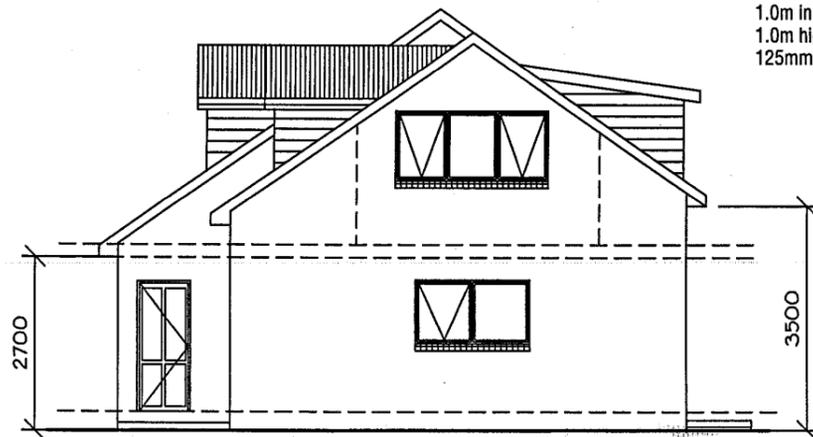


SOUTH EAST ELEVATION

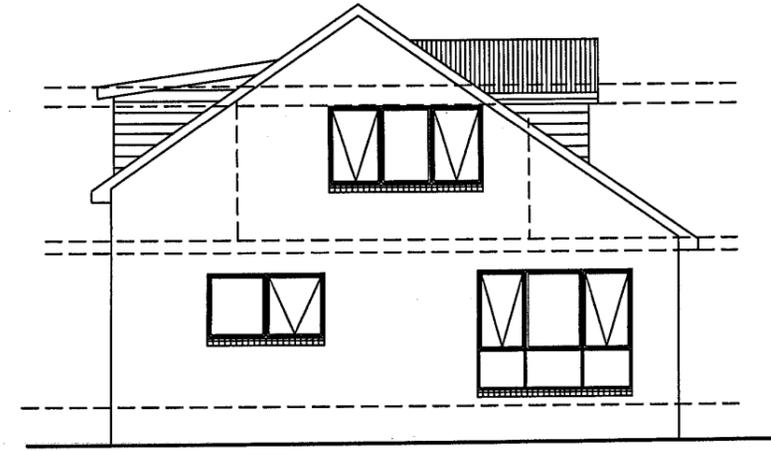
GENERAL NOTES:
 1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
 2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
 3. All glazing must conform to the requirements of AS1288
 4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

GENERAL WINDOW NOTE
 ALL BATHROOMS, ENSUITE & TOILET WINDOWS TO HAVE OBSCURE GLASS FITTED. FV DENOTES FIXED VENT (TOILETS)

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high ballustrade with no gaps greater than 125mm as per the Building Code of Australia.

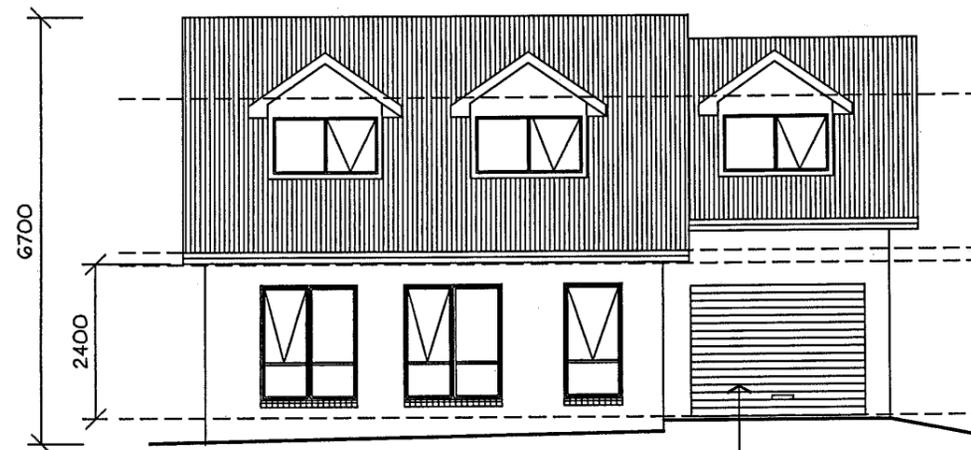


SOUTH WEST ELEVATION



NORTH EAST ELEVATION

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).



NORTH WEST ELEVATION

2700 Wide B & D Roller-door Colorbond finish, colour as selected by owner/developer.

BUILDER TO PROVIDE ARTICULATION JOINTS AT 6000 MAXIMUM CENTRES THROUGHOUT.

← DENOTES LOCATION OF JOINT

All external walls to be extrudex brickwork with raked joints.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

LINTEL SCHEDULE:

TIMBER
 0-1600 145 x 45 (F17)
 1600-2300 195 x 45 (F17)
 2300-2800 245 x 45 (F17)

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.



QUALITY HOME DESIGN

7 RUTHWELL STREET MONTROSE
 Ph: 0418 121 481

MEMBER
 Building Designers Association of Tasmania
 TCC Accreditation No.718R (Building Designer)

PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES	
R - Revised details	

SCALE: 1:100

DRAWN: BRIAN DATE: 31/07/15

UNIT 3 ELEVATIONS

DRAWING No. 2012-029-3-03
 ISSUE NO. R

4

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

GENERAL NOTES:

1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
3. All glazing must conform to the requirements of AS1288
4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

STORAGE AREA
 1.8 W x 0.9 D x 1.5 H = 2.43 cub m

Smartframe unless noted otherwise.
 Fixing to be in accordance with the Framing manual or QHD Specification.

Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads

Floors to wet areas to have ceramic tiles or sheet vinyl.

Provide Ceramic tile splashbacks to all sanitary fittings and Lamipanel to showers.

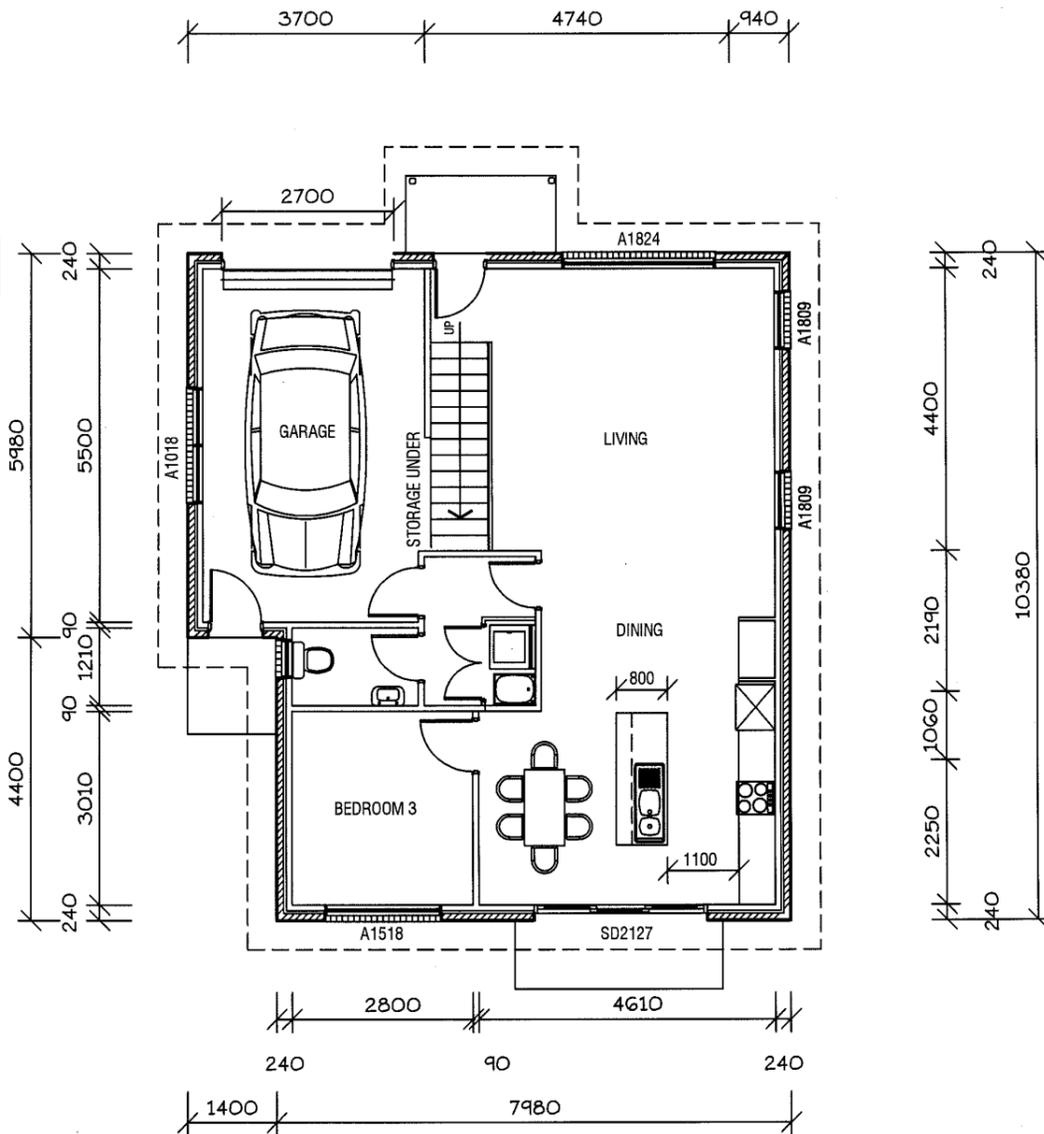
All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

BUILDER TO PROVIDE ARTICULATION JOINTS AT 6000 MAXIMUM CENTRES THROUGHOUT.

← DENOTES LOCATION OF JOINT

All external walls to be extrudex brickwork with raked joints.



FLOOR AREA - 91 SQ M

Ventilation to sub floor spaces shall be provided with block or brick vents, or 1.6mm galvanised sheet steel vents to suit brickwork at a rate of 6000 sq mm per metre length of wall. Place sub floor vents not more than 600mm from corners and evenly spaced between, as required, below line of bearers.

FIXING AND TIE DOWNS OF ALL FRAMEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DETAILS IN AS 1684.2 (2006) UNDER SECTION 9 or ALTERNATELY AS SHOWN IN THE BUILDING SPECIFICATION.

Provide an automatic fire detection system - self contained smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

Builder to ensure that the roof battens spanning complies with the spacing of manufactured roof trusses.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

LINTEL SCHEDULE:

TIMBER
 0-1600 145 x 45 (F17)
 1600-2300 195 x 45 (F17)
 2300-2800 245 x 45 (F17)

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

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NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high ballustrade with no gaps greater than 125mm as per the Building Code of Australia.

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.



7
 RUTHWELL STREET
 MONTROSE
 Ph: 0418 121 481

MEMBER
 Building Designers
 Association of Tasmania
 TCC Accreditation No.718R
 (Building Designer)

PROJECT:
PROPOSED UNIT DEVELOPMENT
at 7-9 MARANOA ROAD, KINGSTON
for HOST HOLDINGS Pty Ltd

ISSUES	
R - Revised details	

SCALE 1:100

DRAWN: BRIAN DATE: 31/07/15

UNIT 4
 L1 FLOOR PLAN

DRAWING No.
2012-029-4-01
 ISSUE NO. R

4

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

FIXING AND TIE DOWNS OF ALL FRAMEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DETAILS IN AS 1684.2 (2006) UNDER SECTION 9 or ALTERNATELY AS SHOWN IN THE BUILDING SPECIFICATION.

Ventilation to sub floor spaces shall be provided with block or brick vents, or 1.6mm galvanised sheet steel vents to suit brickwork at a rate of 6000 sq mm per metre length of wall. Place sub floor vents not more than 600mm from corners and evenly spaced between, as required, below line of bearers.

FLOOR AREA - 57 SQ M

Provide an automatic fire detection system - self contained smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

Builder to ensure that the roof battens spanning complies with the spacing of manufactured roof trusses.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

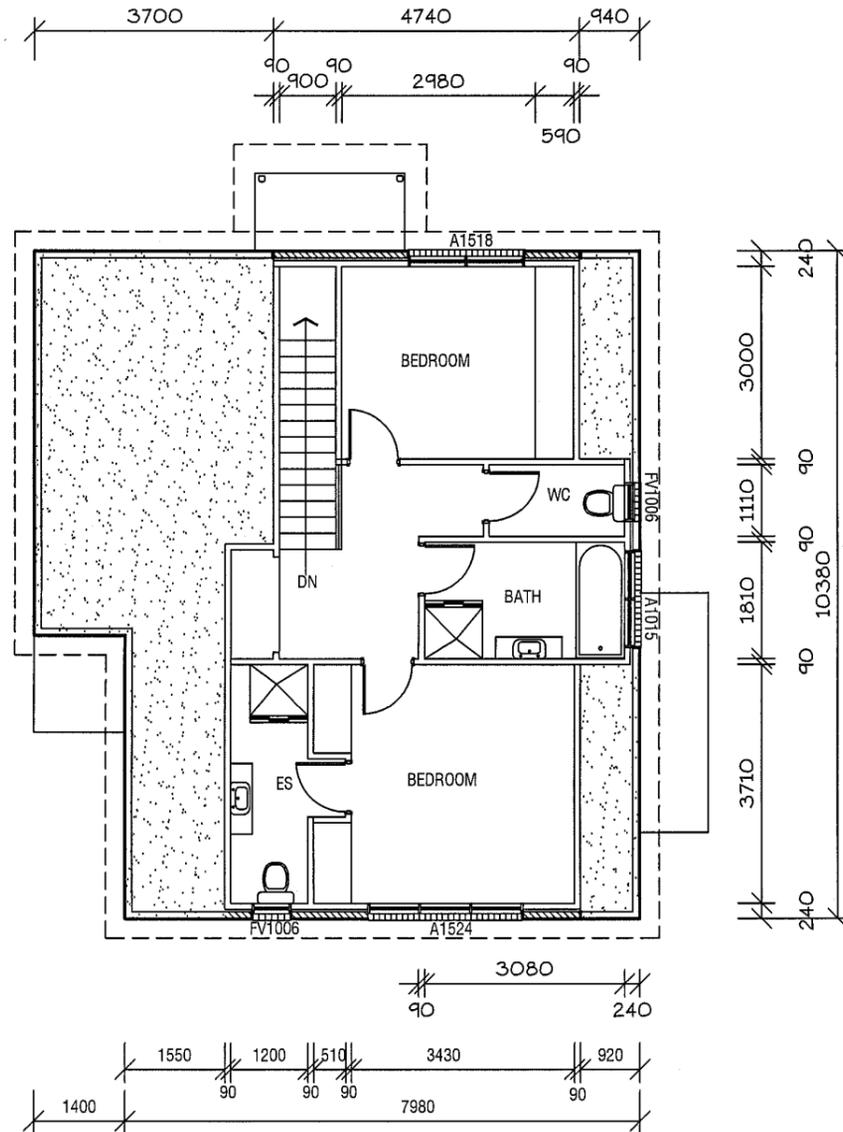
LINTEL SCHEDULE:

TIMBER
 0-1600 145 x 45 (F17)
 1600-2300 195 x 45 (F17)
 2300-2800 245 x 45 (F17)

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

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NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high ballustrade with no gaps greater than 125mm as per the Building Code of Australia.



GENERAL WINDOW NOTE
 ALL BATHROOMS, ENSUITE & TOILET WINDOWS TO HAVE OBSCURE GLASS FITTED.
 FV DENOTES FIXED VENT (TOILETS)

Smartframe unless noted otherwise. Fixing to be in accordance with the Framing manual or QHD Specification.

Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads

Floors to wet areas to have ceramic tiles or sheet vinyl.

Provide Ceramic tile splashbacks to all sanitary fittings and Lamipanel to showers.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

BUILDER TO PROVIDE ARTICULATION JOINTS AT 6000 MAXIMUM CENTRES THROUGHOUT.

← DENOTES LOCATION OF JOINT

All external walls to be extrudex brickwork with raked joints.

GENERAL NOTES:

1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
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BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.



7 RUTHWELL STREET MONTROSE
 Ph: 0418 121 481

MEMBER
 Building Designers Association of Tasmania
 TCC Accreditation No.718R (Building Designer)

PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES

R - Revised details

SCALE: 1:100

DRAWN: BRIAN

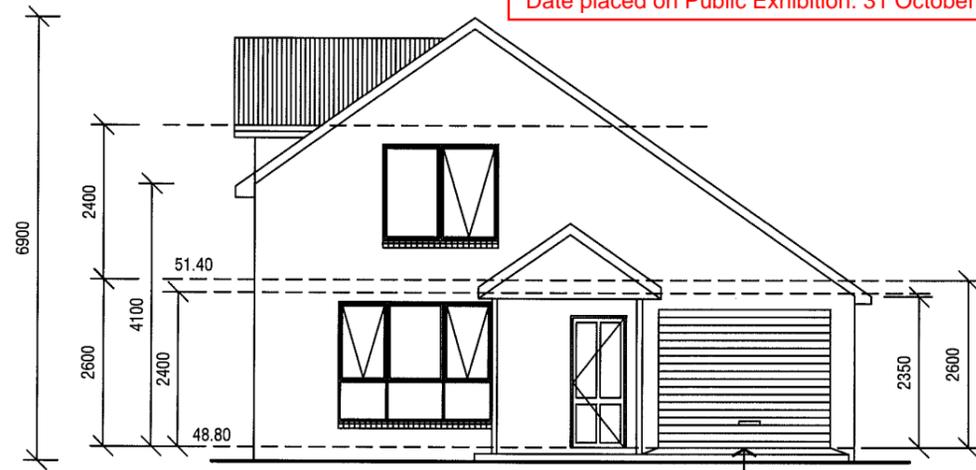
DATE: 31/07/15

UNIT 4
 L2 FLOOR PLAN

DRAWING No.
 2012-029-4-02
 ISSUE NO. R

4

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

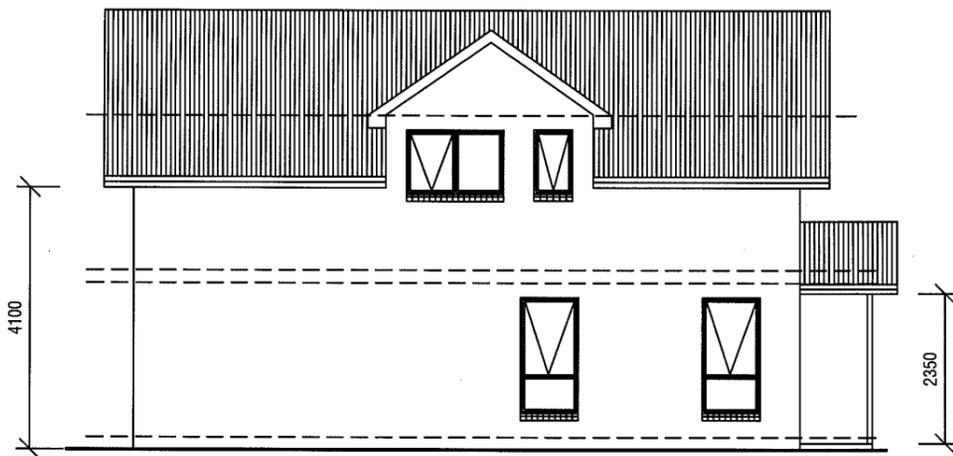


NORTH WEST ELEVATION

2700 Wide B & D Roller-door
 Colorbond finish, colour as
 selected by owner/developer.

Structural steel members and associated parts
 must be protected from corrosion attack.
 Builder to refer to BCA Table 3.4.4.2 for details
 to be used in the construction of this residence.

NOTE: All ramps, decks and steps greater than
 1.0m in height above natural ground must have a
 1.0m high balustrade with no gaps greater than
 125mm as per the Building Code of Australia.



NORTH EAST ELEVATION

NOTE: All ramps, decks and steps greater than
 1.0m in height above natural ground must have a
 1.0m high balustrade with no gaps greater than
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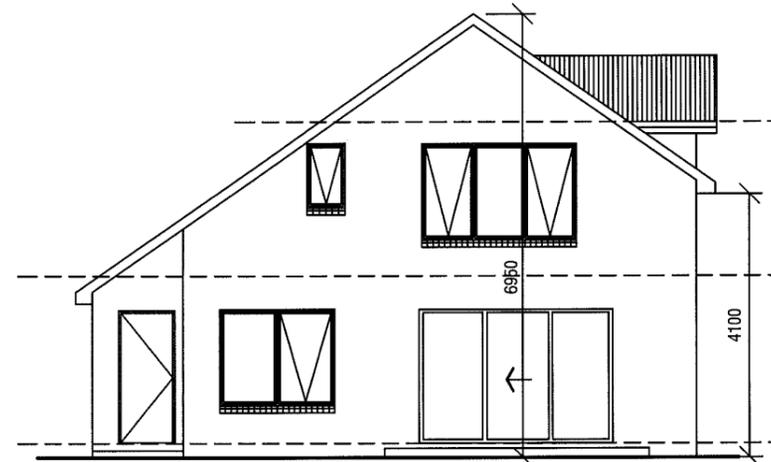
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 the floor plan, are to comply with AS 2047.
 BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing
 on sisalation 420 and 70 x 35 battens at
 900 maximum centres, (H'wood).

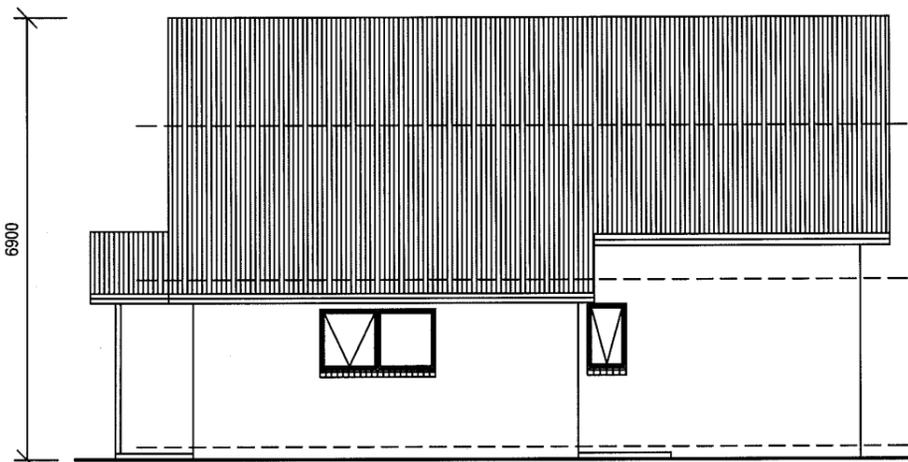
WINDOW TIMBER LINTELS TO BE
 AS SPECIFIED BY TRUSS MANUFACTURER
 OR AS DEPICTED IN TIMBER FRAMING
 MANUAL and/or BUILDING SPECIFICATION

LINTEL SCHEDULE:

TIMBER	0-1600	145 x 45 (F17)
	1600-2300	195 x 45 (F17)
	2300-2800	245 x 45 (F17)



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

All construction work shall be carried out in accordance
 with State Building regulations, Local Council By-Laws
 and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS
 PRIOR TO COMMENCING CONSTRUCTION.



**QUALITY
 HOME
 DESIGN**

7
 RUTHWELL STREET
 MONTROSE
 Ph: 0418 121 481

MEMBER
 Building Designers
 Association of Tasmania
 TCC Accreditation No.718R
 (Building Designer)

PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES

R - Revised details

SCALE: 1:100

DRAWN:
 BRIAN

DATE:
 31/07/15

UNIT 4
 ELEVATIONS

DRAWING No.
 2012-029-4-03
 ISSUE NO. R

GENERAL NOTES:

1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
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3. All glazing must conform to the requirements of AS1288
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GENERAL WINDOW NOTE

ALL BATHROOMS, ENSUITE & TOILET WINDOWS TO HAVE OBSCURE GLASS FITTED. FV DENOTES FIXED VENT (TOILETS)

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

Ventilation to sub floor spaces shall be provided with block or brick vents, or 1.6mm galvanised sheet steel vents to suit brickwork at a rate of 6000 sq mm per metre length of wall. Place sub floor vents not more than 600mm from corners and evenly spaced between, as required, below line of bearers.

FLOOR AREA - 91 SQ M

FIXING AND TIE DOWNS OF ALL FRAMEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DETAILS IN AS 1684.2 (2006) UNDER SECTION 9 or ALTERNATELY AS SHOWN IN THE BUILDING SPECIFICATION.

Provide an automatic fire detection system - self contained smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

Builder to ensure that the roof battens spanning complies with the spacing of manufactured roof trusses.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

LINTEL SCHEDULE:

- TIMBER
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 - 2300-2800 245 x 45 (F17)

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STORAGE AREA
 1.8 W x 0.9 D x 1.5 H = 2.43 cub m

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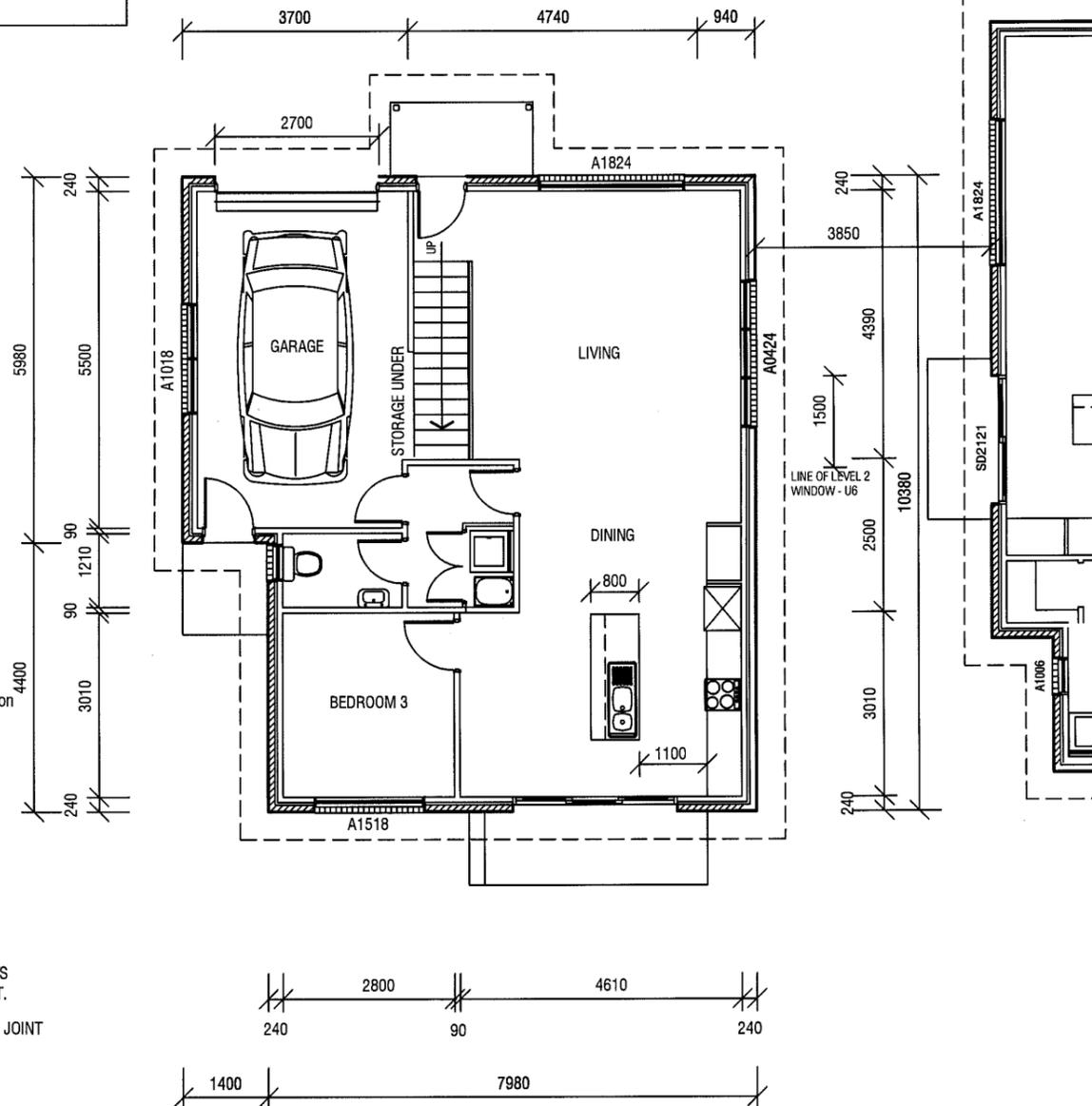
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0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (Hwood).

BUILDER TO PROVIDE ARTICULATION JOINTS AT 6000 MAXIMUM CENTRES THROUGHOUT.

← DENOTES LOCATION OF JOINT

All external walls to be extrudex brickwork with raked joints.



7
 RUTHWELL STREET
 MONTROSE
 Ph: 0418 121 481

MEMBER
 Building Designers
 Association of Tasmania
 TCC Accreditation No.718R
 (Building Designer)

PROJECT:
PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES

R - Revised details

SCALE: 1:100

DRAWN: BRIAN DATE: 31/07/15

UNIT 7
 L1 FLOOR PLAN

DRAWING No.
2012-029-7-01
 ISSUE NO. R

7

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

FIXING AND TIE DOWNS OF ALL FRAMEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DETAILS IN AS 1684.2 (2006) UNDER SECTION 9 OR ALTERNATELY AS SHOWN IN THE BUILDING SPECIFICATION.

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WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

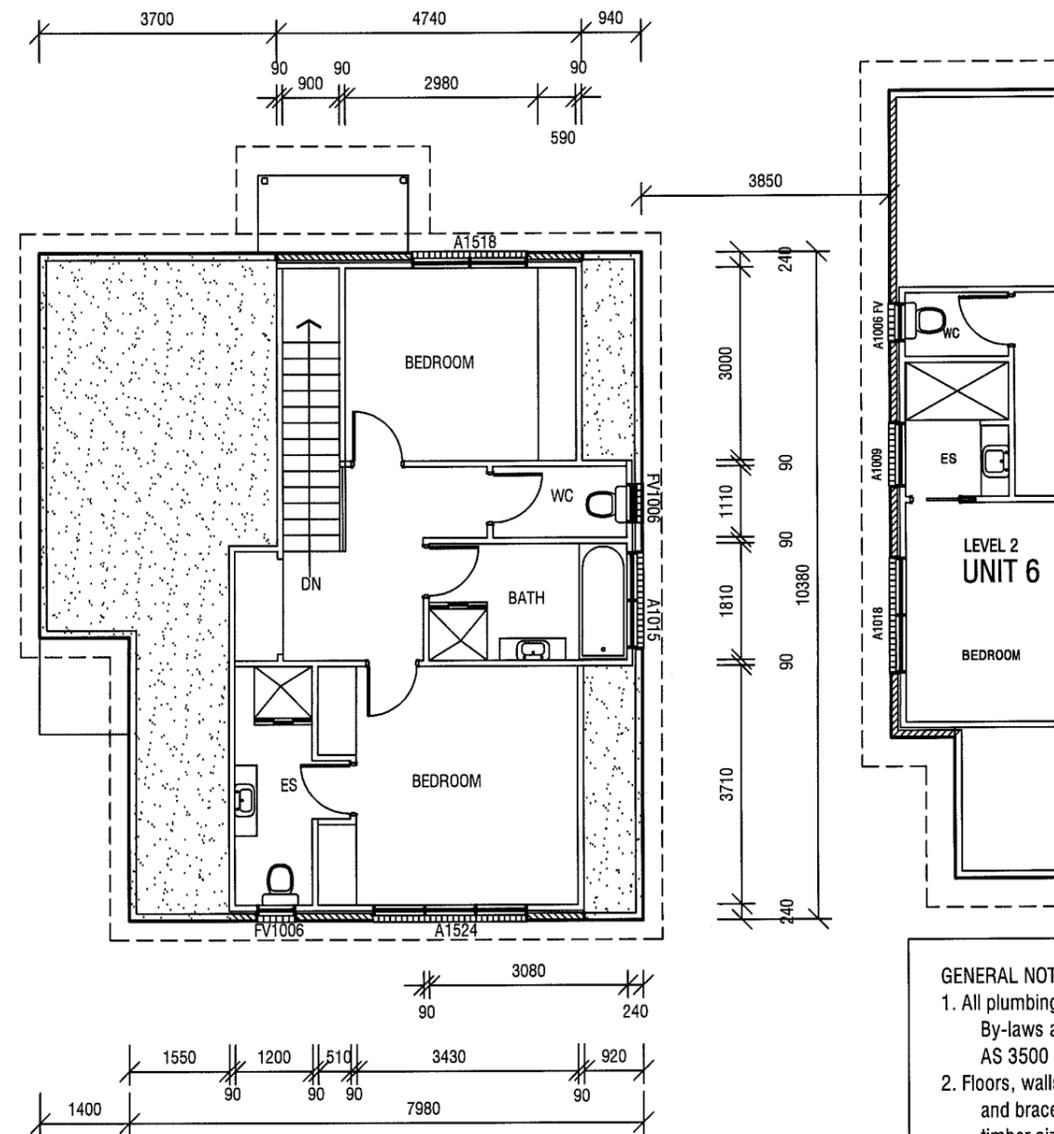
LINTEL SCHEDULE:

TIMBER	0-1600	145 x 45 (F17)
	1600-2300	195 x 45 (F17)
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GENERAL WINDOW NOTE
 ALL BATHROOMS, ENSUITE & TOILET WINDOWS TO HAVE OBSCURE GLASS FITTED. FV DENOTES FIXED VENT (TOILETS)

FLOOR AREA - 53 SQ M

- GENERAL NOTES:
- All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
 - Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
 - All glazing must conform to the requirements of AS1288
 - Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.
 BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

QUALITY HOME DESIGN

7
 RUTHWELL STREET
 MONTROSE
 Ph: 0418 121 481

MEMBER
 Building Designers
 Association of Tasmania
 TCC Accreditation No.718R
 (Building Designer)

PROJECT:
PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES

R - Revised details

SCALE: 1:100
 DRAWN: BRIAN
 DATE: 31/07/15

UNIT 7
 L2 FLOOR PLAN

DRAWING No.
2012-029-7-02
 ISSUE NO. R

7

Development Application: DA2013-172
Plan Reference no.: P4
Date Received: 19 October 2015
Date placed on Public Exhibition: 31 October 2015

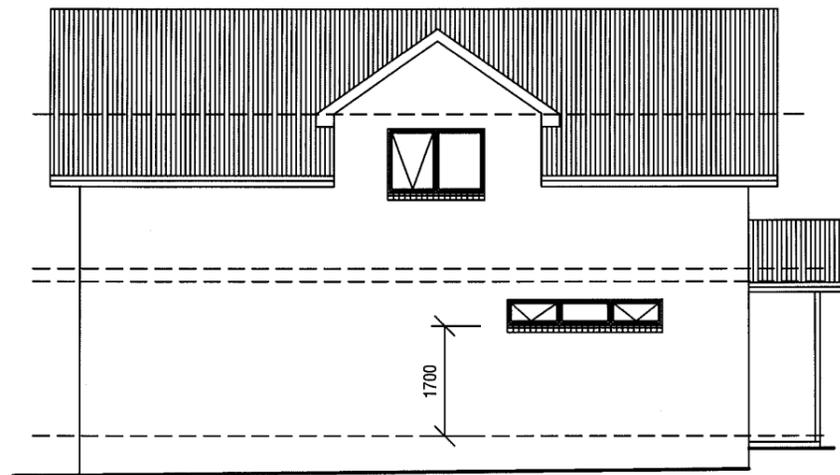


NORTH WEST ELEVATION

2700 Wide B & D Roller-door
Colorbond finish, colour as
selected by owner/developer.

Structural steel members and associated parts
must be protected from corrosion attack.
Builder to refer to BCA Table 3.4.4.2 for details
to be used in the construction of this residence.

NOTE: All ramps, decks and steps greater than
1.0m in height above natural ground must have a
1.0m high balustrade with no gaps greater than
125mm as per the Building Code of Australia.



NORTH EAST ELEVATION

NOTE: All ramps, decks and steps greater than
1.0m in height above natural ground must have a
1.0m high balustrade with no gaps greater than
125mm as per the Building Code of Australia.

- GENERAL NOTES:
1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
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 3. All glazing must conform to the requirements of AS1288
 4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

All aluminium windows and doors, as shown on
the floor plan, are to comply with AS 2047.
BCA Part 3.6.0 refers.

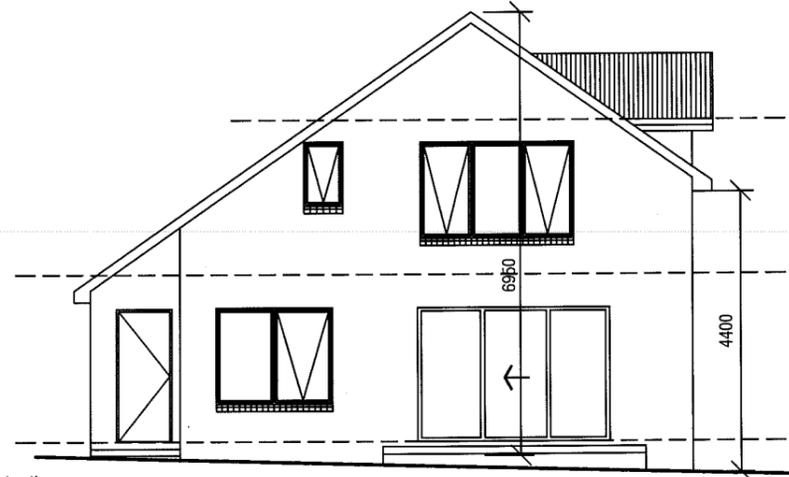
0.42 colorbond corrugated steel roofing
on sisalation 420 and 70 x 35 battens at
900 maximum centres, (H'wood).

WINDOW TIMBER LINTELS TO BE
AS SPECIFIED BY TRUSS MANUFACTURER
OR AS DEPICTED IN TIMBER FRAMING
MANUAL and/or BUILDING SPECIFICATION

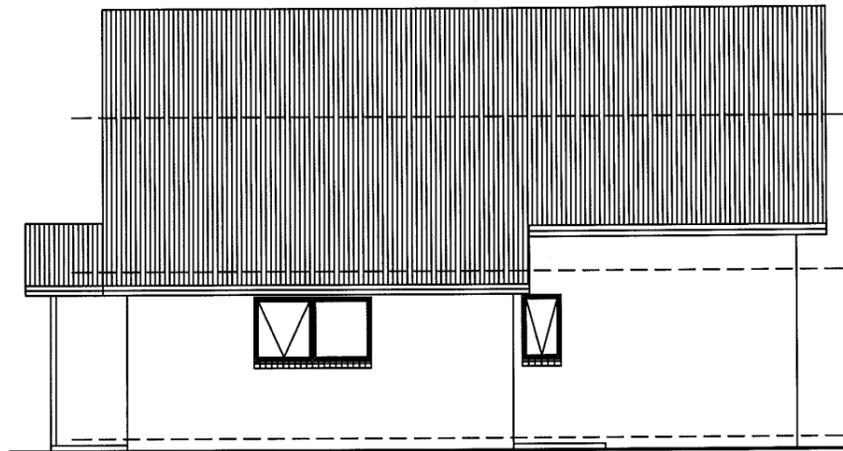
LINTEL SCHEDULE:

TIMBER

0-1600	145 x 45 (F17)
1600-2300	195 x 45 (F17)
2300-2800	245 x 45 (F17)



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

All construction work shall be carried out in accordance
with State Building regulations, Local Council By-Laws
and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS
PRIOR TO COMMENCING CONSTRUCTION.



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PROPOSED UNIT DEVELOPMENT
at 7-9 MARANOA ROAD, KINGSTON
for HOST HOLDINGS Pty Ltd

ISSUES

R - Revised details

SCALE: 1:100

DRAWN:
BRIAN

DATE:
31/07/15

UNIT 7
ELEVATIONS

DRAWING NO.
2012-029-7-03
ISSUE NO. R

8

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

- GENERAL NOTES:**
- All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
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 - Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

Smartframe unless noted otherwise.
 Fixing to be in accordance with the Framing manual or QHD Specification.

Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads

Floors to wet areas to have ceramic tiles or sheet vinyl.

Provide Ceramic tile splashbacks to all sanitary fittings and Lamipanel to showers.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

BUILDER TO PROVIDE ARTICULATION JOINTS AT 6000 MAXIMUM CENTRES THROUGHOUT.

← DENOTES LOCATION OF JOINT

All external walls to be extrudex brickwork with raked joints.

Ventilation to sub floor spaces shall be provided with block or brick vents, or 1.6mm galvanised sheet steel vents to suit brickwork at a rate of 6000 sq mm per metre length of wall. Place sub floor vents not more than 600mm from corners and evenly spaced between, as required, below line of bearers.

FLOOR AREA - 91 SQ M

FIXING AND TIE DOWNS OF ALL FRAMEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DETAILS IN AS 1684.2 (2006) UNDER SECTION 9 or ALTERNATELY AS SHOWN IN THE BUILDING SPECIFICATION.

Provide an automatic fire detection system - self contained smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

Builder to ensure that the roof battens spanning complies with the spacing of manufactured roof trusses.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

LINTEL SCHEDULE:

TIMBER
 0-1600 145 x 45 (F17)
 1600-2300 195 x 45 (F17)
 2300-2800 245 x 45 (F17)

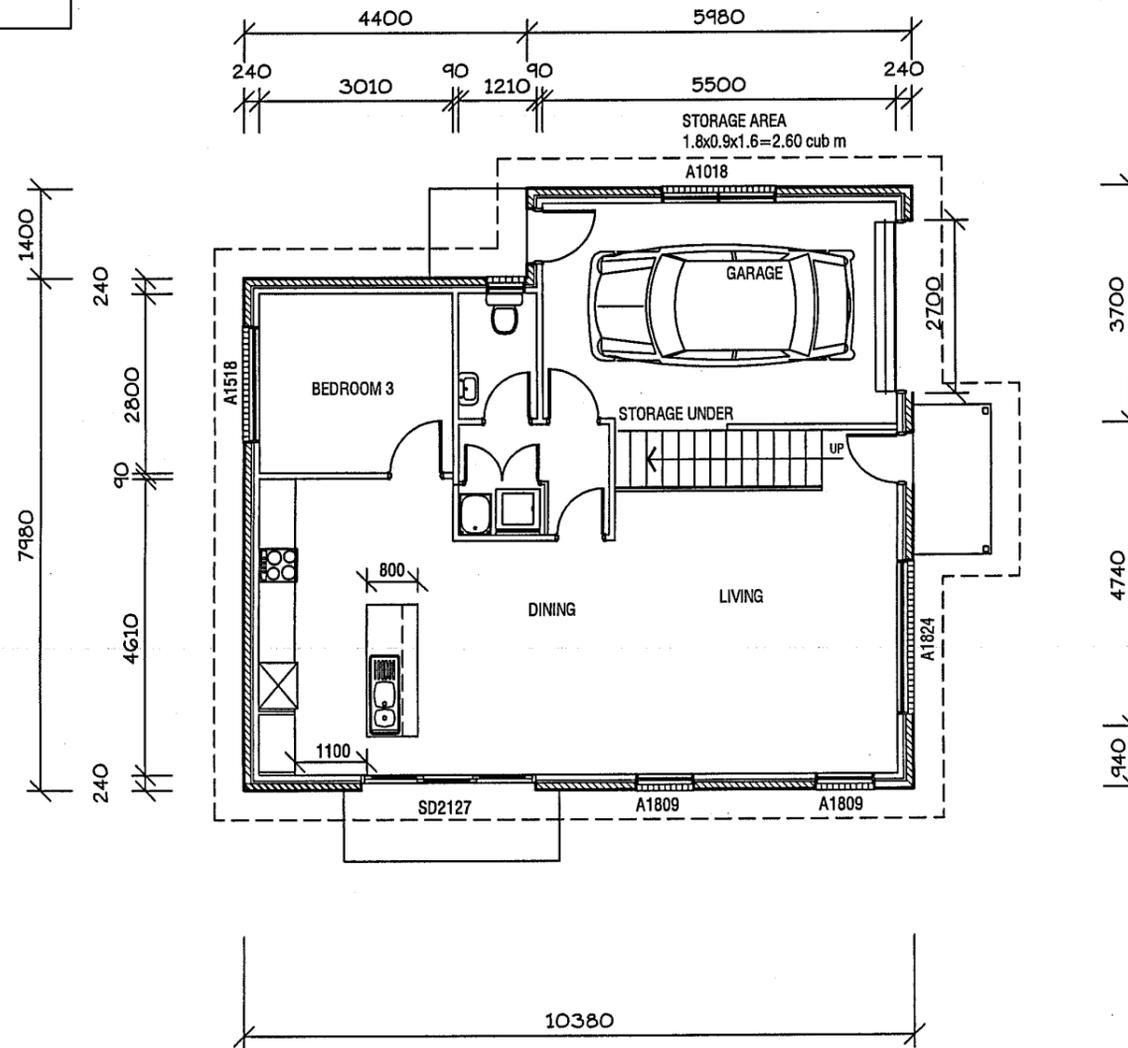
Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

Internal stairs to be constructed of timber. Risers to be 175 and go 250mm. Handrail to be provided - 1000 high. Minimum head clearance throughout to be 2050mm.

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high ballustrade with no gaps greater than 125mm as per the Building Code of Australia.

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.



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PROJECT:
PROPOSED UNIT DEVELOPMENT
at 7-9 MARANOA ROAD, KINGSTON
for HOST HOLDINGS Pty Ltd

ISSUES
R - Revised details

SCALES 1:100

DRAWN: BRIAN DATE: 31/07/15

UNIT 8
 L1 FLOOR PLAN

DRAWING No.
2012-029-8-01
 ISSUE NO. R

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

- GENERAL NOTES:**
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WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

LINTEL SCHEDULE:

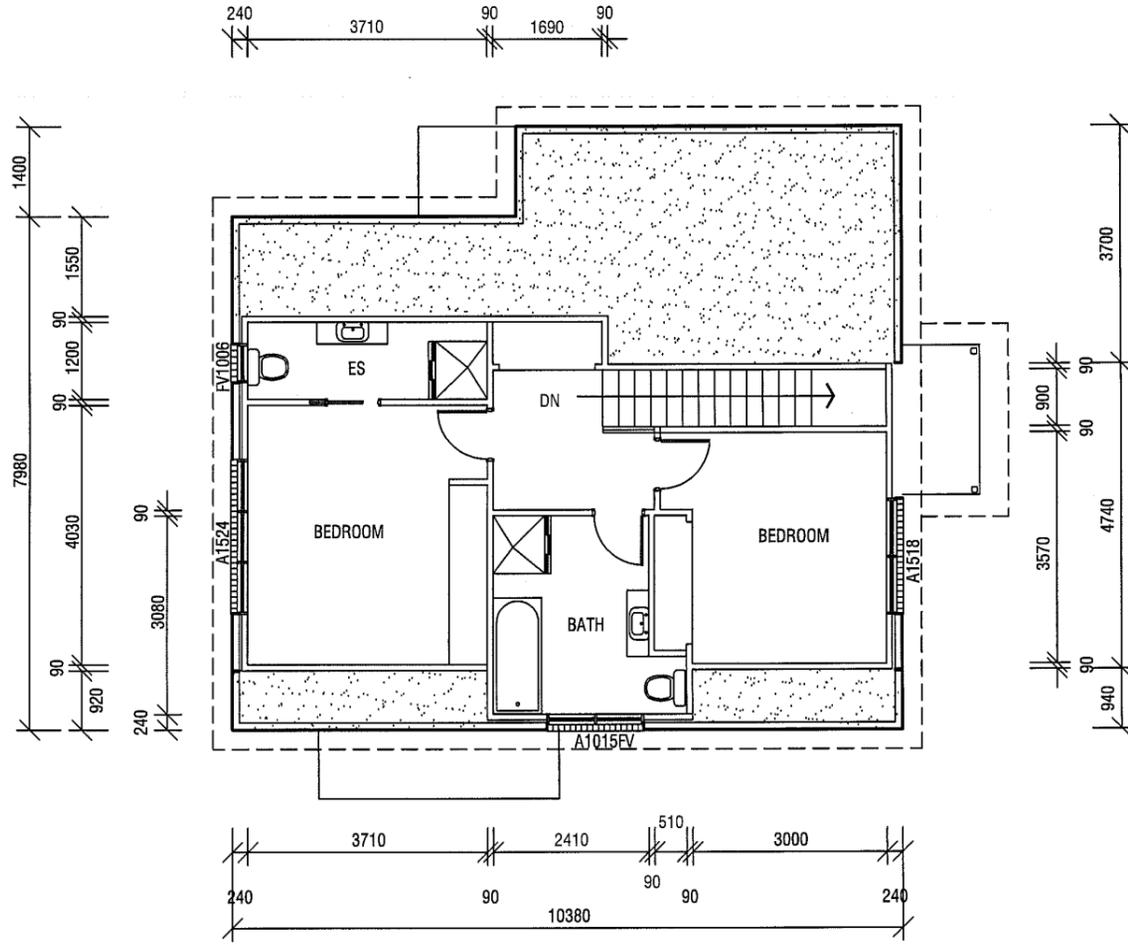
TIMBER

0-1600	145 x 45 (F17)
1600-2300	195 x 45 (F17)
2300-2800	245 x 45 (F17)

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FLOOR AREA - 57 SQ M

Smartframe unless noted otherwise. Fixing to be in accordance with the Framing manual or QHD Specification.

Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads

Floors to wet areas to have ceramic tiles or sheet vinyl.

Provide Ceramic tile splashbacks to all sanitary fittings and Lamipanel to showers.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

BUILDER TO PROVIDE ARTICULATION JOINTS AT 6000 MAXIMUM CENTRES THROUGHOUT.

← DENOTES LOCATION OF JOINT

All external walls to be extrudex brickwork with raked joints.



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PROJECT:
PROPOSED UNIT DEVELOPMENT
at 7-9 MARANOA ROAD, KINGSTON
for HOST HOLDINGS Pty Ltd

ISSUES

R - Revised details

SCALES 1:100

DRAWN: BRIAN DATE: 31/07/15

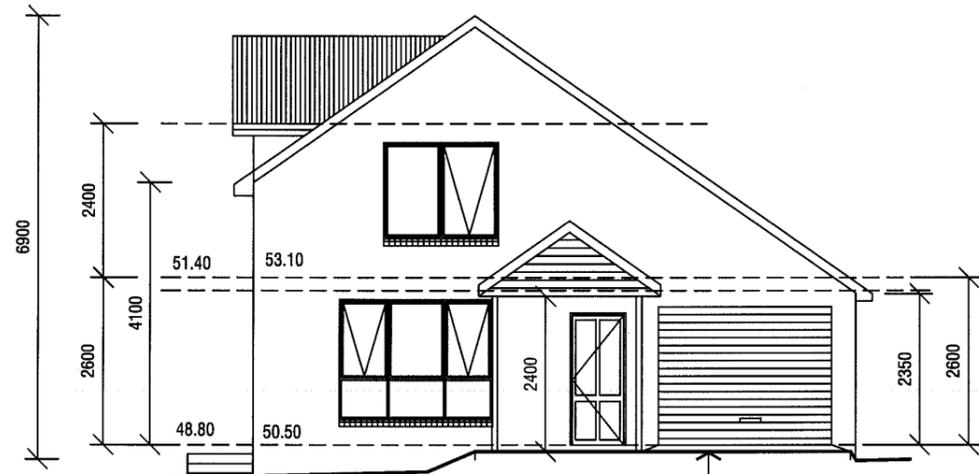
UNIT 8
 L2 FLOOR PLAN

DRAWING No.
2012-029-8-02
 ISSUE NO. R

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.
 BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

8

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015



NORTH EAST ELEVATION

2700 Wide B & D Roller-door
 Colorbond finish, colour as selected by owner/developer.

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high balustrade with no gaps greater than 125mm as per the Building Code of Australia.

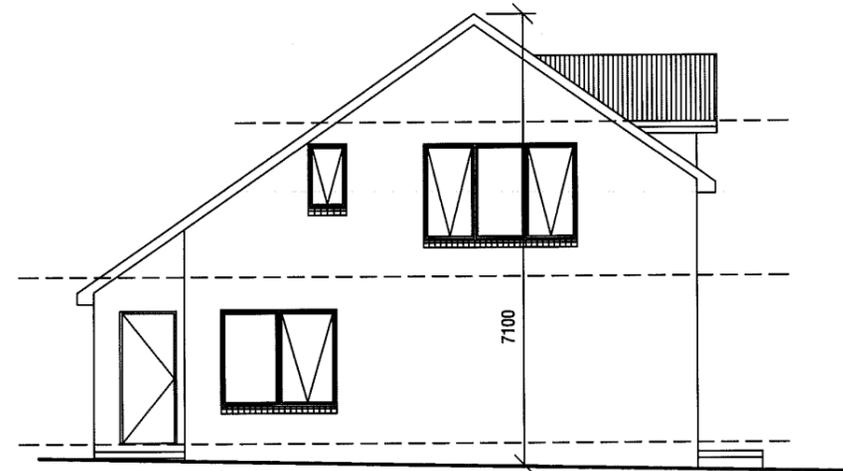
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WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

LINTEL SCHEDULE:

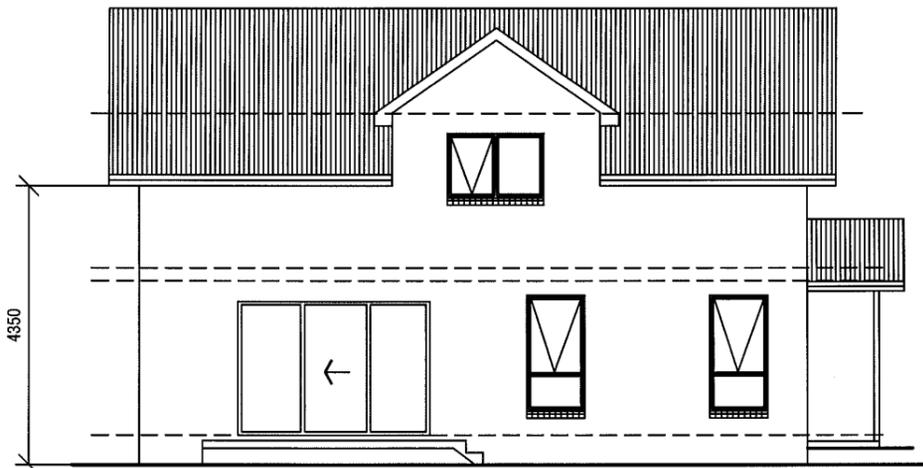
TIMBER
 0-1600 145 x 45 (F17)
 1600-2300 195 x 45 (F17)
 2300-2800 245 x 45 (F17)



SOUTH WEST ELEVATION

All external walls to be extrudex brickwork with raked joints.

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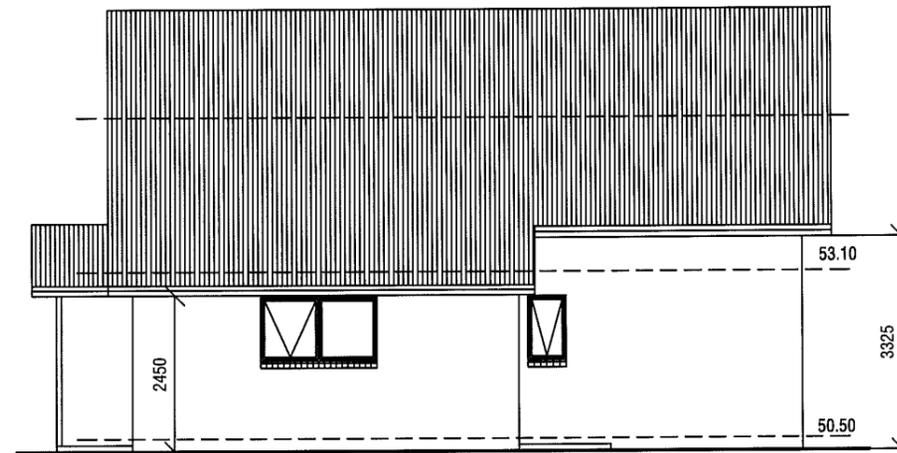
SOUTH EAST ELEVATION

GENERAL NOTES:

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NORTH WEST ELEVATION

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.



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 RUTHWELL STREET
 MONTROSE
 Ph: 0418 121 481

MEMBER
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 (Building Designer)

PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES

R - Revised details

SCALE: 1:100

DRAWN: BRIAN

DATE: 31/07/15

UNIT 8
 ELEVATIONS

DRAWING No.
 2012-029-8-03
 ISSUE NO. R

9

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

GENERAL NOTES:

- All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
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WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

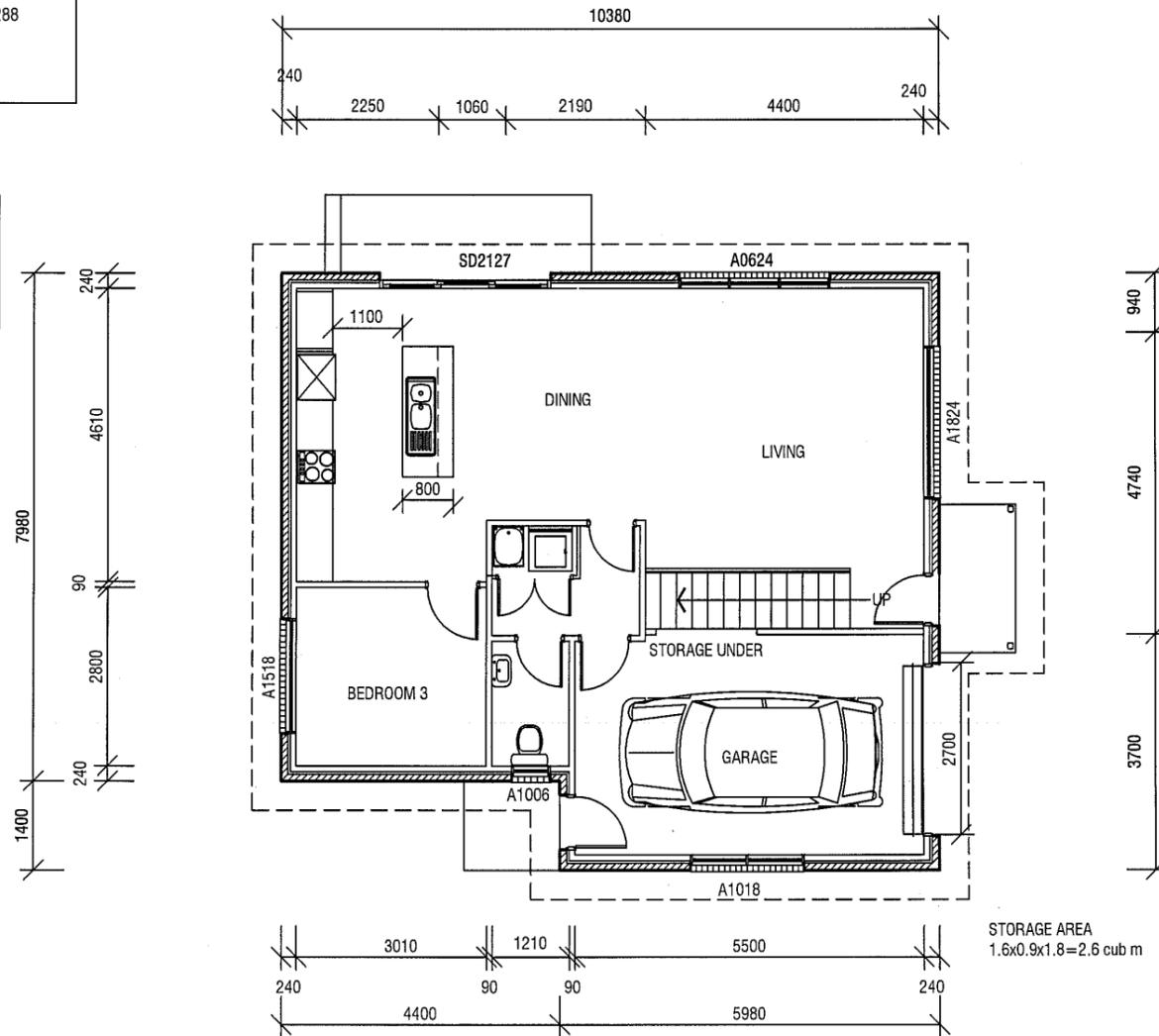
LINTEL SCHEDULE:

TIMBER	0-1600	145 x 45 (F17)
	1600-2300	195 x 45 (F17)
	2300-2800	245 x 45 (F17)

BUILDER TO PROVIDE ARTICULATION JOINTS AT 6000 MAXIMUM CENTRES THROUGHOUT.

← DENOTES LOCATION OF JOINT

All external walls to be extrudex brickwork with raked joints.



FLOOR AREA - 91 SQ M

Smartframe unless noted otherwise. Fixing to be in accordance with the Framing manual or QHD Specification.

Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads

Floors to wet areas to have ceramic tiles or sheet vinyl.

Provide Ceramic tile splashbacks to all sanitary fittings and Lamipanel to showers.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

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BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.



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 Building Designers Association of Tasmania
 TCC Accreditation No.716R
 (Building Designer)

PROJECT:
PROPOSED UNIT DEVELOPMENT
at 7-9 MARANOVA ROAD, KINGSTON
for HOST HOLDINGS Pty Ltd

ISSUES	
R - Revised details
.....
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SCALES 1:100

DRAWN: BRIAN DATE: 31/07/15

UNIT 9
 L1 FLOOR PLAN

DRAWING No.
2012-029-9-01
 ISSUE NO. R

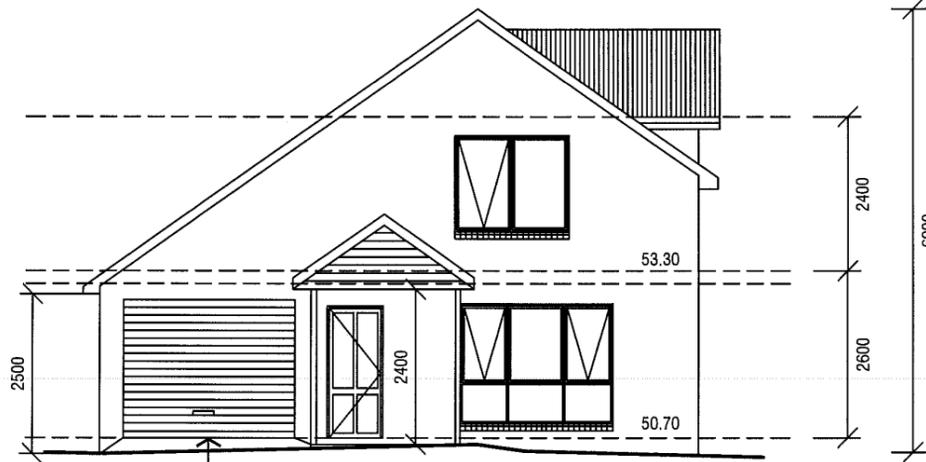
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WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

TIMBER
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Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

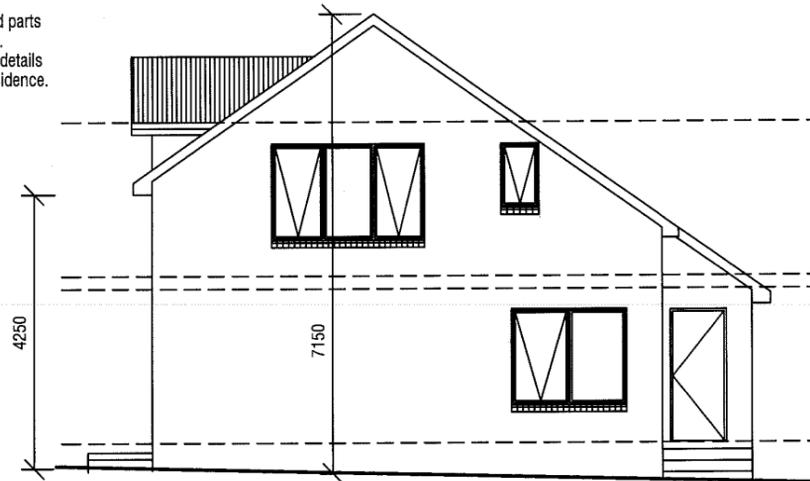


NORTH EAST ELEVATION

2700 Wide B & D Roller-door
 Colorbond finish, colour as selected by owner/developer.

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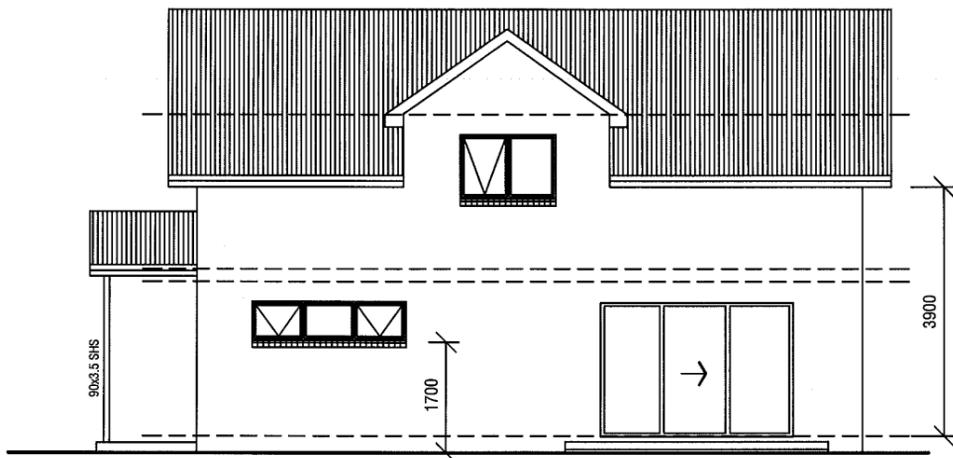


SOUTH WEST ELEVATION

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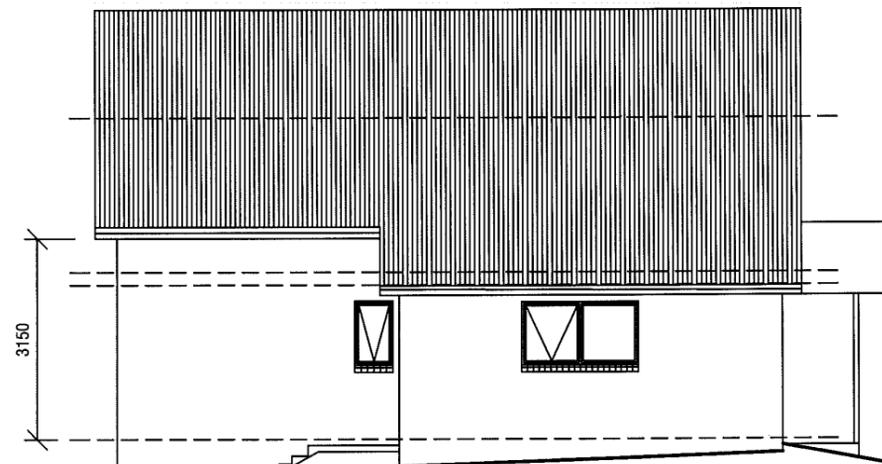
GENERAL NOTES:

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PROJECT:
PROPOSED UNIT DEVELOPMENT
at 7-9 MARANOA ROAD, KINGSTON
for HOST HOLDINGS Pty Ltd

ISSUES

R - Revised details

SCALE: 1:100

DRAWN:
 BRIAN

DATE:
 31/07/15

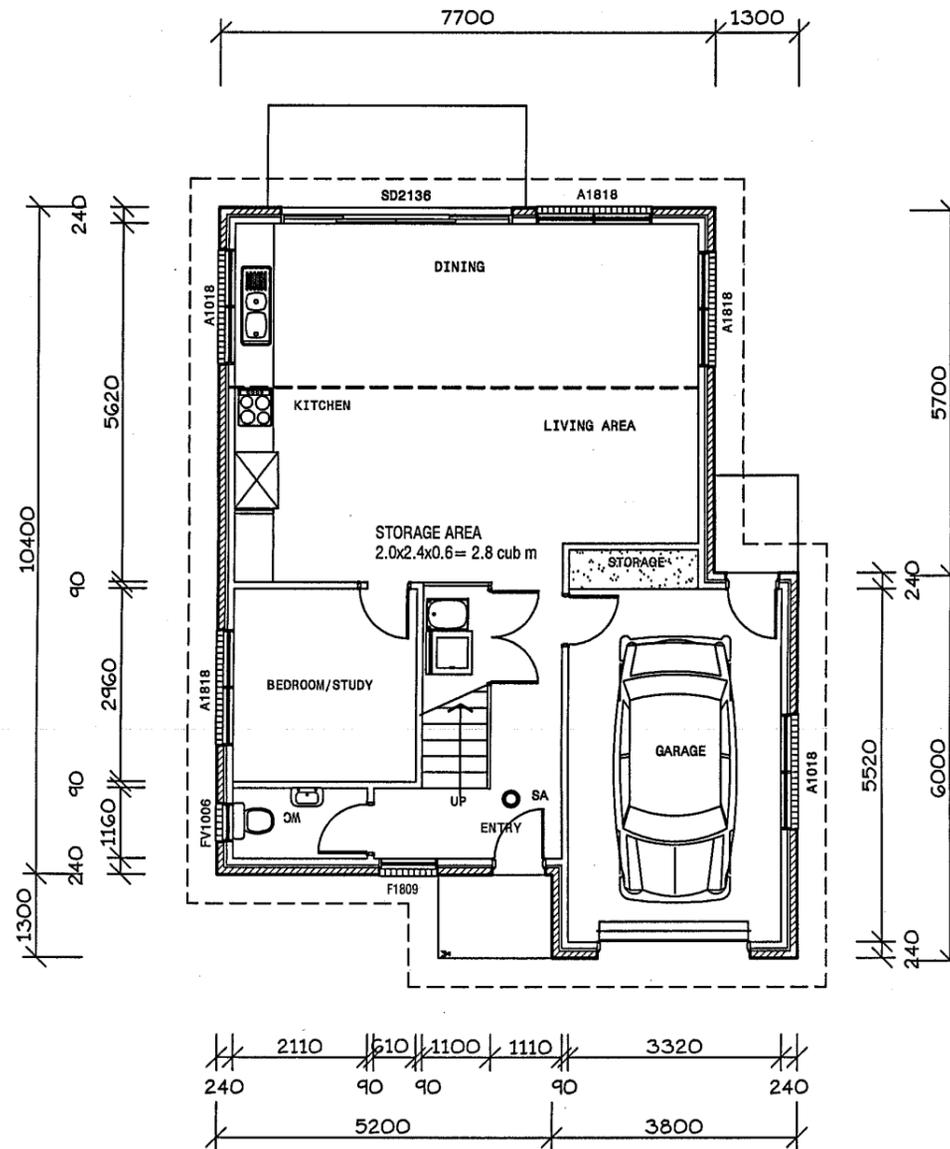
UNIT 9
 ELEVATIONS

DRAWING No.
2012-029-9-03
 ISSUE NO. R

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

All external walls to be extruded brickwork with raked joints.

FIXING AND TIE DOWNS OF ALL FRAMEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DETAILS IN AS 1684.2 (2006) UNDER SECTION 9 or ALTERNATELY AS SHOWN IN THE BUILDING SPECIFICATION.



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WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

LINTEL SCHEDULE:

TIMBER	SIZE	GRADE
0-1600	145 x 45	(F17)
1600-2300	195 x 45	(F17)
2300-2800	245 x 45	(F17)

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

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BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

LEVEL 1 FLOOR PLAN = 90 SQ M



7 RUTHWELL STREET MONTROSE Ph: 0418 121 481

MEMBER Building Designers Association of Tasmania TCC Accreditation No.718R (Building Designer)

PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES

R - Revised details

SCALES 1:100

DRAWN: BRIAN DATE: 31/07/15

UNIT 10 L1 FLOOR PLAN

DRAWING No. 2012-029-10-01 ISSUE NO. R

GENERAL NOTES:
 1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
 2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
 3. All glazing must conform to the requirements of AS1288
 4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.
BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

Smartframe unless noted otherwise.
 Fixing to be in accordance with the Framing manual or QHD Specification.

Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads

Floors to wet areas to have ceramic tiles or sheet vinyl.

Provide Ceramic tile splashbacks to all sanitary fittings and Lampanel to showers.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

Provide an automatic fire detection system - self contained smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

Builder to ensure that the roof battens spanning complies with the spacing of manufactured roof trusses.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

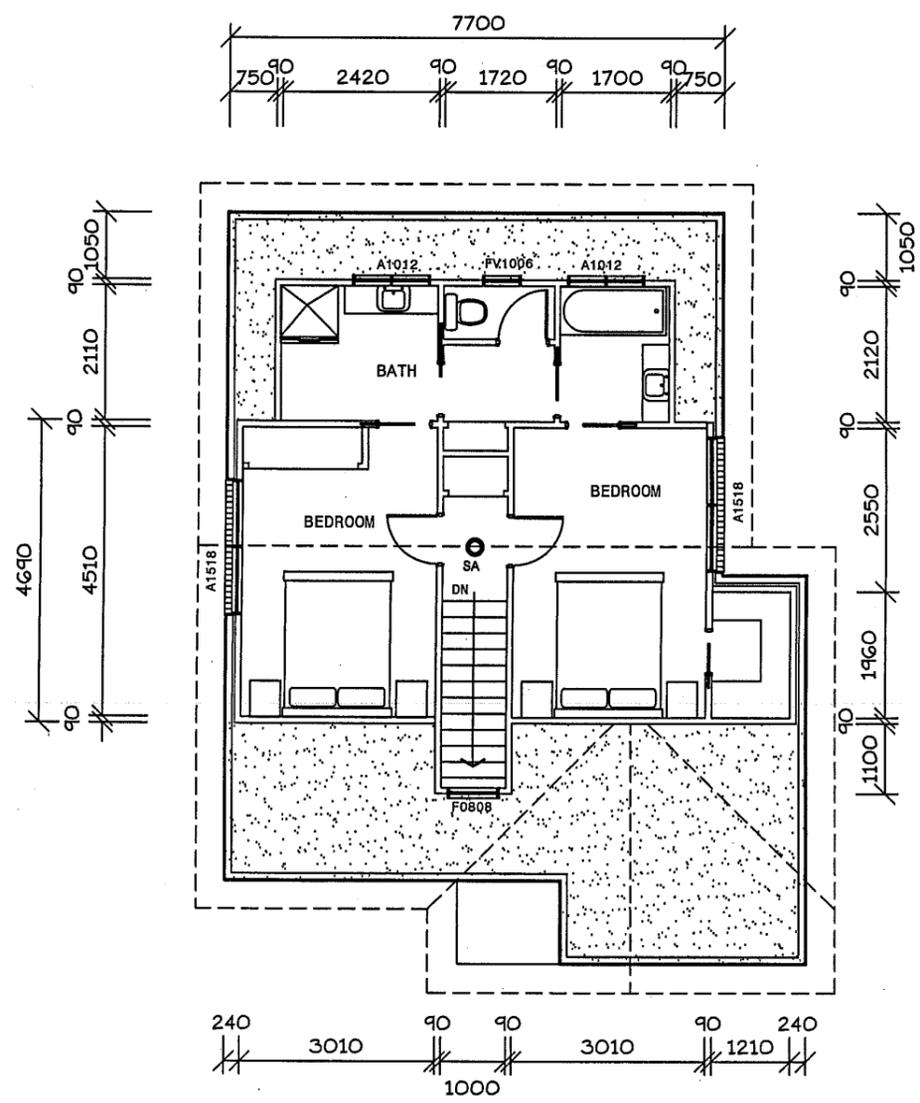
LINTEL SCHEDULE:

TIMBER	
0-1600	145 x 45 (F17)
1600-2300	195 x 45 (F17)
2300-2800	245 x 45 (F17)

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

Internal stairs to be constructed of timber. Risers to be 175 and go 250mm. Handrail to be provided - 1000 high. Minimum head clearance throughout to be 2050mm.

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high ballustrade with no gaps greater than 125mm as per the Building Code of Australia.



FIXING AND TIE DOWNS OF ALL FRAMEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DETAILS IN AS 1684.2 (2006) UNDER SECTION 9 or ALTERNATELY AS SHOWN IN THE BUILDING SPECIFICATION.

LEVEL 2 FLOOR PLAN = 51 SQ M

QUALITY HOME DESIGN
 7 RUTHWELL STREET MONTROSE
 Ph: 0418 121 481
 MEMBER Building Designers Association of Tasmania
 TCC Accreditation No.718R (Building Designer)

PROJECT: **PROPOSED UNIT DEVELOPMENT at 7-9 MARANOA ROAD, KINGSTON for HOST HOLDINGS Pty Ltd**

ISSUES

R - Revised details

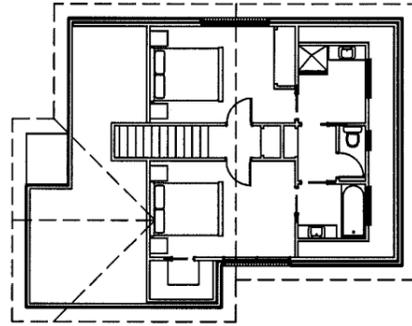
SCALEs 1:100

DRAWN: BRIAN DATE: 31/07/15

UNIT 10 L2 FLOOR PLAN

DRAWING No. 2012-029-10-02
 ISSUE NO. R

10



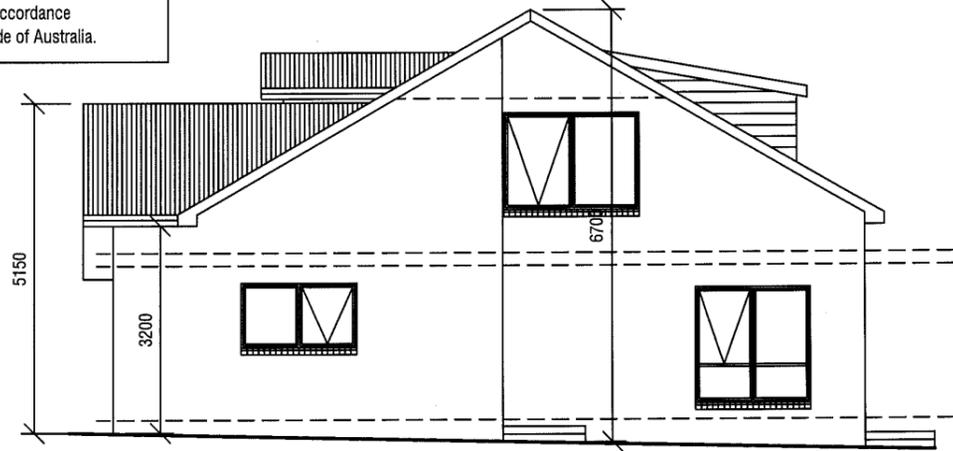
GENERAL NOTES:

1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
3. All glazing must conform to the requirements of AS1288
4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015



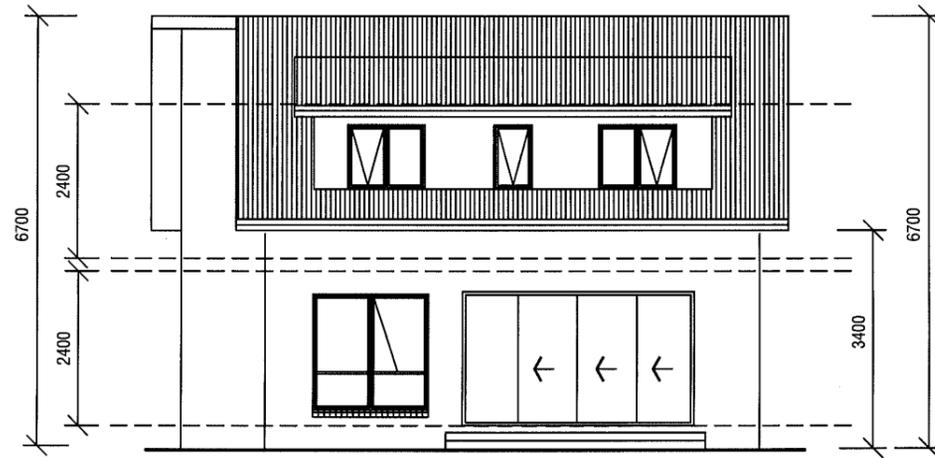
NORTH ELEVATION

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

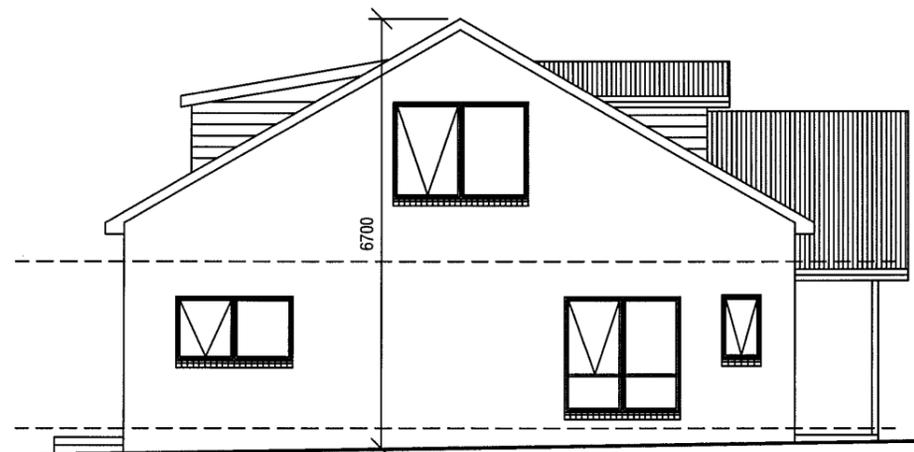
LINTEL SCHEDULE:

TIMBER	
0-1600	145 x 45 (F17)
1600-2300	195 x 45 (F17)
2300-2800	245 x 45 (F17)

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

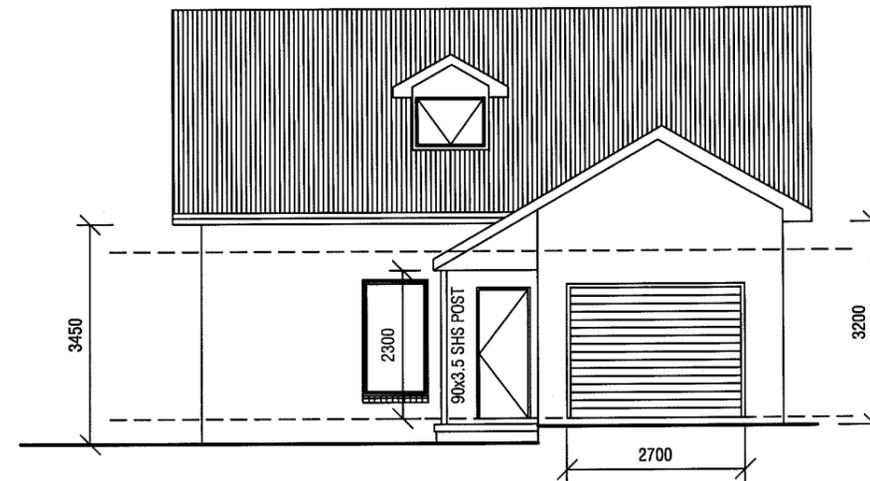


WEST ELEVATION



SOUTH ELEVATION

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.



EAST ELEVATION

2700 Wide B & D Roller-door Colorbond finish, colour as selected by owner/developer.

All external walls to be extrudex brickwork with raked joints.



QUALITY HOME DESIGN
 7 RUTHWELL STREET MONTROSE
 Ph: 0418 121 481

MEMBER
 Building Designers Association of Tasmania
 TCC Accreditation No.718R
 (Building Designer)

PROJECT: PROPOSED UNIT DEVELOPMENT at 7-9 MARANOA ROAD, KINGSTON for HOST HOLDINGS Pty Ltd

ISSUES	
R - Revised details	.....
.....
.....

SCALE: 1:100

DRAWN: BRIAN DATE: 31/07/15

UNIT 10 ELEVATIONS

DRAWING No. 2012-029-10-03
 ISSUE NO. R

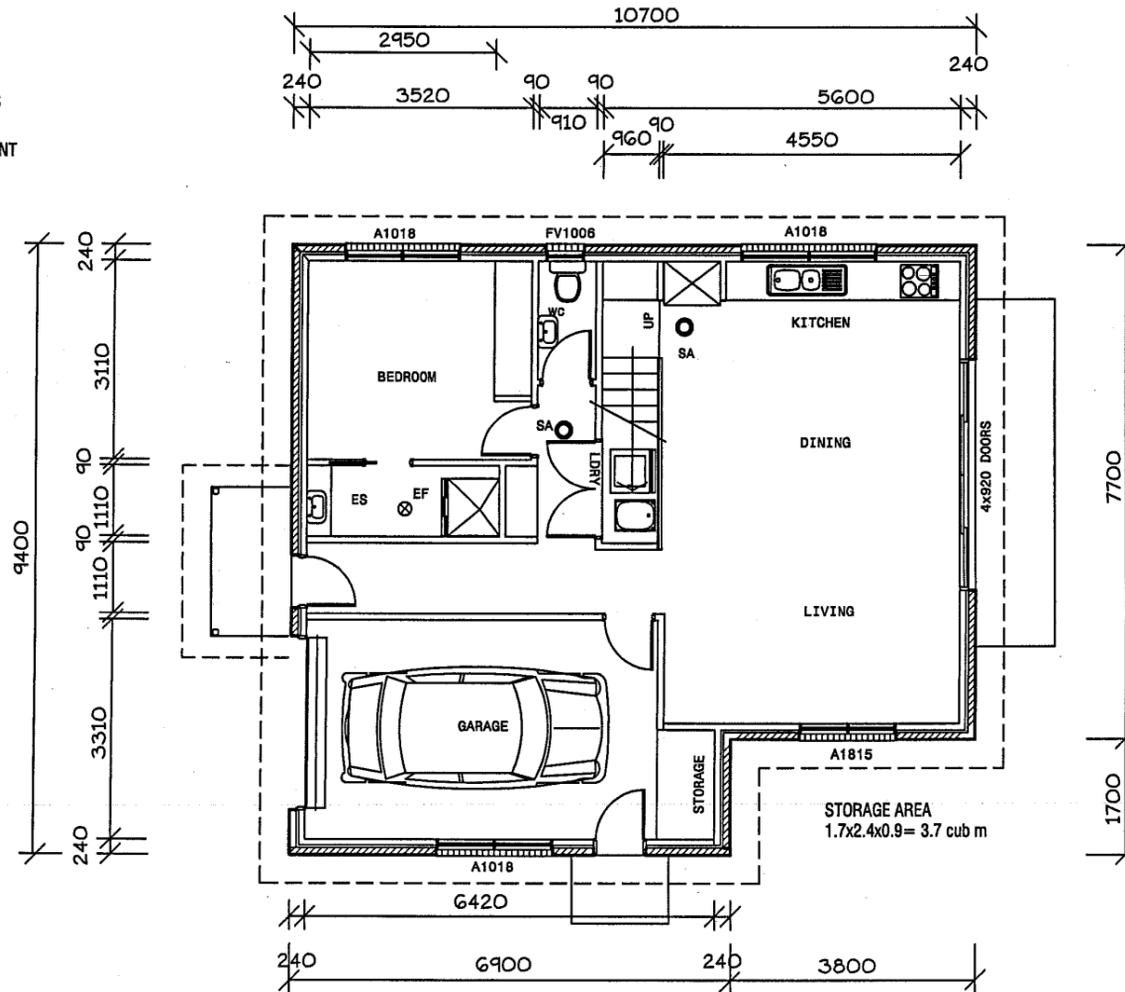
Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.
 BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

- GENERAL NOTES:**
- All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
 - Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
 - All glazing must conform to the requirements of AS1288
 - Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

BUILDER TO PROVIDE ARTICULATION JOINTS AT 6000 MAXIMUM CENTRES THROUGHOUT.
 ← DENOTES LOCATION OF JOINT

All external walls to be extruded brickwork with raked joints.



Smartframe unless noted otherwise. Fixing to be in accordance with the Framing manual or QHD Specification.

Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads

Floors to wet areas to have ceramic tiles or sheet vinyl.

Provide Ceramic tile splashbacks to all sanitary fittings and Lamipanel to showers.

LINTEL SCHEDULE:

TIMBER
 0-1600 145 x 45 (F17)
 1600-2300 195 x 45 (F17)
 2300-2800 245 x 45 (F17)

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

Internal stairs to be constructed of timber. Risers to be 175 and go 250mm. Handrail to be provided - 1000 high. Minimum head clearance throughout to be 2050mm.

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high balustrade with no gaps greater than 125mm as per the Building Code of Australia.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

Provide an automatic fire detection system - self contained smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

Builder to ensure that the roof battens spanning complies with the spacing of manufactured roof trusses.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

FIXING AND TIE DOWNS OF ALL FRAMEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DETAILS IN AS 1684.2 (2006) UNDER SECTION 9 or ALTERNATELY AS SHOWN IN THE BUILDING SPECIFICATION.



7 RUTHWELL STREET MONTROSE
 Ph: 0418 121 481

MEMBER Building Designers Association of Tasmania
 TCC Accreditation No.718R (Building Designer)

PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES	
R - Revised details
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SCALES 1:100

DRAWN: BRIAN DATE: 31/07/15

UNIT 11
 L1 FLOOR PLAN

DRAWING No. 2012-029-11-01
 ISSUE No. R

LEVEL 1 FLOOR PLAN = 95 SQ M

11

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

BUILDER TO PROVIDE ARTICULATION JOINTS
 AT 6000 MAXIMUM CENTRES THROUGHOUT.

← DENOTES LOCATION OF JOINT

All external walls to be extrudex
 brickwork with raked joints.

Smartframe unless noted otherwise.
 Fixing to be in accordance with the
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Wall bracing to be as per AS1684
 National Timber Framing Code &
 AS1170 Wind Loads

Floors to wet areas to have ceramic
 tiles or sheet vinyl.

Provide Ceramic tile splashbacks
 to all sanitary fittings and
 Lamipanel to showers.

GENERAL WINDOW NOTE
 ALL BATHROOMS, ENSUITE & TOILET
 WINDOWS TO HAVE OBSCURE GLASS FITTED.
 FV DENOTES FIXED VENT (TOILETS)

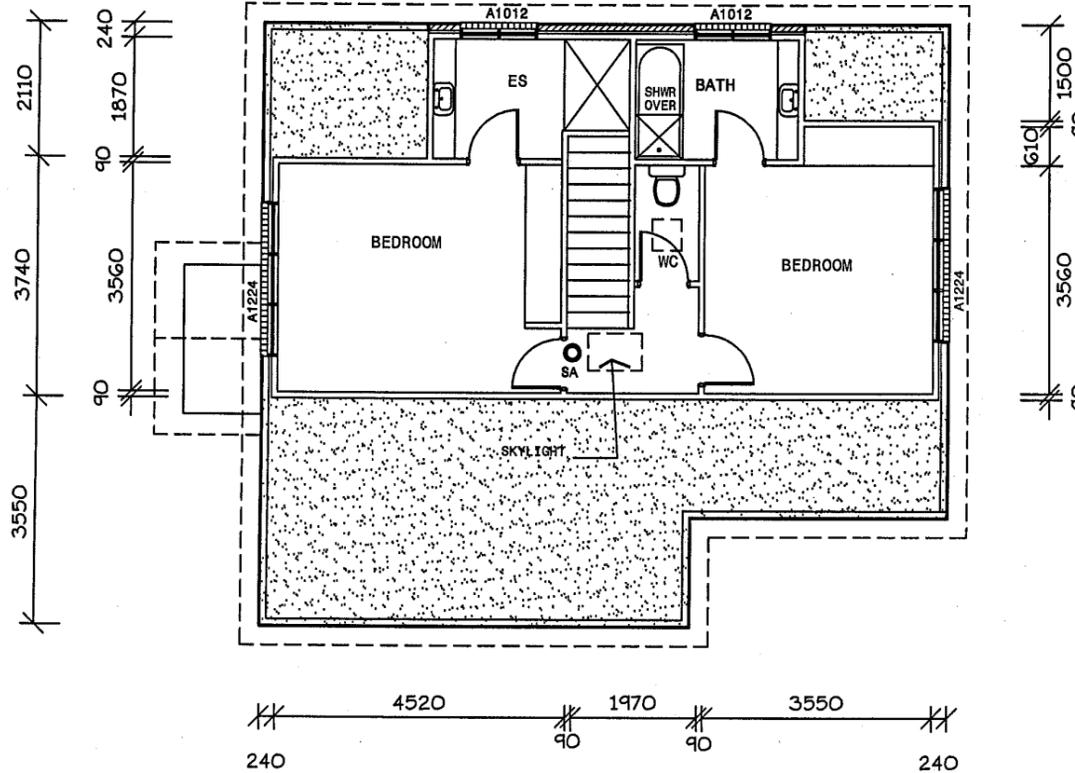
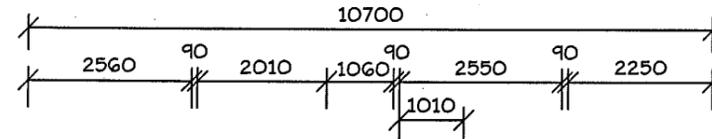
All aluminium windows and doors, as shown on
 the floor plan, are to comply with AS 2047.
 BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing
 on sisalation 420 and 70 x 35 battens at
 900 maximum centres, (Hwood).

Provide an automatic fire detection
 system - self contained smoke alarm,
 where shown on floor plan. Unit must
 be wired into 240 volt supply.

Builder to ensure that the roof
 battens spanning complies with the
 spacing of manufactured roof trusses.

WINDOW TIMBER LINTELS TO BE
 AS SPECIFIED BY TRUSS MANUFACTURER
 OR AS DEPICTED IN TIMBER FRAMING
 MANUAL and/or BUILDING SPECIFICATION

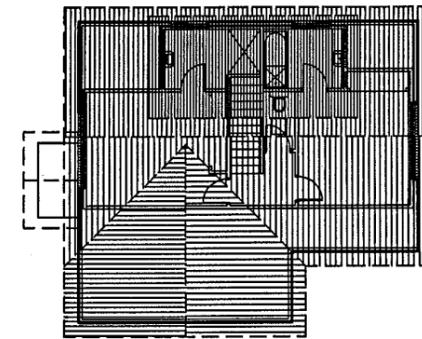


FIXING AND TIE DOWNS OF ALL FRAMEWORK
 SHALL BE CARRIED OUT IN ACCORDANCE WITH
 THE RELEVANT DETAILS IN AS 1684.2 (2006)
 UNDER SECTION 9 OR ALTERNATELY AS SHOWN
 IN THE BUILDING SPECIFICATION.

All construction work shall be carried out in accordance
 with State Building regulations, Local Council By-Laws
 and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS
 PRIOR TO COMMENCING CONSTRUCTION.

- GENERAL NOTES:**
- All plumbing shall be in accordance with Local Council
 By-laws and the National Plumbing and Drainage Code
 AS 3500
 - Floors, walls and roof structures to be framed, fixed
 and braced in accordance with AS1684-2 (2006). All
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 - All glazing must conform to the requirements of AS1288
 - Smoke detectors are to be fitted in accordance
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LINTEL SCHEDULE:

- TIMBER
 0-1600 145 x 45 (F17)
 1600-2300 195 x 45 (F17)
 2300-2800 245 x 45 (F17)

Structural steel members and associated parts
 must be protected from corrosion attack.
 Builder to refer to BCA Table 3.4.4.2 for details
 to be used in the construction of this residence.

Internal stairs to be constructed of timber.
 Risers to be 175 and go 250mm. Handrail to
 be provided - 1000 high.
 Minimum head clearance throughout to be 2050mm.

NOTE: All ramps, decks and steps greater than
 1.0m in height above natural ground must have a
 1.0m high balustrade with no gaps greater than
 125mm as per the Building Code of Australia.

LEVEL 2 FLOOR PLAN = 58 SQ M



45
 PURDIE STREET
 WEST MOONAH
 Ph: 0418 121 481

MEMBER
 Building Designers
 Association of Tasmania
 TCC Accreditation No.718R
 (Building Designer)

PROJECT
PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES	
R - REVISED DETAILS	.....
.....
.....
.....

SCALE: 1:100
 DRAWN: BRIAN
 DATE: 31/07/15

UNIT 11
 L2 FLOOR PLAN

DRAWING No.
2012-029-11-02
 ISSUE NO. R

11

GENERAL NOTES:

1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
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3. All glazing must conform to the requirements of AS1288
4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.

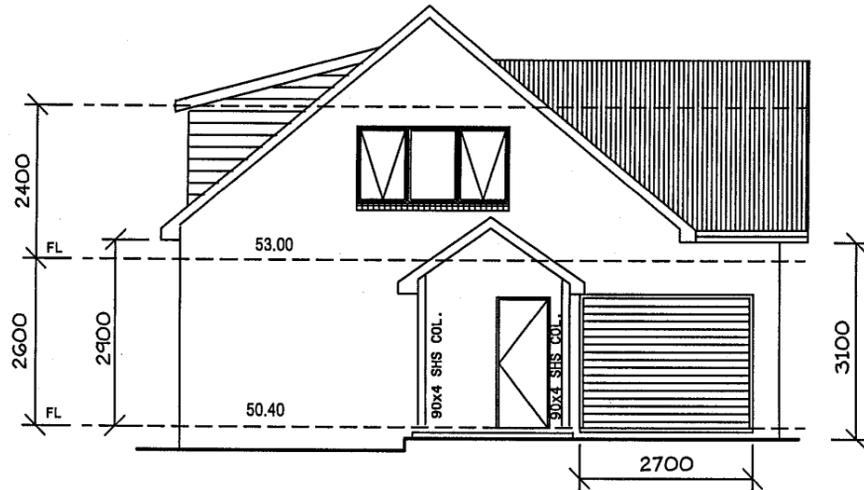
BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.



7
 RUTHWELL STREET
 MONTROSE
 Ph: 0418 121 481

MEMBER
 Building Designers
 Association of Tasmania
 TCC Accreditation No.718R
 (Building Designer)

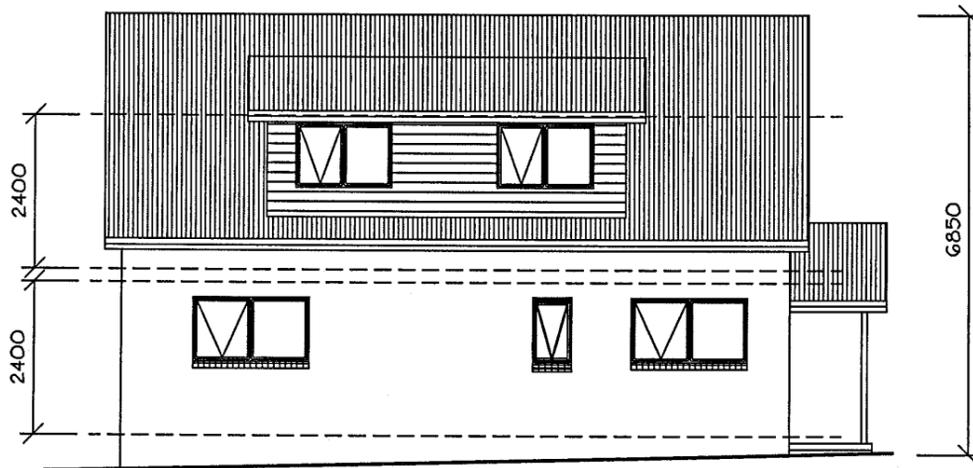
PROJECT:
**PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd**



SOUTH ELEVATION

2700 Wide B & D Roller-door
 Colorbond finish, colour as
 selected by owner/developer.

Ventilation to sub floor spaces shall be provided with block or brick vents, or 1.6mm galvanised sheet steel vents to suit brickwork at a rate of 6000 sq mm per metre length of wall. Place sub floor vents not more than 600mm from corners and evenly spaced between, as required, below line of bearers.



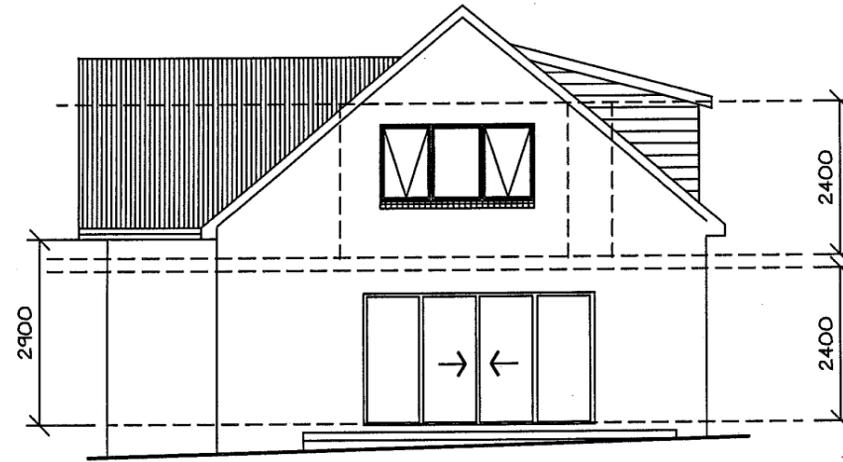
WEST ELEVATION

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

LINTEL SCHEDULE:

TIMBER	0-1600	145 x 45 (F17)
	1600-2300	195 x 45 (F17)
	2300-2800	245 x 45 (F17)

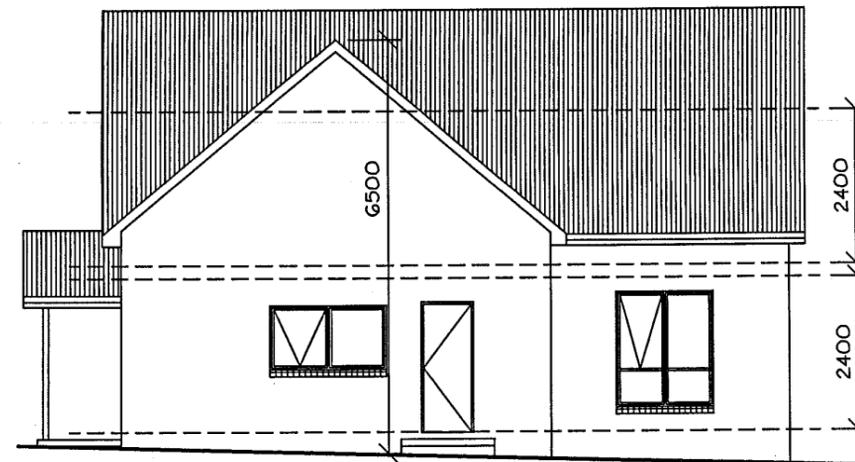
Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.



NORTH ELEVATION

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

All external walls to be extrudex brickwork with raked joints.



EAST ELEVATION

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high balustrade with no gaps greater than 125mm as per the Building Code of Australia.

BUILDER TO PROVIDE ARTICULATION JOINTS AT GOOD MAXIMUM CENTRES THROUGHOUT.

← DENOTES LOCATION OF JOINT

All external walls to be extrudex brickwork with raked joints.

ISSUES

R - Revised details

SCALE: 1:100

DRAWN: BRIAN

DATE: 31/07/15

**UNIT 11
 ELEVATIONS**

DRAWING No.
2012-029-11-3
 ISSUE NO. R

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.
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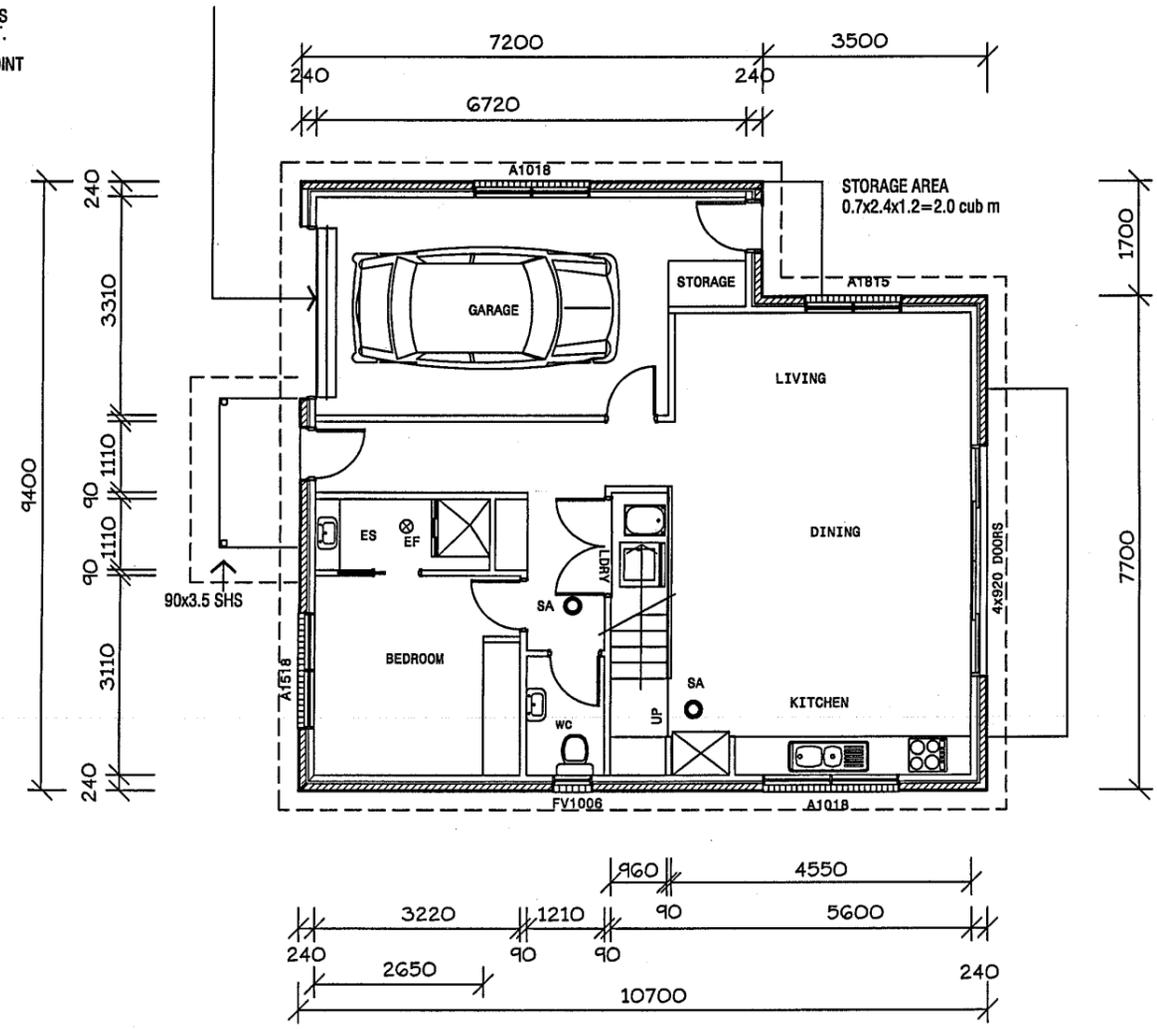
7
 RUTHWELL STREET
 MONTROSE
 Ph: 0418 121 481

MEMBER
 Building Designers
 Association of Tasmania
 TCC Accreditation No.718R
 (Building Designer)

PROJECT:
PROPOSED UNIT DEVELOPMENT
at 7-9 MARANOA ROAD, KINGSTON
for HOST HOLDINGS Pty Ltd

BUILDER TO PROVIDE ARTICULATION JOINTS AT 6000 MAXIMUM CENTRES THROUGHOUT.
 ← DENOTES LOCATION OF JOINT
 All external walls to be extrudex brickwork with raked joints.

2700 Wide B & D Roller-door
 Colorbond finish, colour as selected by owner/developer.



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Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads

Floors to wet areas to have ceramic tiles or sheet vinyl.

Provide Ceramic tile splashbacks to all sanitary fittings and Lamipanel to showers.

LINTEL SCHEDULE:

TIMBER	SIZE	GRADE
0-1600	145 x 45	(F17)
1600-2300	195 x 45	(F17)
2300-2800	245 x 45	(F17)

Structural steel members and associated parts must be protected from corrosion attack.
 Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

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WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

FIXING AND TIE DOWNS OF ALL FRAMEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DETAILS IN AS 1684.2 (2006) UNDER SECTION 9 or ALTERNATELY AS SHOWN IN THE BUILDING SPECIFICATION.

LEVEL 1 FLOOR PLAN = 95 SQ M

ISSUES

R - Revised details

SCALES 1:100

DRAWN: BRIAN DATE: 31/07/15

UNIT 12
 L1 FLOOR PLAN

DRAWING No. 2012-029-12-01
 ISSUE NO. R

Smartframe unless noted otherwise.
Fixing to be in accordance with the Framing manual or QHD Specification.

Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads

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Development Application: DA2013-172
Plan Reference no.: P4
Date Received: 19 October 2015
Date placed on Public Exhibition: 31 October 2015

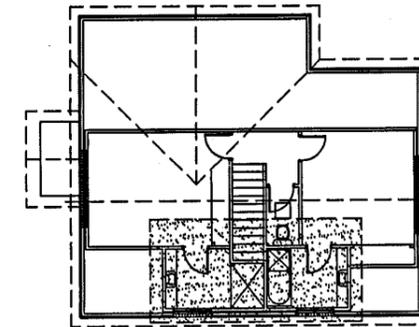
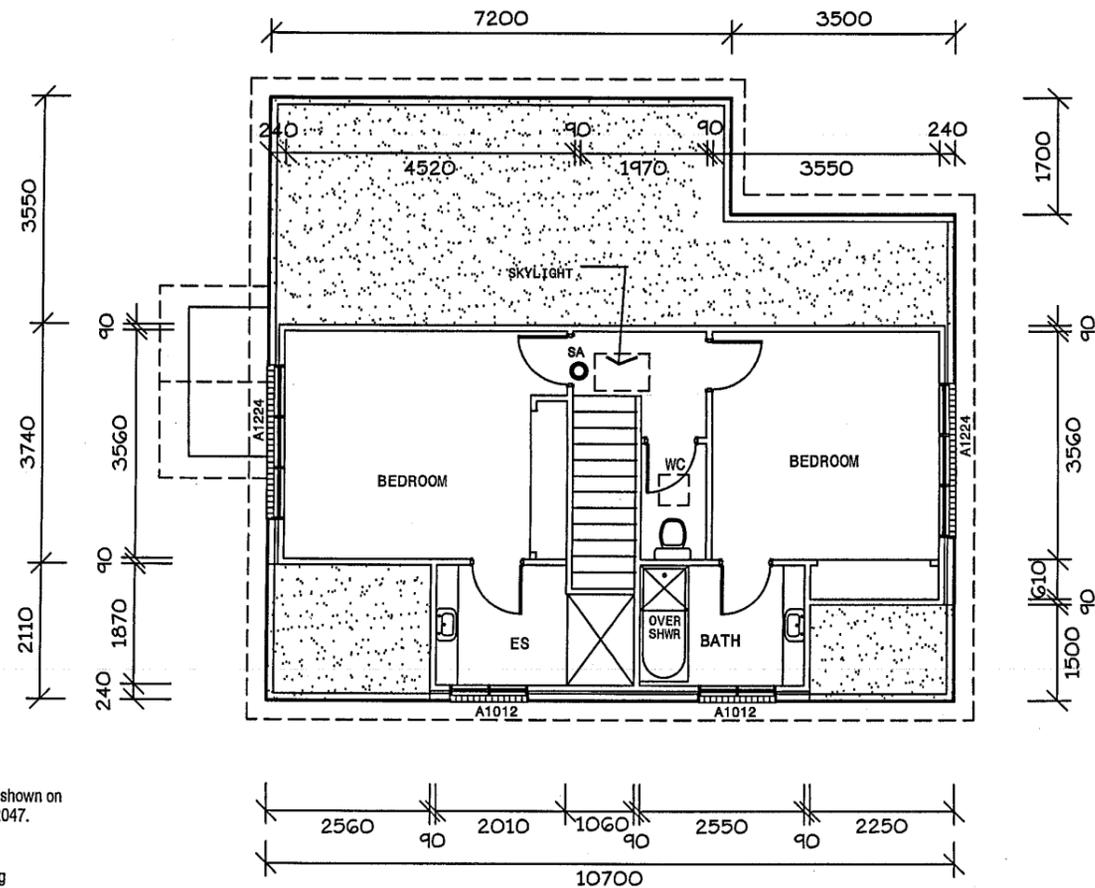
All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.
BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

BUILDER TO PROVIDE ARTICULATION JOINTS AT 6000 MAXIMUM CENTRES THROUGHOUT.

← DENOTES LOCATION OF JOINT

All external walls to be extruded brickwork with raked joints.

- GENERAL NOTES:
- All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
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LINTEL SCHEDULE:

TIMBER	
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Builder to ensure that the roof battens spanning complies with the spacing of manufactured roof trusses.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

FIXING AND TIE DOWNS OF ALL FRAMEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DETAILS IN AS 1684.2 (2006) UNDER SECTION 9 or ALTERNATELY AS SHOWN IN THE BUILDING SPECIFICATION.

LEVEL 2 FLOOR PLAN = 58 SQ M



7 RUTHWELL STREET
MONTROSE
Ph: 0418 121 481

MEMBER
Building Designers
Association of Tasmania
TCC Accreditation No.718R
(Building Designer)

PROPOSED UNIT DEVELOPMENT
at 7-9 MARANOA ROAD, KINGSTON
for HOST HOLDINGS Pty Ltd

ISSUES	
R - Revised details	.....
.....
.....

SCALES	1:100
DRAWN	BRIAN
DATE	31/07/15

UNIT 12
L2 FLOOR PLAN

DRAWING No.
2012-029-12-02
ISSUE NO. R

12

Ventilation to sub floor spaces shall be provided with block or brick vents, or 1.6mm galvanised sheet steel vents to suit brickwork at a rate of 6000 sq mm per metre length of wall. Place sub floor vents not more than 600mm from corners and evenly spaced between, as required, below line of bearers.

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4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

Development Application: DA2013-172
Plan Reference no.: P4
Date Received: 19 October 2015
Date placed on Public Exhibition: 31 October 2015

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.
BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.



7
RUTHWELL STREET
MONTROSE
Ph: 0418 121 481

MEMBER
Building Designers
Association of Tasmania
TCC Accreditation No.718R
(Building Designer)

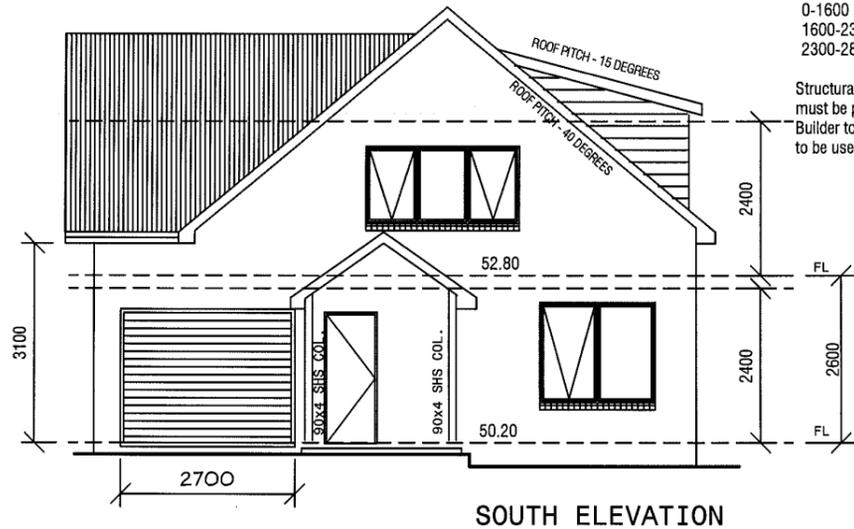
PROJECT:
PROPOSED UNIT DEVELOPMENT
at 7-9 MARANOA ROAD, KINGSTON
for HOST HOLDINGS Pty Ltd

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

LINTEL SCHEDULE:

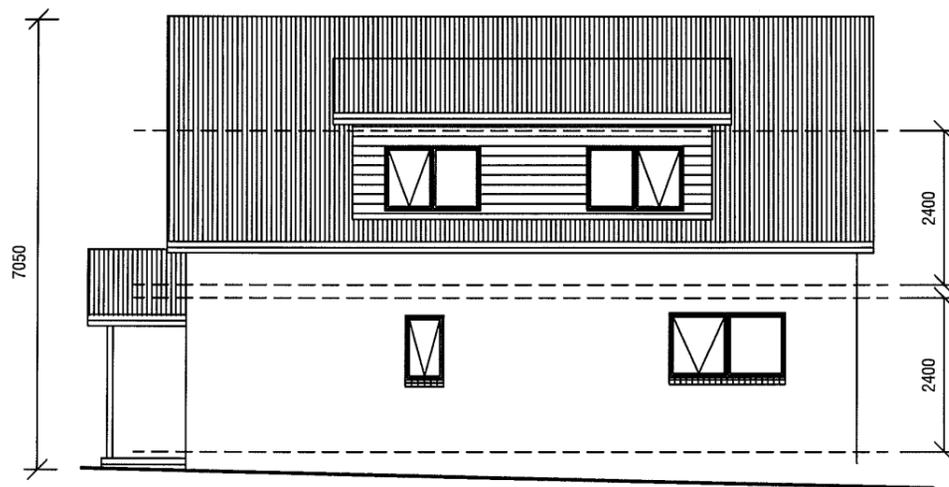
TIMBER
0-1600 145 x 45 (F17)
1600-2300 195 x 45 (F17)
2300-2800 245 x 45 (F17)

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

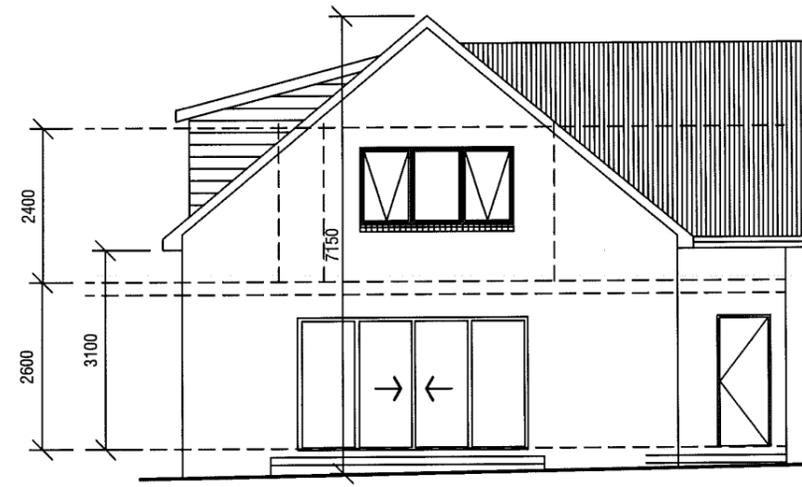


SOUTH ELEVATION

2700 Wide B & D Roller-door
Colorbond finish, colour as selected by owner/developer.

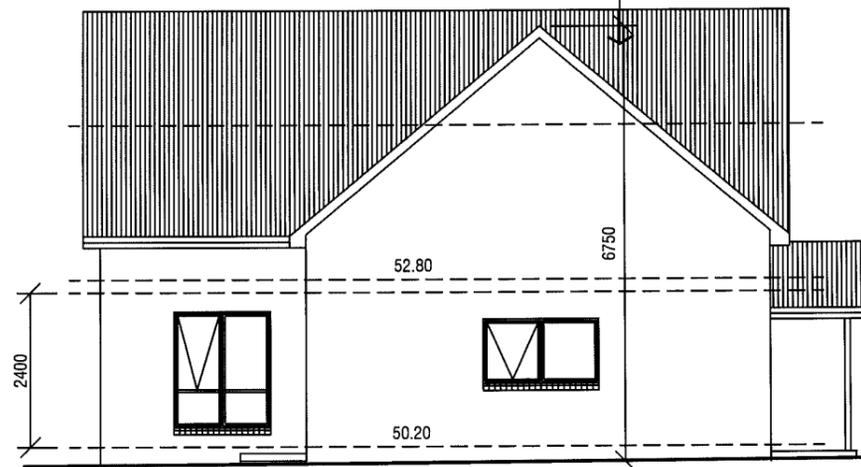


EAST ELEVATION



NORTH ELEVATION

0.42 colorbond corrugated steel roofing on sialation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).



WEST ELEVATION

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high balustrade with no gaps greater than 125mm as per the Building Code of Australia.

BUILDER TO PROVIDE ARTICULATION JOINTS AT 6000 MAXIMUM CENTRES THROUGHOUT.

← DENOTES LOCATION OF JOINT

All external walls to be extrudex brickwork with raked joints.

ISSUES

R - Revised details

SCALE: 1:100

DRAWN: BRIAN

DATE: 31/07/15

**UNIT 12
ELEVATIONS**

DRAWING No.
2012-029-12-3
ISSUE NO. R

FIXING AND TIE DOWNS OF ALL FRAMEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DETAILS IN AS 1684.2 (2006) UNDER SECTION 9 OR ALTERNATELY AS SHOWN IN THE BUILDING SPECIFICATION.

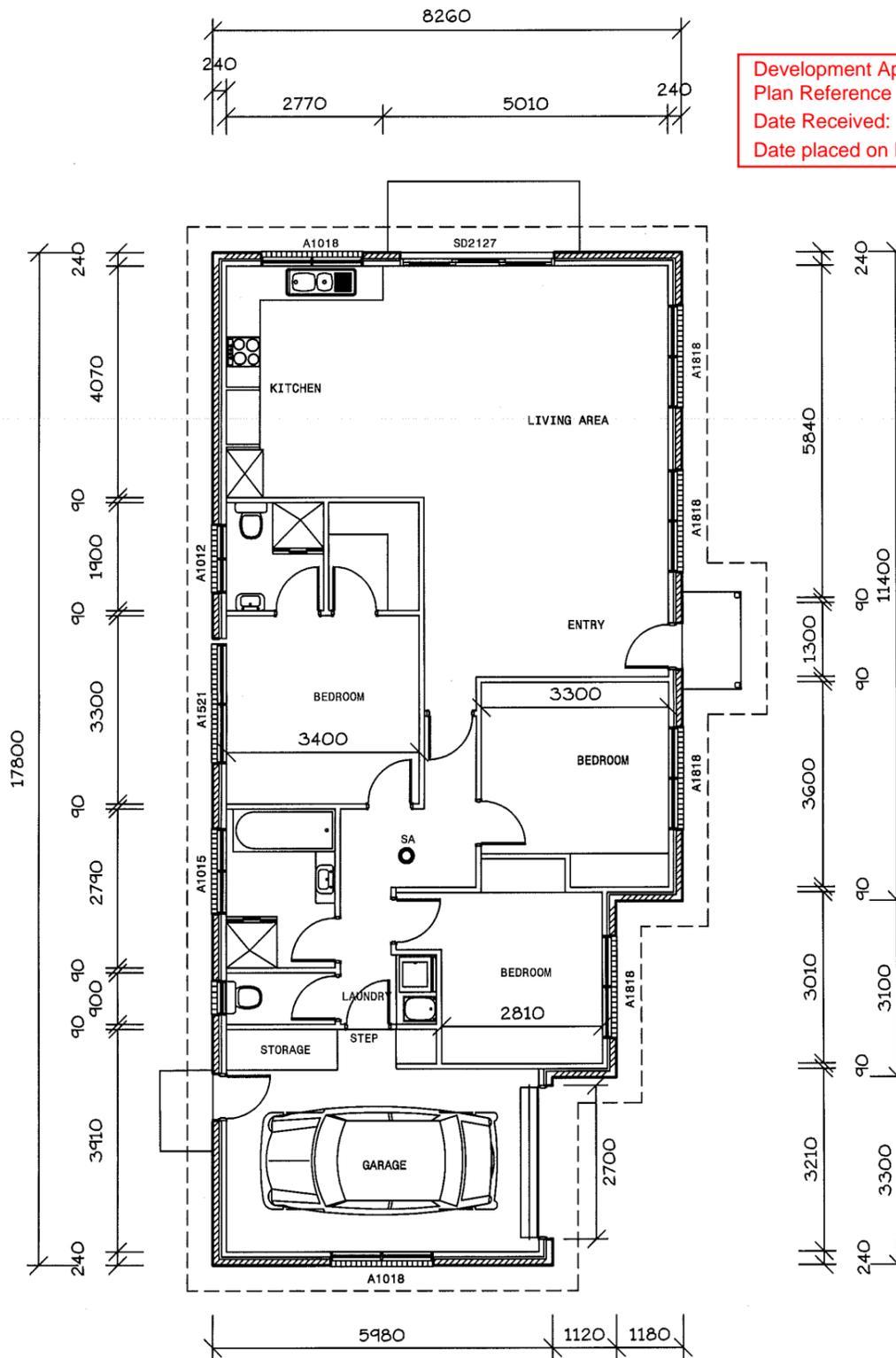
BUILDER TO PROVIDE ARTICULATION JOINTS AT 6000 MAXIMUM CENTRES THROUGHOUT.
← DENOTES LOCATION OF JOINT

All external walls to be extruded brickwork with raked joints.

STORAGE AREA
2.0 W x 0.7 D x 2.4 H = 3.36 cub m

GENERAL NOTES:

- All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
- Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
- All glazing must conform to the requirements of AS1288
- Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.



Development Application: DA2013-172
Plan Reference no.: P4
Date Received: 19 October 2015
Date placed on Public Exhibition: 31 October 2015

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.
BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

Ventilation to sub-floor spaces shall be provided with block or brick vents, or 1.6mm galvanised sheet steel vents to suit brickwork at a rate of 6000 sq mm per metre length of wall. Place sub floor vents not more than 600mm from corners and evenly spaced between, as required, below line of bearers.

Smartframe unless noted otherwise.
Fixing to be in accordance with the Framing manual or QHD Specification.

Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads

Floors to wet areas to have ceramic tiles or sheet vinyl.

Provide Ceramic tile splashbacks to all sanitary fittings and Lamipanel to showers.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

Provide an automatic fire detection system - self contained smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

Builder to ensure that the roof battens spanning complies with the spacing of manufactured roof trusses.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

LINTEL SCHEDULE:

TIMBER
0-1600 145 x 45 (F17)
1600-2300 195 x 45 (F17)
2300-2800 245 x 45 (F17)

Structural steel members and associated parts must be protected from corrosion attack.
Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high ballustrade with no gaps greater than 125mm as per the Building Code of Australia.

TOTAL FLOOR AREA - 133 SQ M



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PROJECT:
PROPOSED UNIT DEVELOPMENT
at 7-9 MARANOA ROAD, KINGSTON
for HOST HOLDINGS Pty Ltd

ISSUES
R - Revised details

SCALE: 1:100

DRAWN: BRIAN
DATE: 31/07/15

UNIT 13
FLOOR PLAN

DRAWING No.
2012-029-13-01
ISSUE NO. R

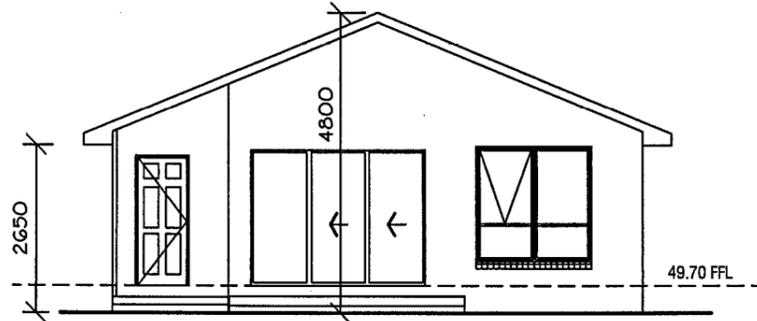
13

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

FIXING AND TIE DOWNS OF ALL FRAMEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DETAILS IN AS 1684.2 (2006) UNDER SECTION 9 or ALTERNATELY AS SHOWN IN THE BUILDING SPECIFICATION.

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.
 BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

- GENERAL NOTES:
1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
 2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
 3. All glazing must conform to the requirements of AS1288
 4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

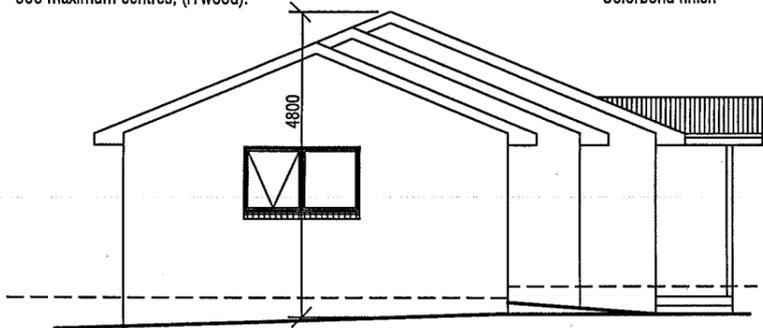


WEST ELEVATION

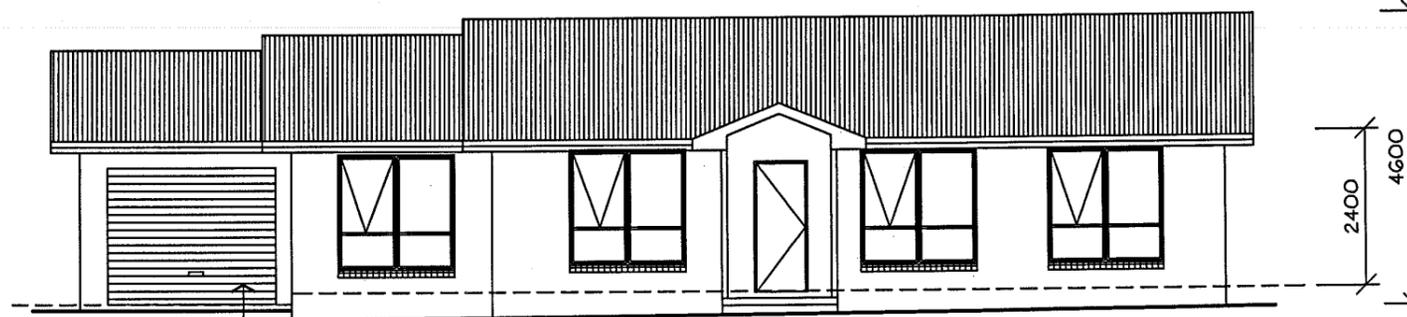
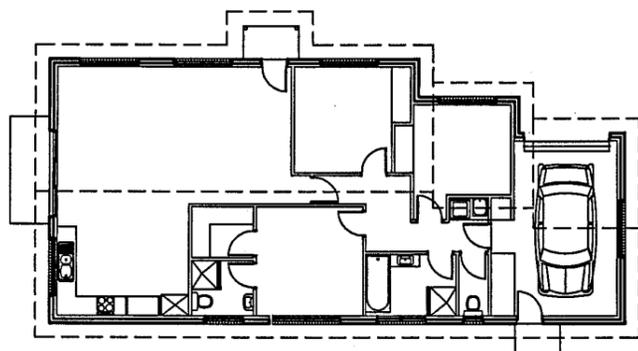
Ventilation to sub floor spaces shall be provided with block or brick vents, or 1.6mm galvanised sheet steel vents to suit brickwork at a rate of 6000 sq mm per metre length of wall. Place sub floor vents not more than 600mm from corners and evenly spaced between, as required, below line of bearers.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (Hwood).



EAST ELEVATION



NORTH ELEVATION

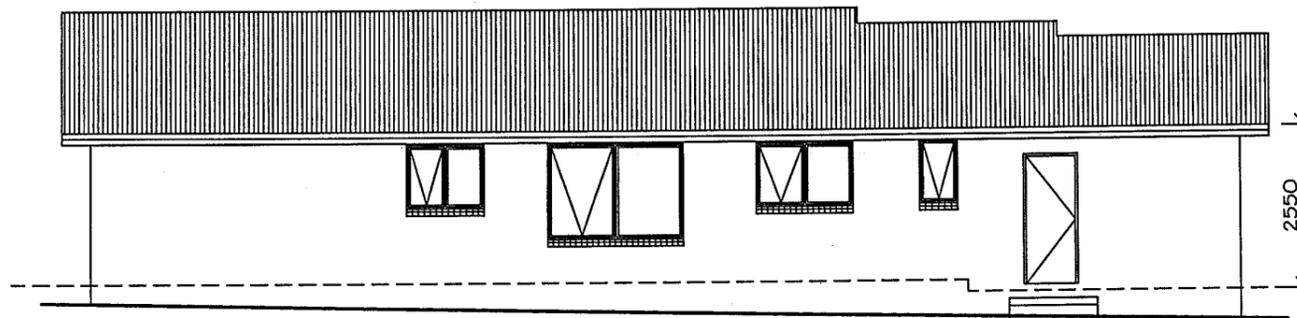
2700 wide B&D Rollador Colorbond finish

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high balustrade with no gaps greater than 125mm as per the Building Code of Australia.

BUILDER TO PROVIDE ARTICULATION JOINTS AT 6000 MAXIMUM CENTRES THROUGHOUT.

All external walls to be extrudex brickwork with raked joints.

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.



SOUTH ELEVATION



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PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES	
R - Revised details	

SCALES 1:100

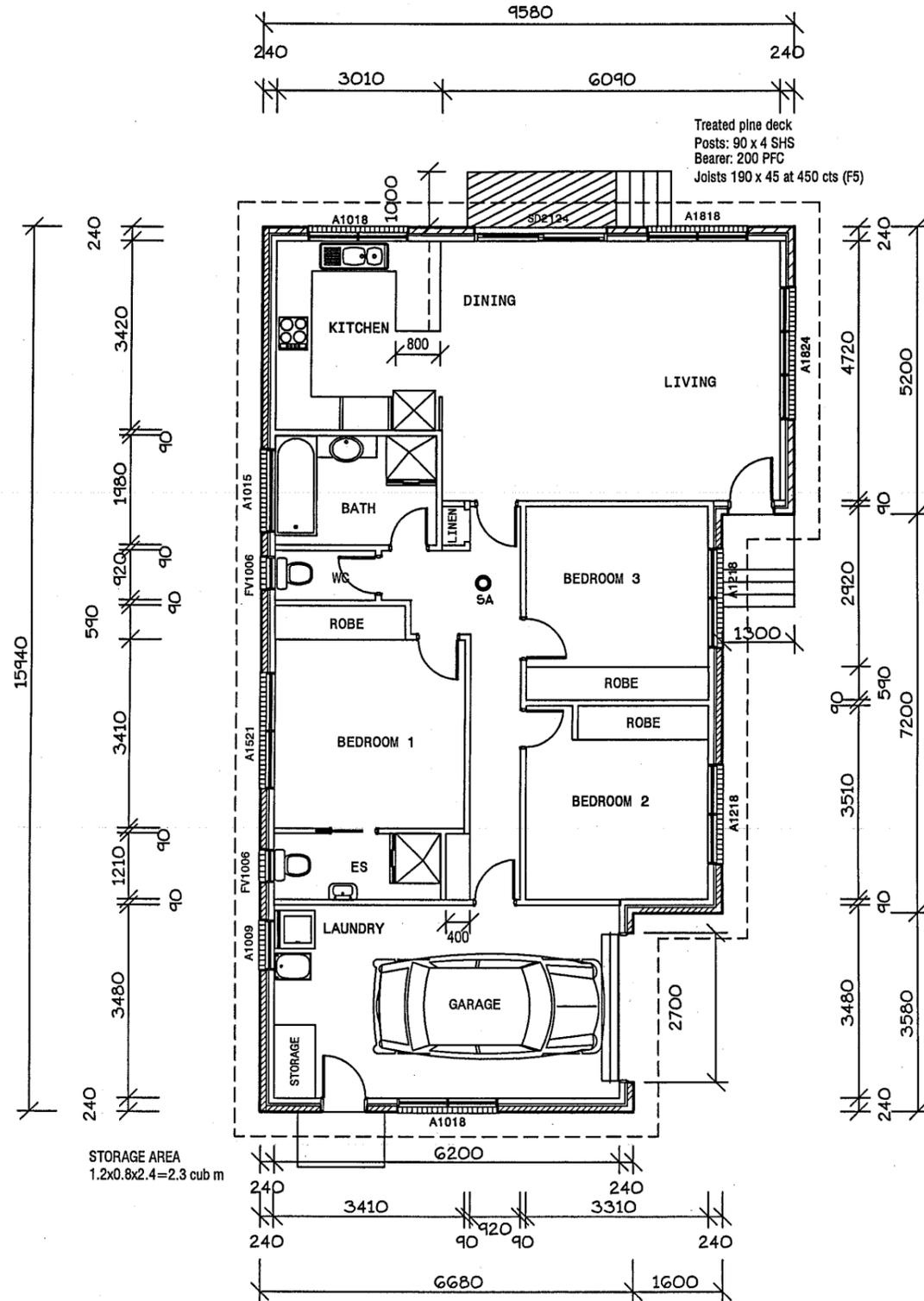
DRAWN: BRIAN DATE: 31/07/15

UNIT 13
 ELEVATIONS

DRAWING No.
 2012-029-13-02
 ISSUE NO. R

14

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015



GENERAL NOTES:

1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2010). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
3. All glazing must conform to the requirements of AS1288
4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

Framing shall be in accordance with the A.S. 1684-2 (2010) Framing Manual. Timber to be F10 MGP framing unless otherwise noted. Fixing to be in accordance with the Framing Manual or QHD Specification.

Provide Ceramic tile splashbacks to all sanitary fittings and Lamipanel to showers.

Floors to wet areas to have ceramic tiles or sheet vinyl.

Timber trusses shall comply with provisions of A.S. 1170-2-1989 loading code Part 2, wind forces and A.S. 1720-1975 timber Engineering codes.

Final design of kitchen and associated cupboards to be arranged during cottage construction.

Provide damp proof course in all perimeter walls between internal and external walls. Cut into external wall below FFL

All concrete steps and landings to be 100 thick. SL72 bottom mesh 25 min cover. Slab to be poured on 0.2 polythene membrane, 50 well bedded sand and consolidated aggregate.

ALL WINDOWS TO BE ALUMINIUM FRAMED WITH SLIDING SASHES WHERE SHOWN. PROVIDE FIXED VENTS TO ALL WC WINDOWS. INSTALL FLYSCREENS ON ALL OPENING SASHES. SIZES AS DESIGNATED ON FLOOR PLANS

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres (H'wood).

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers. Provide a fixed vent where designated. All glass to AS 1288

Ventilation to sub floor spaces shall be provided with block or brick vents, or 1.6mm galvanised sheet steel vents to suit brickwork at a rate of 6000 sq mm per metre length of wall. Place sub floor vents not more than 600mm from corners and evenly spaced between, as required, below line of bearers.



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PROJECT:
PROPOSED UNIT DEVELOPMENT
at 7-9 MARANOA ROAD, KINGSTON
for HOST HOLDINGS Pty Ltd

ISSUES	
R - Revised details
.....
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SCALES 1:100

DRAWN: BRIAN DATE: 31/07/15

UNIT 14
 FLOOR PLAN

DRAWING No.
2012-029-14-01
 ISSUE NO. R

FLOOR AREA - 135 SQ M

14



NORTH ELEVATION

LINTEL SCHEDULE:

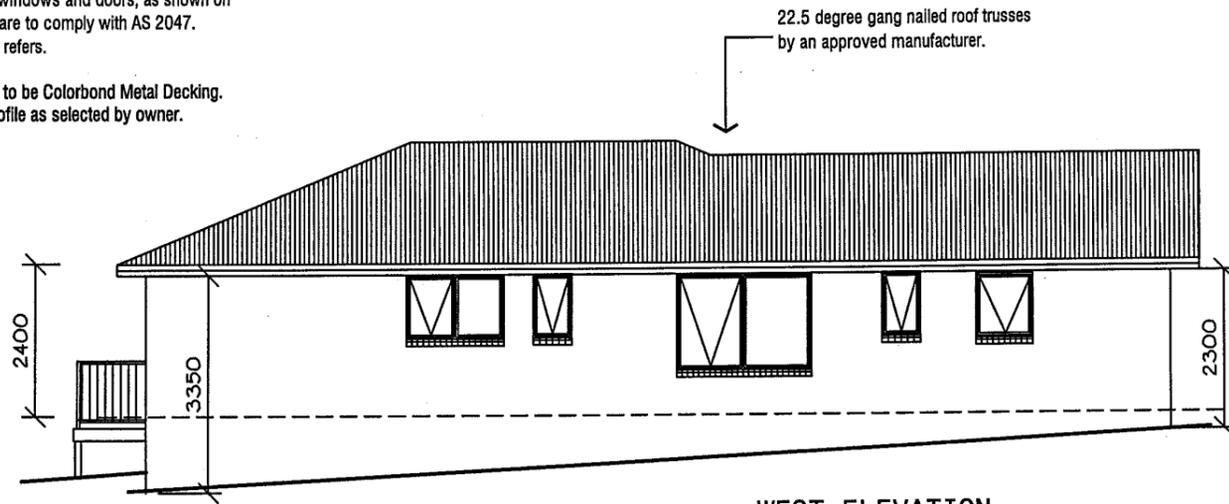
TIMBER
 0-1600 145 x 45 (F17)
 1600-2300 195 x 45 (F17)
 2300-2800 245 x 45 (F17)

All concrete steps and landings to be 100 thick. SL72 bottom mesh 25 min cover. Slab to be poured on 0.2 polythene membrane, 50 well bedded sand and consolidated aggregate.

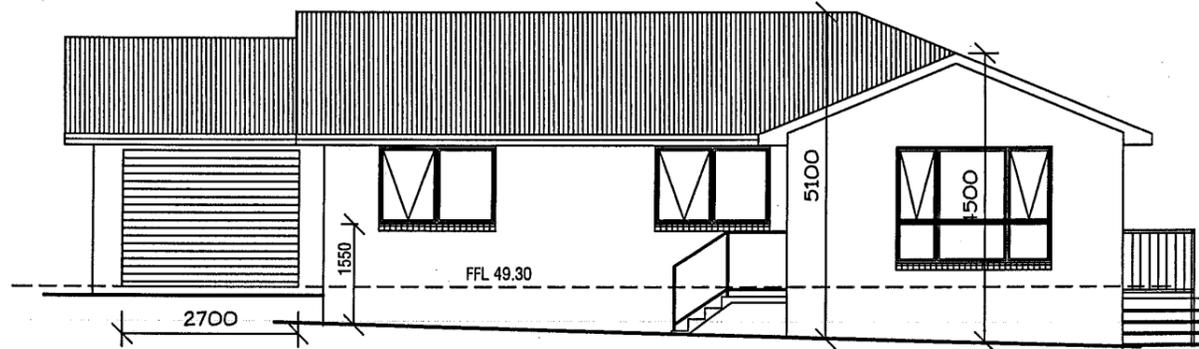
All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

Roof cladding to be Colorbond Metal Decking. Colour and profile as selected by owner.

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015



WEST ELEVATION



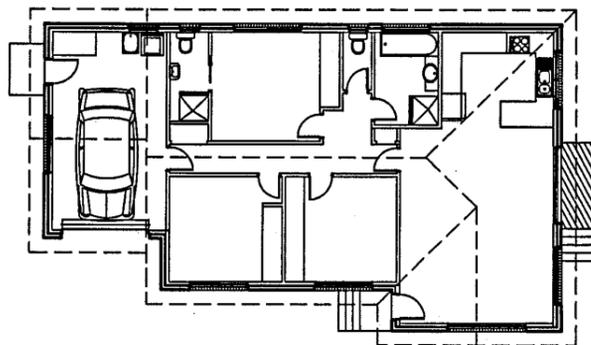
EAST ELEVATION

2700 Wide B & D Roller-door
 Colorbond finish, colour as selected by owner/developer.

ALL WINDOWS TO BE ALUMINIUM FRAMED WITH SLIDING SASHES WHERE SHOWN. PROVIDE FIXED VENTS TO ALL WC WINDOWS. INSTALL FLYSCREENS ON ALL OPENING SASHES. SIZES AS DESIGNATED ON FLOOR PLANS

Provide damp proof course in all perimeter walls between internal and external walls. Cut into external wall below FFL

Excavate site to suit required finished levels.

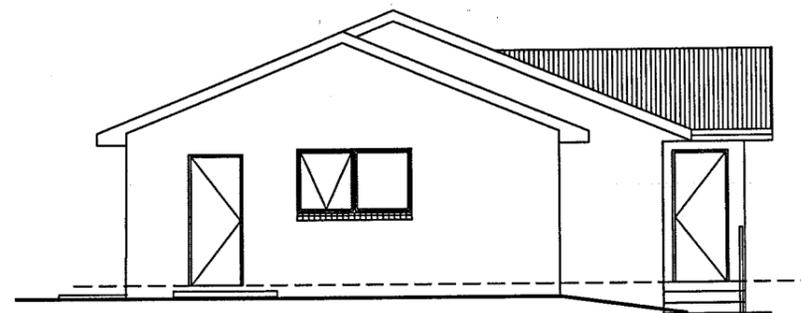


Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

All external brickwork to be extrudex bricks with raked joints. Colour as selected by owner.

Builder to ensure that the roof battens spanning complies with the spacing of manufactured roof trusses.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION



SOUTH ELEVATION

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.



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MEMBER
 Building Designers
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 TCC Accreditation No.718R
 (Building Designer)

PROJECT:
 PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES	
R - Revised details	.....

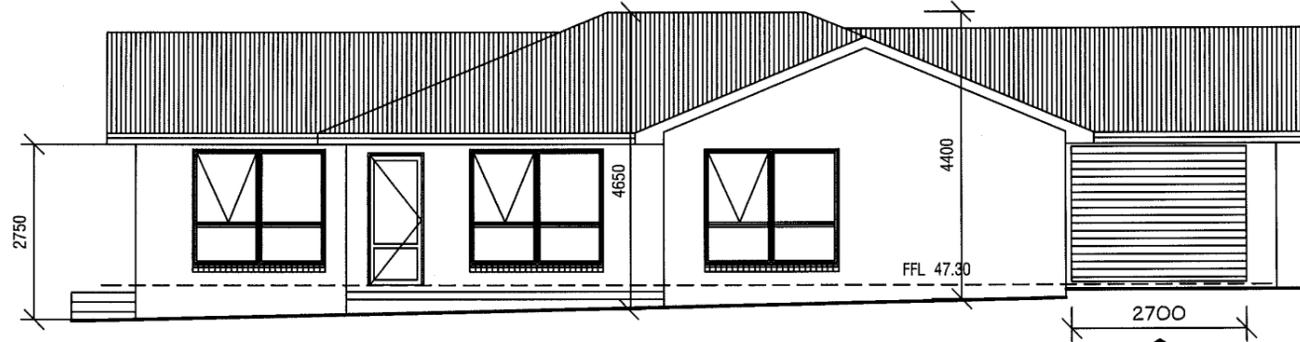
SCALE: 1:100

DRAWN: BRIAN DATE: 31/07/15

UNIT 14
 ELEVATIONS

DRAWING No.
 2012-029-14-02
 ISSUE NO. R

17



SOUTH ELEVATION

2700 Wide B & D Roller-door
Colorbond finish, colour as
selected by owner/developer.

All concrete steps and landings
to be 100 thick. SL72 bottom mesh
25 min cover. Slab to be poured on
0.2 polythene membrane, 50 well bedded
sand and consolidated aggregate.

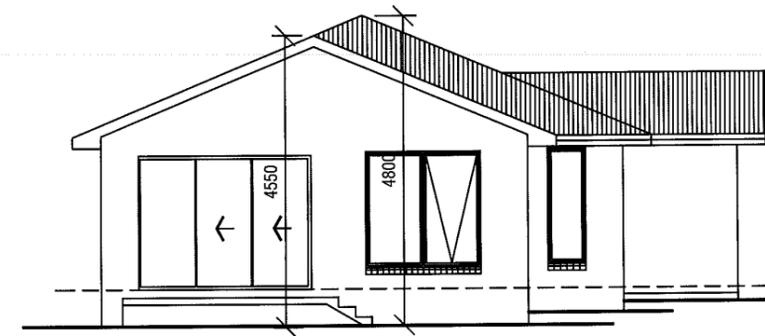
All aluminium windows and doors, as shown on
the floor plan, are to comply with AS 2047.
BCA Part 3.6.0 refers.

Provide damp proof course in
all perimeter walls between internal
and external walls. Cut into external
wall below FFL

Excavate site to suit required finished levels.

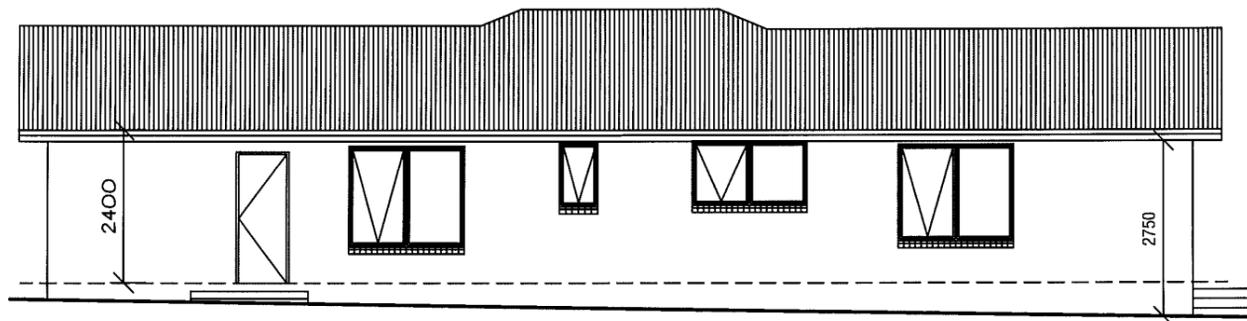
Development Application: DA2013-172
Plan Reference no.: P4
Date Received: 19 October 2015
Date placed on Public Exhibition: 31 October 2015

Roof cladding to be Colorbond Metal Decking.
Colour and profile as selected by owner.

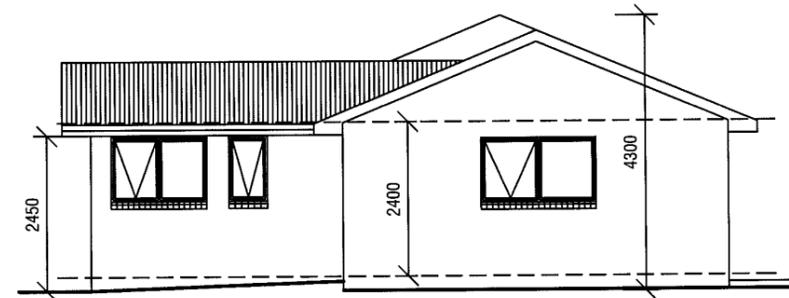


WEST ELEVATION

22.5 degree gang nailed roof trusses
by an approved manufacturer.

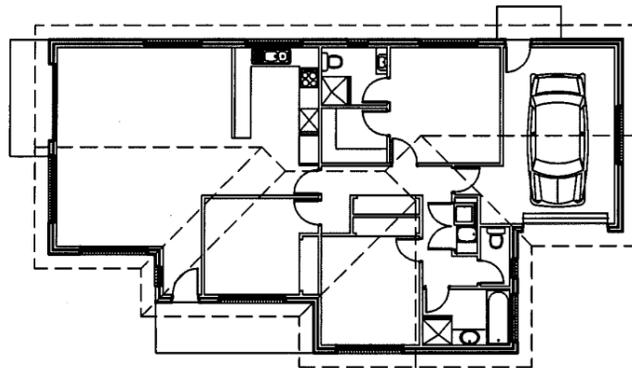


NORTH ELEVATION



EAST ELEVATION

ALL WINDOWS TO BE ALUMINIUM FRAMED WITH
SLIDING SASHES WHERE SHOWN. PROVIDE FIXED
VENTS TO ALL WC WINDOWS.
INSTALL FLYSCREENS ON ALL OPENING SASHES.
SIZES AS DESIGNATED ON FLOOR PLANS



All external brickwork to be extrudex
bricks with raked joints. Colour as
selected by owner.

Builder to ensure that the roof
battens spanning complies with the
spacing of manufactured roof trusses.

WINDOW TIMBER LINTELS TO BE
AS SPECIFIED BY TRUSS MANUFACTURER
OR AS DEPICTED IN TIMBER FRAMING
MANUAL and/or BUILDING SPECIFICATION

All construction work shall be carried out in accordance
with State Building regulations, Local Council By-Laws
and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS
PRIOR TO COMMENCING CONSTRUCTION.



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PROJECT:
**PROPOSED UNIT DEVELOPMENT
at 7-9 MARANOA ROAD, KINGSTON
for HOST HOLDINGS Pty Ltd**

ISSUES	
R - Revised details	.....
.....
.....

SCALE: 1:100

DRAWN: BRIAN DATE: 31/07/15

**UNIT 17
ELEVATIONS**

DRAWING No.
2012-029-17-02
ISSUE NO. R

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

All external walls to be extruded brickwork with raked joints.

FIXING AND TIE DOWNS OF ALL FRAMEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DETAILS IN AS 1684.2 (2006) UNDER SECTION 9 or ALTERNATELY AS SHOWN IN THE BUILDING SPECIFICATION.

Smartframe unless noted otherwise. Fixing to be in accordance with the Framing manual or QHD Specification.

Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads

Floors to wet areas to have ceramic tiles or sheet vinyl.

Provide Ceramic tile splashbacks to all sanitary fittings and Lamipanel to showers.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

Provide an automatic fire detection system - self contained smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

Builder to ensure that the roof battens spanning complies with the spacing of manufactured roof trusses.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

LINTEL SCHEDULE:

TIMBER	
0-1600	145 x 45 (F17)
1600-2300	195 x 45 (F17)
2300-2800	245 x 45 (F17)

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

Internal stairs to be constructed of timber. Risers to be 175 and go 250mm. Handrail to be provided - 1000 high. Minimum head clearance throughout to be 2050mm.

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high ballustrade with no gaps greater than 125mm as per the Building Code of Australia.

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.



7 RUTHWELL STREET MONTROSE Ph: 0418 121 481

MEMBER Building Designers Association of Tasmania TCC Accreditation No.718R (Building Designer)

PROPOSED UNIT DEVELOPMENT at 7-9 MARANOA ROAD, KINGSTON for HOST HOLDINGS Pty Ltd

ISSUES

R - Revised details

SCALE 1:100

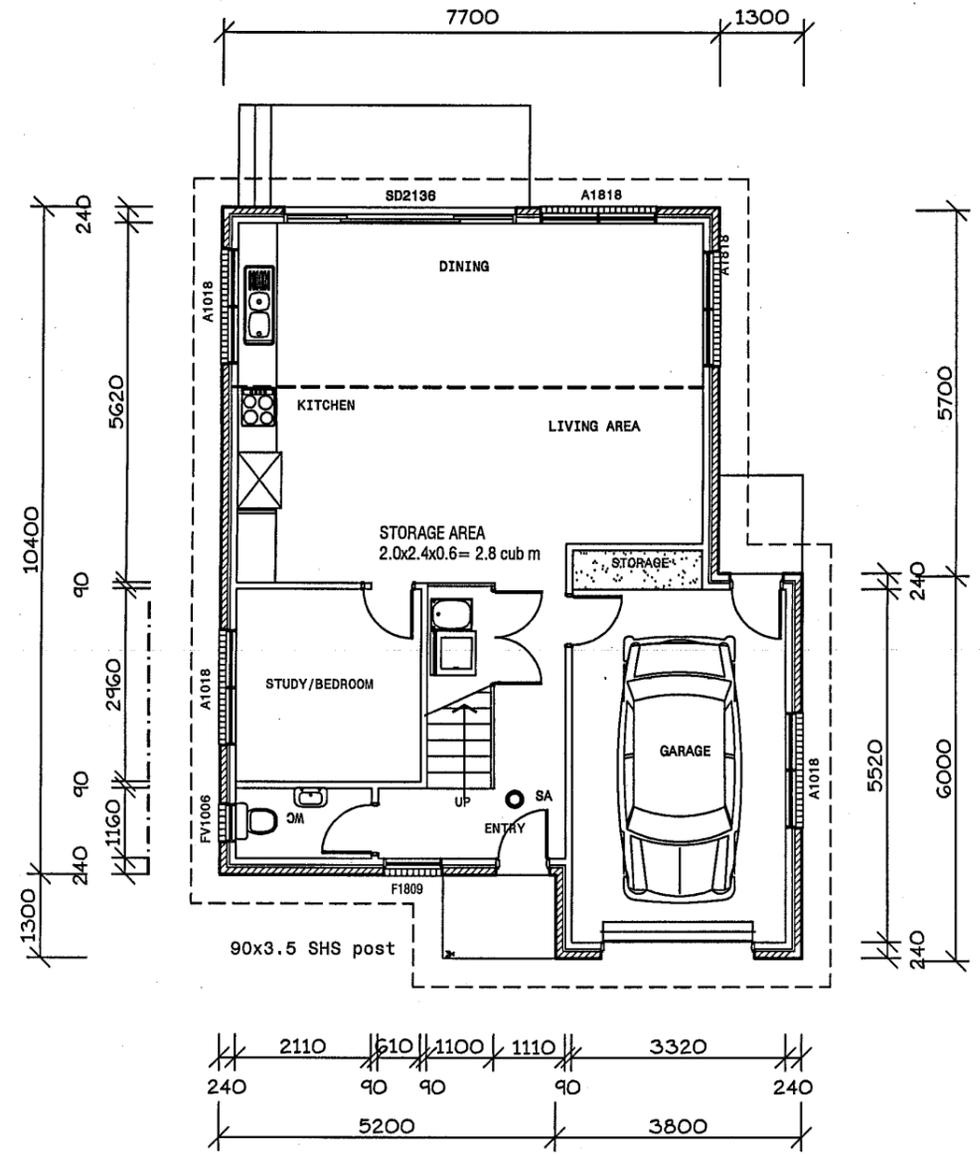
DRAWN: BRIAN DATE: 31/07/15

UNIT 20 L1 FLOOR PLAN

DRAWING No. 2012-029-20-01 ISSUE NO. R

Ventilation to sub floor spaces shall be provided with block or brick vents, or 1.6mm galvanised sheet steel vents to suit brickwork at a rate of 6000 sq mm per metre length of wall. Place sub floor vents not more than 600mm from corners and evenly spaced between, as required, below line of bearers.

- GENERAL NOTES:
- All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
 - Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
 - All glazing must conform to the requirements of AS1288
 - Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

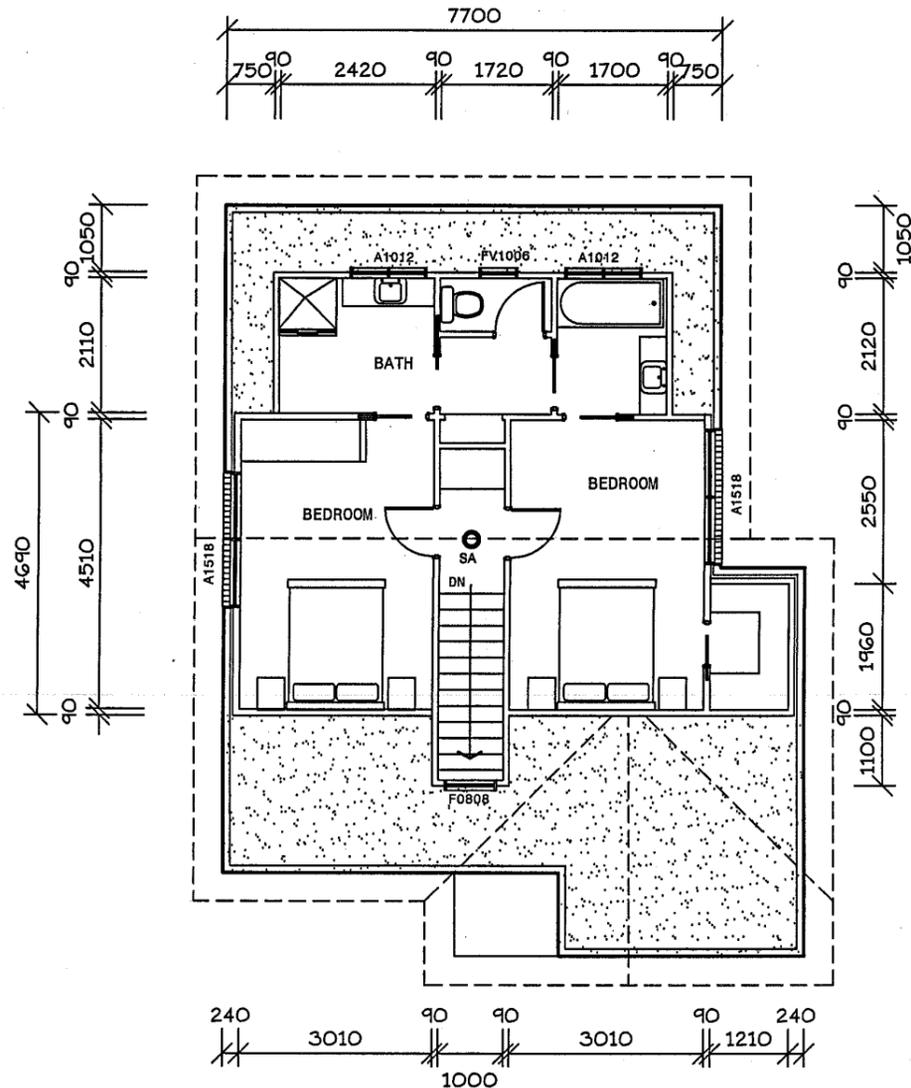


LEVEL 1 FLOOR PLAN = 90 SQ M

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

GENERAL NOTES:
 1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
 2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
 3. All glazing must conform to the requirements of AS1288
 4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

GENERAL WINDOW NOTE
 ALL BATHROOMS, ENSUITE & TOILET WINDOWS TO HAVE OBSCURE GLASS FITTED.
 FV DENOTES FIXED VENT (TOILETS)



FIXING AND TIE DOWNS OF ALL FRAMEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DETAILS IN AS 1684.2 (2006) UNDER SECTION 9 or ALTERNATELY AS SHOWN IN THE BUILDING SPECIFICATION.

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.
BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

Smartframe unless noted otherwise.
 Fixing to be in accordance with the Framing manual or QHD Specification.

Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads

Floors to wet areas to have ceramic tiles or sheet vinyl.

Provide Ceramic tile splashbacks to all sanitary fittings and Lampanel to showers.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

Provide an automatic fire detection system - self contained smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

Builder to ensure that the roof battens spanning complies with the spacing of manufactured roof trusses.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

LINTEL SCHEDULE:

TIMBER	
0-1600	145 x 45 (F17)
1600-2300	195 x 45 (F17)
2300-2800	245 x 45 (F17)

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

Internal stairs to be constructed of timber. Risers to be 175 and go 250mm. Handrail to be provided - 1000 high. Minimum head clearance throughout to be 2050mm.

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high ballustrade with no gaps greater than 125mm as per the Building Code of Australia.

LEVEL 2 FLOOR PLAN = 51 SQ M



7 RUTHWELL STREET MONTROSE
 Ph: 0418 121 481

MEMBER Building Designers Association of Tasmania
 TCC Accreditation No.718R (Building Designer)

PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES

R - Revised details

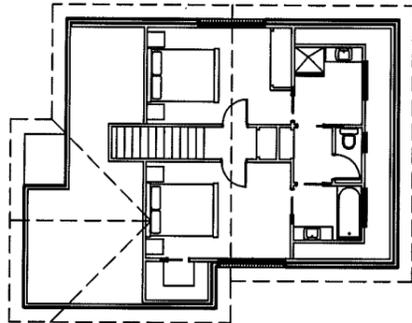
SCALES 1:100

DRAWN: BRIAN DATE: 31/07/15

UNIT 20
 L2 FLOOR PLAN

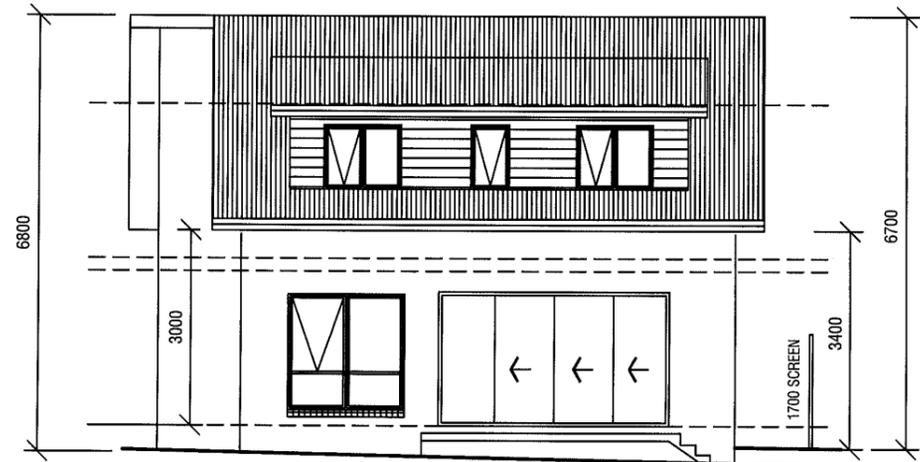
DRAWING No. 2012-029-20-02
 ISSUE NO. R

20

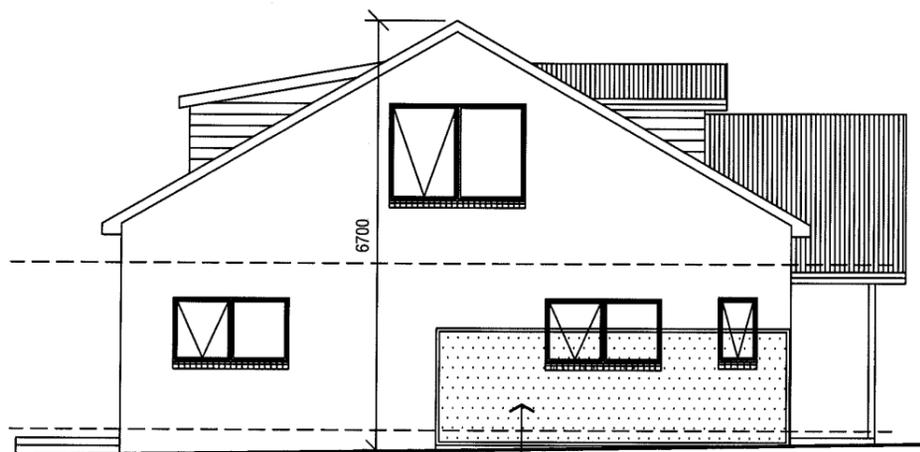


- GENERAL NOTES:**
1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
 2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
 3. All glazing must conform to the requirements of AS1288
 4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

GENERAL WINDOW NOTE
 ALL BATHROOMS, ENSUITE & TOILET WINDOWS TO HAVE OBSCURE GLASS FITTED. FV DENOTES FIXED VENT (TOILETS)

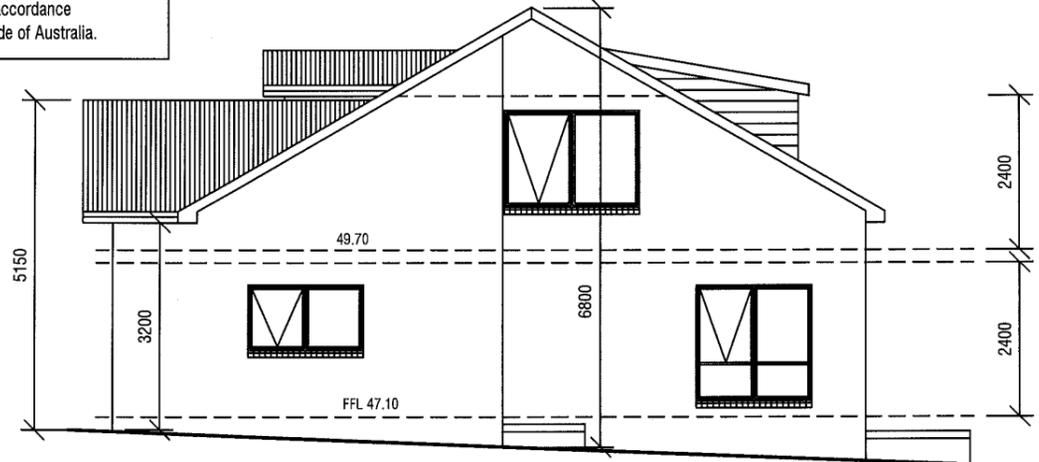


NORTH ELEVATION



WEST ELEVATION

1700 high screen fence adjacent to visitor park



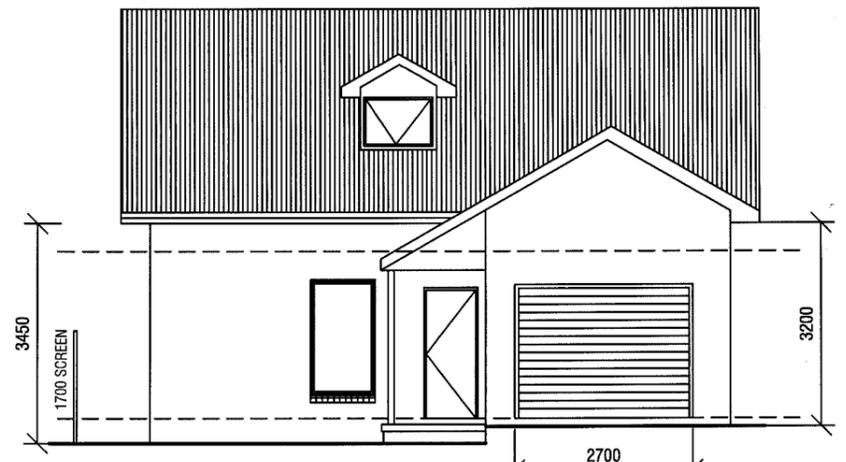
EAST ELEVATION

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

LINTEL SCHEDULE:

TIMBER	SIZE	GRADE
0-1600	145 x 45	(F17)
1600-2300	195 x 45	(F17)
2300-2800	245 x 45	(F17)

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).



SOUTH ELEVATION

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

2700 Wide B & D Roller-door Colorbond finish, colour as selected by owner/developer.

All external walls to be extrudex brickwork with raked joints.

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.
BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015



QUALITY HOME DESIGN
 7 RUTHWELL STREET MONTROSE
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MEMBER
 Building Designers Association of Tasmania
 TCC Accreditation No.718R (Building Designer)

PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES
 R - Revised details

SCALES 1:100

DRAWN: BRIAN **DATE:** 31/07/15

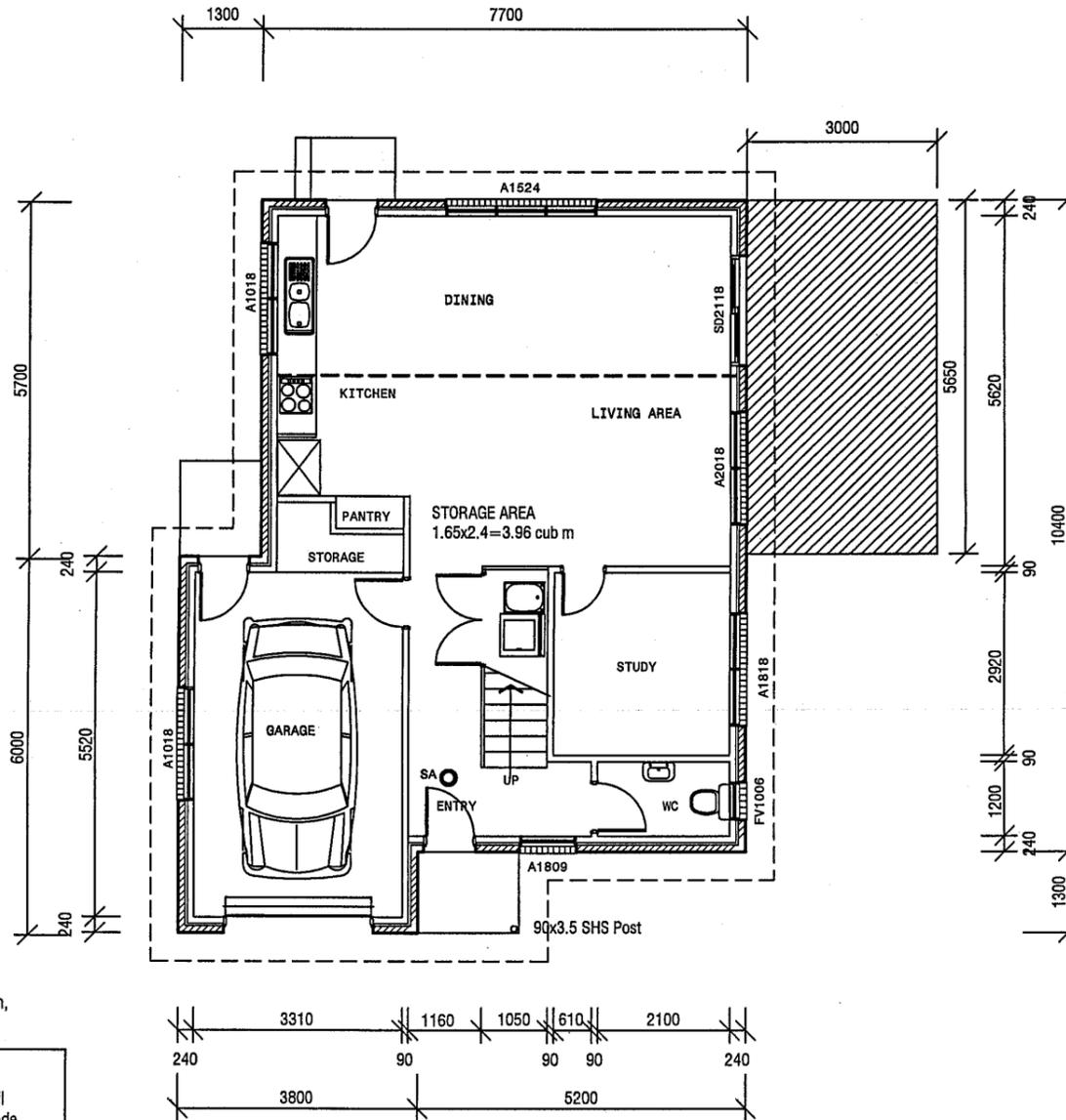
UNIT 20 ELEVATIONS

DRAWING No.
 2012-029-20-03
ISSUE NO. R

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

All external walls to be extruded brickwork with raked joints.

FIXING AND TIE DOWNS OF ALL FRAMEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DETAILS IN AS 1684.2 (2006) UNDER SECTION 9 or ALTERNATELY AS SHOWN IN THE BUILDING SPECIFICATION.



Ventilation to sub floor spaces shall be provided with block or brick vents, or 1.6mm galvanised sheet steel vents to suit brickwork at a rate of 6000 sq mm per metre length of wall. Place sub floor vents not more than 600mm from corners and evenly spaced between, as required, below line of bearers.

GENERAL NOTES:

1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
3. All glazing must conform to the requirements of AS1288
4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

Smartframe unless noted otherwise. Fixing to be in accordance with the Framing manual or QHD Specification.

Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads

Floors to wet areas to have ceramic tiles or sheet vinyl.

Provide Ceramic tile splashbacks to all sanitary fittings and Lamipanel to showers.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

Provide an automatic fire detection system - self contained smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

Builder to ensure that the roof battens spanning complies with the spacing of manufactured roof trusses.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

LINTEL SCHEDULE:

TIMBER
 0-1600 145 x 45 (F17)
 1600-2300 195 x 45 (F17)
 2300-2800 245 x 45 (F17)

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

Internal stairs to be constructed of timber. Risers to be 175 and go 250mm. Handrail to be provided - 1000 high. Minimum head clearance throughout to be 2050mm.

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high ballustrade with no gaps greater than 125mm as per the Building Code of Australia.

LEVEL 1 FLOOR PLAN = 90 SQ M



7 RUTHWELL STREET MONTROSE Ph: 0418 121 481

MEMBER Building Designers Association of Tasmania TCC Accreditation No.718R (Building Designer)

PROPOSED UNIT DEVELOPMENT at 7-9 MARANOA ROAD, KINGSTON for HOST HOLDINGS Pty Ltd

ISSUES	
R - Revised details	

SCALE'S 1:100

DRAWN: BRIAN DATE: 31/07/15

UNIT 21 L1 FLOOR PLAN

DRAWING No. 2012-029-21-01 ISSUE NO. R

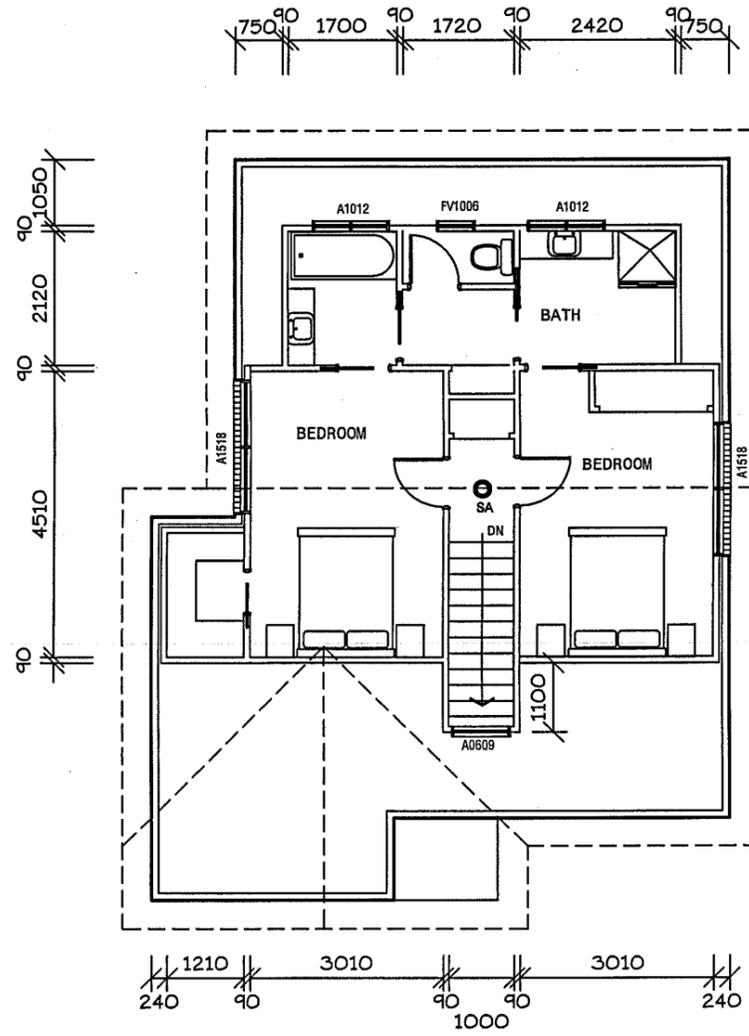
All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

GENERAL NOTES:
 1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
 2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
 3. All glazing must conform to the requirements of AS1288
 4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

GENERAL WINDOW NOTE
 ALL BATHROOMS, ENSUITE & TOILET WINDOWS TO HAVE OBSCURE GLASS FITTED.
 FV DENOTES FIXED VENT (TOILETS)



FIXING AND TIE DOWNS OF ALL FRAMEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DETAILS IN AS 1684.2 (2006) UNDER SECTION 9 or ALTERNATELY AS SHOWN IN THE BUILDING SPECIFICATION.

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.
 BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

Smartframe unless noted otherwise.
 Fixing to be in accordance with the Framing manual or QHD Specification.

Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads

Floors to wet areas to have ceramic tiles or sheet vinyl.

Provide Ceramic tile splashbacks to all sanitary fittings and Lamipanel to showers.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

Provide an automatic fire detection system - self contained smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

Builder to ensure that the roof battens spanning complies with the spacing of manufactured roof trusses.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

LINTEL SCHEDULE:

TIMBER
 0-1600 145 x 45 (F17)
 1600-2300 195 x 45 (F17)
 2300-2800 245 x 45 (F17)

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

Internal stairs to be constructed of timber. Risers to be 175 and go 250mm. Handrail to be provided - 1000 high. Minimum head clearance throughout to be 2050mm.

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high ballustrade with no gaps greater than 125mm as per the Building Code of Australia.

LEVEL 2 FLOOR PLAN = 54 SQ M



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 (Building Designer)

PROJECT:
PROPOSED UNIT DEVELOPMENT
at 7-9 MARANOA ROAD, KINGSTON
for HOST HOLDINGS Pty Ltd

ISSUES	
R - Revised details	.....
.....
.....

SCALE: 1:100

DRAWN: BRIAN DATE: 31/07/15

UNIT 21
 L2 FLOOR PLAN

DRAWING No.
2012-029-21-02
 ISSUE NO. R

21

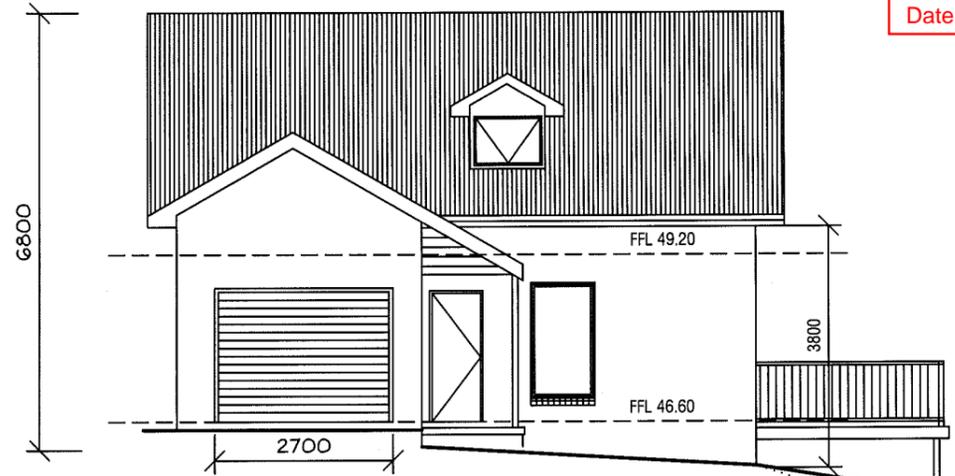
Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.
 BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

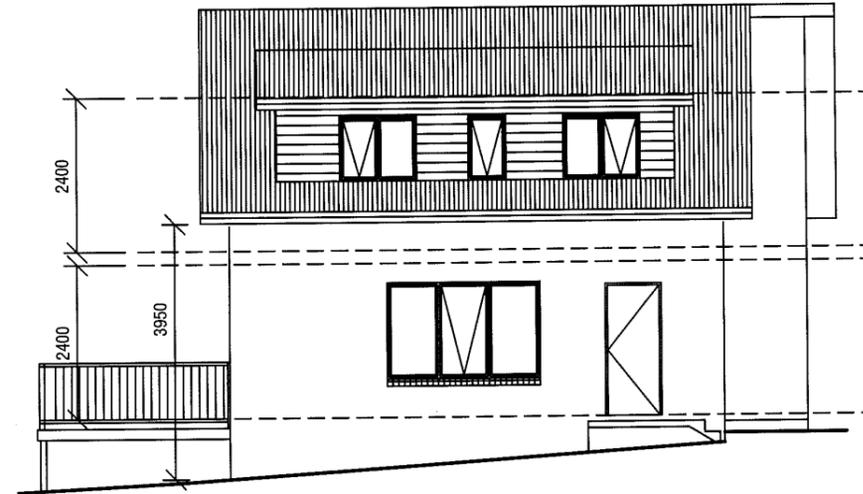


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 RUTHWELL STREET
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 (Building Designer)



EAST ELEVATION



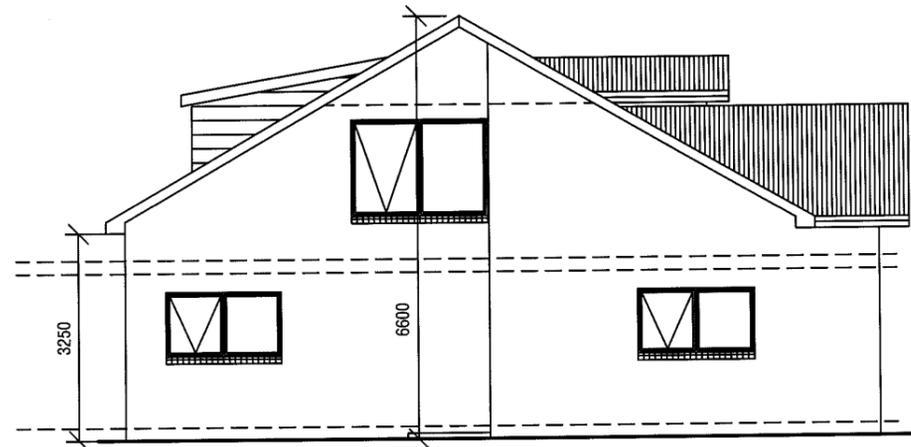
WEST ELEVATION



NORTH ELEVATION

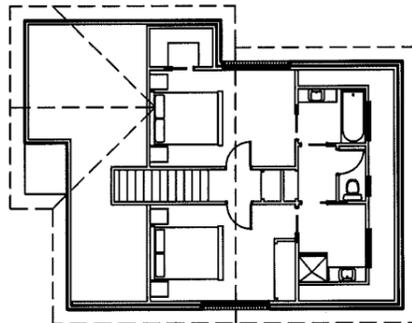
GENERAL NOTES:
 1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
 2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
 3. All glazing must conform to the requirements of AS1288
 4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (Hwood).



SOUTH ELEVATION

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.



WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

LINTEL SCHEDULE:

TIMBER
 0-1600 145 x 45 (F17)
 1600-2300 195 x 45 (F17)
 2300-2800 245 x 45 (F17)

PROJECT:
PROPOSED UNIT DEVELOPMENT
at 7-9 MARANOA ROAD, KINGSTON
for HOST HOLDINGS Pty Ltd

ISSUES	
R - Revised details	

SCALES 1:100

DRAWN: BRIAN DATE: 31/07/15

UNIT 21
 ELEVATIONS

DRAWING No.
2012-029-21-03
 ISSUE NO. R

Ventilation to sub floor spaces shall be provided with block or brick vents, or 1.6mm galvanised sheet steel vents to suit brickwork at a rate of 6000 sq mm per metre length of wall. Place sub floor vents not more than 600mm from corners and evenly spaced between, as required, below line of bearers.

GENERAL NOTES:

1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
3. All glazing must conform to the requirements of AS1288
4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

BUILDER TO PROVIDE ARTICULATION JOINTS AT 6000 MAXIMUM CENTRES THROUGHOUT.
 ← DENOTES LOCATION OF JOINT

All external walls to be extruded brickwork with raked joints.

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

Smartframe unless noted otherwise. Fixing to be in accordance with the Framing manual or QHD Specification.

Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads

Floors to wet areas to have ceramic tiles or sheet vinyl.

Provide Ceramic tile splashbacks to all sanitary fittings and Lamipanel to showers.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

Provide an automatic fire detection system - self contained smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

Builder to ensure that the roof battens spanning complies with the spacing of manufactured roof trusses.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

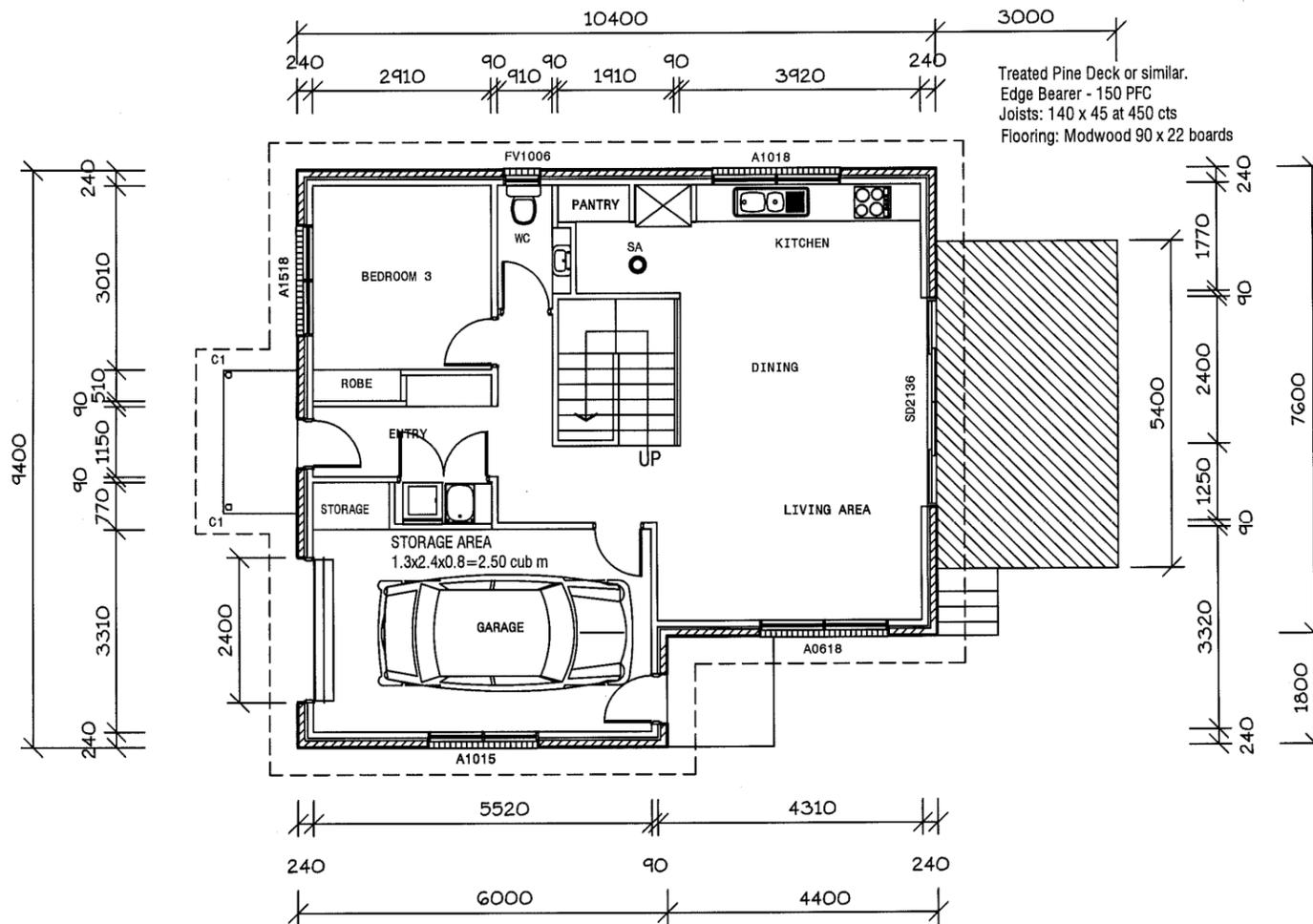
LINTEL SCHEDULE:

TIMBER	
0-1600	145 x 45 (F17)
1600-2300	195 x 45 (F17)
2300-2800	245 x 45 (F17)

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

Internal stairs to be constructed of timber. Risers to be 175 and go 250mm. Handrail to be provided - 1000 high. Minimum head clearance throughout to be 2050mm.

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high ballustrade with no gaps greater than 125mm as per the Building Code of Australia.



Treated Pine Deck or similar.
 Edge Bearer - 150 PFC
 Joists: 140 x 45 at 450 cts
 Flooring: Modwood 90 x 22 boards

C1 DENOTE 90 x 3.5 SHS COLUMNS

FIXING AND TIE DOWNS OF ALL FRAMEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DETAILS IN AS 1684.2 (2006) UNDER SECTION 9 or ALTERNATELY AS SHOWN IN THE BUILDING SPECIFICATION.

FLOOR AREA - 91 SQ M



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 RUTHWELL STREET
 MONTROSE
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MEMBER
 Building Designers
 Association of Tasmania
 TCC Accreditation No.718R
 (Building Designer)

PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES

R - Revised details

SCALE: 1:100

DRAWN: BRIAN DATE: 31/07/15

UNIT 22
 L1 FLOOR PLAN

DRAWING No.
 2012-029-22-01
 ISSUE NO. R

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

- GENERAL NOTES:**
1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
 2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
 3. All glazing must conform to the requirements of AS1288
 4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

Ventilation to sub floor spaces shall be provided with block or brick vents, or 1.6mm galvanised sheet steel vents to suit brickwork at a rate of 6000 sq mm per metre length of wall. Place sub floor vents not more than 600mm from corners and evenly spaced between, as required, below line of bearers.

Smartframe unless noted otherwise.
 Fixing to be in accordance with the Framing manual or QHD Specification.

Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads

Floors to wet areas to have ceramic tiles or sheet vinyl.

Provide Ceramic tile splashbacks to all sanitary fittings and Lamipanel to showers.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

Provide an automatic fire detection system - self contained smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

Builder to ensure that the roof battens spanning complies with the spacing of manufactured roof trusses.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

LINTEL SCHEDULE:

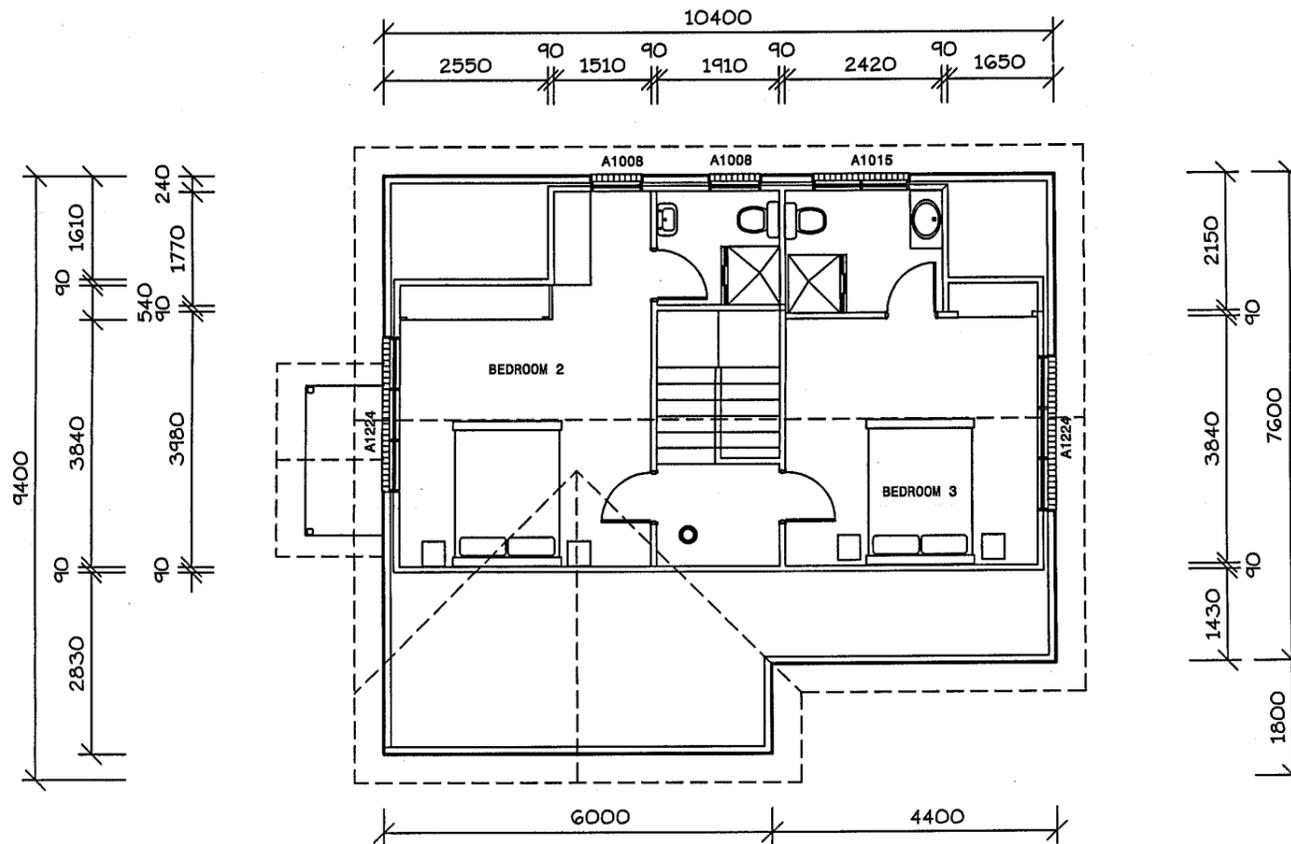
TIMBER

0-1600	145 x 45 (F17)
1600-2300	195 x 45 (F17)
2300-2800	245 x 45 (F17)

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

Internal stairs to be constructed of timber. Risers to be 175 and go 250mm. Handrail to be provided - 1000 high. Minimum head clearance throughout to be 2050mm.

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high balustrade with no gaps greater than 125mm as per the Building Code of Australia.



FIXING AND TIE DOWNS OF ALL FRAMEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DETAILS IN AS 1684.2 (2006) UNDER SECTION 9 or ALTERNATELY AS SHOWN IN THE BUILDING SPECIFICATION.



7 RUTHWELL STREET MONTROSE
 Ph: 0418 121 481

MEMBER Building Designers Association of Tasmania
 TCC Accreditation No.718R (Building Designer)

PROJECT: PROPOSED UNIT DEVELOPMENT at 7-9 MARANOA ROAD, KINGSTON for HOST HOLDINGS Pty Ltd

ISSUES

R - Revised details

SCALES 1:100

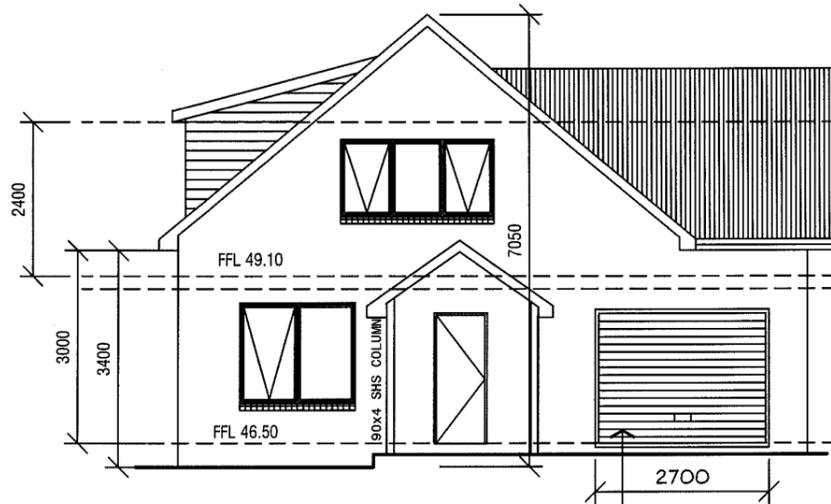
DRAWN: BRIAN	DATE: 31/07/15
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UNIT 22 L2 FLOOR PLAN

DRAWING No. 2012-029-22-02
 ISSUE NO. R

FLOOR AREA - 55 SQ M

22



SOUTH ELEVATION

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

2700 wide B&D Rollador Colorbond finish.

LINTEL SCHEDULE:

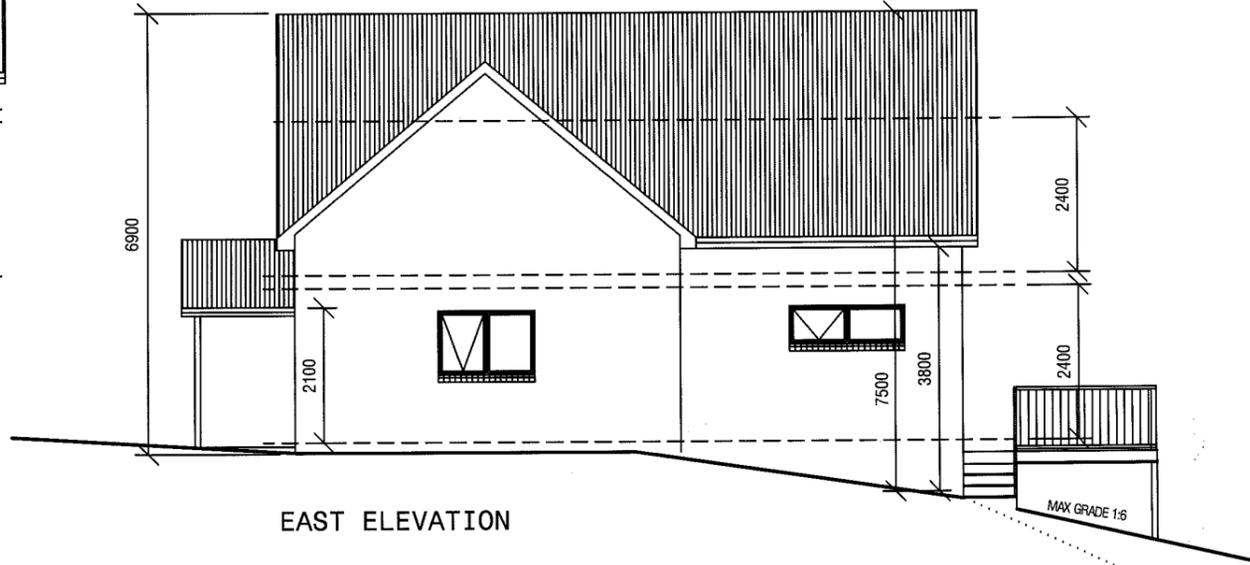
TIMBER
 0-1600 145 x 45 (F17)
 1600-2300 195 x 45 (F17)
 2300-2800 245 x 45 (F17)

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

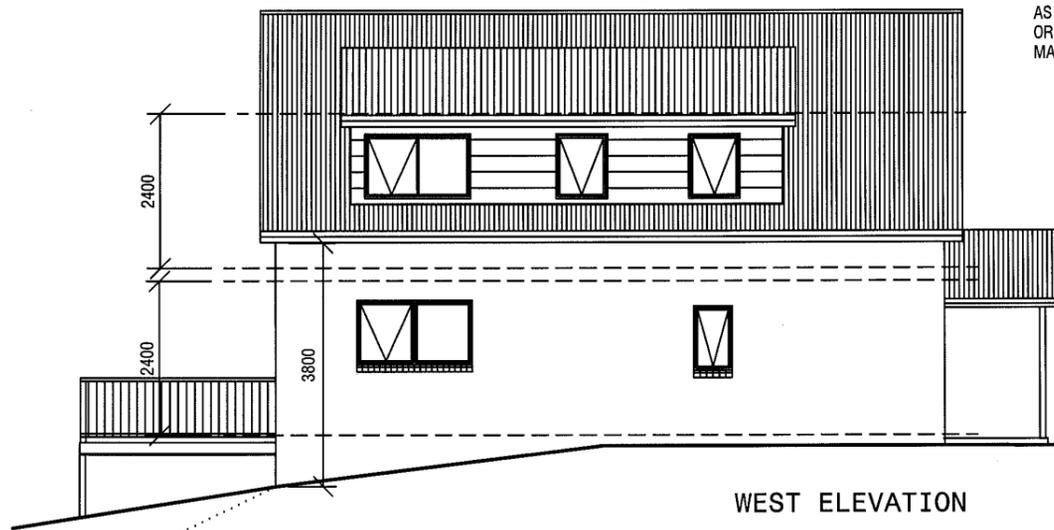
Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015



EAST ELEVATION

All external walls to be extrudex brickwork with raked joints.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION



WEST ELEVATION

Smartframe unless noted otherwise. Fixing to be in accordance with the Framing manual or QHD Specification.



NORTH ELEVATION

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.



QUALITY HOME DESIGN

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 RUTHWELL STREET
 MONTROSE
 Ph: 0418 121 481

MEMBER
 Building Designers
 Association of Tasmania
 TCC Accreditation No.718R
 (Building Designer)

PROJECT:
PROPOSED UNIT DEVELOPMENT
at 7-9 MARANOA ROAD, KINGSTON
for HOST HOLDINGS Pty Ltd

ISSUES	
R - Revised details	.....
.....
.....

SCALES 1:100

DRAWN: BRIAN DATE: 31/07/15

UNIT 22
 ELEVATIONS

DRAWING No.
2012-029-22-03
 ISSUE NO. R

Ventilation to sub floor spaces shall be provided with block or brick vents, or 1.6mm galvanised sheet steel vents to suit brickwork at a rate of 6000 sq mm per metre length of wall. Place sub floor vents not more than 600mm from corners and evenly spaced between, as required, below line of bearers.

- GENERAL NOTES:**
1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
 2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
 3. All glazing must conform to the requirements of AS1288
 4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

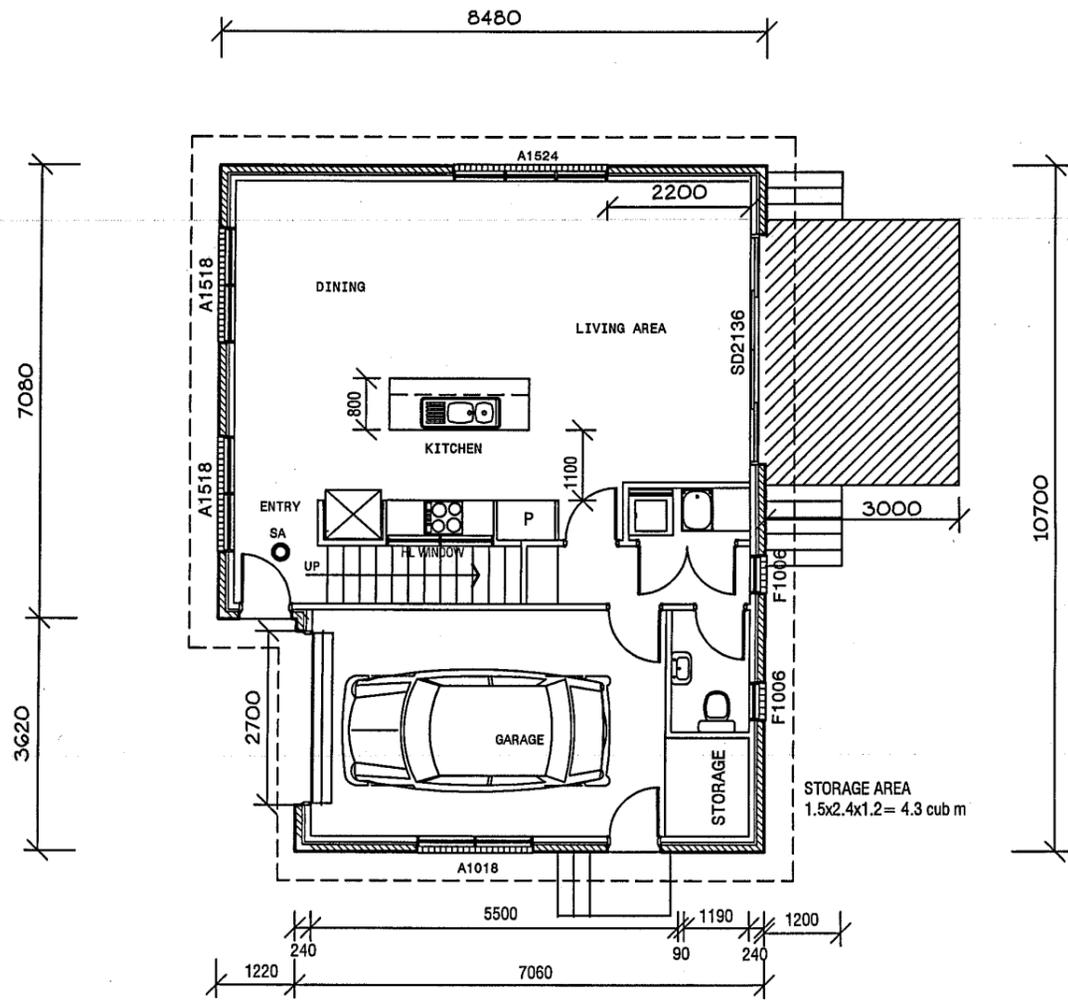
FIXING AND TIE DOWNS OF ALL FRAMEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DETAILS IN AS 1684.2 (2006) UNDER SECTION 9 or ALTERNATELY AS SHOWN IN THE BUILDING SPECIFICATION.

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
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BUILDER TO PROVIDE ARTICULATION JOINTS AT 6000 MAXIMUM CENTRES THROUGHOUT.

← DENOTES LOCATION OF JOINT

All external walls to be extrudex brickwork with raked joints.



FLOOR AREA - 86 SQ M

Smartframe unless noted otherwise. Fixing to be in accordance with the Framing manual or QHD Specification.

Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads

Floors to wet areas to have ceramic tiles or sheet vinyl.

Provide Ceramic tile splashbacks to all sanitary fittings and Lamipanel to showers.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

Provide an automatic fire detection system - self contained smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

Builder to ensure that the roof battens spanning complies with the spacing of manufactured roof trusses.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

LINTEL SCHEDULE:

TIMBER

0-1600	145 x 45 (F17)
1600-2300	195 x 45 (F17)
2300-2800	245 x 45 (F17)

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

Internal stairs to be constructed of timber. Risers to be 175 and go 250mm. Handrail to be provided - 1000 high. Minimum head clearance throughout to be 2050mm.

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high ballustrade with no gaps greater than 125mm as per the Building Code of Australia.

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.



7 RUTHWELL STREET MONTROSE
 Ph: 0418 121 481

MEMBER Building Designers Association of Tasmania
 TCC Accreditation No.718R (Building Designer)

PROJECT: PROPOSED UNIT DEVELOPMENT at 7-9 MARANOA ROAD, KINGSTON for HOST HOLDINGS Pty Ltd

ISSUES

R - Revised details

SCALE: 1:100

DRAWN: BRIAN DATE: 31/07/15

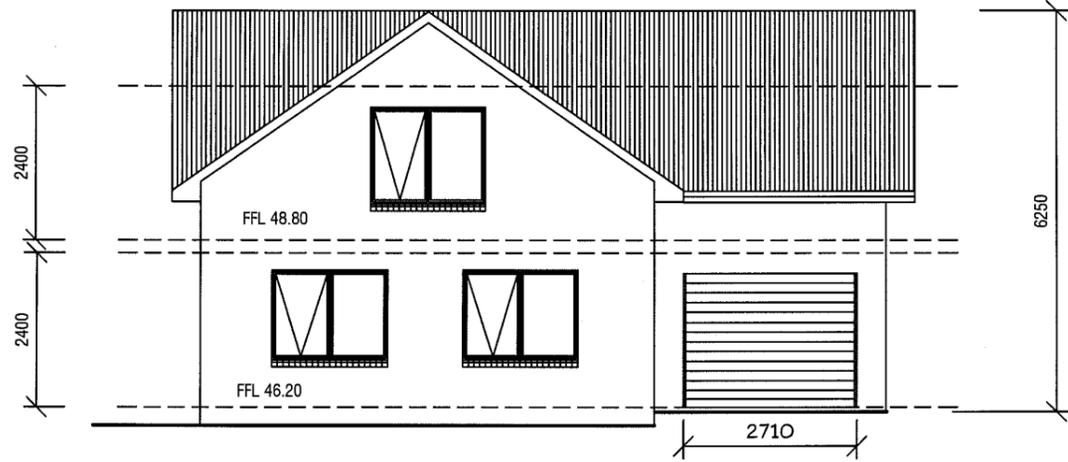
UNIT 23 L1 FLOOR PLAN

DRAWING No. 2012-029-23-01
 ISSUE NO. R

23

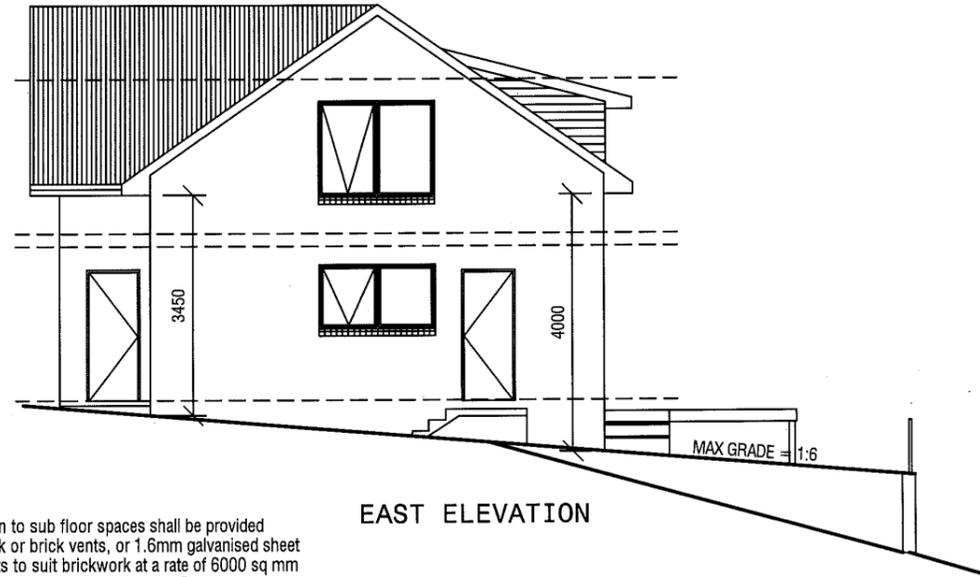
Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

GENERAL NOTES:
 1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
 2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
 3. All glazing must conform to the requirements of AS1288
 4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.



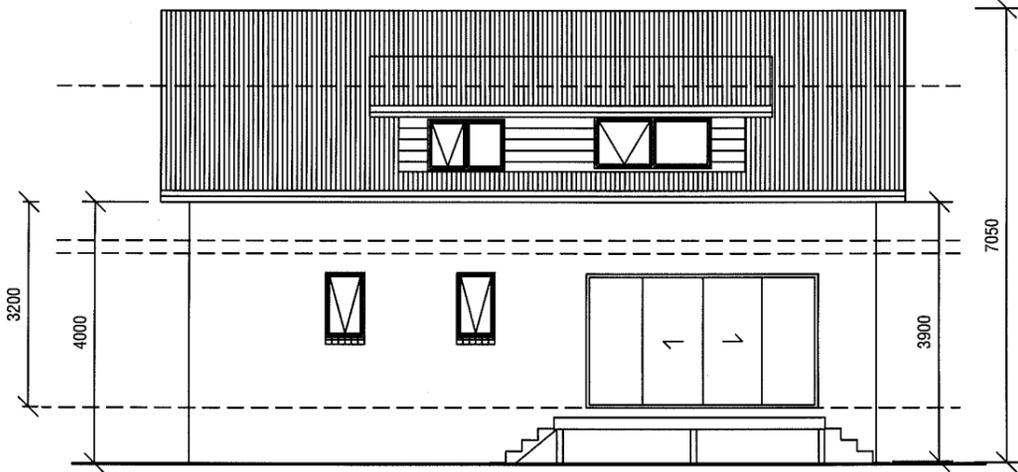
SOUTH ELEVATION

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

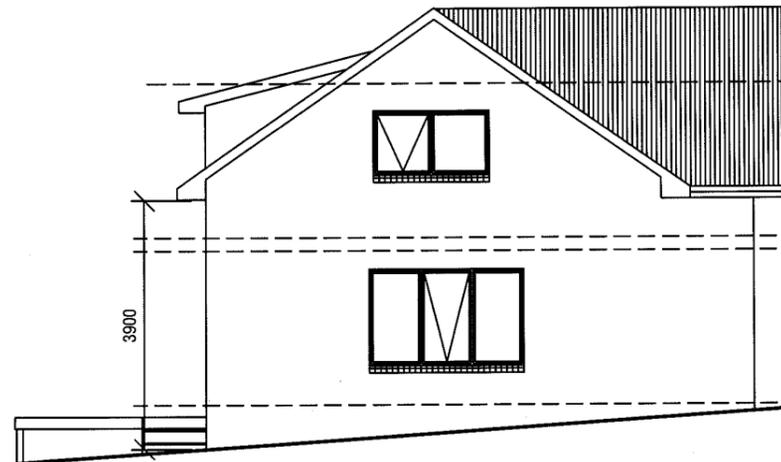


EAST ELEVATION

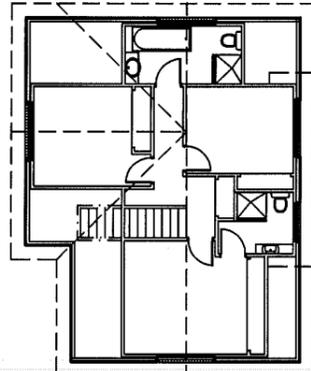
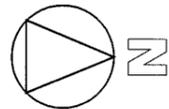
Ventilation to sub floor spaces shall be provided with block or brick vents, or 1.6mm galvanised sheet steel vents to suit brickwork at a rate of 6000 sq mm per metre length of wall. Place sub floor vents not more than 600mm from corners and evenly spaced between, as required, below line of bearers.



NORTH ELEVATION



WEST ELEVATION



All external walls to be extrudex brickwork with raked joints.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high ballustrade with no gaps greater than 125mm as per the Building Code of Australia.

LINTEL SCHEDULE:

TIMBER	
0-1600	145 x 45 (F17)
1600-2300	195 x 45 (F17)
2300-2800	245 x 45 (F17)

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.



7
 RUTHWELL STREET
 MONTROSE
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MEMBER
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 TCC Accreditation No.718R
 (Building Designer)

PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES	
R - Revised details	

SCALES 1:100

DRAWN: BRIAN DATE: 31/07/15

UNIT 23
 ELEVATIONS

DRAWING No.
 2012-029-23-03
 ISSUE NO. R

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

Smartframe unless noted otherwise.
 Fixing to be in accordance with the Framing manual or QHD Specification.

Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads

Floors to wet areas to have ceramic tiles or sheet vinyl.

Provide Ceramic tile splashbacks to all sanitary fittings and Lampanel to showers.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

Provide an automatic fire detection system - self contained smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

Builder to ensure that the roof battens spanning complies with the spacing of manufactured roof trusses.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

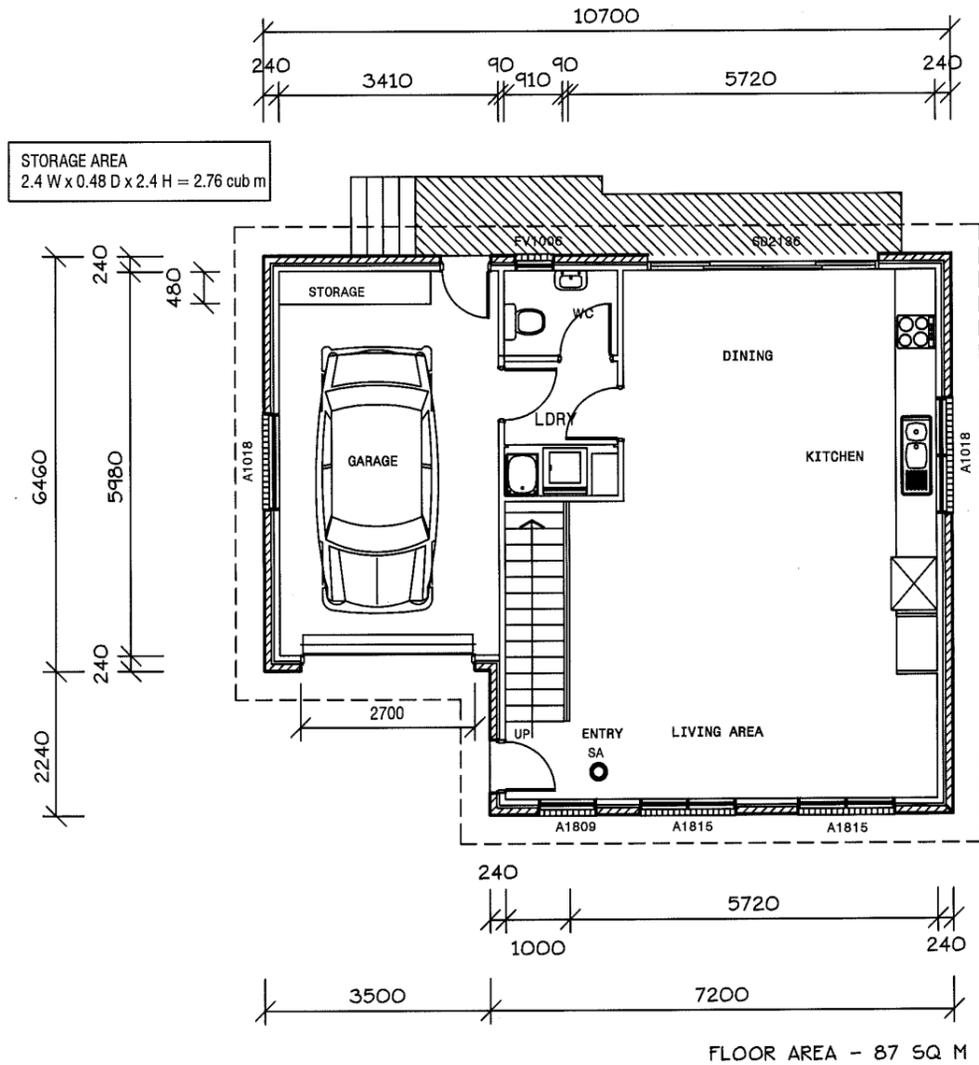
LINTEL SCHEDULE:

TIMBER
 0-1600 145 x 45 (F17)
 1600-2300 195 x 45 (F17)
 2300-2800 245 x 45 (F17)

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

Internal stairs to be constructed of timber. Risers to be 175 and go 250mm. Handrail to be provided - 1000 high. Minimum head clearance throughout to be 2050mm.

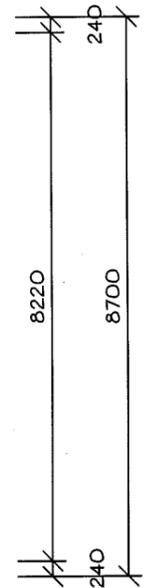
NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high balustrade with no gaps greater than 125mm as per the Building Code of Australia.



FIXING AND TIE DOWNS OF ALL FRAMEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DETAILS IN AS 1684.2 (2006) UNDER SECTION 9 or ALTERNATELY AS SHOWN IN THE BUILDING SPECIFICATION.

Ventilation to sub floor spaces shall be provided with block or brick vents, or 1.6mm galvanised sheet steel vents to suit brickwork at a rate of 6000 sq mm per metre length of wall. Place sub floor vents not more than 600mm from corners and evenly spaced between, as required, below line of bearers.

- GENERAL NOTES:
- All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
 - Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
 - All glazing must conform to the requirements of AS1288
 - Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.



BUILDER TO PROVIDE ARTICULATION JOINTS AT 6000 MAXIMUM CENTRES THROUGHOUT.
 ← DENOTES LOCATION OF JOINT

All external walls to be extrudex brickwork with raked joints.

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.
 BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.



7 RUTHWELL STREET MONTROSE
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MEMBER Building Designers Association of Tasmania
 TCC Accreditation No.718R (Building Designer)

PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES

R - Revised details

SCALE: 1:100

DRAWN: BRIAN DATE: 31/07/15

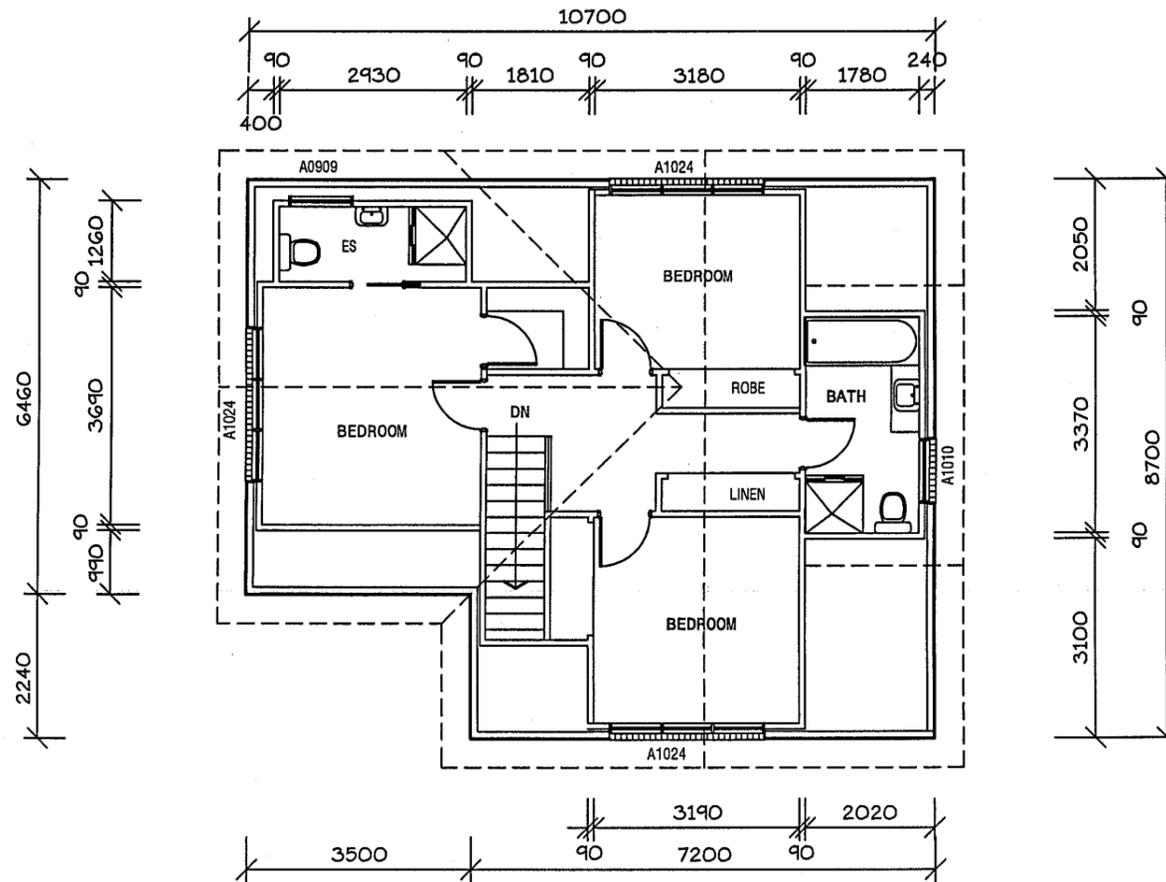
UNIT 24
 L1 FLOOR PLAN

DRAWING No. 2012-029-24-01
 ISSUE NO. R

GENERAL NOTES:

1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
3. All glazing must conform to the requirements of AS1288
4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015



FIXING AND TIE DOWNS OF ALL FRAMEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DETAILS IN AS 1684.2 (2006) UNDER SECTION 9 or ALTERNATELY AS SHOWN IN THE BUILDING SPECIFICATION.

Smartframe unless noted otherwise.
 Fixing to be in accordance with the Framing manual or QHD Specification.

Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads

Floors to wet areas to have ceramic tiles or sheet vinyl.

Provide Ceramic tile splashbacks to all sanitary fittings and Lamipanel to showers.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

Provide an automatic fire detection system - self contained smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

Builder to ensure that the roof battens spanning complies with the spacing of manufactured roof trusses.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

LINTEL SCHEDULE:

TIMBER	
0-1600	145 x 45 (F17)
1600-2300	195 x 45 (F17)
2300-2800	245 x 45 (F17)

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

Internal stairs to be constructed of timber. Risers to be 175 and go 250mm. Handrail to be provided - 1000 high. Minimum head clearance throughout to be 2050mm.

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high ballustrade with no gaps greater than 125mm as per the Building Code of Australia.

FLOOR AREA - 65 SQ M

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.



7
 RUTHWELL STREET
 MONTROSE
 Ph: 0418 121 481

MEMBER
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 Association of Tasmania
 TCC Accreditation No.718R
 (Building Designer)

PROJECT:
PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES	
R - Revised details	.....
.....
.....

SCALES 1:100

DRAWN: BRIAN DATE: 31/07/15

UNIT 24
 L2 FLOOR PLAN

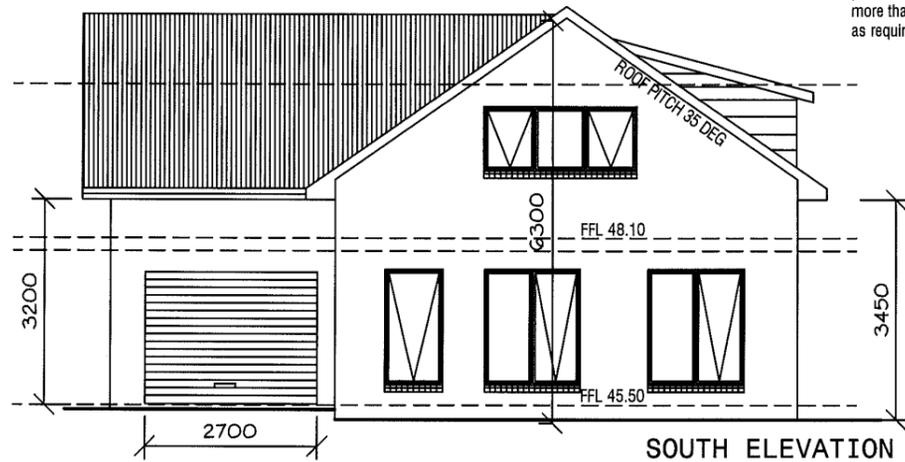
DRAWING No.
2012-029-24-02
 ISSUE NO. R

24

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

Ventilation to sub floor spaces shall be provided with block or brick vents, or 1.6mm galvanised sheet steel vents to suit brickwork at a rate of 6000 sq mm per metre length of wall. Place sub floor vents not more than 600mm from corners and evenly spaced between, as required, below line of bearers.

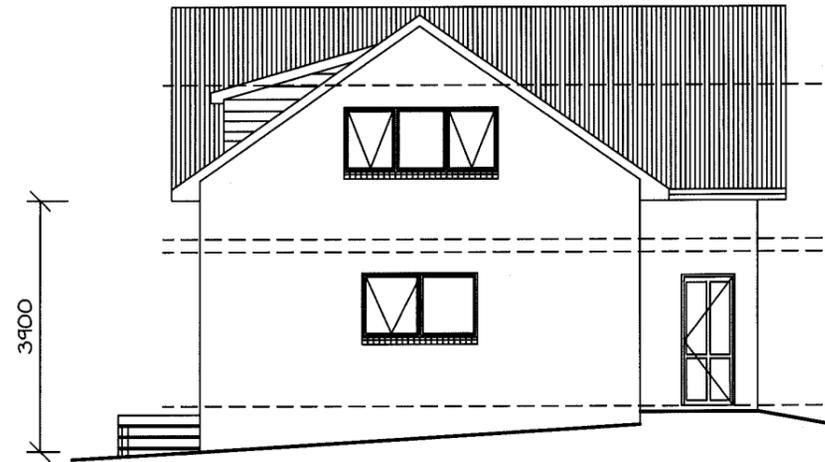
GENERAL NOTES:
 1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
 2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
 3. All glazing must conform to the requirements of AS1288
 4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.



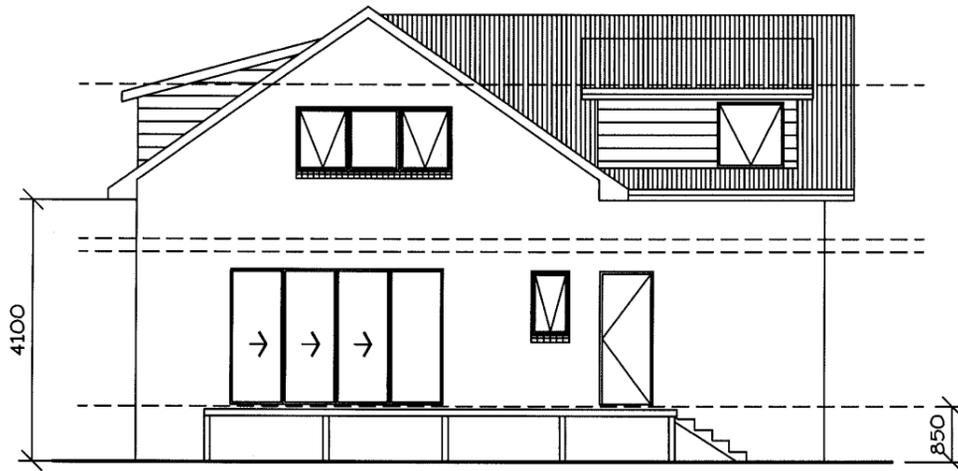
2700 wide B&D Rollador Colorbond finish.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

SOUTH ELEVATION

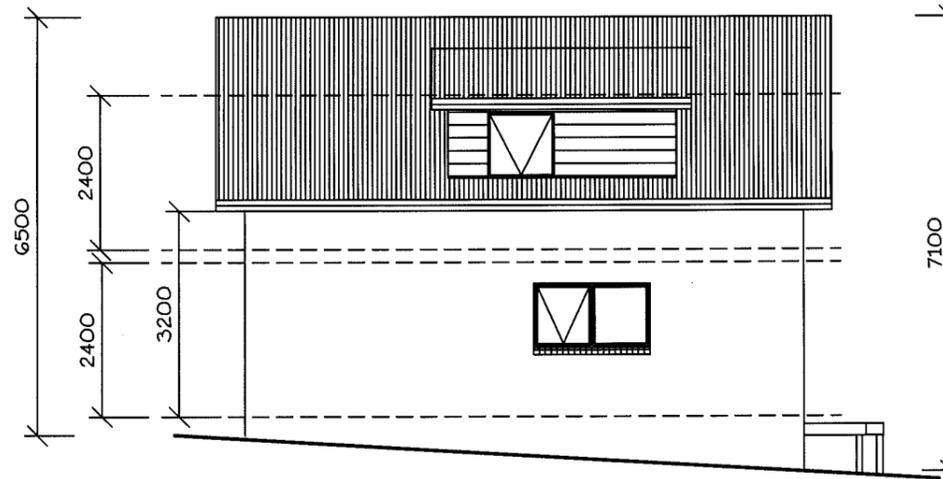


WEST ELEVATION

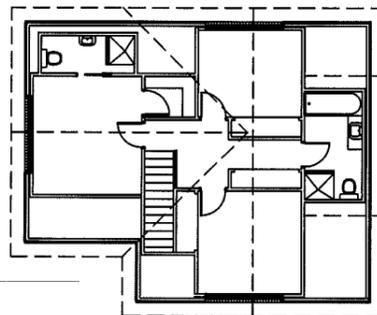


NORTH ELEVATION

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high ballustrade with no gaps greater than 125mm as per the Building Code of Australia.



EAST ELEVATION



WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

LINTEL SCHEDULE:

TIMBER
 0-1600 145 x 45 (F17)
 1600-2300 195 x 45 (F17)
 2300-2800 245 x 45 (F17)

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

All external walls to be extrudex brickwork with raked joints.

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.



7
 RUTHWELL STREET
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 Ph: 0418 121 481

MEMBER
 Building Designers
 Association of Tasmania
 TCC Accreditation No.718R
 (Building Designer)

PROJECT:
 PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES
 R - Revised details

SCALES 1:100

DRAWN: BRIAN DATE: 31/07/15

UNIT 24
 ELEVATIONS

DRAWING No.
 2012-029-24-03
 ISSUE NO. R

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.
 BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.



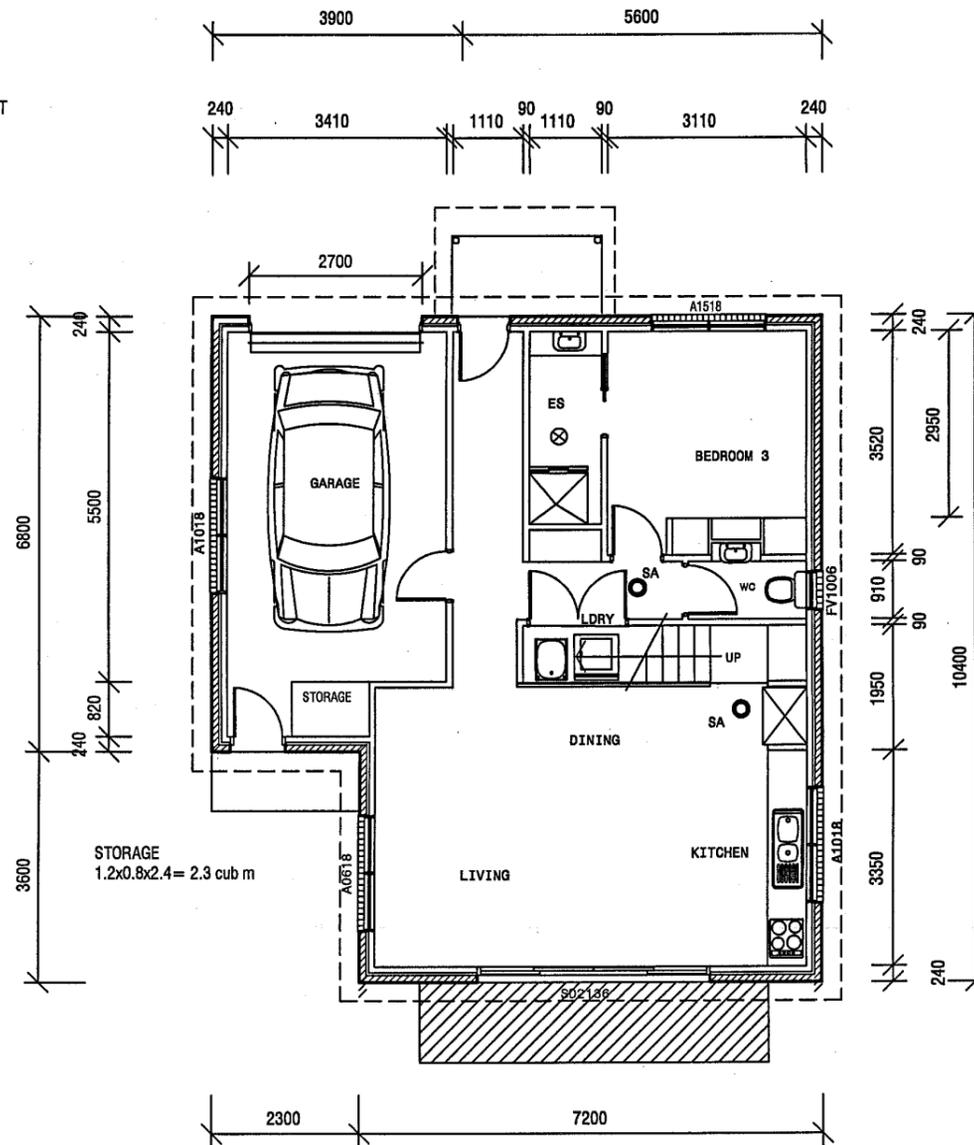
7
 RUTHWELL STREET
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 Ph: 0418 121 481

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 (Building Designer)

BUILDER TO PROVIDE ARTICULATION JOINTS AT 6000 MAXIMUM CENTRES THROUGHOUT.
 ← DENOTES LOCATION OF JOINT

All external walls to be extrudex brickwork with raked joints.

GENERAL WINDOW NOTE
 ALL BATHROOMS, ENSUITE & TOILET WINDOWS TO HAVE OBSCURE GLASS FITTED. FV DENOTES FIXED VENT (TOILETS)



GENERAL NOTES:
 1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
 2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
 3. All glazing must conform to the requirements of AS1288
 4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

Smartframe unless noted otherwise.
 Fixing to be in accordance with the Framing manual or QHD Specification.
 Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads
 Floors to wet areas to have ceramic tiles or sheet vinyl.
 Provide Ceramic tile splashbacks to all sanitary fittings and Lamipanel to showers.

LINTEL SCHEDULE:
 TIMBER
 0-1600 145 x 45 (F17)
 1600-2300 195 x 45 (F17)
 2300-2800 245 x 45 (F17)

Structural steel members and associated parts must be protected from corrosion attack.
 Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

Internal stairs to be constructed of timber.
 Risers to be 175 and go 250mm. Handrail to be provided - 1000 high.
 Minimum head clearance throughout to be 2050mm.

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high balustrade with no gaps greater than 125mm as per the Building Code of Australia.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

Provide an automatic fire detection system - self contained smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

Builder to ensure that the roof battens spanning complies with the spacing of manufactured roof trusses.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION.

FIXING AND TIE DOWNS OF ALL FRAMEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DETAILS IN AS 1684.2 (2006) UNDER SECTION 9 or ALTERNATELY AS SHOWN IN THE BUILDING SPECIFICATION.

LEVEL 1 FLOOR PLAN = 90 SQ M

PROJECT:
PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES
 R - Revised details

SCALE: 1:100

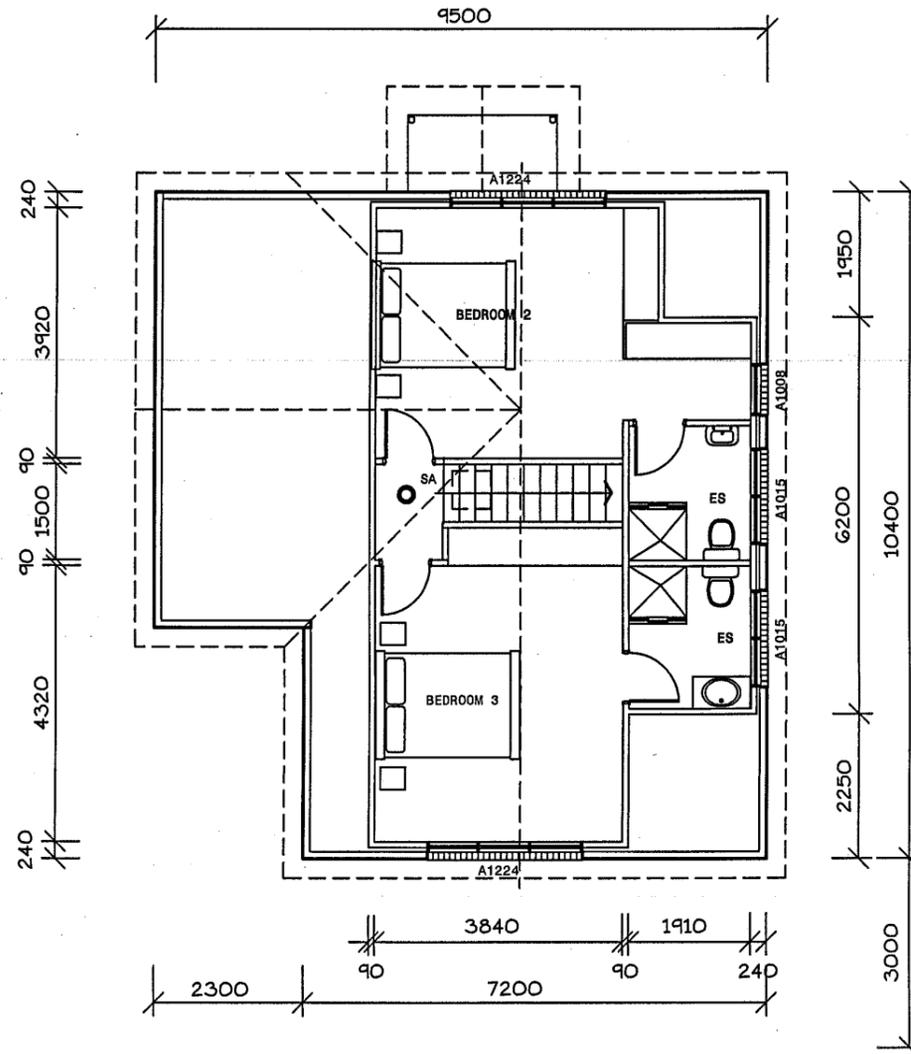
DRAWN: BRIAN DATE: 31/07/15

UNIT 25
 L1 FLOOR PLAN

DRAWING No.
2012-029-25-01
 ISSUE NO. R

25

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015



GENERAL NOTES:

- All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
- Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
- All glazing must conform to the requirements of AS1288
- Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

FIXING AND TIE DOWNS OF ALL FRAMEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DETAILS IN AS 1684.2 (2006) UNDER SECTION 9 or ALTERNATELY AS SHOWN IN THE BUILDING SPECIFICATION.

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

Smartframe unless noted otherwise.
 Fixing to be in accordance with the Framing manual or QHD Specification.

Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads

Floors to wet areas to have ceramic tiles or sheet vinyl.

Provide Ceramic tile splashbacks to all sanitary fittings and Lamipanel to showers.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

Provide an automatic fire detection system - self contained smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

Builder to ensure that the roof battens spanning complies with the spacing of manufactured roof trusses.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

LINTEL SCHEDULE:

TIMBER	0-1600	145 x 45 (F17)
	1600-2300	195 x 45 (F17)
	2300-2800	245 x 45 (F17)

Structural steel members and associated parts must be protected from corrosion attack.
 Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

Internal stairs to be constructed of timber.
 Risers to be 175 and go 250mm. Handrail to be provided - 1000 high.
 Minimum head clearance throughout to be 2050mm.

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high ballustrade with no gaps greater than 125mm as per the Building Code of Australia.

LEVEL 2 FLOOR PLAN = 58 SQ M



7
 RUTHWELL STREET
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PROJECT:
PROPOSED UNIT DEVELOPMENT
at 7-9 MARANOA ROAD, KINGSTON
for HOST HOLDINGS Pty Ltd

ISSUES
R - Revised details

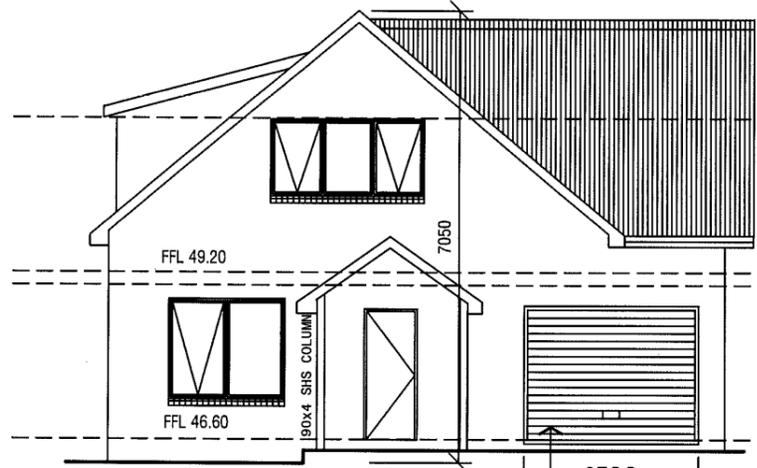
SCALE: 1:100

DRAWN: BRIAN DATE: 31/07/15

UNIT 25
L2 FLOOR PLAN

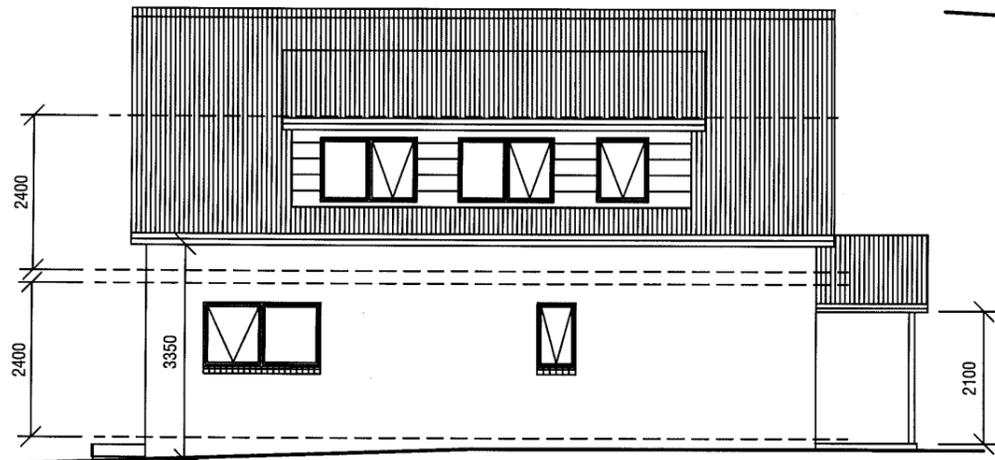
DRAWING No.
2012-029-25-02
 ISSUE NO. R

25

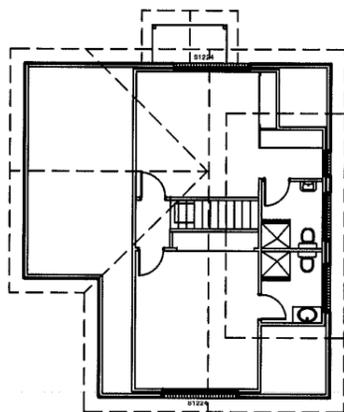


WEST ELEVATION

2700 wide B&D Rollador Colorbond finish.



NORTH ELEVATION



ROOF PLAN

Smartframe unless noted otherwise. Fixing to be in accordance with the Framing manual or QHD Specification.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

LINTEL SCHEDULE:

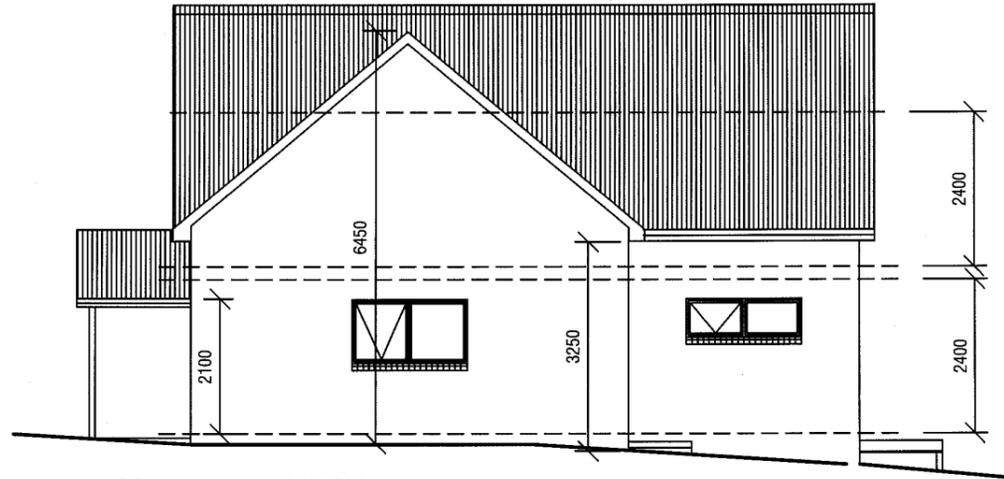
TIMBER
0-1600 145 x 45 (F17)
1600-2300 195 x 45 (F17)
2300-2800 245 x 45 (F17)

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

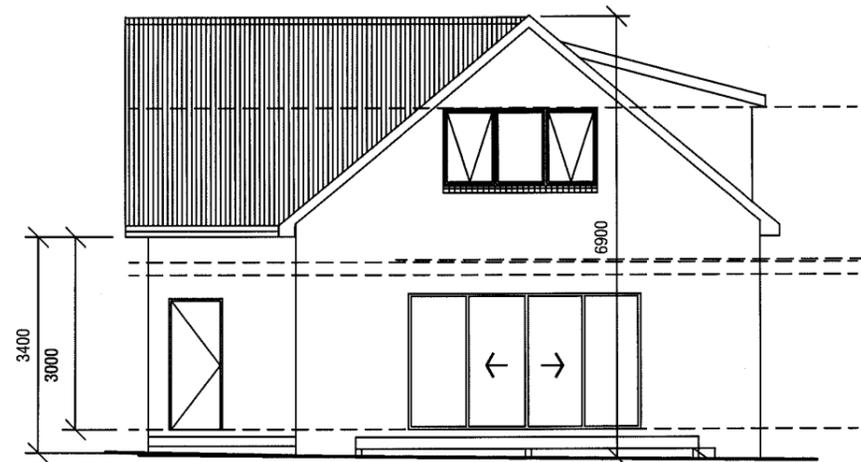
Development Application: DA2013-172
Plan Reference no.: P4
Date Received: 19 October 2015
Date placed on Public Exhibition: 31 October 2015



SOUTH ELEVATION

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

All external walls to be extrudex brickwork with raked joints.



EAST ELEVATION



7
RUTHWELL STREET
MONTROSE
Ph: 0418 121 481

MEMBER
Building Designers
Association of Tasmania
TCC Accreditation No.718R
(Building Designer)

PROJECT:
**PROPOSED UNIT DEVELOPMENT
at 7-9 MARANOA ROAD, KINGSTON
for HOST HOLDINGS Pty Ltd**

ISSUES	
R - Revised details	.....
.....
.....

SCALES 1:100

DRAWN: BRIAN DATE: 31/07/15

**UNIT 25
ELEVATIONS**

DRAWING No.
2012-029-25-03
ISSUE NO. R

26

Ventilation to sub floor spaces shall be provided with block or brick vents, or 1.6mm galvanised sheet steel vents to suit brickwork at a rate of 6000 sq mm per metre length of wall. Place sub floor vents not more than 600mm from corners and evenly spaced between, as required, below line of bearers.

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

GENERAL NOTES:
 1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
 2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
 3. All glazing must conform to the requirements of AS1288
 4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.
 BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

Smartframe unless noted otherwise.
 Fixing to be in accordance with the Framing manual or QHD Specification.

Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads

Floors to wet areas to have ceramic tiles or sheet vinyl.

Provide Ceramic tile splashbacks to all sanitary fittings and Lamipanel to showers.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

Provide an automatic fire detection system - self contained smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

Builder to ensure that the roof battens spanning complies with the spacing of manufactured roof trusses.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

LINTEL SCHEDULE:

TIMBER	
0-1600	145 x 45 (F17)
1600-2300	195 x 45 (F17)
2300-2800	245 x 45 (F17)

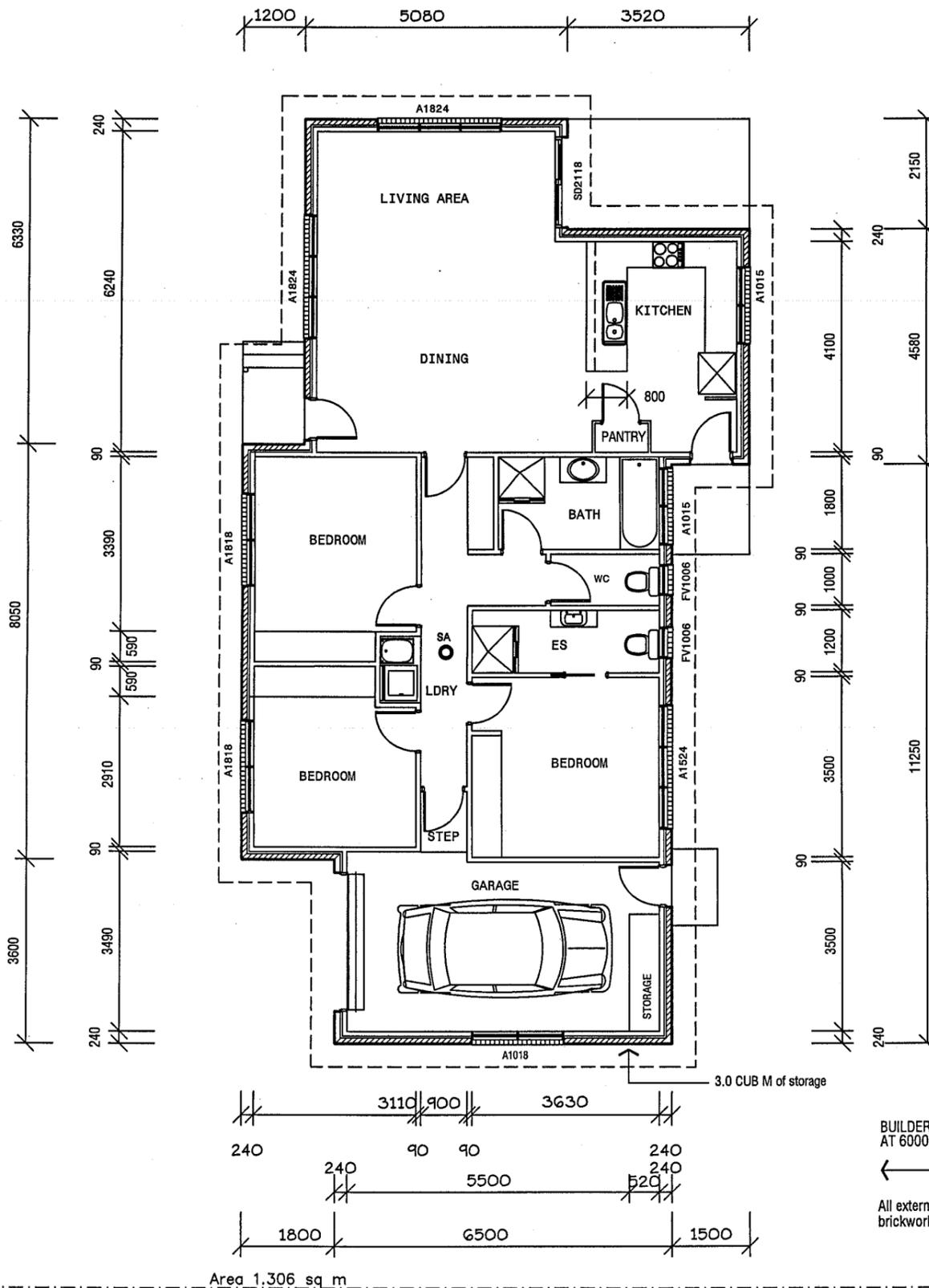
Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

Internal stairs to be constructed of timber. Risers to be 175 and go 250mm. Handrail to be provided - 1000 high. Minimum head clearance throughout to be 2050mm.

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high balustrade with no gaps greater than 125mm as per the Building Code of Australia.

TOTAL FLOOR AREA - 137 SQ M

FIXING AND TIE DOWNS OF ALL FRAMEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DETAILS IN AS 1684.2 (2006) UNDER SECTION 9 or ALTERNATELY AS SHOWN IN THE BUILDING SPECIFICATION.



BUILDER TO PROVIDE ARTICULATION JOINTS AT 6000 MAXIMUM CENTRES THROUGHOUT.
 ← DENOTES LOCATION OF JOINT

All external walls to be extrudex brickwork with raked joints,



7 RUTHWELL STREET MONTROSE
 Ph: 0418 121 481

MEMBER Building Designers Association of Tasmania
 TCC Accreditation No.718R (Building Designer)

PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES

R - Revised details

SCALE: 1:100

DRAWN: BRIAN DATE: 31/07/15

UNIT 26 FLOOR PLAN

DRAWING No. 2012-029-26-01
 ISSUE NO. R

26

BUILDER TO PROVIDE ARTICULATION JOINTS AT 6000 MAXIMUM CENTRES THROUGHOUT.

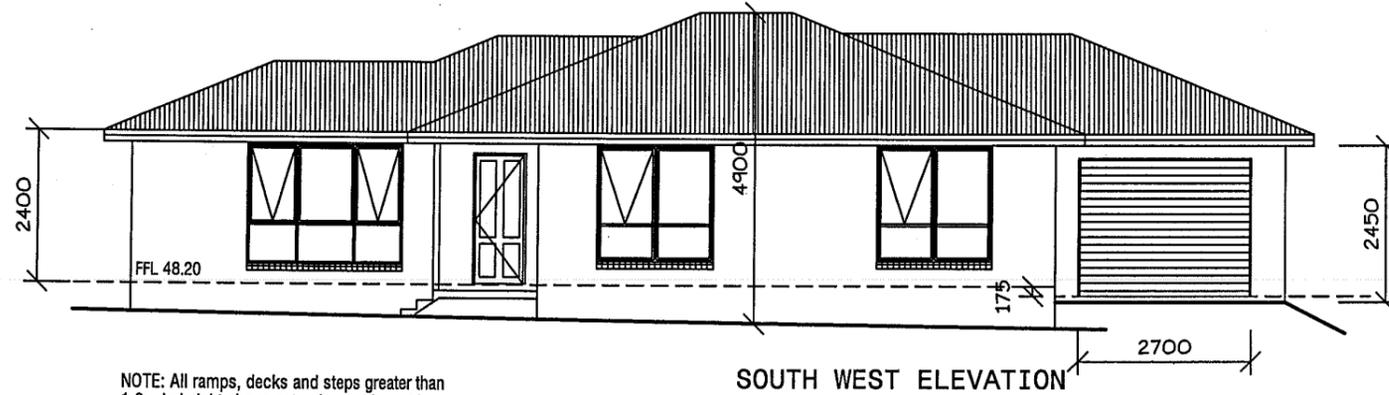
← DENOTES LOCATION OF JOINT

All external walls to be extrudex brickwork with raked joints.

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

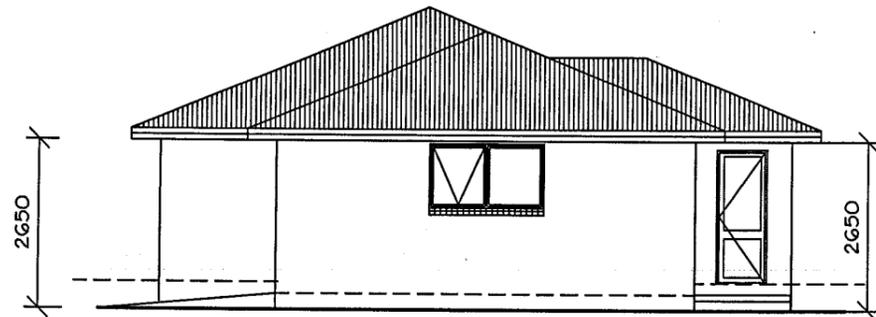
All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.
 BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

Ventilation to sub floor spaces shall be provided with block or brick vents, or 1.6mm galvanised sheet steel vents to suit brickwork at a rate of 6000 sq mm per metre length of wall. Place sub floor vents not more than 600mm from corners and evenly spaced between, as required, below line of bearers.

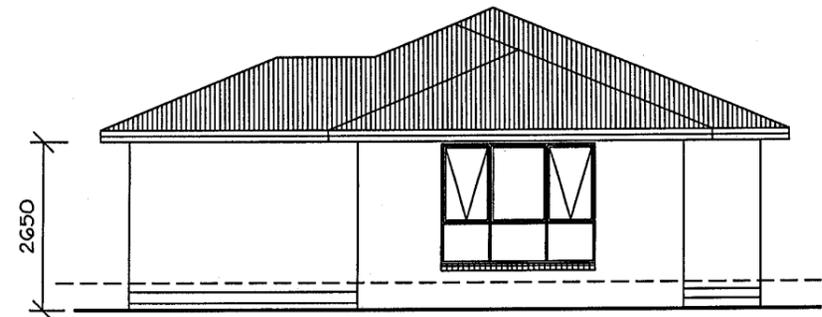


NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high balustrade with no gaps greater than 125mm as per the Building Code of Australia.

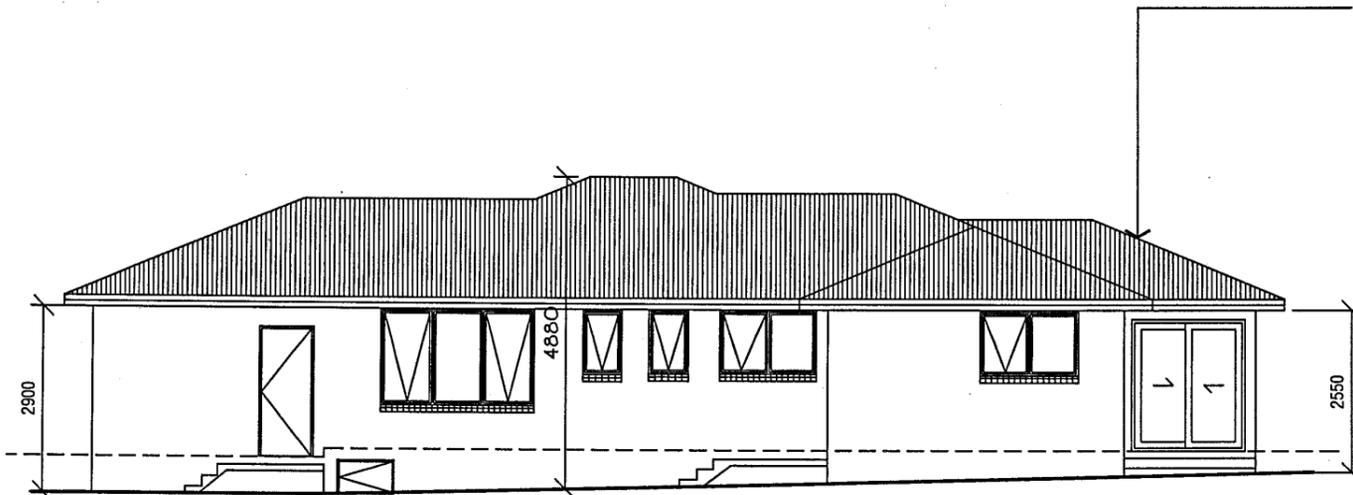
- GENERAL NOTES:
1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
 2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
 3. All glazing must conform to the requirements of AS1288
 4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.



SOUTH EAST ELEVATION



NORTH WEST ELEVATION



NORTH EAST ELEVATION

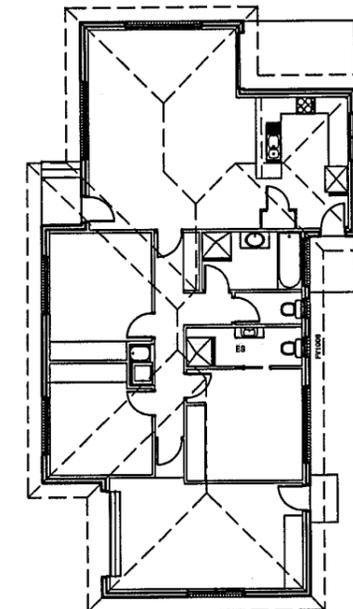
0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

LINTEL SCHEDULE:

TIMBER	0-1600	145 x 45 (F17)
	1600-2300	195 x 45 (F17)
	2300-2800	245 x 45 (F17)

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.



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MEMBER Building Designers Association of Tasmania
 TCC Accreditation No.718R (Building Designer)

PROPOSED UNIT DEVELOPMENT at 7-9 MARANOA ROAD, KINGSTON for HOST HOLDINGS Pty Ltd

ISSUES	
R - Revised details	

SCALE: 1:100

DRAWN: BRIAN DATE: 31/07/15

UNIT 26 ELEVATIONS

DRAWING No. 2012-029-26-02
 ISSUE NO. R

27

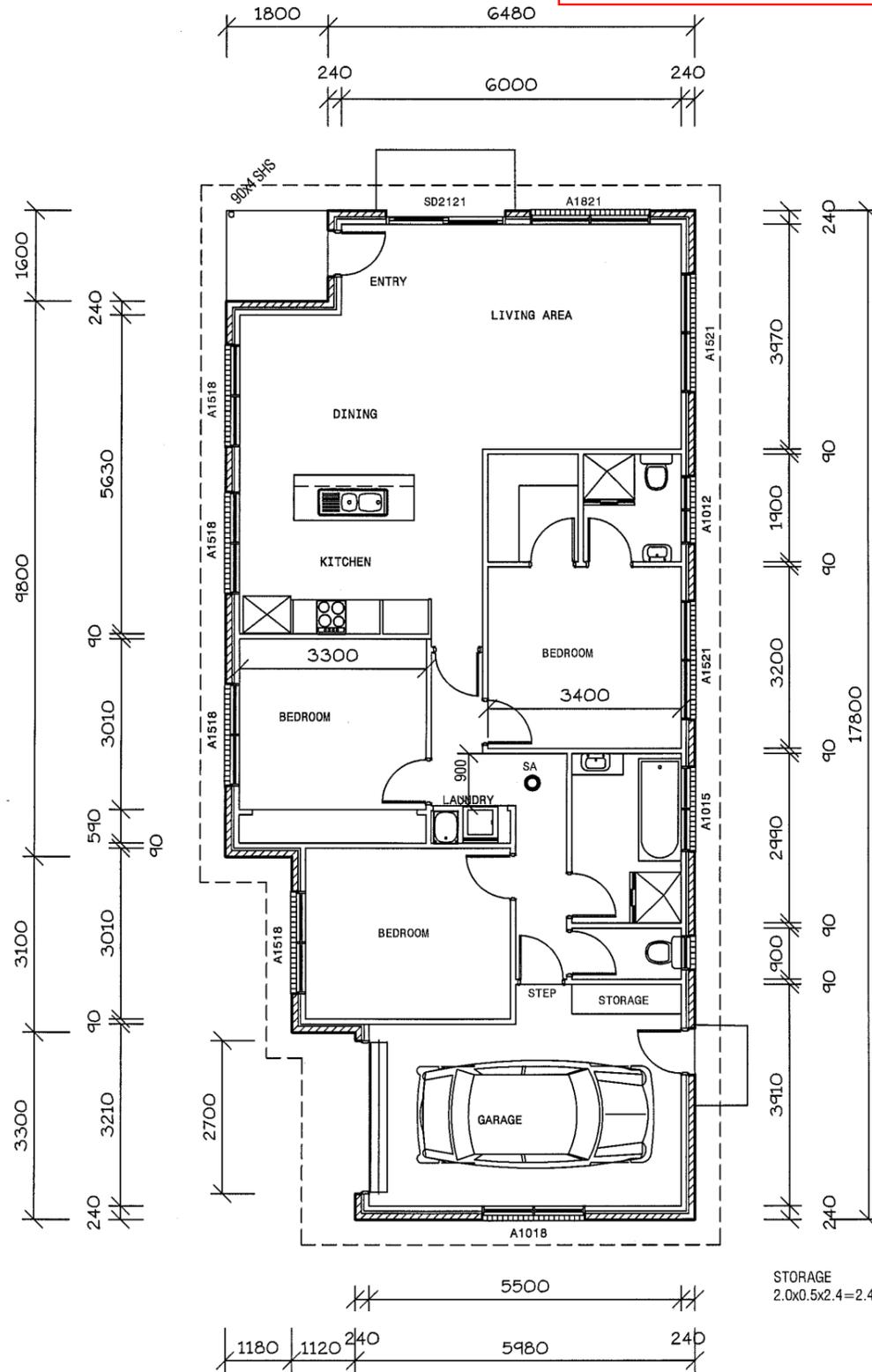
Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

FIXING AND TIE DOWNS OF ALL FRAMEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DETAILS IN AS 1684.2 (2006) UNDER SECTION 9 or ALTERNATELY AS SHOWN IN THE BUILDING SPECIFICATION.

GENERAL WINDOW NOTE
 ALL BATHROOMS, ENSUITE & TOILET WINDOWS TO HAVE OBSCURE GLASS FITTED. FV DENOTES FIXED VENT (TOILETS)

BUILDER TO PROVIDE ARTICULATION JOINTS AT 6000 MAXIMUM CENTRES THROUGHOUT.
 ← DENOTES LOCATION OF JOINT
 All external walls to be extruded brickwork with raked joints.

GENERAL NOTES:
 1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
 2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
 3. All glazing must conform to the requirements of AS1288
 4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.



STORAGE
 2.0x0.5x2.4=2.4 cub m

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.
 BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

Ventilation to sub floor spaces shall be provided with block or brick vents, or 1.6mm galvanised sheet steel vents to suit brickwork at a rate of 6000 sq mm per metre length of wall. Place sub floor vents not more than 600mm from corners and evenly spaced between, as required, below line of bearers.

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 Fixing to be in accordance with the Framing manual or QHD Specification.

Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads

Floors to wet areas to have ceramic tiles or sheet vinyl.

Provide Ceramic tile splashbacks to all sanitary fittings and Lamipanel to showers.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

Provide an automatic fire detection system - self contained smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

Builder to ensure that the roof battens spanning complies with the spacing of manufactured roof trusses.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

LINTEL SCHEDULE:

TIMBER	0-1600	145 x 45 (F17)
	1600-2300	195 x 45 (F17)
	2300-2800	245 x 45 (F17)

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high ballustrade with no gaps greater than 125mm as per the Building Code of Australia.

TOTAL FLOOR AREA - 133 SQ M



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 (Building Designer)

PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES
R - Revised details

SCALES 1:100

DRAWN BY BRIAN DATE 31/07/15

UNIT 27 FLOOR PLAN

DRAWING No. 2012-029-27-01
 ISSUE NO. R

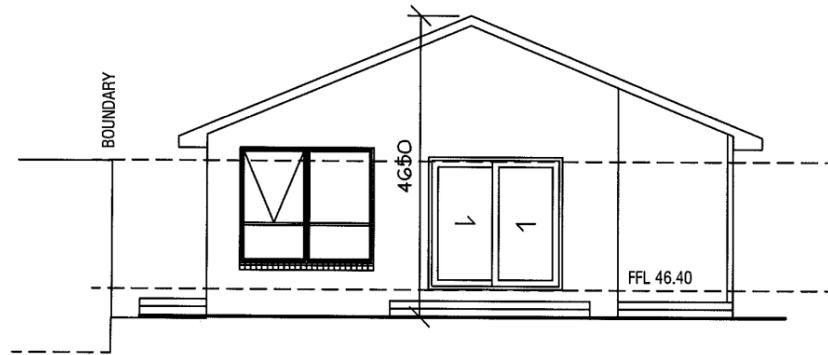
27

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

FIXING AND TIE DOWNS OF ALL FRAMEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DETAILS IN AS 1684.2 (2006) UNDER SECTION 9 or ALTERNATELY AS SHOWN IN THE BUILDING SPECIFICATION.

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.
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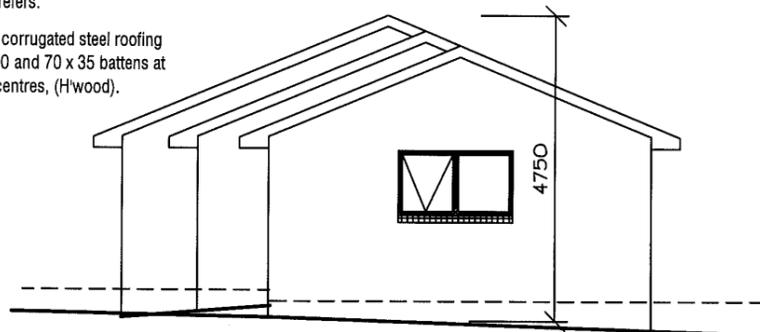


NORTH WEST ELEVATION

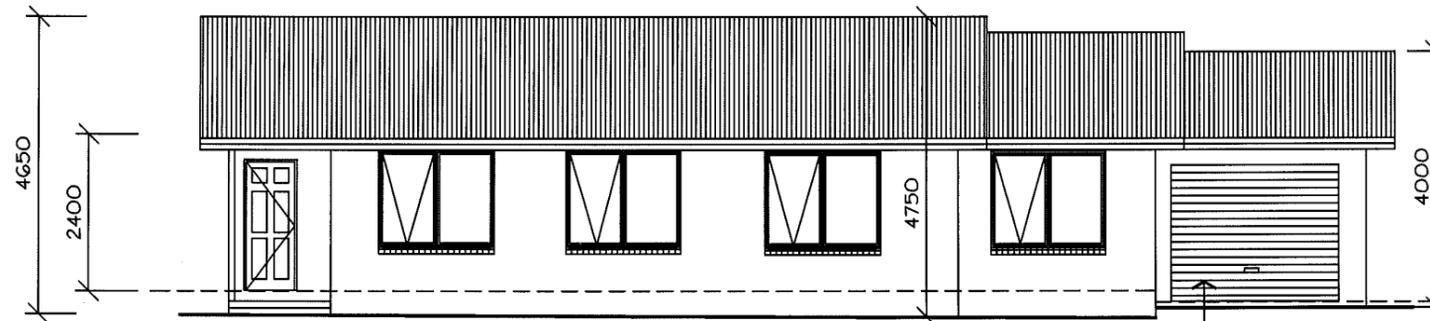
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All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (Hwood).



SOUTH EAST ELEVATION



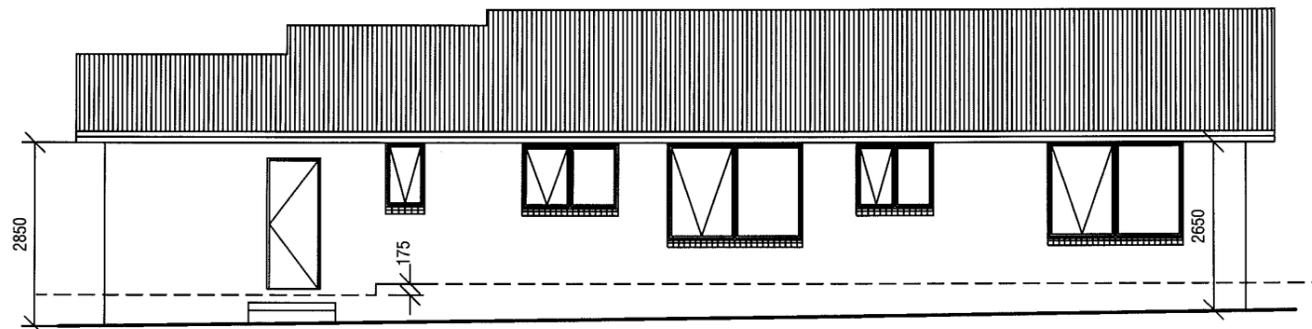
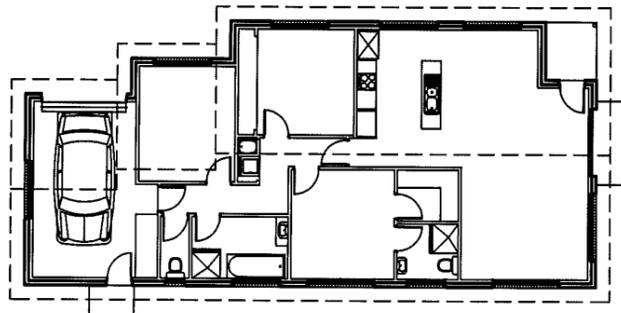
SOUTH WEST ELEVATION

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high ballustrade with no gaps greater than 125mm as per the Building Code of Australia.

BUILDER TO PROVIDE ARTICULATION JOINTS AT 6000 MAXIMUM CENTRES THROUGHOUT.

All external walls to be extruded brickwork with raked joints.

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.



NORTH EAST ELEVATION



7 RUTHWELL STREET MONTROSE
 Ph: 0418 121 481

MEMBER Building Designers Association of Tasmania
 TCC Accreditation No.718R (Building Designer)

PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOVA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES	
R - Revised details	.....
.....
.....

SCALES 1:100

DRAWN: BRIAN DATE: 31/07/15

UNIT 27 ELEVATIONS

DRAWING No. 2012-029-27-02
 ISSUE NO. R

5/6

Smartframe unless noted otherwise.
Fixing to be in accordance with the Framing manual or QHD Specification.

Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads

Floors to wet areas to have ceramic tiles or sheet vinyl.

Provide Ceramic tile splashbacks to all sanitary fittings and Lamipanel to showers.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

Provide an automatic fire detection system - self contained smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

Builder to ensure that the roof battens spanning complies with the spacing of manufactured roof trusses.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

LINTEL SCHEDULE:

TIMBER
0-1600 145 x 45 (F17)
1600-2300 195 x 45 (F17)
2300-2800 245 x 45 (F17)

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

Internal stairs to be constructed of timber. Risers to be 175 and go 250mm. Handrail to be provided - 1000 high. Minimum head clearance throughout to be 2050mm.

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- GENERAL NOTES:
- All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
 - Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
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All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

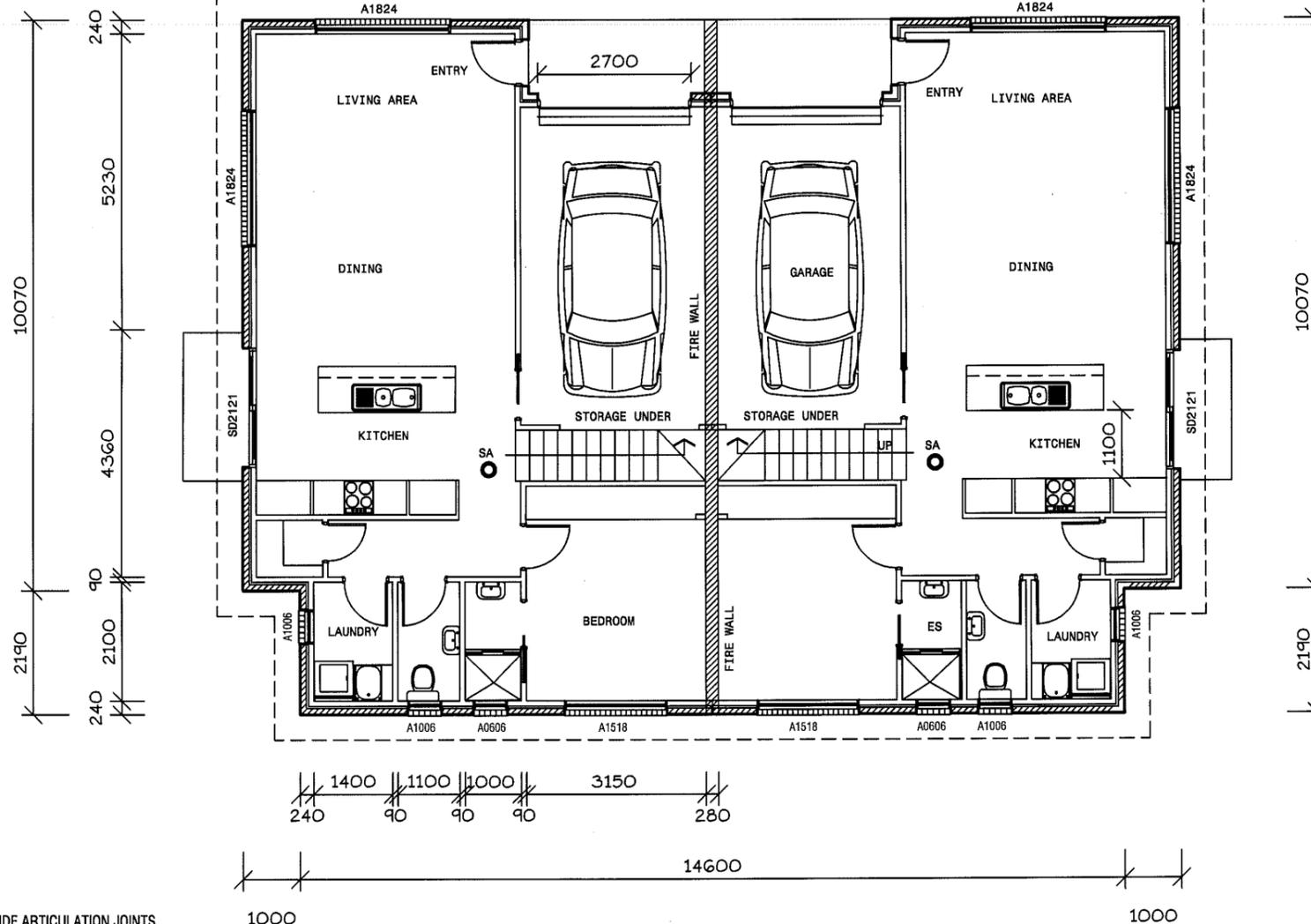
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FIXING AND TIE DOWNS OF ALL FRAMEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DETAILS IN AS 1684.2 (2006) UNDER SECTION 9 or ALTERNATELY AS SHOWN IN THE BUILDING SPECIFICATION.

Development Application: DA2013-172
Plan Reference no.: P4
Date Received: 19 October 2015
Date placed on Public Exhibition: 31 October 2015

STORAGE AREA
2.4 W x 0.9 D x 1.0 H = 2.16 cub m

STORAGE AREA
2.4 W x 0.9 D x 1.0 H = 2.16 cub m



BUILDER TO PROVIDE ARTICULATION JOINTS AT 6000 MAXIMUM CENTRES THROUGHOUT.
← DENOTES LOCATION OF JOINT

All external walls to be extruded brickwork with raked joints.

EACH UNIT FLOOR AREA - 95 SQ M

GENERAL WINDOW NOTE
ALL BATHROOMS, ENSUITE & TOILET WINDOWS TO HAVE OBSCURE GLASS FITTED. FV DENOTES FIXED VENT (TOILETS)



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MONTROSE
Ph: 0418 121 481

MEMBER
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Association of Tasmania
TCC Accreditation No.718R
(Building Designer)

PROJECT:
PROPOSED UNIT DEVELOPMENT
at 7-9 MARANOVA ROAD, KINGSTON
for HOST HOLDINGS Pty Ltd

ISSUES
R - Revised details

SCALE: 1:100

DRAWN: BRIAN DATE: 31/07/15

UNITS 5&6
L1 FLOOR PLAN

DRAWING No.
2012-029-5-01
ISSUE NO. R

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

GENERAL NOTES:
 1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
 2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
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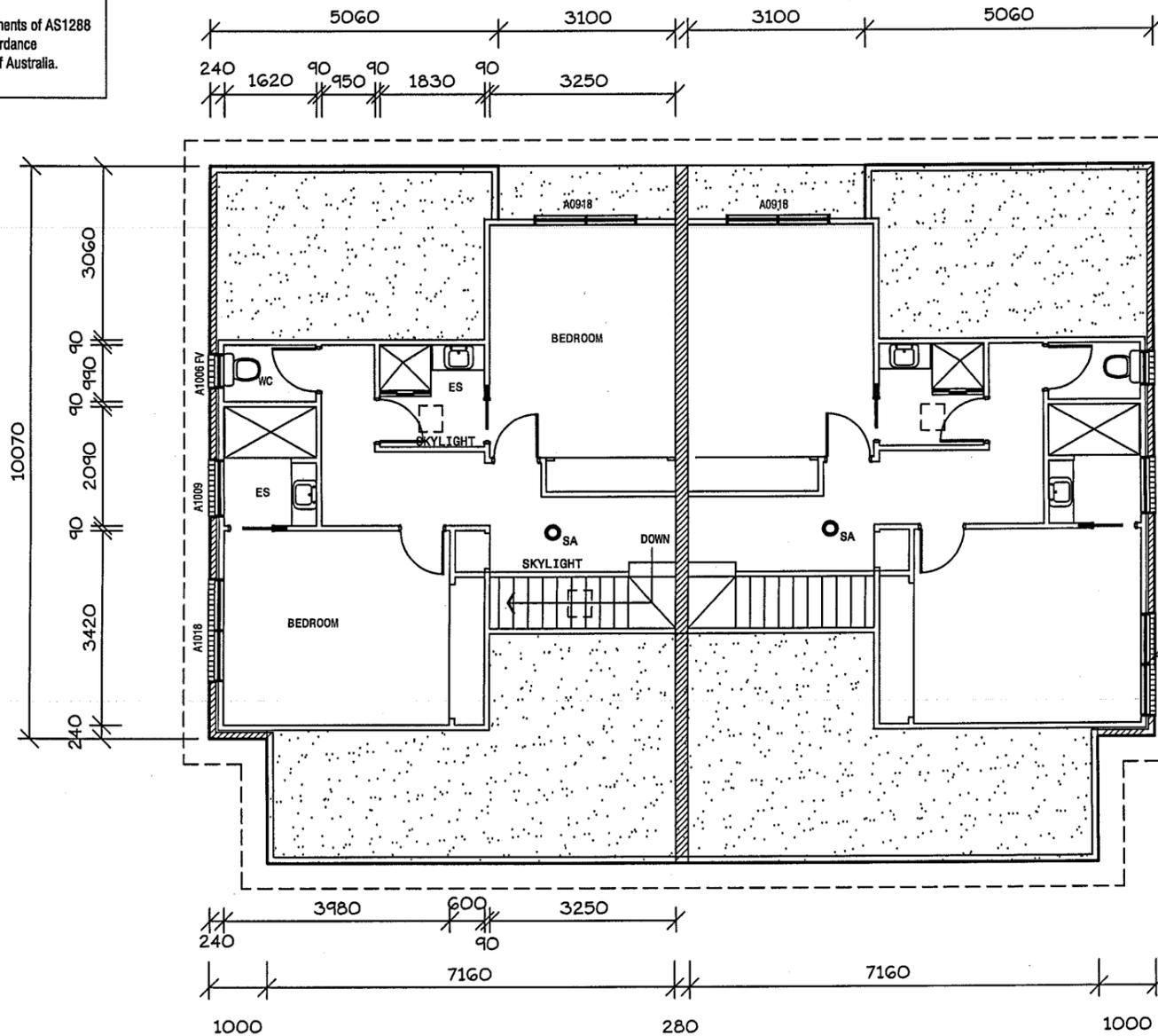
BUILDER TO PROVIDE ARTICULATION JOINTS AT 6000 MAXIMUM CENTRES THROUGHOUT.
 ← DENOTES LOCATION OF JOINT
 All external walls to be extrudex brickwork with raked joints.

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.
 BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.



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 RUTHWELL STREET
 MONTROSE
 Ph: 0418 121 481

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 TCC Accreditation No.718R
 (Building Designer)

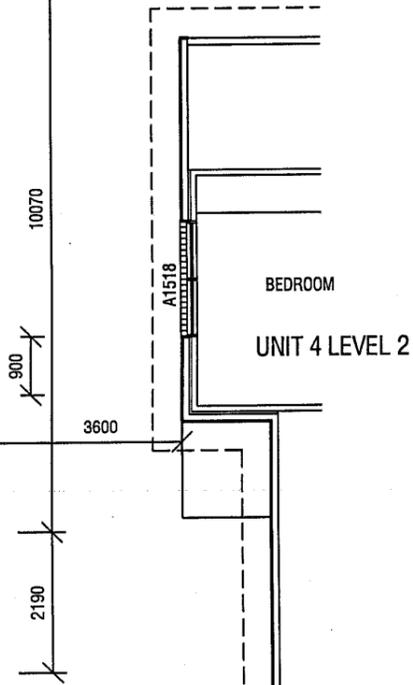


Smartframe unless noted otherwise. Fixing to be in accordance with the Framing manual or QHD Specification.

Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads

Floors to wet areas to have ceramic tiles or sheet vinyl.

Provide Ceramic tile splashbacks to all sanitary fittings and Lamipanel to showers.



All aluminium windows and doors, as shown on the floor plan, are to empty with AS 2047. BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

Provide an automatic fire detection system - self contained smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

Builder to ensure that the roof battens spanning complies with the spacing of manufactured roof trusses.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

EACH UNIT FLOOR AREA - 52 SQ M

LINTEL SCHEDULE:

TIMBER
 0-1600 145 x 45 (F17)
 1600-2300 195 x 45 (F17)
 2300-2800 245 x 45 (F17)

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

Internal stairs to be constructed of timber. Risers to be 175 and go 250mm. Handrail to be provided - 1000 high. Minimum head clearance throughout to be 2050mm.

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high balustrade with no gaps greater than 125mm as per the Building Code of Australia.

FLOOR AREA - 50 SQ M

FIXING AND TIE DOWNS OF ALL FRAMEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DETAILS IN AS 1684.2 (2006) UNDER SECTION 9 or ALTERNATELY AS SHOWN IN THE BUILDING SPECIFICATION.

PROJECT

PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES

R - Revised details

SCALES 1:100

DRAWN: BRIAN

DATE: 31/07/15

UNITS 5&6
 L2 FLOOR PLAN

DRAWING No.
 2012-029-5-02
 ISSUE NO. R

5/6

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

LINTEL SCHEDULE:

TIMBER
 0-1600 145 x 45 (F17)
 1600-2300 195 x 45 (F17)
 2300-2800 245 x 45 (F17)

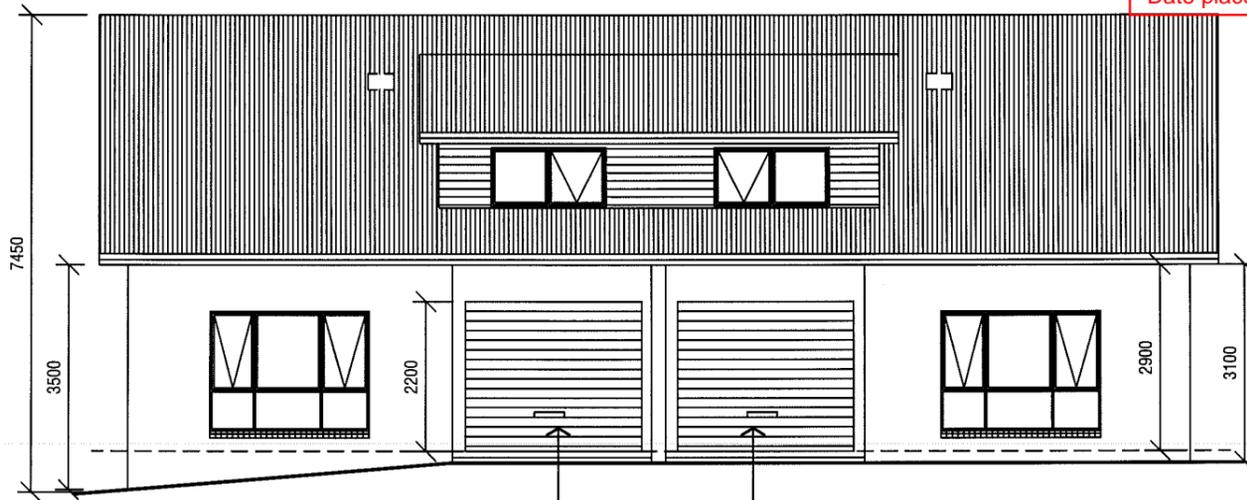
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 RUTHWELL STREET
 MONTROSE
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PROJECT:
PROPOSED UNIT DEVELOPMENT
at 7-9 MARANOVA ROAD, KINGSTON
for HOST HOLDINGS Pty Ltd



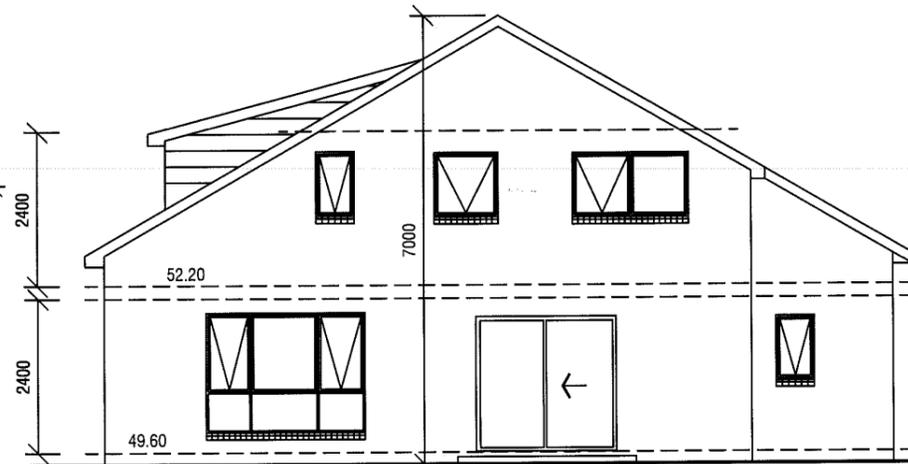
NORTH WEST ELEVATION

2700 wide B&D Rollador
 Colorbond finish.

BUILDER TO PROVIDE ARTICULATION JOINTS AT 6000 MAXIMUM CENTRES THROUGHOUT.

← DENOTES LOCATION OF JOINT

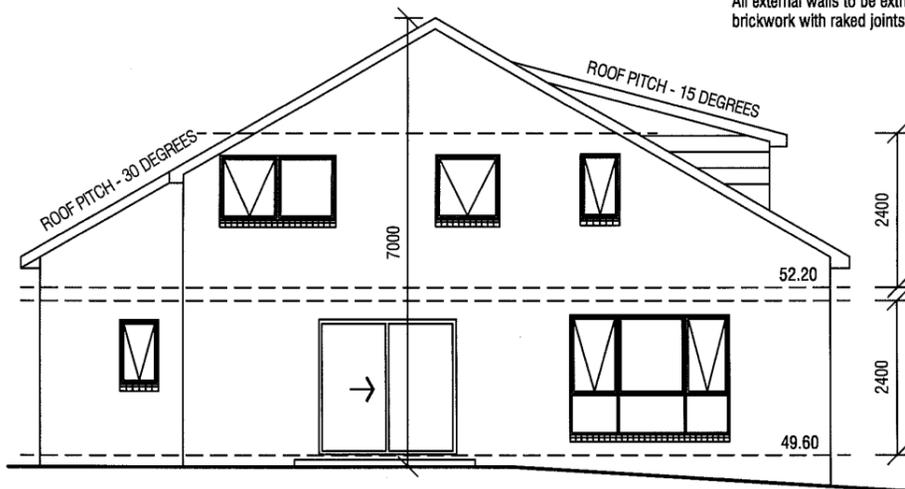
All external walls to be extrudex brickwork with raked joints.



SOUTH WEST ELEVATION

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high ballustrade with no gaps greater than 125mm as per the Building Code of Australia.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).



NORTH EAST ELEVATION

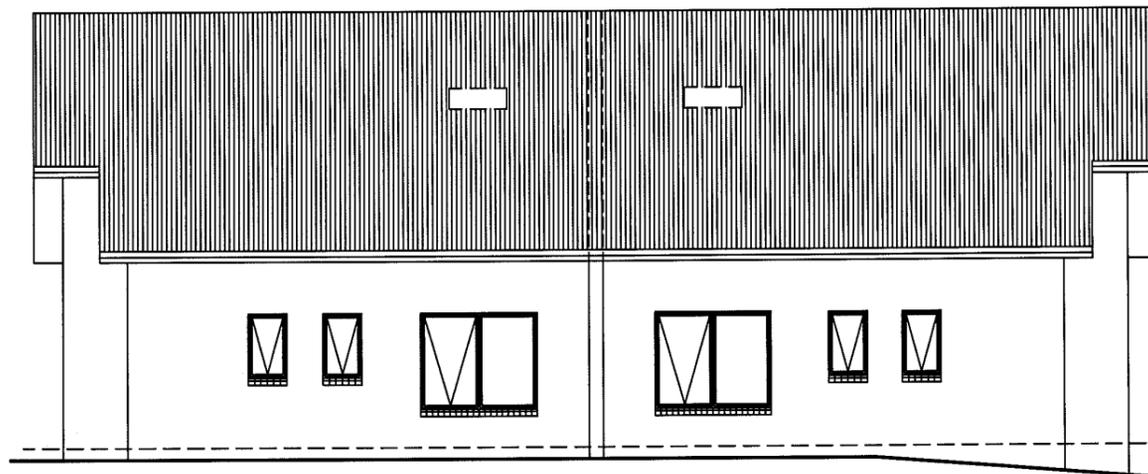
GENERAL NOTES:

1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
3. All glazing must conform to the requirements of AS1288
4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

Ventilation to sub floor spaces shall be provided with block or brick vents, or 1.6mm galvanised sheet steel vents to suit brickwork at a rate of 6000 sq mm per metre length of wall. Place sub floor vents not more than 600mm from corners and evenly spaced between, as required, below line of bearers.



SOUTH EAST ELEVATION

ISSUES

R - Revised details

SCALES 1:100

DRAWN:
 BRIAN

DATE:
 31/07/15

UNITS 5&6
 ELEVATIONS

DRAWING No.
 2012-029-5-03
 ISSUE NO. R

15/16

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.
 BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

QUALITY HOME DESIGN

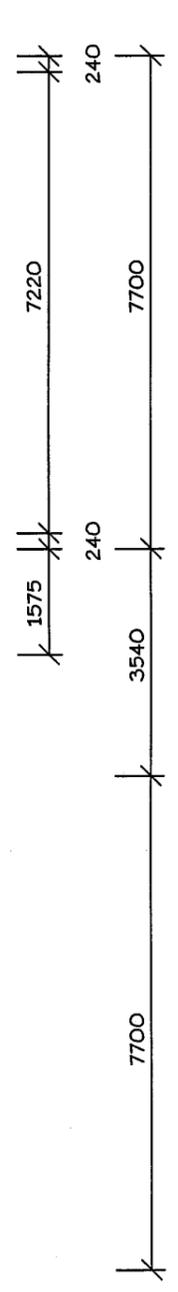
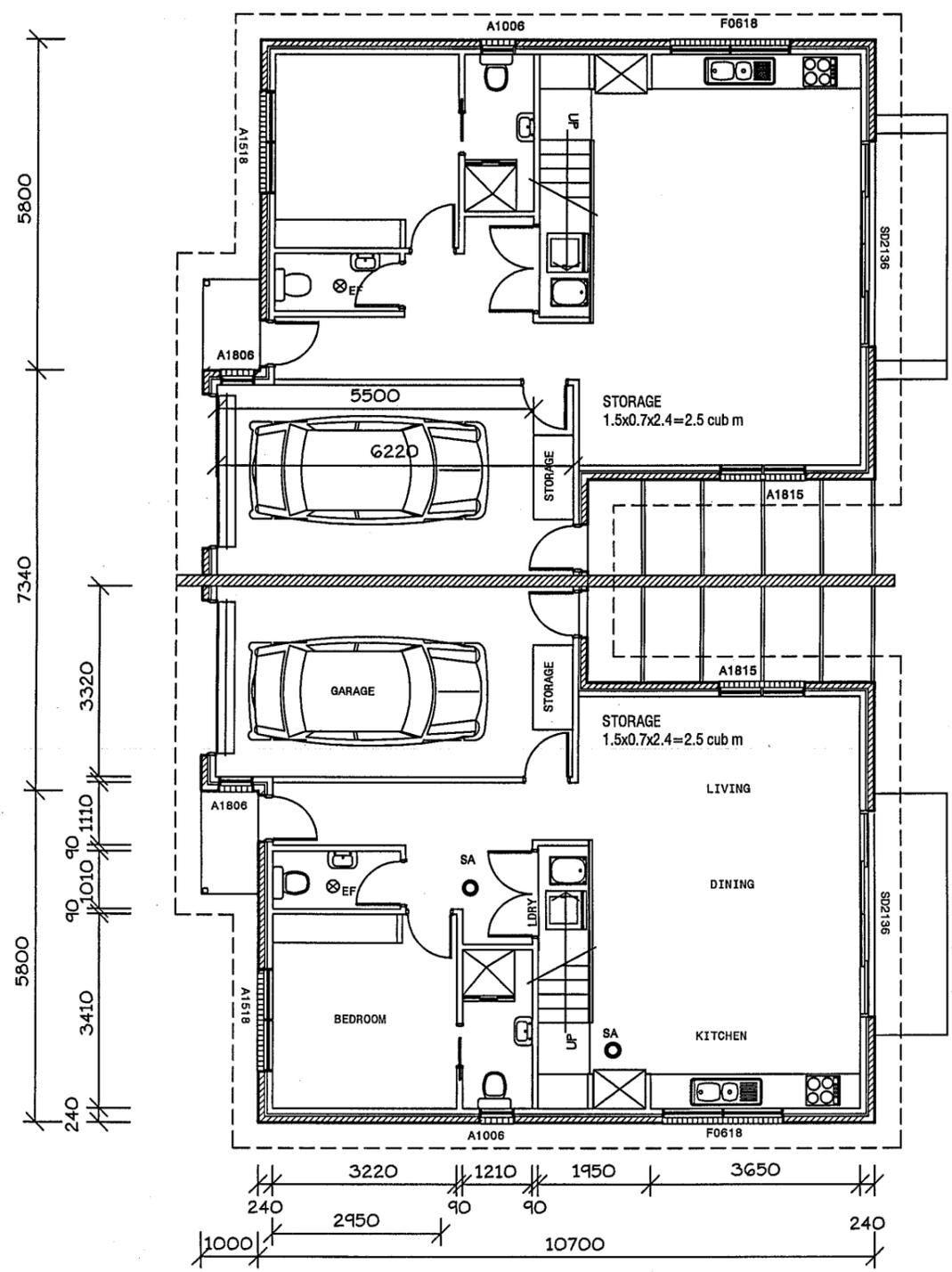
7 RUTHWELL STREET MONTROSE
 Ph: 0418 121 481

MEMBER Building Designers Association of Tasmania
 TCC Accreditation No.718R (Building Designer)

2700 Wide B & D Roller-door Colorbond finish, coloured as selected by owner/developer.

2700 Wide B & D Roller-door Colorbond finish, coloured as selected by owner/developer.

FIXING AND TIE DOWNS OF ALL FRAMEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DETAILS IN AS 1684.2 (2006) UNDER SECTION 9 or ALTERNATELY AS SHOWN IN THE BUILDING SPECIFICATION.



Smartframe unless noted otherwise. Fixing to be in accordance with the Framing manual or QHD Specification.

Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads

Floors to wet areas to have ceramic tiles or sheet vinyl.

Provide Ceramic tile splashbacks to all sanitary fittings and Lamipanel to showers.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing on sialation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

Provide an automatic fire detection system - self contained smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

Builder to ensure that the roof battens spanning complies with the spacing of manufactured roof trusses.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

LINTEL SCHEDULE:

TIMBER	
0-1600	145 x 45 (F17)
1600-2300	195 x 45 (F17)
2300-2800	245 x 45 (F17)

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

Internal stairs to be constructed of timber. Risers to be 175 and go 250mm. Handrail to be provided - 1000 high. Minimum head clearance throughout to be 2050mm.

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high ballustrade with no gaps greater than 125mm as per the Building Code of Australia.

PROJECT: **PROPOSED UNIT DEVELOPMENT at 7-9 MARANOA ROAD, KINGSTON for HOST HOLDINGS Pty Ltd**

ISSUES

R - Revised details

SCALE: 1:100

DRAWN: BRIAN DATE: 31/07/15

UNIT 15&16
L1 FLOOR PLAN

DRAWING No. 2012-029-15-01
 ISSUE NO. R

FLOOR AREA EACH UNIT - 96 SQ M

15/16

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

GENERAL NOTES:
 1. All plumbing shall be in accordance with Local Council By-laws and the National Plumbing and Drainage Code AS 3500
 2. Floors, walls and roof structures to be framed, fixed and braced in accordance with AS1684-2 (2006). All timber sizes are in direct reference to the Code and manufactured sizes must not be undersized to those specified.
 3. All glazing must conform to the requirements of AS1288
 4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

Smartframe unless noted otherwise.
 Fixing to be in accordance with the Framing manual or QHD Specification.

Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads

Floors to wet areas to have ceramic tiles or sheet vinyl.

Provide Ceramic tile splashbacks to all sanitary fittings and Lamipanel to showers.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

Provide an automatic fire detection system - self contained smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

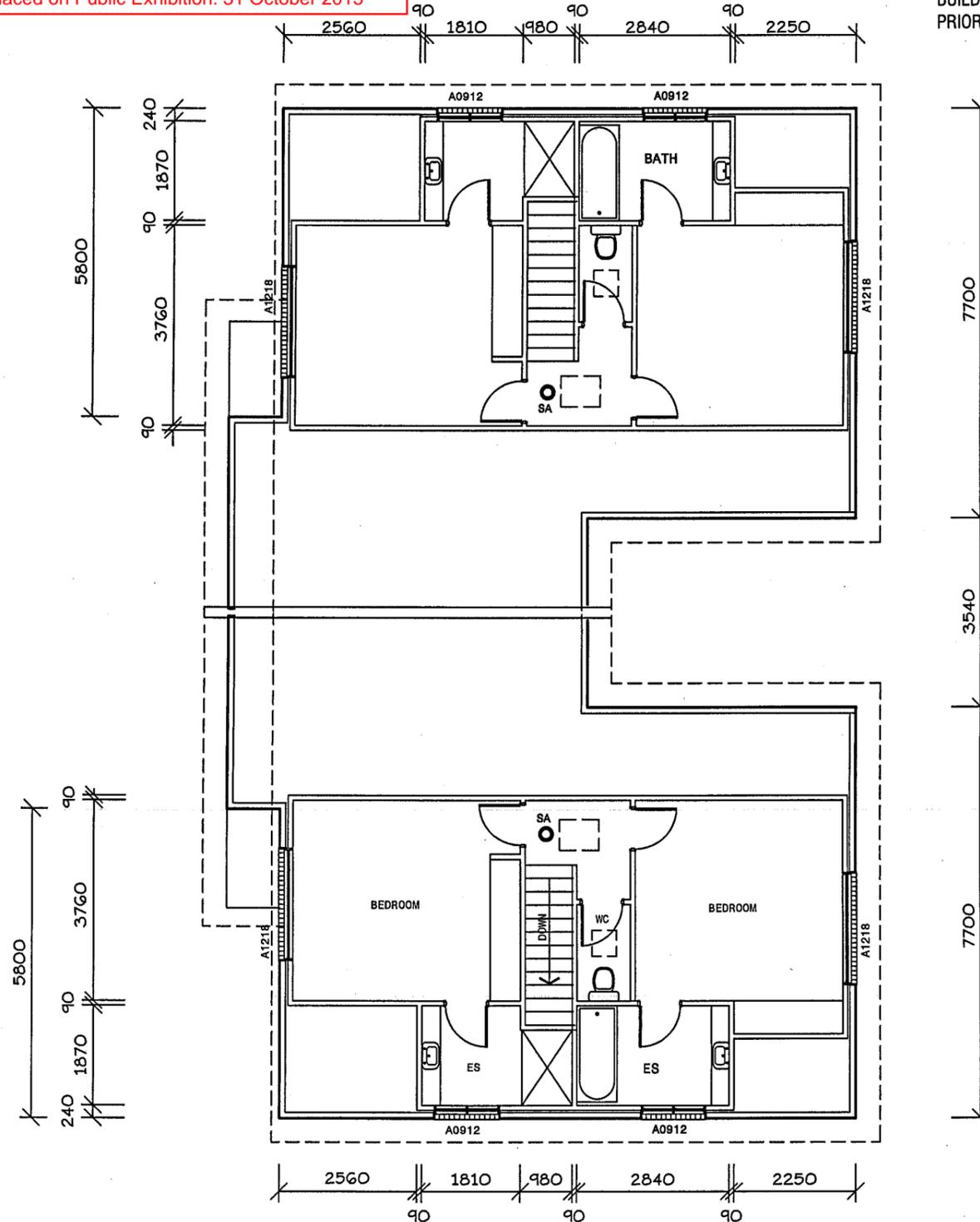
Builder to ensure that the roof battens spanning complies with the spacing of manufactured roof trusses.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

LINTEL SCHEDULE:

TIMBER
 0-1600 145 x 45 (F17)
 1600-2300 195 x 45 (F17)
 2300-2800 245 x 45 (F17)

Internal stairs to be constructed of timber.
 Risers to be 175 and go 250mm. Handrall to be provided - 1000 high.
 Minimum head clearance throughout to be 2050mm.



GENERAL WINDOW NOTE
 ALL BATHROOMS, ENSUITE & TOILET WINDOWS TO HAVE OBSCURE GLASS FITTED.
 FV DENOTES FIXED VENT (TOILETS)

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.
BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.



7
 RUTHWELL STREET
 MONTROSE
 Ph: 0418 121 481

MEMBER
 Building Designers
 Association of Tasmania
 TCC Accreditation No.718R
 (Building Designer)

PROJECT:
 PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES	
R - Revised details
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SCALES 1:100

DRAWN: BRIAN DATE: 31/07/15

UNIT 15
 LEVEL 2 FLOOR PLAN

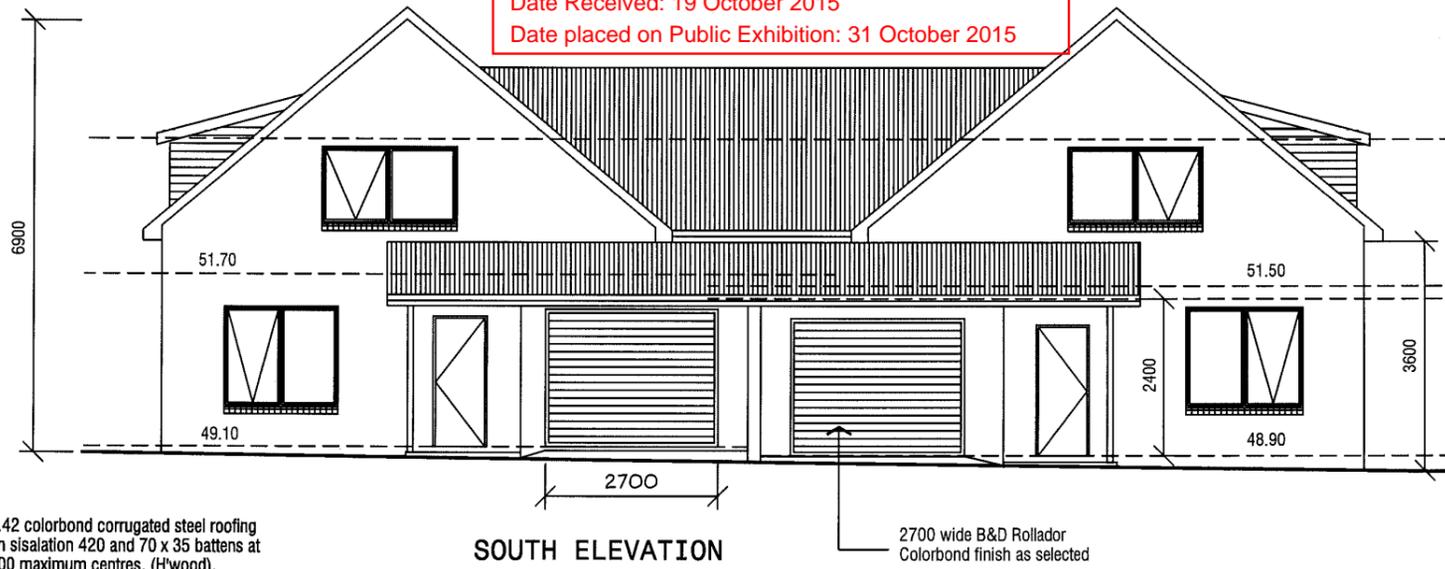
DRAWING No.
 2012-029-15-02
 ISSUE NO. R

FIXING AND TIE DOWNS OF ALL FRAMEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DETAILS IN AS 1684.2 (2006) UNDER SECTION 9 or ALTERNATELY AS SHOWN IN THE BUILDING SPECIFICATION.

TOTAL FLOOR AREA - 106 SQ M (53 SQ M EACH UNIT)

15/16

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015



0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

SOUTH ELEVATION

2700 wide B&D Rollador
 Colorbond finish as selected

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.

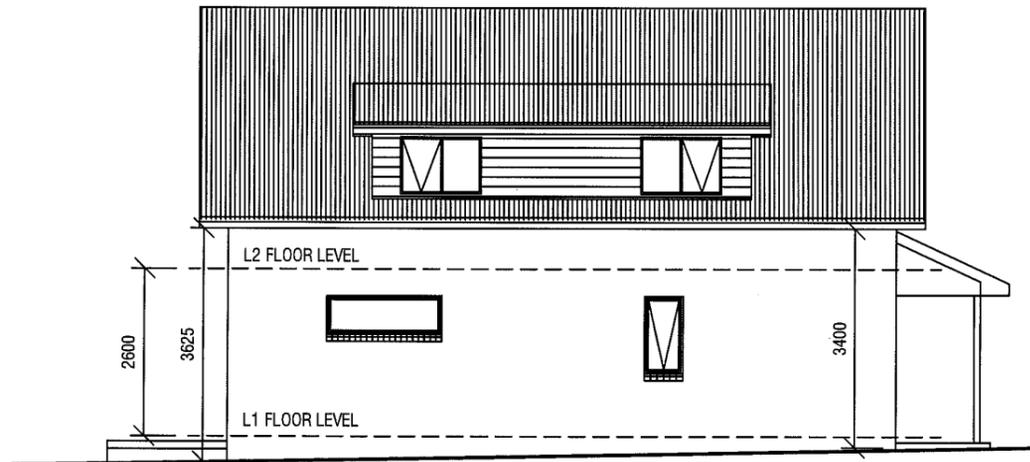
BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

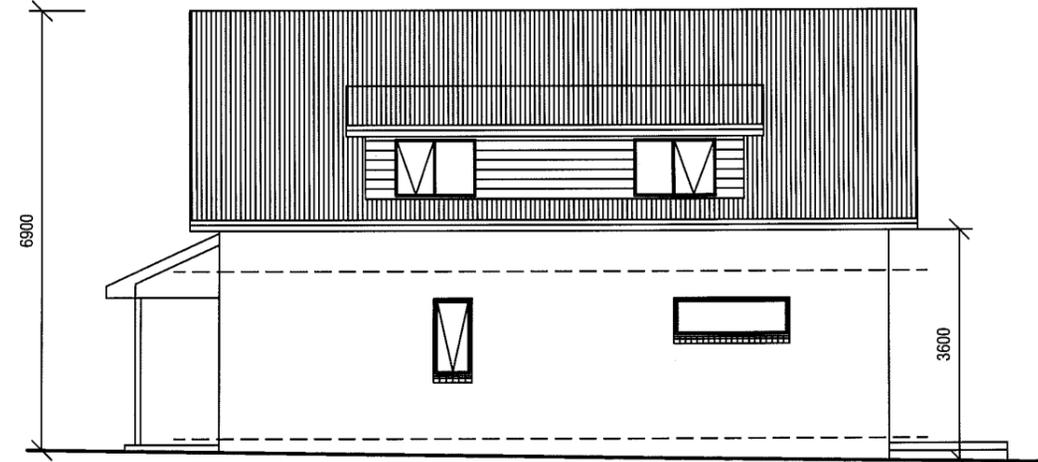
LINTEL SCHEDULE:

TIMBER
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 1600-2300 195 x 45 (F17)
 2300-2800 245 x 45 (F17)

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

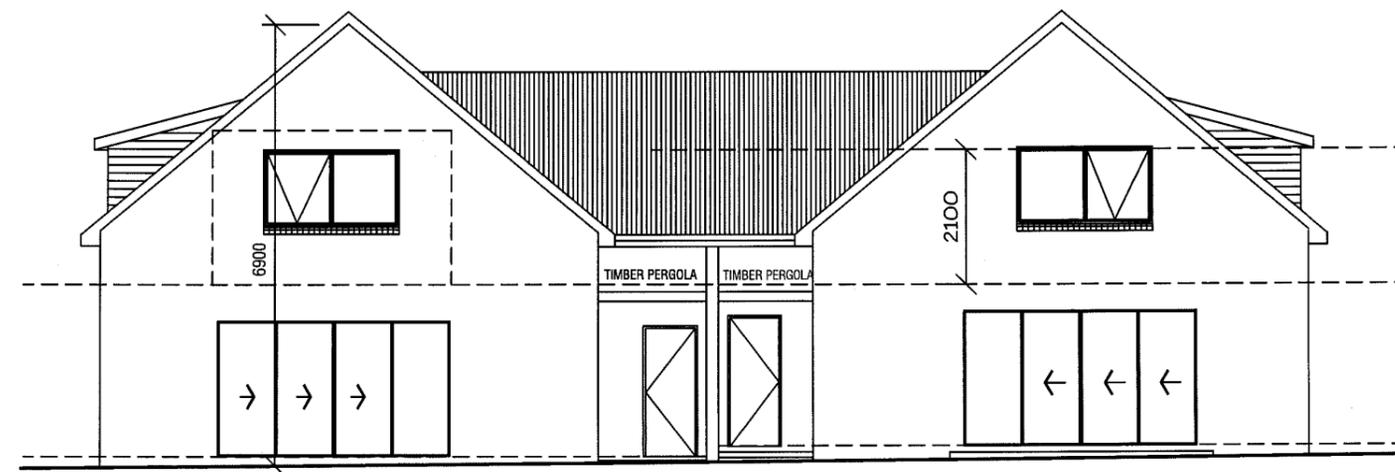
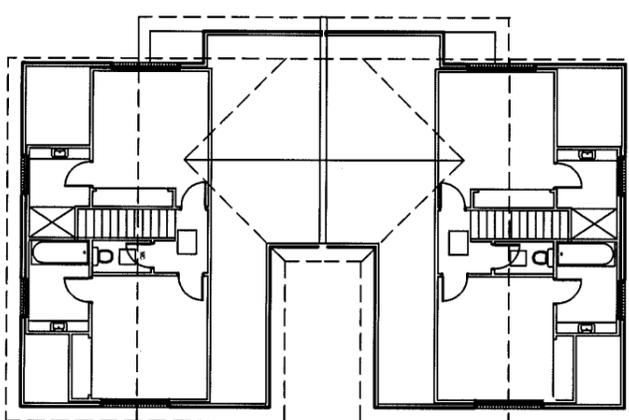


WEST ELEVATION



EAST ELEVATION

All external walls to be extrudex brickwork with raked joints.



NORTH ELEVATION



QUALITY HOME DESIGN

7 RUTHWELL STREET
 MONTROSE
 Ph: 0418 121 481

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PROJECT:
PROPOSED UNIT DEVELOPMENT
at 7-9 MARANOA ROAD, KINGSTON
for HOST HOLDINGS Pty Ltd

ISSUES
 R - Revised details

SCALE: 1:100

DRAWN: BRIAN
 DATE: 31/07/15

UNITS 15&16
 ELEVATIONS

DRAWING No.
 2012-029-15-03
 ISSUE NO. R

Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

Provide an automatic fire detection system - self contained smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

Builder to ensure that the roof battens spanning complies with the spacing of manufactured roof trusses.

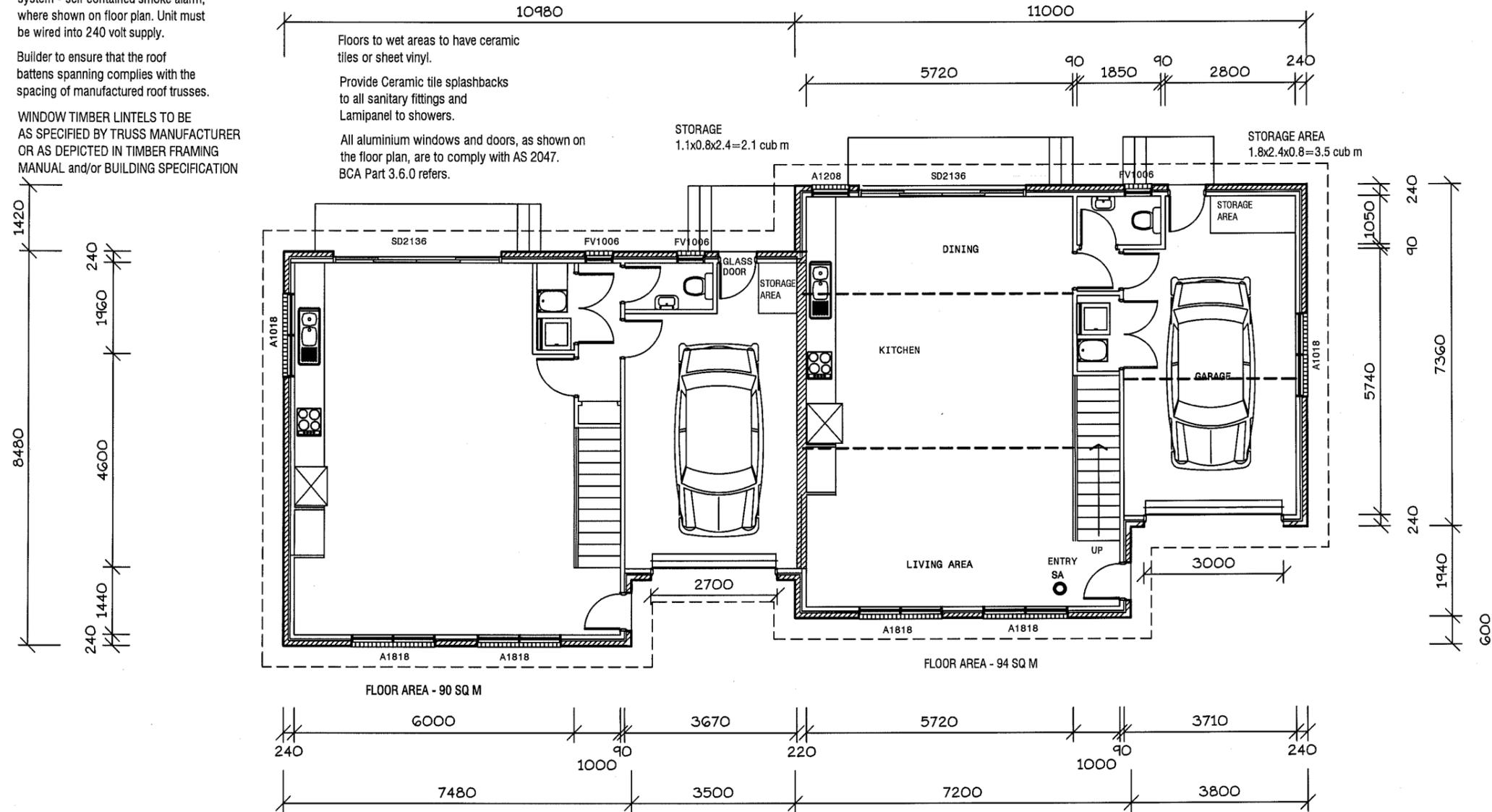
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Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads



GENERAL NOTES:

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3. All glazing must conform to the requirements of AS1288
4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

All external walls to be extrudex brickwork with raked joints.

Ventilation to sub floor spaces shall be provided with block or brick vents, or 1.6mm galvanised sheet steel vents to suit brickwork at a rate of 6000 sq mm per metre length of wall. Place sub floor vents not more than 600mm from corners and evenly spaced between, as required, below line of bearers.

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high balustrade with no gaps greater than 125mm as per the Building Code of Australia.

FIXING AND TIE DOWNS OF ALL FRAMEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT DETAILS IN AS 1684.2 (2006) UNDER SECTION 9 or ALTERNATELY AS SHOWN IN THE BUILDING SPECIFICATION.

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.



7 RUTHWELL STREET MONTROSE
 Ph: 0418 121 481

MEMBER Building Designers Association of Tasmania
 TCC Accreditation No.718R (Building Designer)

PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES	
R - Revised details	

SCALES 1:100

DRAWN: BRIAN DATE: 31/07/15

UNITS 18&19 L1 FLOOR PLAN

DRAWING No. 2012-029-18-01
 ISSUE NO. R

18/19

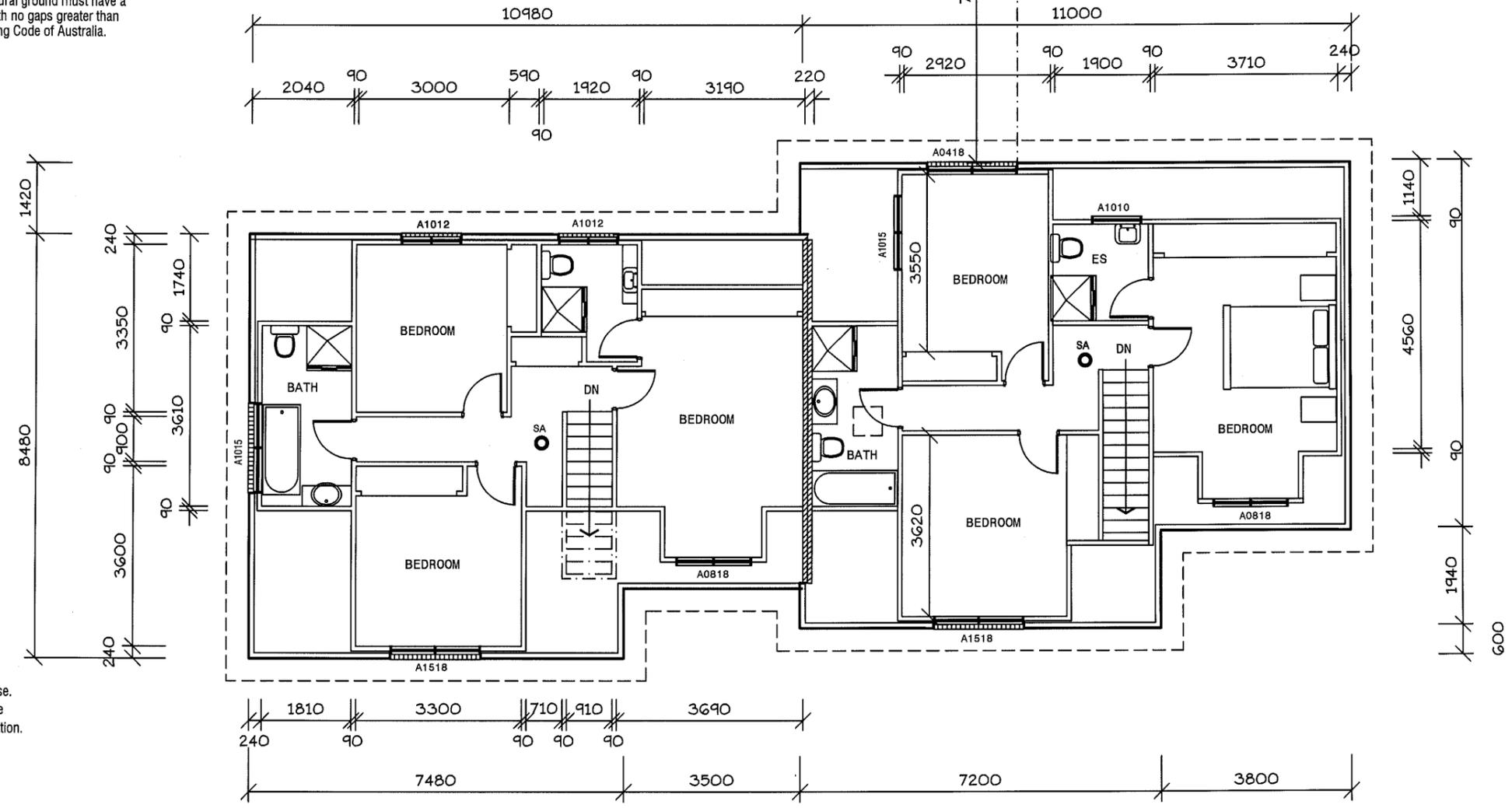
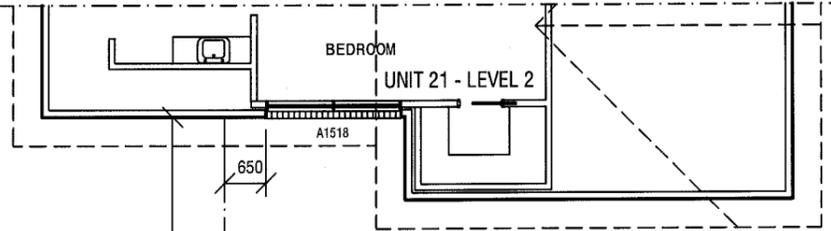
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Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

UNIT 21



Smartframe unless noted otherwise. Fixing to be in accordance with the Framing manual or QHD Specification.

Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads

Floors to wet areas to have ceramic tiles or sheet vinyl.

Provide Ceramic tile splashbacks to all sanitary fittings and Lamipanel to showers.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers.

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).

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3. All glazing must conform to the requirements of AS1288
4. Smoke detectors are to be fitted in accordance with AS3786 and the Building Code of Australia.

GENERAL WINDOW NOTE

ALL BATHROOMS, ENSUITE & TOILET WINDOWS TO HAVE OBSCURE GLASS FITTED. FV DENOTES FIXED VENT (TOILETS)

FLOOR AREA - 65 SQ M

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.

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PROPOSED UNIT DEVELOPMENT at 7-9 MARANOA ROAD, KINGSTON for HOST HOLDINGS Pty Ltd

ISSUES

R - Revised details

SCALES 1:100

DRAWN: BRIAN

DATE: 31/07/15

UNITS 18&19 L2 FLOOR PLAN

DRAWING No. 2012-029-18-02 ISSUE NO. R

18/19

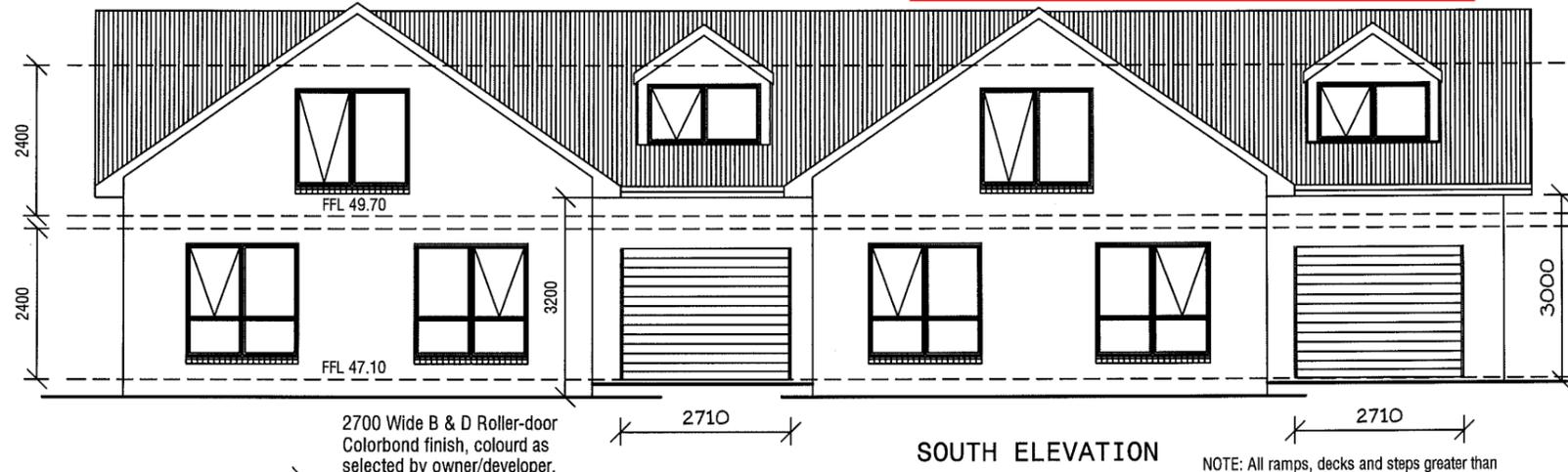
Development Application: DA2013-172
 Plan Reference no.: P4
 Date Received: 19 October 2015
 Date placed on Public Exhibition: 31 October 2015

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

LINTEL SCHEDULE:

TIMBER
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 1600-2300 195 x 45 (F17)
 2300-2800 245 x 45 (F17)

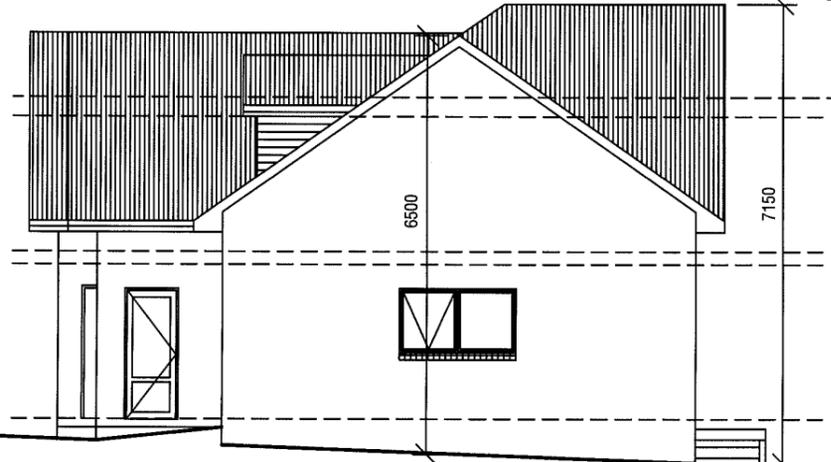
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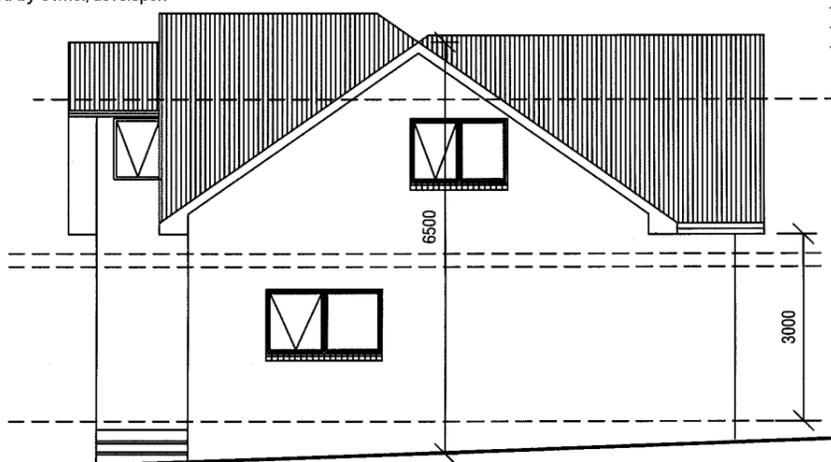
SOUTH ELEVATION

2700 Wide B & D Roller-door
 Colorbond finish, colour as selected by owner/developer.

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high balustrade with no gaps greater than 125mm as per the Building Code of Australia.

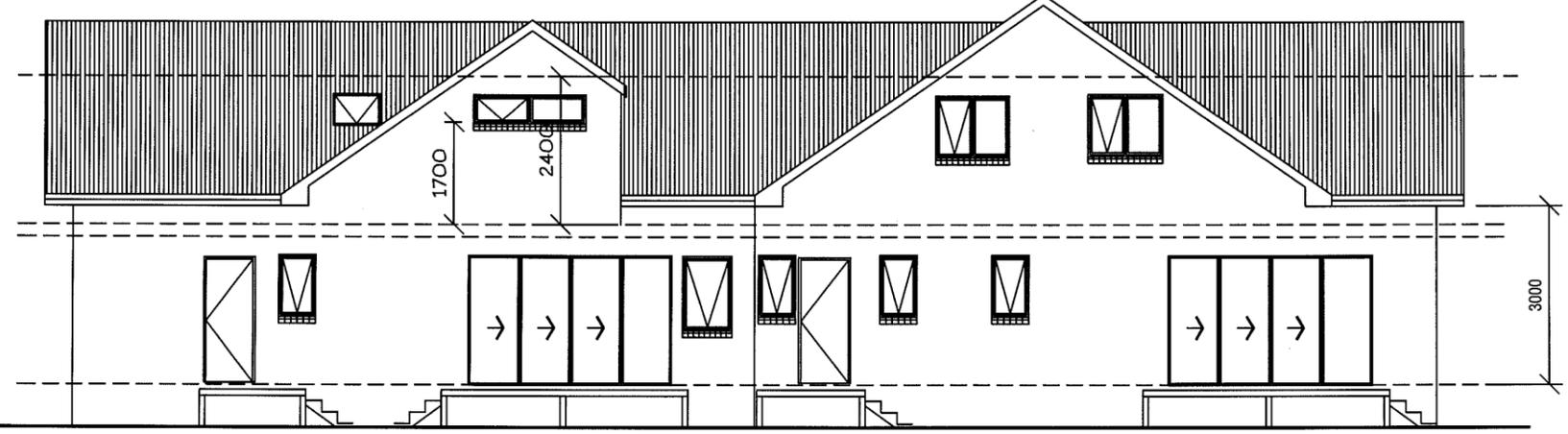
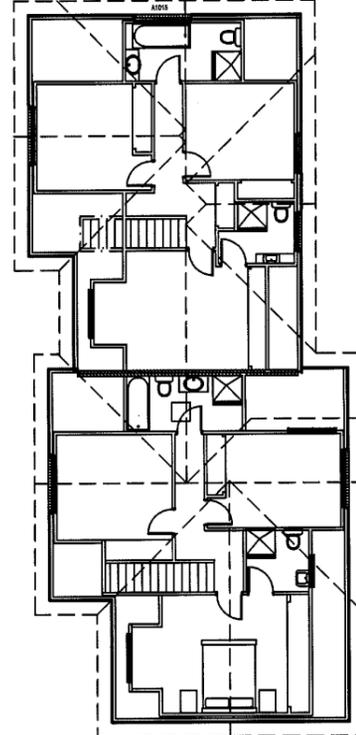


EAST ELEVATION



WEST ELEVATION

0.42 colorbond corrugated steel roofing on sisalation 420 and 70 x 35 battens at 900 maximum centres, (H'wood).



NORTH ELEVATION

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PROPOSED UNIT DEVELOPMENT
 at 7-9 MARANOA ROAD, KINGSTON
 for HOST HOLDINGS Pty Ltd

ISSUES
 R - Revised details

SCALES 1:100

DRAWN: BRIAN DATE: 31/07/15

UNITS 18&19 ELEVATIONS

DRAWING No. 2012-029-18-03
 ISSUE NO. R

REPORT TO: PLANNING AUTHORITY & DEVELOPMENT COMMITTEE

SUBJECT: **DA-2015-380 - DEVELOPMENT APPLICATION FOR VISITOR ACCOMMODATION AND CHANGE OF USE FROM DWELLING TO VISITOR ACCOMMODATION AT 8 LUMEAH ROAD, ADVENTURE BAY FOR MR R DE CARVALHO**

FILE REF: DA-2015-380 **DATE:** 2 DECEMBER 2015

OFFICER: ADAM SMEE – PLANNING OFFICER

ENDORSED BY: BELINDA LOXLEY – MANAGER DEVELOPMENT SERVICES

Application Number:	DA-2015-380
Applicant:	Mr R De Carvalho
Zoning:	Low Density Residential
Discretions:	Visitor accommodation not contained within existing building and floor area.
Existing Land Use:	Residential
No. of Representations:	One
Planning Issues:	Traffic impact, car parking proximity, onsite wastewater management.
Recommendation:	Approval with conditions

1. THE PROPOSAL

1.1 The Proposal

The proposal is to construct an addition to an existing dwelling on the above property and to change the use of this building to allow it to be used for visitor accommodation. This single storey building, marked as “House 1” on the submitted plans, would become a one bedroom accommodation unit with a footprint of approximately 92m² including a proposed attached deck. The existing brick walls of the building would be rendered while Colorbond sheets would be used for the roof.

It is also proposed to construct an additional visitor accommodation unit on the property. This unit, marked as “House 2” on the submitted plans, would be single storey, have three bedrooms, and a footprint of approximately 118m² including attached decks. Proposed external materials for this building include masonry subfloor walls, rendered fibre cement sheet and Shadowclad (a processed timber sheet product) cladding, and Colorbond roofing.

Vehicular access to House 1 would be via the existing access to the property from Lumeah Road. A new crossover and driveway from Adventure Bay Road would be constructed to provide access to House 2. The development would rely upon onsite wastewater management as there are no reticulated services in the area. House 1 would retain the existing septic tank based wastewater management

system while a separate system is proposed for House 2. A potable water supply would be provided by rainwater tanks attached to both buildings.

Signage for the visitor accommodation is proposed adjacent to the entrance to House 1 and the vehicular access to house 2. The proposed signs would be upon marine ply sheets mounted on posts and include the name of the visitor accommodation and contact details. The signs would have dimensions of approximately 500mm x 800mm and have a maximum height above ground level of 1700mm.

1.2 The Site

The proposed development site is a roughly L shaped, relatively larger residential lot within the north-west part of the Adventure Bay settlement. The property has frontage to both Adventure Bay Road, to the east, and to Lumeah Road to the south. The existing building on the site, which would become House 1, is relatively close to the latter road. The remainder of the property is vacant grassland that has been cleared of native vegetation. The land slopes gradually downward from its western boundary toward the coast approximately 125m to the east.

The property is surrounded by similar low density residential lots although the edge of a substantial area of bushland is beyond the nearby lots to the north and west of the site. There are dwellings on the adjoining lots to the east and west of the site. Further residential development occurs to the north and south. There is a visitor accommodation development to the south-east of the site, at 1 Lumeah Road (please refer to DA2012-36 and DA2015-136).

1.3 Background

Council received the application on 13 October 2015 although it was not considered to be a valid application until 15 October when the required fees were paid. Council requested additional information regarding the application on 19 October, including details regarding proposed car parking, stormwater, and wastewater management arrangements. Details regarding proposed signage were also requested. This request was answered to Council's satisfaction on 9 November 2015.

2. PLANNING ASSESSMENT

2.1 Statutory Implications

The proposed development is zoned within the Low Density Residential Zone of the *Kingborough Interim Planning Scheme 2015* (the Scheme). The proposal has been assessed as within the Visitor Accommodation Use Class of the Scheme. The proposal is discretionary.

The relevant parts of the Scheme are:

- Part 12.0 Low Density Residential Zone
- Code E1.0 Bushfire-Prone Areas Code
- Code E5.0 Road and Railway Assets Code
- Code E6.0 Parking and Access Code

- Code E7.0 Stormwater Management Code
- Code E17.0 Signs Code
- Code E23.0 On-Site Wastewater Management Code

The following discretions apply to the development:

- (a) Clause 12.3.2 Visitor Accommodation
- (b) Clause E17.6.1 Use of Signs

Council's assessment of this proposal should also consider the issues raised in the representations, the outcomes of any relevant State Policies and the objectives of Schedule 1 of the *Land Use Planning and Approvals Act 1993*.

2.2 Public Consultation

The application was advertised in accordance with s.57 of the *Land Use Planning and Approvals Act 1993* from 18 November to 1 December 2015. Council received one representation regarding the proposal during this public exhibition period which raises the following issues:

- (a) Concern regarding the impact of any potential increase in traffic upon Lumeah Road as a result of the proposal,
- (b) Concern regarding the proximity of a proposed car parking area to an existing residence on an adjoining property,
- (c) Concern regarding the proposed location of a land application area.

These issues are discussed later in the report.

2.3 Strategic Planning

Clause 12.1.1 Zone Purpose

Zone Purpose Statements of the Low Density Residential Zone:

- 12.1.1.1 *To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.*
- 12.1.1.2 *To provide for non-residential uses that are compatible with residential amenity.*
- 12.1.1.3 *To avoid land use conflict with adjacent Rural Resource or Significant Agricultural zoned land by providing for adequate buffer areas.*
- 12.1.1.4 *To provide for existing low density residential areas that usually do not have reticulated services and have limited further subdivision potential.*

The proposal is considered to comply with the above statements as it is for non-residential use that would be compatible with residential amenity and would avoid land use conflict.

Clause 12.1.2 – Local Area Objectives

The Local Area Objective for Adventure Bay and associated Implementation Strategy pursuant to the above clause are:

“Adventure Bay is to be maintained as a relatively small residential and holiday village with future buildings designed to suit the low-key character of Bruny Island”.

and,

“Future development should be designed (in relation to scale, materials and architectural styles) to support the more holiday-based or rural Bruny Island lifestyle”.

The proposal is considered to comply with this Objective and Strategy as the proposed single storey development would be relatively low-key and consistent with the scale, materials, and architectural style found elsewhere in Adventure Bay.

Clause 12.1.3 Desired Future Character Statements

The DFCS prescribed for Adventure Bay by the above clause and associated Implementation Strategy are:

“Future development within Adventure Bay should enhance residential amenity and encourage a higher quality of accommodation”

and,

“Residential amenity is to be enhanced through sensitive and contemporary building design, larger lots and vegetated screening”.

The proposal is considered to comply with this DFCS and associated Strategy as it would provide a higher quality of accommodation in Adventure Bay. Residential amenity would be enhanced through the sensitive siting of the development relative to existing residences on nearby properties. As shown on the submitted site plan, the development has been sited to ensure that it has only limited impact upon existing views. The contemporary design of the proposed development is also considered likely to enhance residential amenity.

2.4 Zone

Clause 12.2 Use Table

Visitor Accommodation is a permitted use class within the Low Density Residential Zone.

Clause 12.3 Use Standards

Clause 12.3.2 Visitor Accommodation

The proposal does not comply with the Acceptable Solution for this clause as part of the proposed visitor accommodation use would not be accommodated within an existing building as required by part (a). While the proposed development would be provided with parking and manoeuvring spaces in accordance with the Parking and Access Code as required by part (b) of the Acceptable Solution, the floor area of the proposed visitor accommodation would exceed that prescribed by part (c).

Therefore the proposal requires assessment against the Performance Criteria for this clause which states that:

Visitor accommodation must satisfy all of the following:

(a) *not adversely impact residential amenity and privacy of adjoining properties:*

The proposal is unlikely to affect residential amenity or privacy. The proposed development complies with the prescribed setbacks and therefore would achieve adequate separation from existing houses on adjoining properties to ensure that it does not significantly affect the amenity of these residences. The proposed development would also not significantly affect the solar access of adjoining development given their relative positions. The development is also designed so that the majority of windows and living areas such as the attached decks are orientated away from adjoining properties. The proposal is therefore considered unlikely to significantly affect privacy.

(b) *provide for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site:*

At Council's request, the applicant provided additional information regarding proposed parking and manoeuvring areas. As shown on the plan labelled "RFI Driveway-01", the development would be provided with these areas in accordance with the above Code.

(c) *be of an intensity that respects the character of use of the area:*

The proposed intensity of development is considered to be consistent with that found elsewhere in Adventure Bay. Given that the proposed development site is a relatively larger residential lot, the proposed density of development would be similar to that found on the adjoining lots. The proposed number of visitor accommodation units relative to site area would also be less than that found nearby at 1 Lumeah Road and more in keeping with the lower density of the development found near this road. Therefore, the proposal is considered to respect the character of the surrounding area.

(d) *not adversely impact the safety and efficiency of the local road network or disadvantage owners and users of private rights of way.*

The proposal is unlikely to adversely affect the safety or efficiency of the local road network. The proposed visitor accommodation units would not generate significant additional traffic upon either Lumeah Road or Adventure Bay Road. Visitor accommodation is generally considered to generate fewer traffic movements than residential development, so the proposal to change the use of the existing dwelling is likely to reduce traffic upon Lumeah Road. While a new access is proposed onto Adventure Bay Road, this is a higher standard road and unlikely to be significantly affected by traffic from a single additional access. The proposal would not affect any private right of way.

Clause 12.4 Development Standards for Buildings and Works

Clause 12.4.1 Non-dwelling development

The proposal complies with the Acceptable Solution for this clause as it complies with the setbacks, building envelope, and site coverage it refers to. The proposal does not involve the removal of high conservation value trees and a front fence is not proposed.

2.5 Code Provisions

Code E1.0 Bushfire-Prone Areas Code

This Code applies to the proposal as the site is bushfire prone as it is within 100m of the bushland to the north.

E1.5 Use Standards:

Clause E1.5.1 Vulnerable Uses:

Sub-clause E1.5.1.1 Standards for vulnerable uses:

Acceptable Solution A1 is not relevant to the proposal as visitor accommodation is excluded from this standard. The proposal complies with Acceptable Solution A2 as it is supported by a Bushfire Hazard Assessment prepared by a suitably qualified person (Riq de Carvalho, BFP-129, dated 19 May 2015) which addresses this clause. To ensure compliance with Acceptable Solution A2, a condition of approval should be included upon any Planning Permit issued for the proposal requiring the Bushfire Hazard Management Plan (BHMP) submitted with the assessment to be implemented.

E1.6 Development Standards:

Clause E1.6.3 New habitable buildings on pre-existing lots:

Sub-clause

E1.6.3.1 Provision of hazard management areas for habitable buildings:

The proposal complies with Acceptable Solution A1 pursuant to the above sub-clause. The above BHMP demonstrates that the development would have Hazard Management Areas (HMA) with widths greater than the separation distances required to achieve a Bushfire Attack Level (BAL) of BAL29 in accordance with the relevant Australian Standard (AS3959:2009). The BHMP has been prepared and certified by a suitably accredited bushfire hazard practitioner.

Sub-clause E1.6.3.2 Private access:

The proposal complies with this sub-clause as the above Bushfire Hazard Assessment demonstrates that access to the development would comply with each relevant Acceptable Solution.

Sub-clause E1.6.3.3 Water supply for fire fighting purposes:

The proposal complies with this sub-clause as the submitted Bushfire Hazard Assessment demonstrates that the development would be provided with an onsite firefighting water supply in accordance with the relevant Acceptable Solution.

Clause E1.6.5 Vulnerable uses:

Sub-clause

E1.6.5.1 Provision of hazard management areas for habitable buildings:

The proposal complies with Acceptable Solution A1 pursuant to the above sub-clause. The development would be provided with HMA with widths equal to the separation distances required to achieve BAL12.5 and the BHMP accompanying

the proposal is certified by an accredited person. Acceptable Solution A2 is not relevant to the proposal as the required HMA would be provided within the property boundary.

Code E5.0 Road and Railway Assets Code

E5.6 Development Standards:

Clause E5.6.1 Development adjacent to roads and railways:

The proposal complies with Acceptable Solution A1.2 pursuant to the above clause as the development would be greater than 50m from a rail network or a class 1 or 2 road.

Clause E5.6.2 Road accesses and junctions:

The proposal complies with Acceptable Solution A1 pursuant to the above clause as neither Adventure Bay Road nor Lumeah Road are subject to a speed limit greater than 60km/h. The proposal complies with Acceptable Solution A2 as no more than one access to either of these roads is proposed.

Clause E5.6.4 Sight distance at accesses, junctions and level crossings:

The proposal complies with the Acceptable Solution pursuant to the above clause as the proposed access onto Adventure Bay Road is likely to comply with the relevant Safe Intersection Sight Distance shown in Table E5.1.

Code E6.0 Parking and Access Code

Council's Development Engineering section has assessed the proposal against the above Code and provided conditions of approval for inclusion on any Planning Permit issued for the proposal to ensure that it complies with the provisions it contains.

Code E7.0 Stormwater Management Code

Council's Development Engineering section has assessed the proposal against the above Code and provided conditions of approval for inclusion on any Planning Permit issued for the proposal to ensure that it complies with the provisions it contains.

Code E17.0 Signs Code

The proposed signs are considered to be ground based signs as defined by this Code.

E17.6 Use Standards

Clause E17.6.1 Use of Signs

The proposed signs do not comply with the Acceptable Solution A1 for this clause as ground based signs are discretionary within the Low Density Residential Zone in accordance with Table E.17.3. The signs comply with the remaining Acceptable Solutions for this clause and Performance Criteria P1.

E17.7 Development Standards

E17.7.1 Standards for Signs

The proposed signs comply with all Acceptable Solutions pursuant to this clause as they would comply with the relevant standards prescribed for ground based signs in Table E17.2, only one sign is proposed per frontage, and the proposed signs would not obscure or resemble a statutory sign.

Code E23.0 On-site Wastewater Management Code

Council's Senior Environmental Health Officer has reviewed the proposal and confirmed that it complies with the above Code (please refer to below comments in the Internal Referrals section of the report).

3. REFERRALS AND REPRESENTATIONS

3.1 Internal Referrals

Health

Council's Senior Environmental Health Officer has provided the following comments regarding the proposal.

"The proposal for onsite wastewater has been assessed in accordance with Onsite Wastewater Management Code of the *Kingborough Interim Planning Scheme 2015*. To comply with the Code, wastewater will need to be treated to a secondary standard which will be a condition of the permit. The proposal meets the acceptable solution for all but two clauses and satisfactorily addresses the performance criteria for these. A general area has been identified for the land application area in accordance with the requirements of the Code however the specific final design will be assessed at the Special Plumbing Permit stage, prior to the issue of a Building Permit. There are a number of secondary treatment options available and these will be considered with any site or topography constraints".

Engineering

Council's Development Engineering Officer has reviewed the proposal and provided conditions of approval for inclusion upon any Planning Permit issued for the development.

Natural Resource Management

There are no natural resource management issues relevant to the proposed development.

3.2 External Referrals

The application was not referred externally.

3.3 Representations

Council received one representation regarding the proposal during this public exhibition period which raises the following issues:

- (a) Concern regarding the impact of any potential increase in traffic upon Lumeah Road as a result of the proposal:

The proposal is unlikely to increase traffic upon Lumeah Road. Given that access to the existing dwelling on the site is via this road and that visitor accommodation is generally considered to generate less traffic movements than residential development, the proposal may in fact reduce traffic upon this road.

- (b) Concern regarding the proximity of a proposed car parking area to an existing residence on an adjoining property:

While there is no relevant Scheme standard relating to the proximity of a car parking space to an existing dwelling, the proposed car parking spaces are considered unlikely to significantly affect adjoining residences. A minimum separation distance of approximately 14m would be achieved between the proposed car parking spaces adjacent to House 2 and the existing dwelling on the adjoining property to the west. These spaces would also be slightly below the level of this dwelling which would assist in reducing the visual impact of cars parked in these spaces. The submitted plans also indicate that a fence is currently under construction on the boundary between the properties which would also assist in reducing the visual impact of the development.

- (c) Concern regarding the proposed location of a land application area:

The proposed onsite wastewater management arrangements have been designed by a suitably qualified consultant. Council's Environmental Health section has considered these arrangements against the relevant Scheme provisions, i.e. the Onsite Wastewater Management Code. The proposed arrangements have been found to comply with these provisions.

4. STATE POLICIES AND ACT OBJECTIVES

The proposal is consistent with the relevant State Policies, including the State Coastal Policy, and the objectives of Schedule 1 of the *Land Use Planning and Approvals Act 1993*.

5. CONCLUSION

The proposal complies with the relevant Scheme provisions and is recommended for approval.

6. RECOMMENDATION

MOVED Cr
SECONDED Cr

That in accordance with Council Policy 1.1 – Delegated Authority Policy, the Planning Authority resolves that the report of the Manager Development Services be received and that the development application visitor accommodation and change of use from dwelling to visitor accommodation at 8 Lumeah Road, Adventure Bay for Mr R De Carvalho be approved subject to the following conditions:

1. The development must substantially comply with development application no. 2015-380 and the plans marked P1 (submitted to Council on 9 October 2015) and P2 (submitted 9 November 2015). Whoever acts on this Permit (hereafter referred to as the developer) must comply with all conditions placed upon it. Any amendment, variation, or extension of this Permit requires further approval.

2. The approved Bushfire Hazard Management Plan for the development must be implemented prior to it being occupied and should be maintained throughout the life of the development.
3. A drainage design plan (preferably drawn at a scale of 1:200) prepared by a suitably qualified person that shows the location of the sewer and stormwater house connection drains and includes pipe sizes, pits, and driveway drainage, should accompany any application for a Building Permit for the development.
4. Stormwater runoff from the development must be either contained within the property or discharged to an approved discharge point to the satisfaction of Council's Executive Manager - Engineering Services.
5. The vehicular access to the development from Adventure Bay Road must be in accordance with the Tasmanian Standard Drawings (TSD-RO3, TSD-RO4 , TSD-E01 & TSD-RF01) and be sealed to match the existing road surface from the edge of the carriageway to the property boundary. The developer should obtain a permit to carry out works within a road reservation must be obtained prior to any works being commenced within the Adventure Bay Road reservation.
6. Onsite erosion and siltation infiltration control measures must be implemented and maintained throughout construction of the development to the satisfaction of Council's Executive Manager - Engineering Services.
7. (a) The developer must obtain from Council a Special Plumbing Permit (SPP) for an onsite wastewater management system. Any application for an SPP must be to the satisfaction of Council's Senior Environmental Health Officer and should accompany any application for a Building Permit for the development.
 (b) Wastewater generated by the development must be treated to a secondary standard.

ADVICE

- a) In accordance with section 53(5) of the *Land Use Planning and Approvals Act 1993* this permit lapses after a period of two years from the date on which it is granted if the use or development in respect of which it is granted is not substantially commenced within that period.
- b) Should the onsite wastewater management system for the existing dwelling on the site become deficient, it should be upgraded to a system capable of treating wastewater to a secondary standard.

VOTING

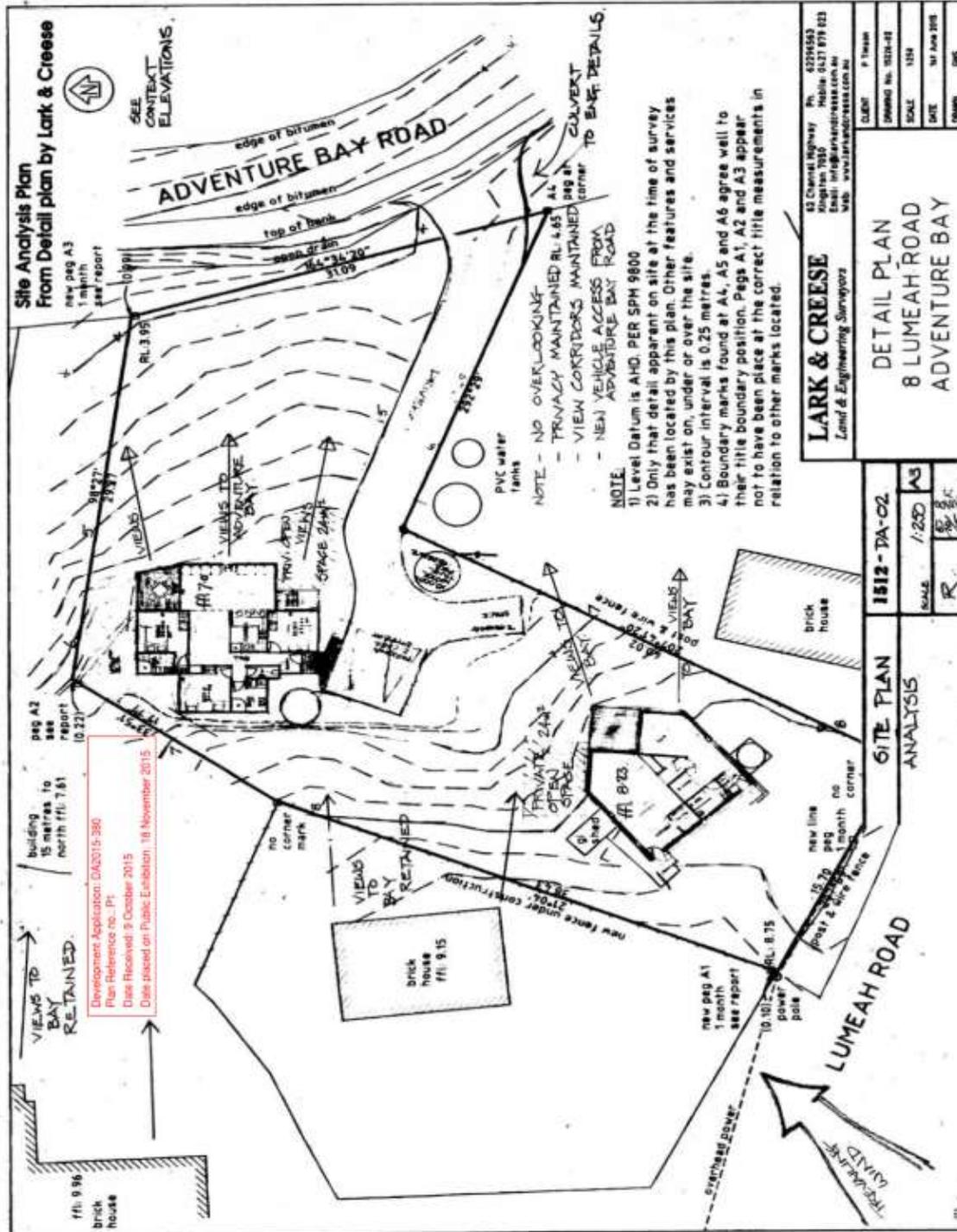
	For	Against		For	Against
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Cr Black			Cr Street		
Cr Dr Bury			Cr Wass		
Cr Fox			Cr Winter		
Cr Grace			Cr Wriedt		

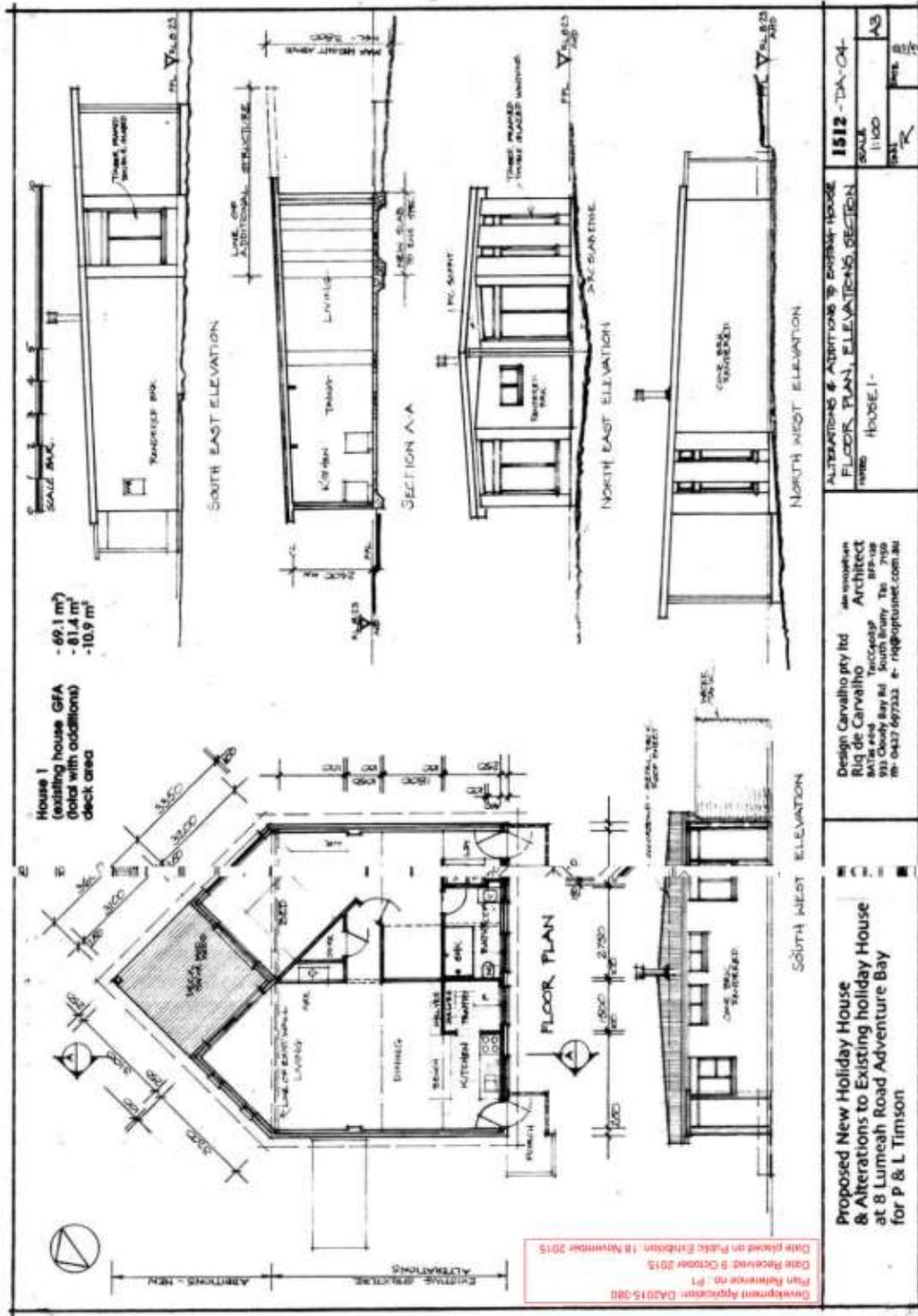
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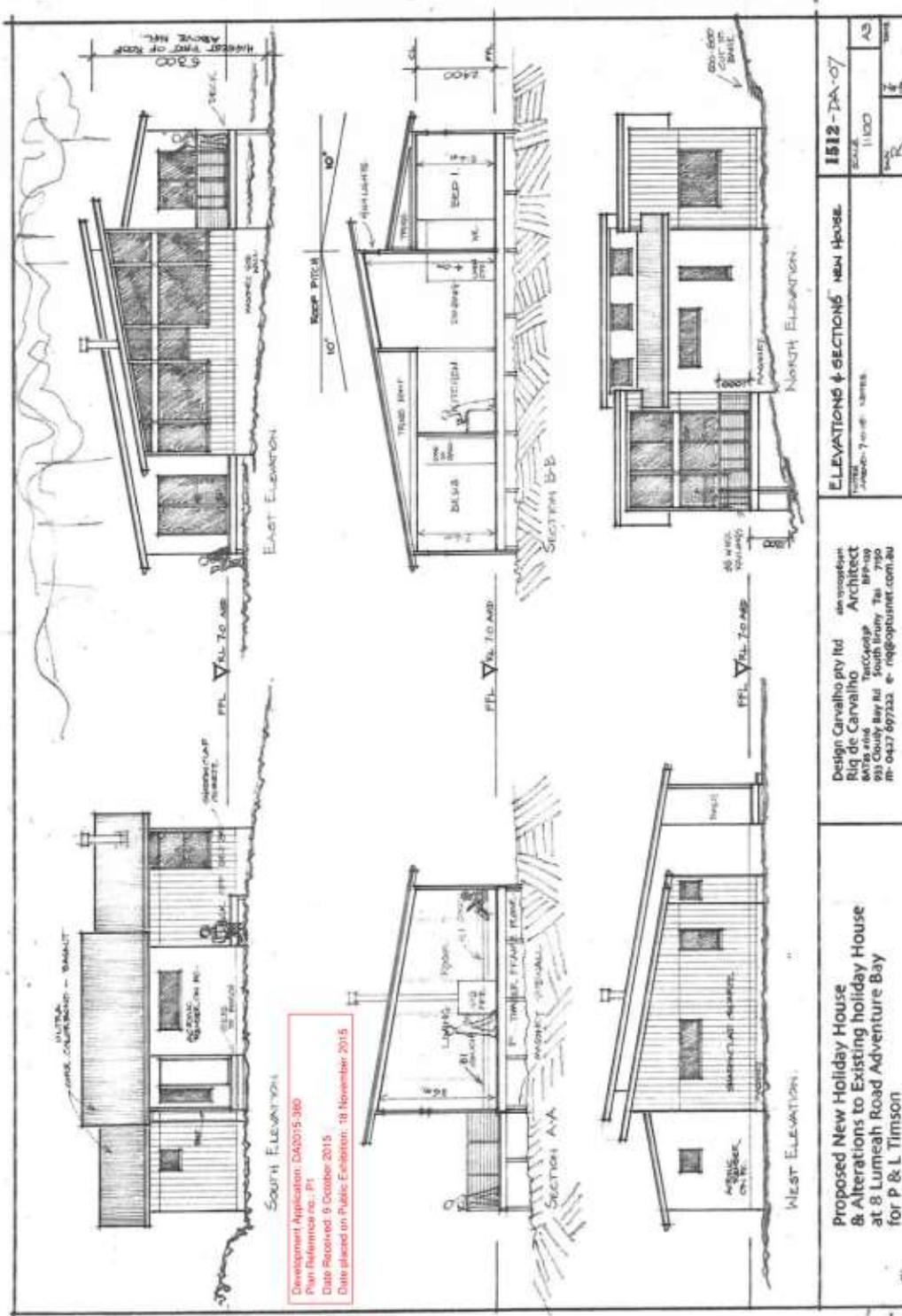
1. Location Plan (1)
2. Proposal Plans (4)

Attachment 1, Location Plan









REPORT TO: PLANNING AUTHORITY & DEVELOPMENT COMMITTEE

SUBJECT: **DA-2015-414 - DEVELOPMENT APPLICATION FOR GARAGE REQUIRING RELAXATION OF SIDE BOUNDARY SETBACK AT 3867 CHANNEL HIGHWAY, BIRCHS BAY FOR MR G KRAUSE**

FILE REF: DA-2015-414 DATE: 4 DECEMBER 2015

OFFICER: TRENT HENDERSON – PLANNING OFFICER

ENDORSED BY: BELINDA LOXLEY – MANAGER DEVELOPMENT SERVICES

Application Number:	DA-2015-414
Applicant:	Mr G Krause
Zoning:	Rural Resource
Discretions:	Discretionary Use, Setback, Height Maximum
Existing Land Use:	Residential
No. of Representations:	One (1)
Planning Issues:	Visual impact
Recommendation:	Approved subject to conditions

1. THE PROPOSAL IN DETAIL

1.1 The Proposal

The proposal is for the construction of a five car garage to be constructed from brick exterior walls and colorbond for the roof. The garage measures 14.99m x 7.49 m, resulting in a floor area of 112.5m². The height of the proposed garage was initially 5.33 metres, however, as a result of the public consultation process, the garage will be lowered to a finished height not exceeding 5 metres.

The proposed garage replaces an existing old lean-to. It is noted in the application that the proposed location is preferred as it already contains a shed and it avoids the necessity for a large tree to be removed that is in excess of 100 years old.

1.2 The Site

The subject site is a lot abutting the coast, measuring 5.609 hectares and is zoned Rural Resource. The site contains a dwelling and associated outbuildings. The property comprises mainly pasture, two dams and the vegetation is predominantly a well-established garden (see plate 1).



Plate 1: Subject site



Plate 2: Location of shed – replaces existing shed/lean-to (structure with rusted roof)

1.3 Background

Council received the application on 30 October, 2015. No request for further information was required and the application was subsequently advertised.

2. PLANNING ASSESSMENT

2.1 Statutory Implications

The land is zoned Rural Resource under the *Kingborough Interim Planning Scheme 2015* (the Scheme). The proposal has been assessed under the Residential Use Class provisions of the Scheme. The proposal is discretionary.

The relevant parts of the Scheme are:

- Part 26.0 - Rural Resource Zone
- Code E6.0 - Parking and Access Code
- Code E7.0 - Stormwater Management Code
- Code E10.0 – Biodiversity Code
- Code E25.0 - Local Development Code

The following discretions apply to the development:

- (a) Clause 26.3.3 – Discretionary Use
- (b) Clause 26.4.2 – Setback

Council's assessment of this proposal should also consider the issues raised in the representations, the outcomes of any relevant State Policies and the objectives of Schedule 1 of the *Land Use Planning and Approvals Act 1993*.

2.2 Public Consultation

The application was advertised in accordance with the requirements of s.57 of the *Land Use Planning and Approvals Act 1993* (from 18/11/2015 to 1/12/2015). One representation was received during the public exhibition period.

The following issues were raised by the representors:

- (a) The garage is quite large and replaces an old shed no more than 2.5 metres in height. If the pitch was reduced, the height of the proposed garage would be reduced.
- (b) It is also requested that additional landscaping be planted on the south-western and south-eastern perimeters of the proposed building.

These issues are discussed later in the report.

2.3 Strategic Planning

The relevant strategies associated with the Scheme are as follows:

Zone Purpose Statements of the Rural Resource zone

The zone purpose statements of the Rural Resource zone are to:

- 26.1.1.1 *To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.*
- 26.1.1.2 *To provide for other use or development that does not constrain or conflict with resource development uses.*
- 26.1.1.3 *To provide for non-agricultural use or development, such as recreation, conservation, tourism and retailing, where it supports existing agriculture, aquaculture, forestry, mining and other primary industries.*

26.1.1.4 *To allow for residential and other uses not necessary to support agriculture, aquaculture and other primary industries provided that such uses do not:*

- (a) *fetter existing or potential rural resource use and development on other land;'*
- (b) *add to the need to provide services or infrastructure or to upgrade existing infrastructure;*
- (c) *contribute to the incremental loss of productive rural resources.*

26.1.1.5 *To provide for protection of rural land so future resource development opportunities are not lost.*

26.1.1.6 *To ensure development respects and protects the natural and landscape values on the land.*

The subject site is established as a residential use. The proposed garage is consistent with that use and replaces an existing outbuilding. The proposal is therefore considered to be consistent with the zone purpose statements.

Clause 26.1.2 & 26.1.3 – Local Area Objectives and Desired Future Character Statements

The Scheme details separate Local Area Objectives and Desired Future Character Statements for the main towns in the municipal area. There are however, no local area objectives or desired future character statements for Birchs Bay.

2.4 Zone

The site is zoned Rural Resource under the Scheme. This zone provides a range of Use and Development Standards and the proposal is assessed against the relevant provisions as follows:

Clause 26.3.1 – Sensitive Use (including residential use)

The proposal is for the replacement of an existing residential building and accordingly complies with the Acceptable Solution for this clause.

Clause 26.3.3 – Discretionary Use

There is no Acceptable Solution for a residential use proposed within the Rural Resource Zone. Therefore, the proposal requires assessment against the Performance Criteria P1 for this clause. The proposal is considered to comply with this Performance Criteria given that the proposed development would be a non-habitable building that is unlikely to increase the risk of conflict with adjoining agricultural uses.

Clause 26.4.1 – Building Height

This clause is considered to be effectively superseded by the Local Development Code in this instance given that the site is within the coastal proximity (as discussed below).

Clause 26.4.2 – Setback

While the proposal complies with the front setback prescribed by Acceptable Solution A1 pursuant to this clause, it does not comply with the side setback prescribed by A2. Therefore, the proposal requires assessment against the Performance Criteria P2. The proposal is considered to comply with this clause as the side setbacks that would be achieved are considered sufficient to prevent potential for land use conflict and would be no less than that achieved by existing buildings on the site. However, to ensure that the development does lead to conflict, a condition of approval should be that landscaping must be provided between the development and the adjacent boundary.

The proposal complies with A3 pursuant to this clause as there are no nearby Private Timber Reserves, State Forest, or land zoned Significant Agriculture. The proposal does not comply with the A4 as the proposed development would be less than 100m from the land zoned Environmental Management within the coastal reserve to the east. However, given the setback that would be achieved between the development and this land (i.e. approximately 75m), the proposal is considered to comply with the Performance Criteria P4 as it would not affect this land's environmental values.

Clause 26.4.3 – Design

The proposal is considered to comply with part (c) of the Acceptable Solution A1 for this clause. The proposed development would be located in an area where the removal of native vegetation is not required and not on a skyline or ridgeline. The proposal complies with A2 as the blockwork walls of the proposed garage and Colorbond roof ("Monument" colour – a dark grey) would not have light reflectance value greater than 40%. The proposal also complies with A3 as only minimal fill or excavation would be required to carry out the development.

2.5 Code Provisions

Code E6.0 Parking and Access Code

Council's Development Engineering section has assessed the proposal against the above Code and provided conditions of approval for inclusion on any Planning Permit issued for the proposal to ensure that it complies with the provisions it contains.

Code E7.0 Stormwater Management Code

Council's Development Engineering section has assessed the proposal against the above Code and provided conditions of approval for inclusion on any Planning Permit issued for the proposal to ensure that it complies with the provisions it contains.

Code E10.0 Biodiversity Code

While the site is within the Biodiversity Code Overlay, this Code is not considered to apply to the proposal as it does not involve the clearance, conversion, or disturbance of native vegetation.

Code E25.0 Local Development Code

This Code applies to the proposal as the site is within the coastal proximity as defined by clause E25.3 Definition of Terms. The subject property abuts the coastal public reserve to the east and is therefore within the coastal proximity as defined by part (b) of this clause.

Clause E.25.7.1 Building Height in the coastal proximity

The proposed development would comply with the Acceptable Solution for this clause provided its maximum height is reduced to 5m as agreed with the applicant. A condition of approval to this effect should be included upon any Planning Permit issued for the proposal.

3. REFERRALS AND REPRESENTATIONS

3.1 Internal Referrals

Health

There are no environmental health issues relevant to the proposed development.

Engineering

Council's Development Engineering section has reviewed the proposal and provided draft conditions of approval for inclusion upon any Planning Permit issued for the proposal.

Natural Resource Management

There are no natural resource management issues relevant to the proposed development.

3.2 External Referrals

The application was not referred externally.

3.3 Representations

Council received one representation regarding the proposal during its public exhibition period which raises the following issues:

- (a) The garage is quite large and replaces an old shed no more than 2.5 metres in height. If the pitch was reduced, the height of the proposed garage would be reduced.

As discussed above, the applicant has agreed to reduce the height of the proposed development in order to comply with the Local Development Code. A condition of approval upon any Planning Permit issued for the development would ensure that this alteration occurs.

- (b) It is also requested that additional landscaping be planted on the south-western and south-eastern perimeters of the proposed building.

Similarly, a condition of approval would require landscaping to be provided between the development and the adjacent property boundary to reduce its visual impact.

4. STATE POLICIES AND ACT OBJECTIVES

The proposal is consistent with the relevant State Policies, including the State Coastal Policy, and consistent with the objectives of Schedule 1 of the *Land Use Planning and Approvals Act 1993*.

5. CONCLUSION

The proposal complies with the relevant Scheme provisions.

6. RECOMMENDATION

MOVED
SECONDED

That in accordance with Council Policy 1.1 – Delegated Authority Policy, the Planning Authority resolves that the report of the Manager Development Services be received and that the development application garage requiring relaxation of side boundary setback at 3867 Channel Highway, Birchs Bay for Mr G Krause be approved subject to the following conditions:

1. Except as otherwise required by this Permit, use and development of the land must be substantially in accordance with Development Application No. 2015-414 and Council Plan Reference No. P1 submitted on 30 October 2015. This Permit relates to the use of land or buildings irrespective of the applicant or subsequent occupants, and whoever acts on it must comply with all conditions in this Permit. Any amendment, variation or extension of this Permit requires further planning consent of Council.
2. Landscaping, in the form of vegetation planting or other visual screening, must be provided between the development and the property's southern boundary to reduce its visual impact upon adjoining properties. Prior to commencement of construction of the development, the developer must submit to Council a plan which demonstrates that this landscaping would be provided. The plan must be to the satisfaction of Council's Manager – Development Services and must be implemented. Implementation of the plan must be complete upon completion of the development.
3. The maximum height of the development must be reduced so that it does not exceed 5m above natural ground level. Any plans submitted for building approval for the development must demonstrate likely compliance with this condition.
4. The stormwater runoff from all concrete, paved, or otherwise sealed areas must be collected and contained within the property or discharged to a council approved discharge point. All works in relation to the discharge of stormwater is to be completed to the satisfaction of the Executive Manager - Engineering Services.
5. Erosion/siltation infiltration control measures are to be applied during construction works to the satisfaction of the Executive Manager - Engineering Services.
6. No native trees are to be ringbarked, cut down, topped, lopped, or removed without Council approval.

ADVICE

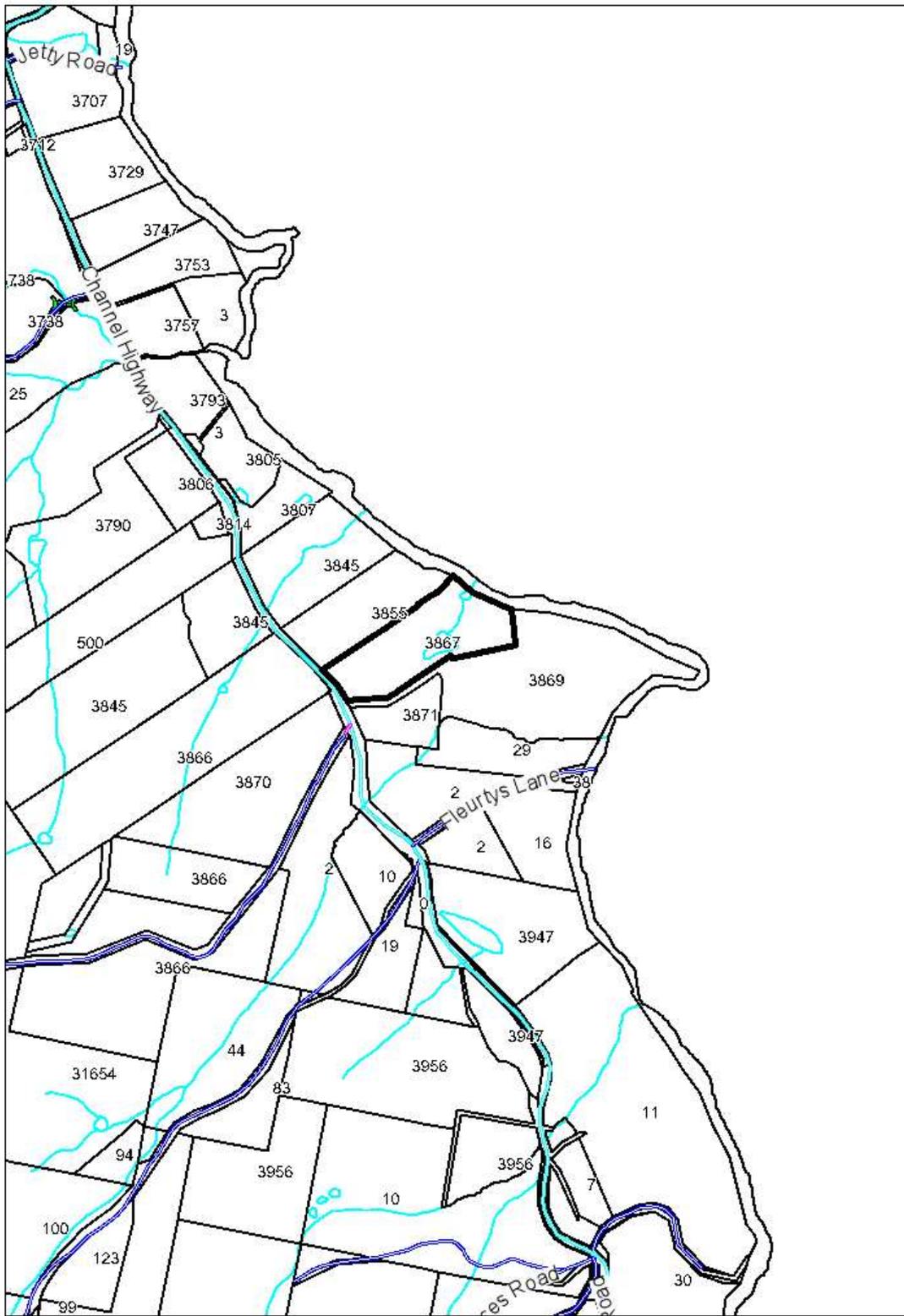
- A. In accordance with section 53(5) of the *Land Use Planning and Approvals Act 1993* this permit lapses after a period of two years from the date on which it is granted if the use or development in respect of which it is granted is not substantially commenced within that period.
- B. This Permit does not constitute building approval. The developer should obtain a Building Permit for the development prior to commencing construction.
- C. The use of the proposed garage/shed must be for garaging and storage purposes only.

VOTING

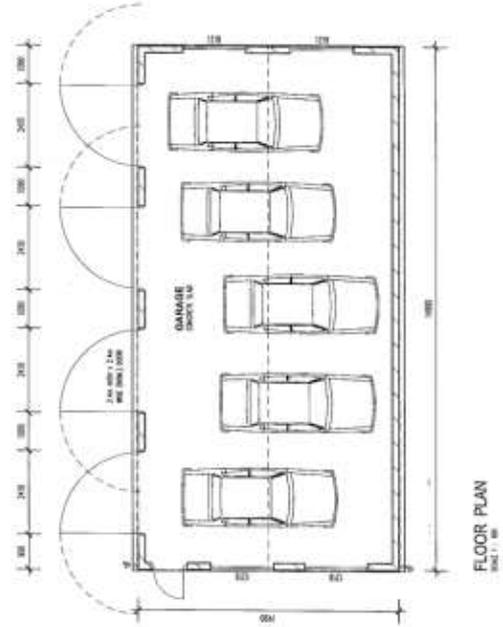
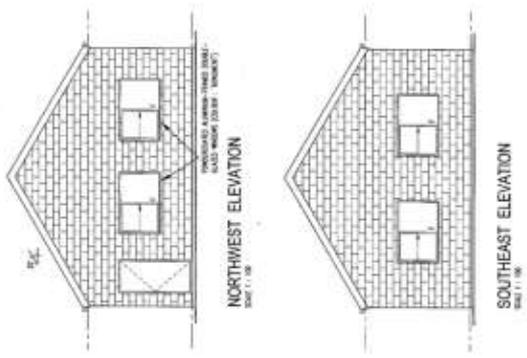
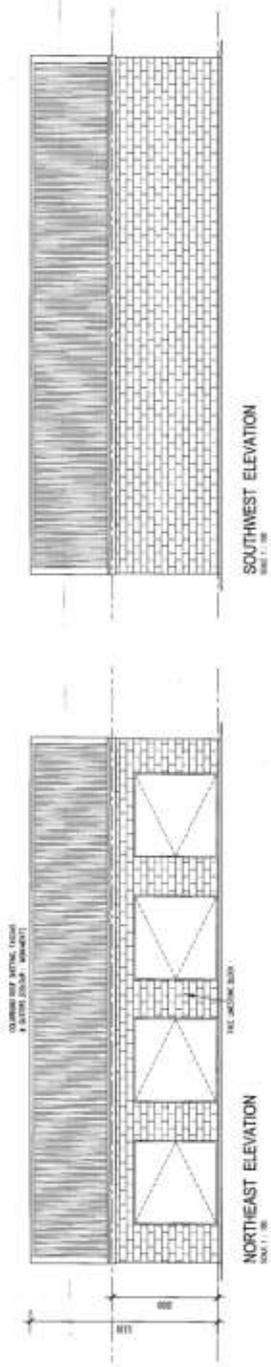
	For	Against		For	Against
Cr Atkinson			Cr Percey		
Cr Black			Cr Street		
Cr Dr Bury			Cr Wass		
Cr Fox			Cr Winter		
Cr Grace			Cr Wriedt		

Attachment:

- 1. Location Plan (1)
- 2. Proposal Plans (3)



Development Application: DAV/2015/242
 Date Received: 10 October 2015
 Date Issued as Public Consultation: 18 November 2015



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PROPOSED NEW CAR GARAGE
 at 3007 CHANNEL VIEW
 BRISBANE BAY
 for T. PILEY

Date:	18/10/2015	Rev No.:	001/001
Drawn:	John W. O'Neil	Sheet:	1 of 4
Issue:	04	Issue:	001-001/001

Drawn at 1:50 scale to A3. Scale of drawings is 1:50 unless otherwise stated. Do not scale from any photograph. Date: 1/1/2015

REPORT TO: PLANNING AUTHORITY & DEVELOPMENT COMMITTEE

SUBJECT: **DA-2015-329 - DEVELOPMENT APPLICATION FOR DWELLING REQUIRING RELAXATION OF SITE COVERAGE AND FRONT BOUNDARY SETBACK AT 35 FLINDERS ESPLANADE, TAROONA (CT: 15567/3) FOR MR Z PRCIK**

FILE REF: DA-2015-329 **DATE:** 4 DECEMBER 2015

OFFICER: TRENT HENDERSON – PLANNING OFFICER

ENDORSED BY: BELINDA LOXLEY – MANAGER DEVELOPMENT SERVICES

Application Number:	DA-2015-329
Applicant:	Mr Z Prcik
Zoning:	Low Density Residential – Area C
Discretions:	Site coverage, Front boundary setback
Existing Land Use:	Vacant block, private garden
No. of Representations:	Four (4)
Planning Issues:	Streetscape and neighbourhood character
Recommendation:	Approved subject to conditions

1. THE PROPOSAL IN DETAIL

1.1 The Proposal

The proposal is to construct a four bedroom dwelling that is split into three levels, being: the Lower Ground floor consisting of the double garage and rumpers/media room, the ground floor which is an open planed space incorporating the living room, dining room and kitchen, with the final upper level being dedicated to the bedrooms and bathrooms plus study nook.

Materials and finishes for the dwelling are proposed by the Applicant to be as follows:

- Roof – Ruukki Finnera PR23 Graphite colour providing the appearance of a tiled roof (pictures were submitted).
- Gutters, downpipes and accessories – metal powder coated system colour Dulux Pipeline Grey N43.
- Aluminium windows with clear glass (non-reflective) double glazed safety glass units. All door and window frames be the colour. Dulux Pipeline Grey N43.
- 60mm thick insulated and metal sheeted sectional garage door with stainless steel triple glazed glass inserts in all 4 sections. The stainless steel window feature in the garage door is to be repeated in the design of the front main entry door. The two fixed sections of the main entry door have architectural obscured glass units AGC Olterluce Wave for privacy. Garage door colour is Dulux Pipeline Grey N43.

- Front façade stone – Teakwood Sandstone random medium sized cladding, and James Hardie Scyon Linea Painted Compressed fibrocement weatherboard

1.2 The Site

The property 35 Flinders Esplanade Tarooma is split into two certificates of titles both having frontage to Flinders Esplanade. The southern title (CT: 15567/4) has the existing residential dwelling, whilst the proposed development is to occur on the northern title (CT: 15567/3) which is currently vacant (Plate 1). A stormwater easement on the southern title, acting as the boundary line between the two, has a natural water course that is both an open and piped stormwater drain.

Both titles are known as 35 Flinders Esplanade.



Plate 1 – The image indicates the vacant lot at 35 Flinders Esplanade.

The development site has functioned as a private garden for the existing dwelling, although it is not fenced along the street frontage (Plate 2). The garden is a mix of evergreens and deciduous plants of various ages that are typical for most of the established gardens in Tarooma. The garden does add to the open leafy character of the streetscape; however, there is no listing of any trees having any cultural heritage value or conservation significance on site.



Plate 2 – The vacant lot of 35 Flinders Esplanade Tarooma showing the site is consisting of an established garden.

Based on the Certificate of Title development site is located on a 842m² roughly square shaped block that has a slight southerly aspect. The block has an average gradient of around 12%, with the high point being located northeastern rear corner at a contour level of 27.75m, with the lowest point being located at the southeastern corner of 23m; however, where the open stormwater drain is situated on the boundary the ground level drops an additional 1m to a level of 22m. A 1.83m drainage easement runs along the rear boundary, however, the TasWater sewer pipe is located outside the easement and cuts across the rear of the property.

1.3 Background

In accordance with the Sealed Plan the subject title was sealed in 1981. The property has remained vacant of any significant structures, serving as an established garden for the existing dwelling on the adjacent title to the south also known as 35 Finders Esplanade.

2. PLANNING ASSESSMENT

2.1 Statutory Implications

The land is zoned Low Density Residential under the Kingborough Interim Planning Scheme 2015 (the Scheme). The proposal has been assessed under the Residential Use Class provisions of the Scheme. The proposal is discretionary.

The relevant parts of the Scheme are:

- Part 12 – Low Density Residential
- Code E6 – Parking and Access Code
- Code E7 – Stormwater Code

It is noted that in accordance with the Use Table under Clause 12. 2 of the Scheme, a single residential dwelling can fit into the “No Permit Required” use class within the Low Density Residential Zone if no discretions as sort. However, two discretions are requested by this application that are:

- (a) Part 12 - Clause 12.4.2 A1(a), relaxation of front boundary setback,
- (b) Part 12 – Clause 12.4.3 A1(a), site coverage of not more than 25%.

Council's assessment of this proposal should also consider the issues raised within the representations, the outcomes of any relevant State Policies and the objectives of Schedule 1 of the *Land Use Planning and Approvals Act 1993*.

2.2 Public Consultation

The application was advertised in accordance with the requirements of s.57 of the *Land Use Planning and Approvals Act 1993* (from 21 October 2015 to a November 2015). Four (4) representations were received during the public exhibition period.

The following issues were raised by the representors:

- (a) Proximity of dwelling to northern boundary – although they acknowledged the Developer was exploring moving dwelling.
- (b) The proposed site coverage is inappropriately relaxed and not consistent with the surrounding neighbourhood.

- (c) Relaxation of the front boundary is inappropriate as the size and bulk of dwelling in close proximity to front boundary is inconsistent to streetscape.
- (d) Building envelope does not factor the actual natural ground level and as a result the dwelling height and scale is not assessed appropriately.

Taking on board the concerns raised within the representations, the Applicant amended the plans by relocating the dwelling south 0.8m and setting the dwelling back a further metre into the rear yard area. Although no new discretions were triggered the Applicant agreed to extend the 42 day assessment period to allow for the amended application to be re-advertised and the application to proceed to the first available Planning Authority Committee Meeting being Monday 14 December 2015.

Therefore, the application was re-advertised in accordance with the requirements of s.57 of the *Land Use Planning and Approvals Act 1993* (from 14 November 2015 to 27 November 2015). Three (3) representations were received during the public exhibition period, from the same representors as the first advertising round.

The following issues were raised by the representors:

- (a) The relaxation of site coverage was still inconsistent,
- (b) The relaxation of the front boundary at the amended site was still inconsistent with the surrounding areas and inappropriate.
- (c) The building envelope is incorrectly drawn failing to take into account the natural ground level and the subsequent relaxation of the envelope is inappropriate.

A copy of all representations submitted, along with the response by the Applicant, has been made available for the members of the Planning Authority Committee in the Councillors' office at the Civic Centre.

The issues raised by the representations will be addressed throughout the report below under the corresponding sections.

2.3 Strategic Planning

The relevant strategies associated with the Scheme are as follows:

Zone Purpose Statements of the Low Density Residential zone

The zone purpose statements of the *Low Density Residential zone* are to:

- 12.1.1.1 - *To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.*
- 12.1.1.2 - *To provide for non-residential uses that are compatible with residential amenity.*
- 12.1.1.3 - *To avoid land use conflict with adjacent Rural Resource or Significant Agricultural zoned land by providing for adequate buffer areas.*
- 12.1.1.4 - *To provide for existing low density residential areas that usually do not have reticulated services and have limited further subdivision potential.*

The proposed development is a single residential dwelling on an existing single 842m² title that was sealed in 1981 according to the Certificate of Title. Construction of a dwelling on a vacant residential block located in the centre of Taroom is in accordance with the purpose statements for the Low Residential Zone.

Clause 12.1.2 – Local Area Objectives and Desired Future Character Statements

The Scheme details separate Local Area Objectives and Desired Future Character Statements for the main towns in the municipal area. The following Local Area Objectives and Desired Future Character Statements are relevant to the assessment of this application.

Local Area Objectives and Implementation Strategies for Taroom			
Local Area Objectives		Implementation Strategy	
(a)	<i>The relative low residential density of Taroom will be maintained and any significant change to higher densities is to be avoided.</i>	(a)	<i>Infill development should only be encouraged on sites convenient to urban facilities and services.</i>
Comment: The proposal is to construct a single residential dwelling on an existing vacant residential zoned property that is located within the centre of the Taroom. The development is consistent Local Objective (a).			
(b)	<i>Areas within Taroom that are zoned Low Density Residential are to be developed so that both visual landscape and natural environmental values are protected.</i>	(b)	<i>Existing larger lot sizes are to be retained in order that there is sufficient land to accommodate substantial vegetation on site and provide for the desired landscape and natural amenity with only minimal expansion of the existing urban footprint permitted.</i>
Comment: Objective (b) relates to the subdivision and future expansion of the suburb. In accordance with the Certificate of Title the Sealed Plan was issued in 1981, constructing a single residential dwelling on an existing title that is covered by garden is not in conflict with this objective. It is noted that the design and siting of the dwelling results in wide setbacks providing future capacity for landscaping.			

Desired Future Character Statements and Implementation Strategies for Taroom			
Desired Future Character Statements		Implementation Strategy	
(a)	<i>Taroom is to continue to be a seaside suburb mainly containing single detached dwellings with established landscaped gardens.</i>	(a)	<i>Multi-unit housing is to be discouraged other than in the vicinity of the Taroom shopping centre.</i>
Comment: The proposal is not for multi-unit housing but is for a single detached dwelling with a landscaped garden. The development is consistent with this desired future character statement.			

(b)	<i>The existing neighbourhood character that is associated with the area's landscape and environmental values should be protected.</i>	(b)	<i>The visual amenity of hillsides and skylines is retained by providing for larger lots that are able to retain sufficient native vegetation. Native vegetation is to be protected along the coastline and alongside gullies and watercourses. In some cases these areas also provide a buffer or transition between more closely settled urban areas and other areas with high natural values.</i>
<p>Comment: The development application does not involve any impact on the visual amenity of hillsides and skylines or the removal of native vegetation. The property is not located on the coastline and has been shown to be clear of any gullies or watercourses.</p> <p>The proposal is flanked by same pattern of single residential dwelling on medium to large titles.</p>			

The creation of the original title envisaged the residential density that this proposal will create. There will be limited resultant change to the landscape. The proposed development is not in conflict with the local area objectives and the desired future character statements.

2.4 Zone

The site is zoned Low Density Residential under the Scheme. This zone provides a range of Use and Development Standards and the proposal is assessed against the relevant provisions as follows:

Clause 12.4.2 – Setbacks

- Sub-clause A1 – 4.5m Primary Frontage Setback

The dwelling has a setback from the street frontage of 2.9m between the property boundary and the closest point of the dwelling being the eaves; however, as eaves are excluded from the setback calculation the setback is 3.5m between the boundary and the dwelling wall. Therefore, the application is requesting a relaxation of 1m from the 4.5m minimum setback requirement as determined by the Acceptable Solution of Sub-clause A1 in relation to front boundary setbacks of the Scheme.

Plans initially submitted proposed a front setback of 1.5m. In addressing a request for further information the Applicant altered the plans by locating the dwelling back further to have a front setback of 2.5m at the closest point. The Applicant cited a number of dwellings within Flinders Esplanade that already have a relaxation of the front boundary setbacks. Additionally, attempting to address concerns raised within the representations, the Applicant has further set back the dwelling an additional 1m, providing a setback of 3.5m, which is a relaxation of 1m under the Scheme. As a TasWater service easement runs along the rear of the property the dwelling would be unable to be altered further back into the property without a major redesign, an option the Applicant has indicated is not available.

The associated Performance Criteria states that a dwelling must:

- (a) *be compatible with the relationship of existing buildings to the road in terms of setback or in response to slope or other physical constraints of the site; and*
- (b) *have regard to streetscape qualities or assist the integration of new development into the streetscape.*

The properties either side of the development site, being the existing dwelling on at 35 Flinders Esplanade and the dwelling at 33 Flinders Esplanade, both have large front setbacks ranging from 14m to approximately 13m respectively. However, the dwelling at 31 Flinders Esplanade has a front setback of 4.5m to the wall and 3.8m to the eave. A number of other dwellings along Flinders Esplanade also have very close front setbacks of various lengths to the title boundary, such as: 37, 40, 42, 44, 46, 47, 50, 54, and 62 Flinders Esplanade.

The Applicant has setback the dwelling from the initial proposed distance, whilst still not complying with the acceptable solution, no further relocation can be achieved due to the location of the sewer pipeline. The section of the dwelling that requires a relaxation is just under half the width of the entire dwelling where the garage is located, the other half of the dwelling is setback behind the timber pergola breaking up the front façade. The impact of the relaxation is exacerbated by the curve in the street that, despite that large road reserve, has the appearance of standing out more relative to the adjoining properties large front setbacks. However, the impact of visual bulk on the streetscape with a 1m relaxation at this site would be no greater than if the dwelling as setback 4.5m from the front boundary. The relaxation poses no impact on the vehicle visibility and safety of the street, and is consistent with a number of dwellings already established along Flinders Esplanade.

It is therefore considered that the measures the Applicant has taken in relocating the dwelling back to a distance of 3.5m from the boundary is consistent with the provisions of the Kingborough Interim Planning Scheme 2015.

- Sub-clause A2 – Garage setback from a Frontage

The acceptable solution A2 of Clause 12.4.2 requires the garage to be located in accordance with one of the following three requirements:

- (a) *5.5 m, or alternatively 1m behind the façade of the dwelling; or*
- (b) *the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or*
- (c) *1m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10 m from the frontage.*

The garage is located under *a portion of the dwelling gross floor area* and therefore complies with point (b) and no relaxation of the Acceptable Solution is required.

- Sub-clause A3 – Building Envelope

In accordance with Acceptable Solution of Sub-clause A3(a) the building must be contained within the Building Envelope as shown in Diagram 12.4.2A of Part 12 of the Scheme. Initially elevation plans submitted demonstrate that the proposed development was entirely contained within the required Building Envelope requiring no relaxation of the setback provisions of the Scheme, other than the already addressed front setback.

In addressing concerns raised during the public consultation period, the developer has altered the dwelling by shifting the building south 0.8m providing a greater buffer between the proposed dwelling and the northern side boundary. This is despite the fact that the previous location complies with the Scheme. As a result of the amendment the south-eastern corner side of the dwelling does pierce the Building Envelope but only where the land falls away sharply. Regardless, the only section of the dwelling that exceeds the envelope is the corner eave, which as it is no more than 0.6m in depth is classed as a minor protrusion and excluded from assessment (see Drawing 1).



Drawing 1 – the front of the dwelling showing the eave exceeding the outline of the building envelope.

The representations stated that the plans showing the building envelope are incorrect, failing to take into account the fact that the side boundary is significantly lower in the southeastern corner at the point of the stormwater drain. However, observation of the three cross section diagrams submitted indicate that whilst the front of the envelope is pierced by the eave, the building envelope is based on the natural ground level with the rear of the envelope being significantly higher than the dwelling (see Drawing 2). There is no evidence that GHD has plotted the building envelope incorrectly, and not taken into account the topography of the site.



Drawing 2 – the building envelope fore located at the rear of the dwelling.

The proposed dwelling therefore complies with the Acceptable Solution of Clause 12.4.2(A2) and no relaxation of the clause is required.

- Sub-clause A4 – Trees of high conservation

There are no trees listed as having any heritage value or conservation value present on the site; therefore, this clause does not apply to this Development Application.

Clause 12.4.3 – Site coverage and Private Open Space

The subject land is located within Taroona which has a maximum site coverage of 25% under Clause 12.4.3 A1(a) of the Kingborough Interim Planning Scheme 2015. Unlike the Kingborough Planning Scheme 2000, there is no absolute maximum percentage of 30% that the site coverage could not exceed. Instead the Interim Planning Scheme relies on the Performance Criteria and other provisions of the Scheme in determining to appropriateness of the amount of relaxation to be applied to a developments site-coverage.

It is noted that the Scheme defines site coverage as roofed areas and excludes eaves up to a 0.6m in depth; therefore the calculation for the proposed development must exempt the area set aside for the eaves and the timber pergola that is not roofed.

The proposed site coverage is 29.7%, as such the development must be assessed under the Performance Criteria Clause 12.4.3 P1, dwellings must have:

- (a) *private open space that is of a size and dimensions that are appropriate for the size of the dwelling and is able to accommodate:*
 - (i) *outdoor recreational space consistent with the projected requirements of the occupants; and*
 - (ii) *operational needs, such as clothes drying and storage; and*
- (b) *have reasonable space for the planting of gardens and landscaping.*
- (c) *not be out of character with the pattern of development in the surrounding area; and*
- (d) *not result in an unreasonable loss of natural or landscape values*

Not factoring in the large areas along the sides of the dwelling or the open space at the front of the dwelling, there is a usable rear yard area of approximately of 255m², which exceeds the Schemes minimal private open space of 24m² for a dwelling (Clause 12.4.3 A2).

There is an established pattern of large dwellings located nearby in the same road as the proposed development that demonstrates a similar site coverage pattern, although this more prevalent on the lower side of the road. It is noted that the Planning Authority has previously approved a relaxation of site coverage of 29.8% at 48 Flinders Esplanade (DA-2012-321 issued 12 February 2013, Minute No.PA16/2-13). Whilst each development application must be assessed on their own merits, the proposed site coverage is not inconsistent with levels that have already been approved within the same street.

No significant loss of amenity or adverse impact on neighbourhood character through the relaxation of site coverage is demonstrated to exist as a result of this

proposal. It is considered that the proposal is therefore capable of demonstrating compliance with the Performance Criteria.

Clause 12.4.4 – Sunlight and Overshadowing

The design of the dwelling results in the entire habitable rooms consisting of the dining room and living room, plus open plan kitchen, being orientated north and complying with the acceptable solution of Sub-clause A1.

The other standards associated with overshadowing within this clause relate to overshadowing of other dwellings on the same site, (being for the assessment of multiple dwellings), and are therefore not relevant to this application.

Clause 12.4.6 – Privacy

The location of the windows and pergola areas are situated more than 3m from the side boundary complying with the acceptable solution of Sub-clause A1 of the Scheme and therefore will not generate any privacy issues.

2.5 Code Matters

Code E6 – Parking and Access Code

In accordance with Table 6.1 a single residential dwelling containing 2 or more bedrooms (including all rooms capable of being used as a bedroom) is required to have no less than two parking spaces. The proposed development includes a double garage, providing two parking spaces.

Code E7 – Stormwater Management Code

The purpose of this provision is to ensure that stormwater disposal is managed in a way that furthers the objectives of the State Stormwater Strategy.

Documentation has been submitted demonstrating stormwater generated from the development will be piped into the existing stormwater management system; therefore complying with the Acceptable Solution of Clause E7.7.1 of Code.

3. REFERRALS AND REPRESENTATIONS

3.1 Internal Referrals

Health

There are no environmental health issues relevant to the proposed development.

Engineering

The following report was prepared by Council's Development Engineering Officer, Paul Verne.

Roads and Traffic

The proposed development is on the northern arm of Flinders Esplanade, Tarooma and is able to achieve required sight distance as per Tasmanian Standard Drawings TSD-E01. As the increase from the proposed development is low, Flinders Esplanade is considered adequate to service the development. The citing of the

dwelling 3.5m from title boundary with Flinders Esplanade will have no impact on vehicles using the road.

Drainage

A natural water course runs between the two titles that make up 35 Flinders Esplanade runs, which is partially piped with the remaining an open drain. The Applicant has submitted plans and documentation from a qualified engineer demonstrating that the proposed development is clear of a 1 in 100 ARI flood event. The development will be required to discharge stormwater runoff and overflows from all roofed or sealed areas into the natural watercourse to the satisfaction of the Executive Manager - Engineering Services.

This natural water course is able to cope for a 1% AEP storm event and this development will comply with the requirements of E7.0 Stormwater Management Code of Kingborough Interim Planning Scheme 2015 having all stormwater discharge from all new impervious areas being disposed of by gravity with public stormwater infrastructure.

Vehicle Access

An upgraded vehicular access is required to be constructed in accordance with the Tasmanian Standard Drawings (TSD-RO9, TSD-E01 & TSD-RF01) and be constructed in standard grey concrete with a broomed non-slip finish from the kerb crossing layback to the lot boundary. A Permit to carry out works within a Council road reservation must be obtained from Council before the applicant can construct the access.

Carparking and Manoeuvring

The Applicant has submitted plans demonstrating that they can provide the required off street parking spaces.

Hydraulic Services

The Applicant will be required to comply with the requirements of TasWater, with respect to any water and sewer connections or upgrades required to service the proposed development.

Recommendation

There have been no engineering related representations against the proposed development. Approval should be subject to engineering conditions which address the above issues.

Natural Resource Management

There are no natural resource management issues relevant to the proposed development.

3.2 External Referrals

The following external referrals were required or undertaken as part of this application:

TasWater

The application was referred to TasWater in accordance with the requirements of the *Water and Sewerage Industry Act 2008*. TasWater has provided its response to the Council Notice of Planning Application Referral including conditions of approval to be included in any permit issued for the development. A copy of the conditions from TasWater has been included in the attachments to this report.

3.3 Representations

The representations objected to the development primarily on three grounds, being: the relaxation of the front boundary setback, relaxation of the site coverage, and the dwelling not being located within the defined building envelope. The representations expanded their grounds in opposition to the development on the ground that the submitted documentation was incorrect and has not taken into account the true nature of the site. These issues have been addressed throughout the report above, and the Applicant has made an attempt to accommodate the representors concerns; although, three representors still oppose the development stating that the developer should redesign the dwelling.

Whilst some minor amendments can be conditioned, the Planning Authority must assess the application that comes before it against the relevant Planning Scheme, it cannot require a redesign as this is tantamount to a refusal. The proposal seeks two relaxations, a relaxation of the front boundary by 1m and a relaxation of the site coverage by 4.7%. The impact from these two relaxations on the surrounding neighbourhood character is similar to what would be approved if the development complied with the relevant Acceptable Solutions. As the Applicant has noted, there are site constraints present on the development site, and there has been previously been approved relaxations of front setback and site coverage on various properties along Flinders Esplanade.

4. STATE POLICIES AND ACT OBJECTIVES

The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.

The proposal is consistent with the objectives of Schedule 1 of the *Land Use Planning and Approvals Act 1993*.

5. CONCLUSION

The proposal for a four bedroom dwelling with a double garage incorporated into the design on the vacant title at 35 Flinders Esplanade Taroona (CT: 15567/3). The proposal relies on the relaxation of two provisions of the Scheme being the front boundary setback and the site coverage. The applicant has attempted to address the concerns of the representors and in doing so has lessened the impact of the proposed development on the streetscape. However, despite further objection to the proposed development, no grounds in accordance with the requirements of the Kingborough Interim Planning Scheme 2015 have raised by the representors that justify refusal of the proposed development.

It is considered that the development application is therefore consistent with the provisions and intent of the Kingborough Interim Planning Scheme 2015.

6. RECOMMENDATION

MOVED Cr
SECONDED Cr

That in accordance with Council Policy 1.1 – Delegated Authority Policy, the Planning Authority resolves that the report of the Manager Development Services be received and that the development application dwelling requiring relaxation of site coverage and front boundary setback at 35 Flinders Esplanade, Tarooma (CT: 15567/3) for Mr Z Prcik be approved subject to the following conditions:

1. Except as otherwise required by this Permit, use and development of the land must be substantially in accordance with Development Application No. DA-2015-329 and Council Plan Reference No. P5 submitted on 9 November 2015. This Permit relates to the use of land or buildings irrespective of the applicant or subsequent occupants, and whoever acts on it must comply with all conditions in this Permit. Any amendment, variation or extension of this Permit requires further planning consent of Council.
2. A drainage design in accordance with the Director of Building Control Specified List, Schedule 2 at a scale of 1:200, designed by a qualified hydraulic engineer or suitably qualified person, showing the location of the proposed sewer and stormwater house connection drains; including the pipe sizes, pits and driveway drainage, must be submitted with the application for Building Permit.
3. The vehicular access must be in accordance with the Tasmanian Standard Drawings (TSD-RO9, TSD-E01 & TSD-RF01) and be constructed in standard grey concrete with a broomed non-slip finish from the kerb crossing layback to the lot boundary. A Permit to carry out works within a Council road reservation must be obtained prior to any works being commenced within the Council road reservation.
4. The stormwater runoff and overflows from all roofed or sealed areas must be collected and discharged into Council's reticulated stormwater system to the satisfaction of the Executive Manager - Engineering Services. A new 150 mm PVC stormwater lot connection is to be provided by council at the developers cost and all stormwater discharge from all new impervious areas must be disposed of by gravity to the new stormwater lot connection.
5. Erosion/siltation infiltration control measures are to be applied during construction works in accordance with NRM South Soil and Water Management of Construction Sites – Guidelines, Tasmanian Standard Drawings (TSD-SW28) and to the satisfaction of the Executive Manager - Engineering Services.
6. The conditions as determined by TasWater, and set out in the attached Appendix A, form part of this permit.

ADVICE

- A. This Permit does not constitute building approval. The developer should obtain a Building Permit for the development prior to commencing construction.
- B. In accordance with section 53(5) of the *Land Use Planning and Approvals Act 1993* this permit lapses after a period of two years from the date on which it is granted if the use or development in respect of which it is granted is not substantially commenced within that period.

VOTING

	For	Against		For	Against
Cr Atkinson			Cr Percey		
Cr Black			Cr Street		
Cr Dr Bury			Cr Wass		
Cr Fox			Cr Winter		
Cr Grace			Cr Wriedt		

Attachments:

1. TasWater Conditions (2)
2. Location Plan (1)
3. Proposal Plans (9)

Appendix A



Submission to Planning Authority Notice

Council Planning Permit No.	DA-2015-329	Council notice date	10/09/2015
TasWater details			
TasWater Reference No.	TWDA 2015/01451-KIN	Date of response	2/10/2015
TasWater Contact	Amanda Coleman	Phone No.	6237 8229
Response issued to			
Council name	KINGBOROUGH		
Contact details	kc@kingborough.tas.gov.au		
Development details			
Address	35 FLINDERS ESP, TAROONA	Property ID (PID)	5714774
Description of development	New Dwelling		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
GHD	Site Plan/3217241-SK001	A	2/09/2015
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
<ol style="list-style-type: none"> 1. A suitably sized water supply with metered connections / sewerage system and connections to the dwelling of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 			
DEVELOPMENT ASSESSMENT FEES			
<ol style="list-style-type: none"> 3. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater for this proposal of \$197.00 for development assessment as approved by the Economic Regulator and the fees will be indexed as approved by the Economic Regulator from the date of the Submission to Planning Authority Notice for the development assessment fee, until the date they are paid to TasWater. Payment is required within 30 days from the date of the invoice. 			
Advice			
For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards			
For application forms please visit http://www.taswater.com.au/Development/Forms			
The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning			

Authority Notice.

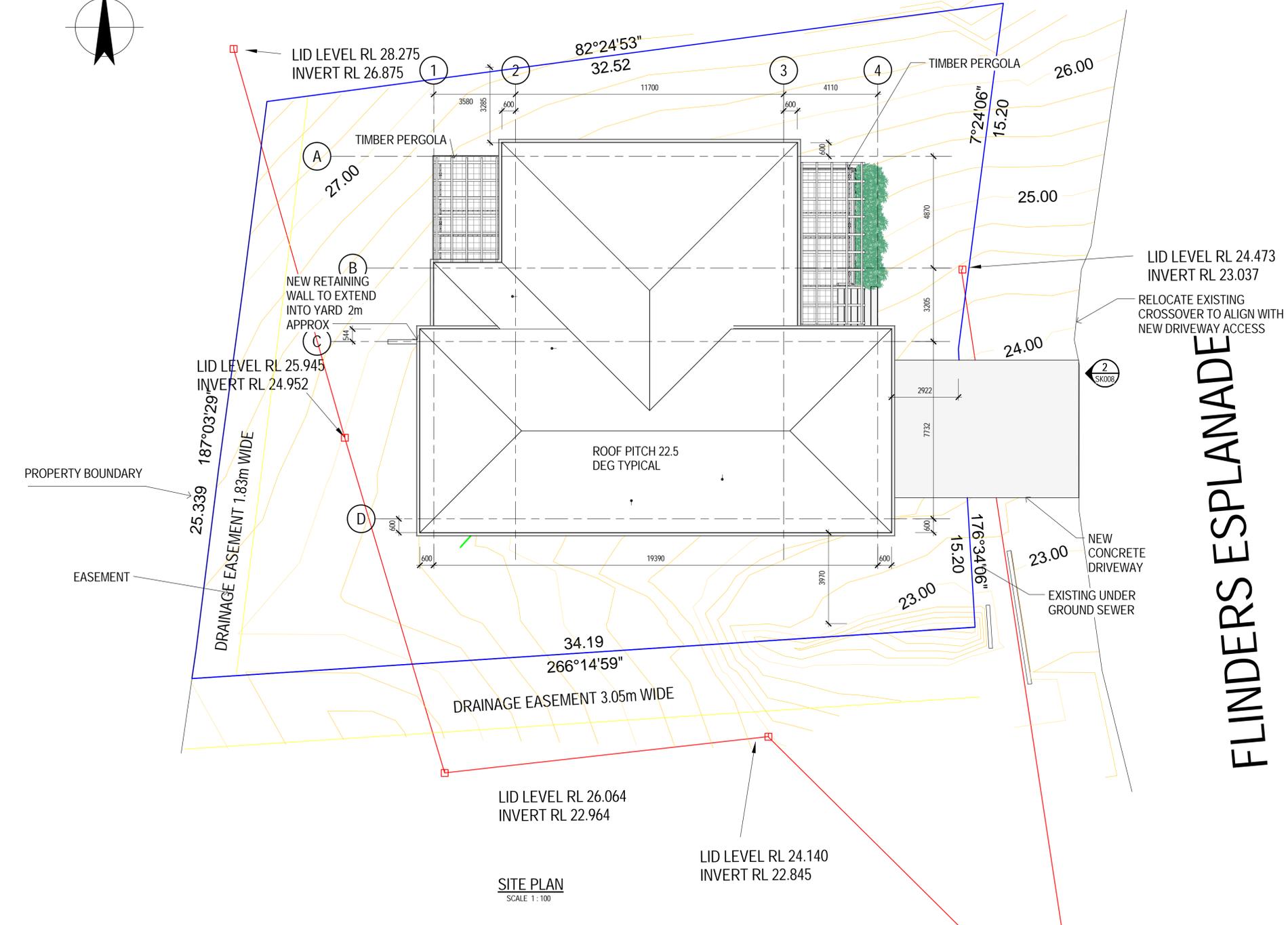
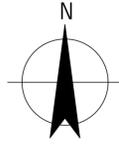
Authorised by

A handwritten signature in black ink, appearing to read "Jason Taylor".

Jason Taylor
Development Assessment Manager

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





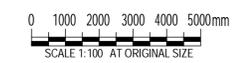
TOTAL LAND AREA = 844 sq m
 PLAN AREA EXCLUDING EVES = 250.5 sq m
 SITE COVERAGE = 29.7%

FLOOR PLAN AREA UNDER ROOF = 242.5sq m

SITE PLAN
SCALE 1:100

PRELIMINARY

No	Revision	Note	Drawn	Job Manager	Project Director	Date
D	MOVED 200mm S, 1000mm W	- REISSUED FOR PLANNING APPROVAL	DB	NJE	MD	9.11.15
C	MOVED 800 mm SOUTH	- REISSUED FOR PLANNING APPROVAL	DB	NJE	MD	5.11.15
B		REISSUED FOR PLANNING	DB	NJE	MD	12.10.15
A		ISSUED FOR PLANNING APPROVAL	DB	NJE	MD	02.09.15



Development Application: DAS-2015-329
 Plan Reference no.: P5
 Date Received: 9 November 2015
 Date placed on Public Exhibition: 14 November 2015

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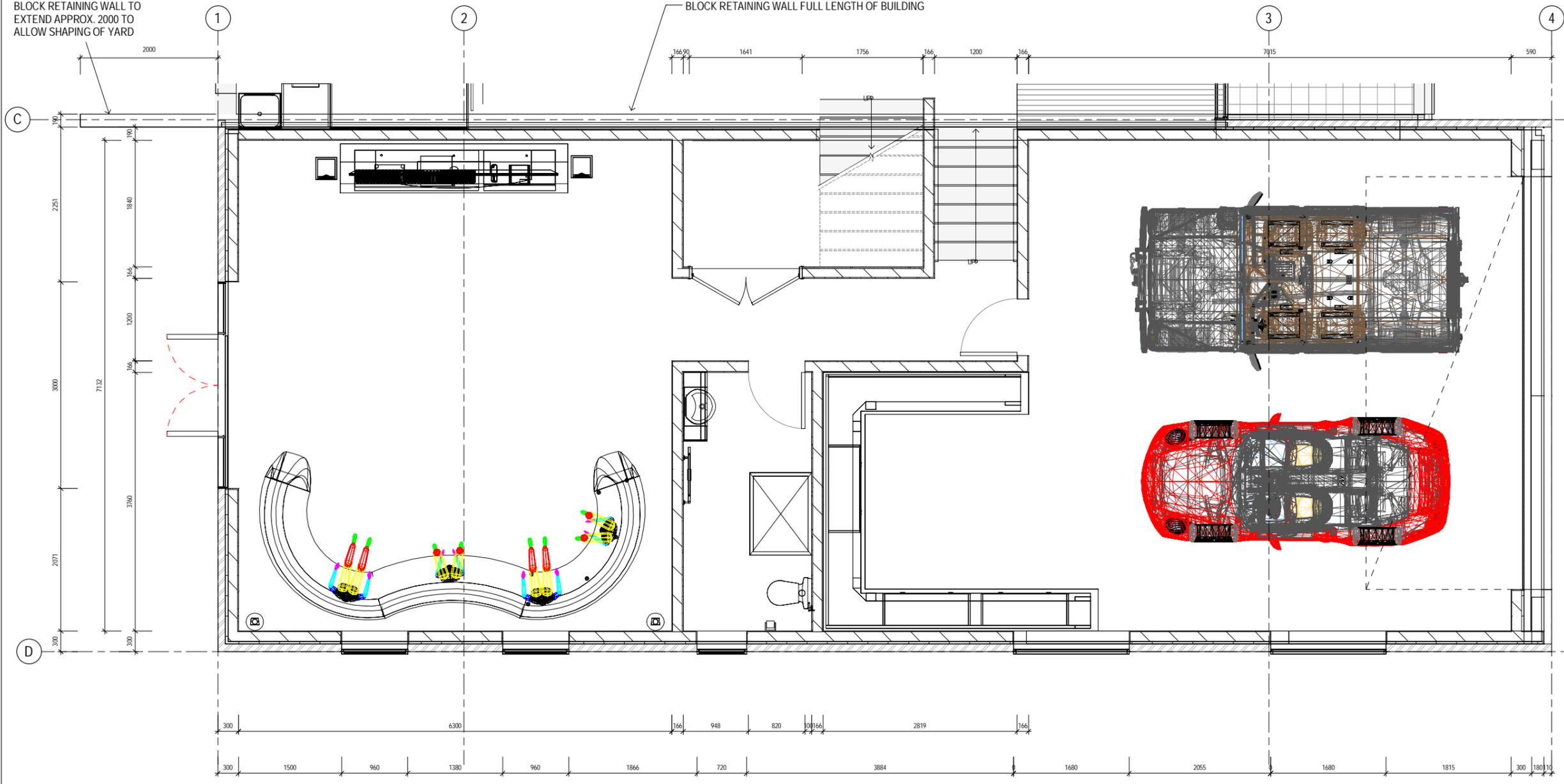
Drawn	D.BOOKER	Designer	D.Prcik
Drafting Check		Design Check	
Approved (Project Director)		Date	
Scale	1 : 100	This Drawing must not be used for Construction unless signed as Approved	

Client	Mr and Mrs D Prcik		
Project	Private residence - 35 Flinders Esplanade		
Title	SITE PLAN		
Original Size	A1	Drawing No:	3217241-SK001
Rev:	D		



BLOCK RETAINING WALL TO EXTEND APPROX. 2000 TO ALLOW SHAPING OF YARD

BLOCK RETAINING WALL FULL LENGTH OF BUILDING



LOWER GROUND FLOOR - RL 25.800

SCALE 1:30

CONCRETE SLAB ON GROUND

PRELIMINARY

No	Revision	Note	Drawn	Job Manager	Project Director	Date
A	ISSUED FOR PLANNING APPROVAL		DB	NJE		02.09.15

Development Application: DAS-2015-329
 Plan Reference no.: P5
 Date Received: 9 November 2015
 Date placed on Public Exhibition: 14 November 2015



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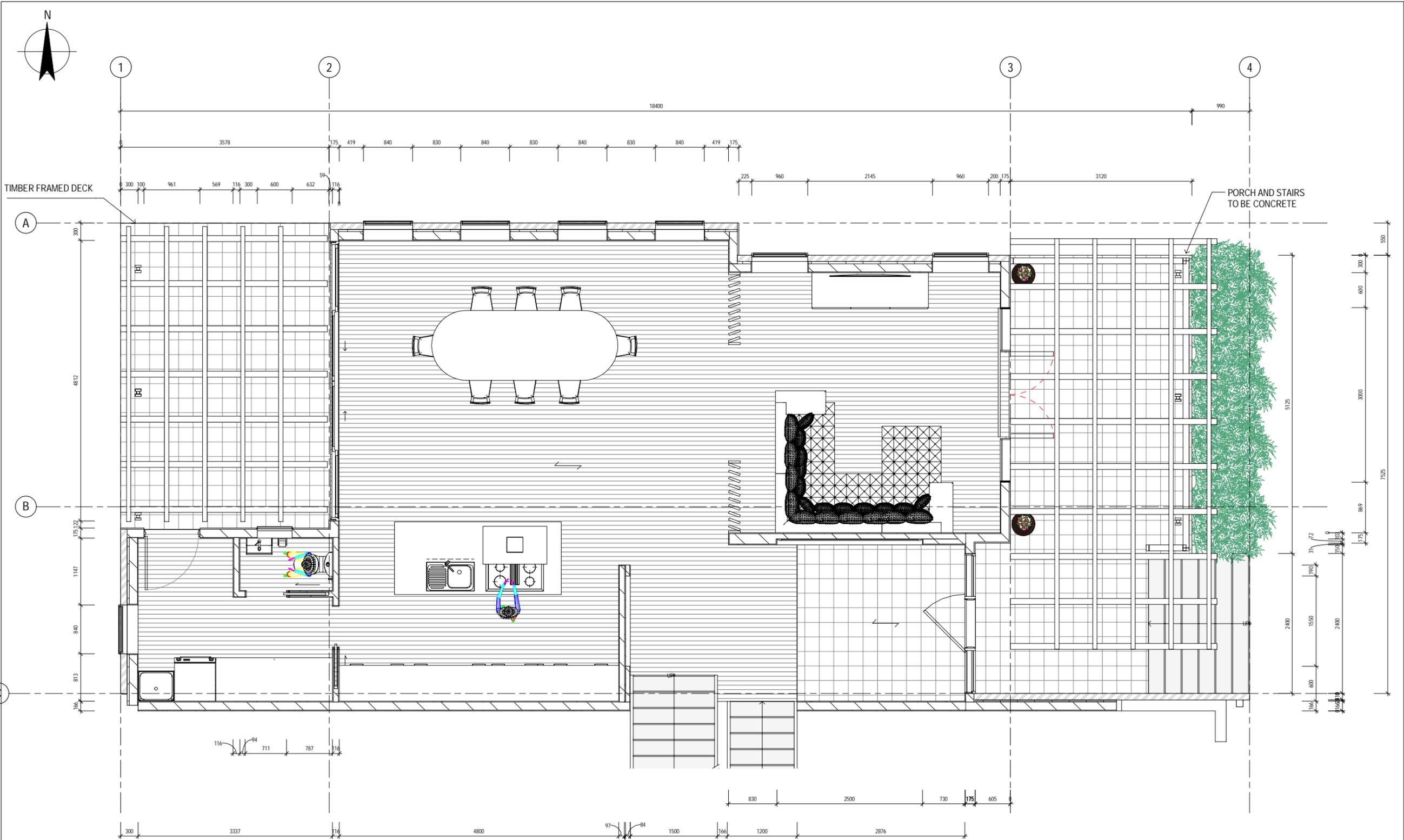
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Drafting Check		Design Check	Checker
Approved (Project Director)		Approver	
Date			
Scale	1:30		

Client	Mr and Mrs D Prcik
Project	Private residence - 35 Flinders Esplanade
Title	LOWER GROUND FLOOR
Original Size	A1
Drawing No:	3217241-SK002
Rev:	A

Plot Date: 12/10/2015 3:40:04 PM Cad File No: G:\3217241\CADD\Revit\32-17241-Flinders Esplanade Residence.rvt



GROUND FLOOR - RL 27.000
SCALE 1:30
SUSPENDED TIMBER UNO

PRELIMINARY

No	Revision	Note	Drawn	Job Manager	Project Director	Date
A	ISSUED FOR PLANNING APPROVAL		DB	NJE		02.09.15

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	Approved (Project Director) Date	Approver
	Scale 1:30	<small>This Drawing must not be used for Construction unless signed as Approved</small>

Client	Mr and Mrs D Prcik
Project	Private residence - 35 Flinders Esplanade
Title	GROUND FLOOR
Original Size	A1
Drawing No:	3217241-SK003
Rev:	A

Plot Date: 12/10/2015 3:40:39 PM Cad File No: G:\3217241\CADD\Revit\32-17241-Flinders Esplanade Residence.rvt



LEVEL 1 - RL 28.500
SCALE 1:30
SUSPENDED TIMBER FLOOR

PRELIMINARY

No	Revision	Note	Drawn	Job Manager	Project Director	Date
A	ISSUED FOR PLANNING APPROVAL		DB	NJE		02.09.15

Development Application: DAS-2015-329
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Date			
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Client	Mr and Mrs D Prcik
Project	Private residence - 35 Flinders Esplanade
Title	LEVEL 1
Original Size	A1
Drawing No:	3217241-SK004
Rev:	A

Plot Date: 12/10/2015 3:40:45 PM Cad File No: G:\3217241\CADD\Revit\32-17241-Flinders Esplanade Residence.rvt



FINISHES:
 ALL WINDOWS DOUBLE GLAZED ALUMINIUM FRAMED
 ROOF SHEETING TO BE GERARD ROOFING "MILANO TILE"
 ASHWOOD COLOUR OR SIMILAR
 WEATHERBOARD AREAS TO BE JAMES HARDIE "SCION" 180.
 LINEA FIBERCEMENT WEATHERBOARD OR SIMILAR
 EXTERNAL BRICK TO BE BORAL OR SIMILAR. TWO BRICK
 COLOURS WINDOW SURROUNDS AND FRONT WALL TO BE
 DIFFERENT FROM SIDE AND REAR COLOUR. COLOURS TO BE
 SYMMETRY EARTH / PORTLAND OR SIMILAR.

PRELIMINARY

No	Revision	Note	Drawn	Job Manager	Project Director	Date
B	REISSUED FOR PLANNING		DB	NJE		12.10.15
A	ISSUED FOR PLANNING APPROVAL		DB	NJE	MD	02.09.15

Development Application: DAS-2015-329
 Plan Reference no.: P5
 Date Received: 9 November 2015
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Drawn: D. BOOKER Designer: D. Prcik

Drafting Check: Design Check

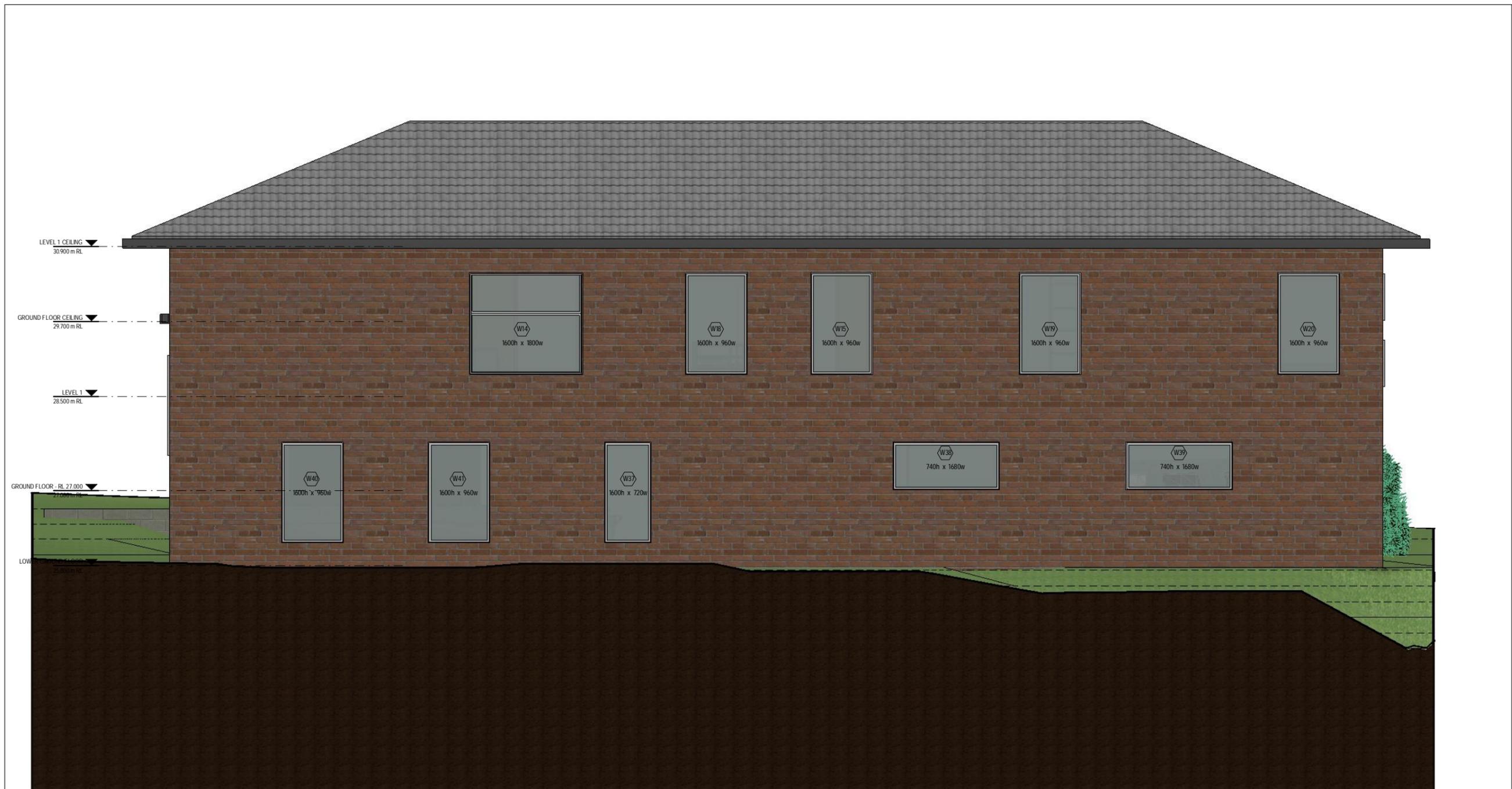
Approved (Project Director) Date

Scale: 1 : 25

Client: **Mr and Mrs D Prcik**
 Project: **Private residence - 35 Flinders Esplanade**

Title: **FRONT ELEVATION**

Original Size: **A1** Drawing No: **3217241-SK005** Rev: **B**



SOUTH VIEW
SCALE

PRELIMINARY

No	Revision	Note	Drawn	Job Manager	Project Director	Date
B	REISSUED FOR PLANNING		DB	NJE		12.10.15
A	ISSUED FOR PLANNING APPROVAL		DB	NJE	MD	02.09.15

Development Application: DAS-2015-329
Plan Reference no.: P5
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Drawn D.BOOKER Designer D.Prcik

Drafting Check Design Check

Approved (Project Director)
Date

Scale 1 : 30

Client Mr and Mrs D Prcik
Project Private residence - 35 Flinders Esplanade

Title SOUTH ELEVATION

Original Size A1 Drawing No: 3217241-SK006 Rev: B



NORTH VIEW
SCALE

PRELIMINARY

No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
B	REISSUED FOR PLANNING		DB	NJE		12.10.15
A	ISSUED FOR PLANNING APPROVAL		DB	NJE	MD	02.09.15

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Drawn D.BOOKER Designer D.Prcik

Drafting Check Design Check

Approved (Project Director)
Date

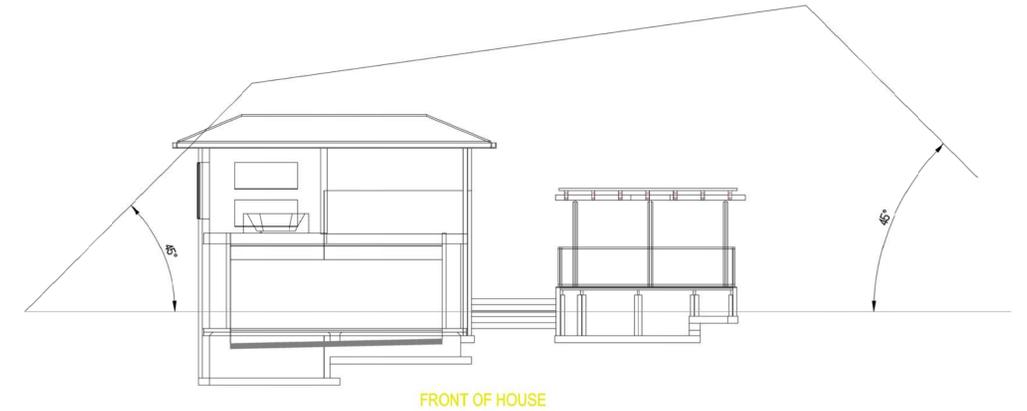
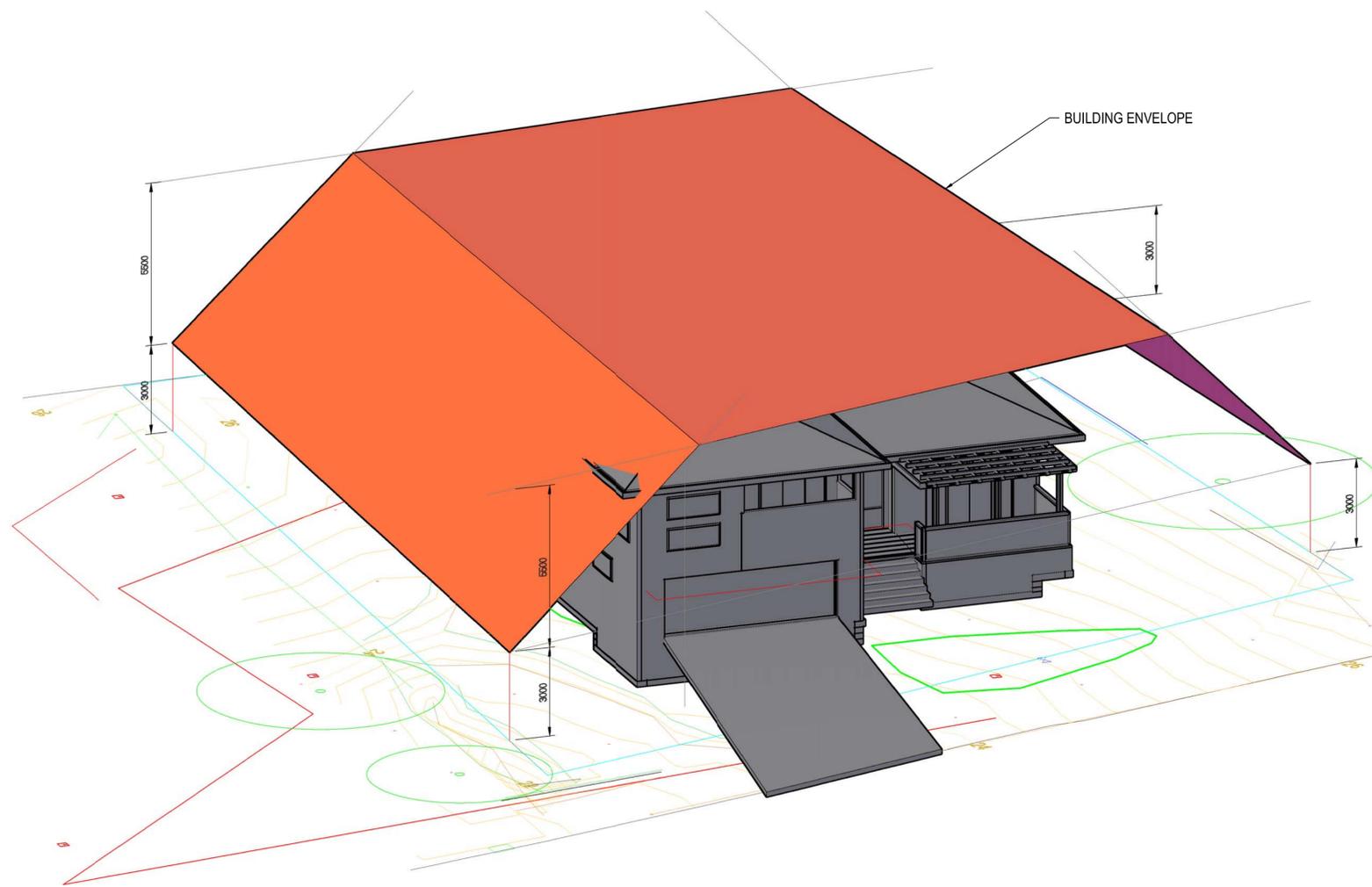
Scale 1 : 30

Client Mr and Mrs D Prcik
Project Private residence - 35 Flinders Esplanade

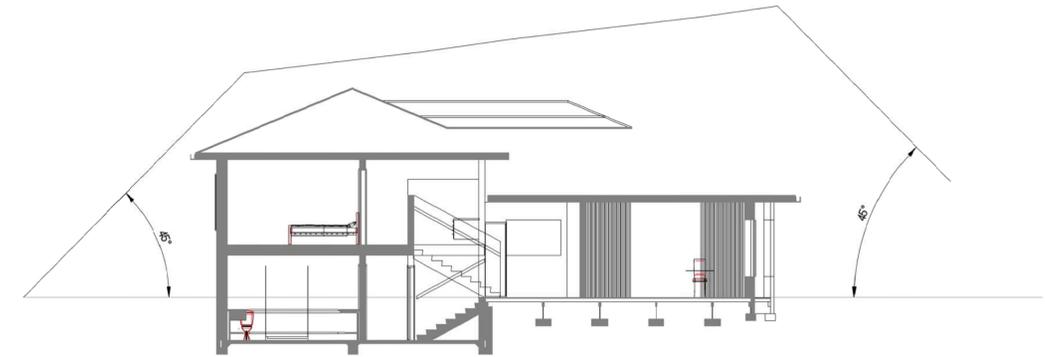
Title NORTH ELEVATION

Original Size A1 Drawing No: 3217241-SK008 Rev: B

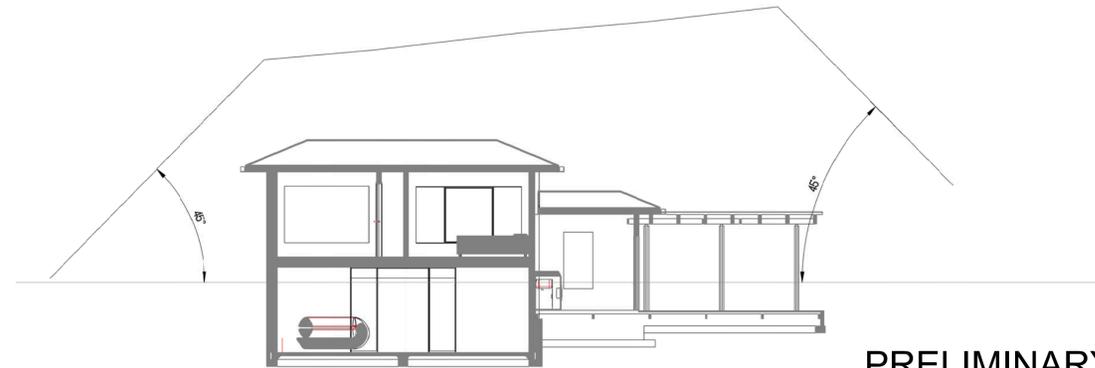
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FRONT OF HOUSE



MIDDLE OF HOUSE



BACK OF HOUSE

PRELIMINARY

rev	description	app'd	date
C	REISSUED FOR PLANNING	NJE	09.11.15

MR AND MRS D PRCIK
PRIVATE RESIDENCE
35 FLINDERS ESPLANADE
BUILDING ENVELOPE



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date | SEP 2015 rev no. | C

approved (PD) **SK015**

Development Application: DAS-2015-329
Plan Reference no.: P5
Date Received: 9 November 2015
Date placed on Public Exhibition: 14 November 2015





COUNCIL MEETING AGENDA

(PART B)

Monday, 14 December 2015



kingborough.tas.gov.au

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COUNCIL



The open session of Council resume at

REPORTS OF OFFICERS

REPORT TO: COUNCIL

SUBJECT: **FORMAT AND SCHEDULE OF COUNCIL MEETINGS**

FILE REF: 12.17 DATE: 26 NOVEMBER 2015

OFFICER: IAN HOLLOWAY - EXECUTIVE OFFICER

ENDORSED BY: GARY ARNOLD - GENERAL MANAGER

1. **PURPOSE**

Strategic Plan Reference

Key Priority Area	6	A well administered organisation
Strategic Outcome	6.3	Legislative obligations are met
Strategy	6.3.3	Ensure that Council's governance arrangements meet the requirements of the Local Government Act

1.1 To consider the future arrangements associated with Section 23 Committees and Council meetings and establish the meeting schedule for 2016.

2. **BACKGROUND**

2.1 At the September 2015 meeting, Council resolved (Minute No. C313/12-15 refers):

That Council:

- (a) *reviews the structure of its meeting schedule, including the use of the committee system that is currently in place;*
- (b) *request that Council's management investigate the implications of using a similar approach to the City of Launceston; and*
- (c) *arrange a Council workshop to enable discussion and then report back to Council.*

2.2 A workshop was conducted on Monday 16th November 2015.

3. **STATUTORY REQUIREMENTS**

3.1 The *Local Government (Meeting Procedures) Regulations 2015* requires that an ordinary meeting of Council is to be held at least once in each month and those meetings must not start before 5.00 p.m. unless otherwise determined by the council by absolute majority.

3.2 Section 23 of the *Local Government Act 1993* provide that a council may establish council committees to assist in carrying out its functions.

3.3 In relation to the conduct of Council and Council Committee meetings, the provisions of the *Local Government (Meeting Procedures) Regulations* applies with

the only variance being that at Committee meetings there is an additional opportunity for a Councillor to speak to a motion.

4. **DISCUSSION**

4.1 The current structure for Council and Council Committees is as follows:

Council	Meeting once per month on the 4 th Monday at 5.30 p.m.
Planning Authority & Development Committee	Meeting once per month on the 2 nd Monday of the month
Governance & Finance Committee	Meeting bi-monthly on the 1 st Monday of the month (Jan, March, May, July, Sept & Nov)
Infrastructure & Recreational Services Committee	Monthly on 2 nd Thursday of the month until August 2015 Meeting bi-monthly on the 2 nd Thursday of the month from October 2015
Community, Arts & Environment Committee	Meeting bi-monthly on the 1 st Monday of the month (Feb, April, June, Aug, Oct & Dec)

4.2 During the period November 2014 and October, 2015 the Committees met on the following times with the agenda containing the following number of reports:

Committee	Meeting numbers	Average number Decision reports	Activity reports	Average Meeting length
Planning Authority & Development Committee	12	5	1	1 hour
Governance & Finance Committee	6	3.6	7	1.3 hrs
Infrastructure & Recreational Services Committee	10 out of 11	1.9	4.4	40 min.
Community, Arts & Environment	6	4.5	2	1 hour

4.3 Across the City councils there is a variance in the approach to Council structure. The following tables details the structure of the larger Councils:

Hobart City Council	Committee structure
Clarence City Council	Council only
Glenorchy City Council	Council and Planning Authority
Launceston City Council	Council Note: The Committees that exist are very specific in nature (e.g. Tender Assessment Committee)
Devonport City Council	Committee structure
Burnie City Council	Council only

4.4 The following table are examples of meeting times at other larger Councils:

Council	No. of reports considered	Meeting length
Clarence September October October	4 planning & 7 Council 9 planning & 5 Council 7 planning & 8 Council	2 hours 2 hours 2.5 hours
Launceston October October	1 planning & 5 Council 5 planning & 11 Council	1.75 hours 3.25 hours
Burnie October September	4 Council & 5 activity 5 notices of motion, 1 planning & 7 Council	38 minutes 1 hour
Devonport October September	1 planning, 8 Council & 2 Council committees 1 Notice of motion, 5 Council & 2 Council committees	1 hour 51 minutes

4.5 In comparison, the length of Kingborough Council meetings in 2015 have been:

January 3 hours 20 minutes	February 4 hours 2minutes
March 3 hours 37 minutes	April 4 hours 26 minutes
May 1 hours 58 minutes	June 2 hours 13 minutes
July 3 hours 58 minutes	August 5 hours 8 minutes
September 2 hours 34 minutes	October 4 hours 15 minutes

- 4.6 If the above meeting times are averaged out, the time at Council meetings is 3.5 hours (excluding any time for breaks). With a 5.30p.m. start this results in meetings not finishing to 9.00 p.m. For Councillors who work full time and also staff this results in a 13 hour work day.
- 4.7 The option to break down the length of time of meetings is to have two Council meetings per month that incorporate all matters now referred to Committees.
- 4.8 If the average Council meeting time is used (3.5 hours) and the average time for Committee matters per month is 2 hours (allow 1 hour Planning and 1 hour for other Committee) then this is 5.5 hours per month. A two Council meeting schedule would then be approximately 2.75 hours (say 3 hours).
- 4.9 Councillors have also expressed support for workshops as they allow more detailed discussion between Councillors and staff on one or two matters. A change to a 2 Council meeting per month schedule would provide the opportunity for 2 workshops to be conducted per month. This in effect would mean that all Monday evenings are dedicated to Council meetings and workshops.

4.10 Whilst there are perceived benefits of Committee meetings, the only variation in the conducting of Committee meetings over Council meetings is that Councillors may speak for an additional two further occasions for up to two minutes (9 minutes per Councillor).

4.11 With the current term of Council not to expire until November 2018, there is the opportunity to trial a change in the Council structure with a trial to be conducted between February and December 2016.

5. **FINANCE**

5.1 A change to a fortnightly Council meeting would not increase staff costs above the existing level as staff attendance would be at Council meetings (on an as required basis) rather than Committee meetings.

6. **COMMUNICATION AND CONSULTATION**

6.1 Public attendance at Council Committee meetings is largely not occurring and attendance at Council meetings is mainly as a result of a single interest report (however, it is noted that there are two or three regular attendees).

6.2 With two Council meetings per month it would extend the opportunity for the public to attend a meeting to raise a question or listen to debate.

6.3 Council is to set its meeting schedule for 2016 regardless of its decision on the structure and the meeting schedule adopted will be communicated to the public.

7. **RISK**

7.1 A trial of a two council meeting regime does not impose a risk to Council.

8. **CONCLUSION**

8.1 The current structure has not resulted in greater efficiency of Council meetings with the average time for Council meetings in 2015 being 3.5 hours with 3 meetings exceeding four hours and 1 exceeding 5 hours.

8.2 Currently Committees (excluding Planning Authority) meet bi-monthly with the average length of meetings being less than 1 hour. From a meeting length perspective, incorporating the Committee reports into fortnightly council meetings is unlikely to increase the length of council meetings by any significant time.

8.3 There is the opportunity to trial a revised structure between February and December 2016 enabling an assessment by Councillors and staff and also the community through increase attendance.

8.4 If Council is not supportive of the trial then the following alternative motion continuing the status quo is provided for consideration:

That Council adopt the following meeting schedule for 2016:

COUNCIL	
Monday	25 January
Monday	22 February
Wednesday	30 March
Tuesday	26 April
Monday	23 May
Monday	27 June
Monday	25 July
Monday	22 August
Monday	26 September
Monday	24 October
Monday	28 November
Monday	12 December

PLANNING AUTHORITY & DEVELOPMENT COMMITTEE	
Monday	11 January
Tuesday	9 February
Tuesday	15 March
Monday	11 April
Monday	9 May
Tuesday	14 June
Monday	11 July
Monday	8 August
Monday	12 September
Monday	10 October
Monday	14 November
Monday	12 December

INFRASTRUCTURE & RECREATIONAL SERVICES COMMITTEE	
Thursday	11 February
Thursday	14 April
Thursday	9 June
Thursday	11 August
Thursday	13 October
Thursday	8 December

GOVERNANCE & FINANCE COMMITTEE	
Monday	4 January
Monday	7 March
Monday	2 May
Monday	4 July
Monday	5 September
Monday	7 November

COMMUNITY ARTS & ENVIRONMENT COMMITTEE	
Monday	1 February
Monday	4 April
Monday	6 June
Monday	1 August
Monday	3 October
Monday	5 December

9. RECOMMENDATION

MOVED
SECONDED

That:

- (a) Council trial a “two Council meeting per month” schedule for the period February to December 2016 (both inclusive) and dissolve the following Committees for that period:
 - a. Governance & Finance Committee
 - b. Infrastructure & Recreational Services Committee
 - c. Community, Arts & Environment Committee
 - d. Development Committee
- (b) A report on the trial of the “two Council meeting” schedule be considered by Council at its meeting on 12 December 2016.
- (c) That the following Council meeting schedule be adopted for the period February 2016 to December 2016 with meetings to commence 5.30 p.m.:

February	Tuesday 9 th (note: Monday 8 th is public holiday)	Monday 22 nd
March	Tuesday 15 th (note: Monday 14 th is public holiday)	Wednesday 30 th (note: Monday 28 th and Tuesday 29 th are public holidays)
April	Monday 11 th	Tuesday 26 th (note: Monday 25 th is public holiday)
May	Monday 9 th	Monday 23 rd
June	Tuesday 14 th (note: Monday 13 th is public holiday)	Monday 27 th
July	Monday 11 th	Monday 25 th
August	Monday 8 th	Monday 22 nd
September	Monday 12 th	Monday 26 th
October	Monday 10 th	Monday 24 th
November	Monday 14 th	Monday 28 th
December	Monday 12 th	

VOTING

	For	Against		For	Against
Cr Atkinson			Cr Percey		
Cr Black			Cr Street		
Cr Dr Bury			Cr Wass		
Cr Fox			Cr Winter		
Cr Grace			Cr Wriedt		

REPORT TO: COUNCIL

SUBJECT: **HOWDEN FORESHORE TRAIL**

FILE REF: 22.88 DATE: 2 DECEMBER 2015

OFFICER: DANIEL SMEE – MANAGER COMMUNITY & RECREATIONAL SERVICES

ENDORSED BY: TONY FERRIER – DEPUTY GENERAL MANAGER

1. **PURPOSE**

Strategic Plan Reference

Key Priority Area	1.0	A safe, healthy and supportive community
Strategic Outcome	1.3	Safe, active and healthy local communities
Strategy	1.3.2	Support increased participation in physical activities through the planning, delivery and advocacy of appropriate recreation and sporting services and facilities.

1.1 The purpose of this report is to present a feasibility report into the development of an extension to the walking track to Stink Pot Bay in Howden.

2. **BACKGROUND**

2.1 At the October 2015 Council meeting, it was resolved that Council investigate the possibility of continuing the existing walking track to Stink Pot Bay Track along the foreshore back to Howden Road, to provide a circuitous route with a clear entry and exit at each end and provide a report on the feasibility of such a track (Minute C342/13-15 refers).

3. **STATUTORY REQUIREMENTS**

3.1 There are a number of statutory requirements that need to be met if the track was to proceed. These include the need for a development application and an Aboriginal Heritage Assessment and associated Works Permit.

4. **DISCUSSION**

4.1 The attached report indicates that subject to obtaining a licence from Crown Land Services and meeting the necessary statutory requirements, it is indeed feasible to extend the existing walking track to Stinkpot Bay.

4.2 Whilst there are some concerns raised by property owners adjoining the proposed track and a number of risk management and environmental issues that need to be addressed, these are not insurmountable.

4.3 The main issue for Council is the question of justification for the expenditure of ~\$40,000 on a track less than 1km in length in an area that is already well serviced by walking trails in the Peter Murrell Reserve.

4.4 In this regard, it is considered appropriate that Council provide support to the Howden Progress Association to secure external funding for the project.

5. FINANCE

5.1 The next round of the Tasmanian Community Fund grant program is specifically seeking applications for walking track infrastructure projects. It is intended that Council will be submitting an application to this round (most likely for the proposed Mt Nelson to Kingston trail).

5.2 Under the terms of this grant program, the applicant is required to fund at least 10% of the project cost.

5.3 It is suggested that Council provides an allocation of \$10,000 towards the project from the Howden Public Open Space account (which has a current balance of \$132,000), subject to the remainder of the required funds being obtained by the Howden Progress Association from the Tasmanian Community Fund.

5.4 Alternatively, this amount could be listed for consideration in the 2016/17 Capital Works program.

5.5 Council would also be required to take on a licence from the Crown, assume responsibility for ongoing maintenance (estimated at \$2,500 per annum) and invest officer time in preparing the Reserve Activity Assessment.

6. COMMUNICATION AND CONSULTATION

6.1 Preliminary consultation has been held with property owners adjoining the proposed track (details are provided in the feasibility report).

6.2 Consultation has also been undertaken with staff from Crown Land Services, Parks and Wildlife and Council's NRM and Track Maintenance Units.

7. RISK

7.1 Council would need to assume public liability responsibility for the trail, with the associated requirement to undertake regular inspections to address risk management issues.

8. CONCLUSION

8.1 A report into the continuation of the Stink Pot Bay walking track has been prepared that indicates that the project is feasible but at a cost of around \$40,000 plus ongoing maintenance costs of \$2,500.

8.2 In an area in which there is already an abundance of walking track infrastructure (in the Peter Murrell Reserve), it is difficult to justify this expenditure by Council.

8.3 However, it is noted that the next round of the Tasmanian Community fund is targeted towards walking track projects and it is therefore recommended that the Howden Progress Association (as the proponents of the track extension) be advised to pursue funding through this avenue, with Council to contribute an amount of \$10,000 from the Howden Public Open Space account if this application is successful.

8.4 Council would also contribute officer time towards preparing the Crown Land Licence agreement and associated Reserve Activity Assessment, as well as assuming responsibility for public liability insurance and ongoing maintenance of the track.

9. RECOMMENDATION

MOVED
SECONDED

That the Howden Progress Association be advised to pursue funding through the 2016 Tasmanian Community Fund for an extension of the Stinkpot Bay Walking Track, with Council to contribute an amount of \$10,000 from the Howden Public Open Space account if this application is successful.

VOTING

	For	Against		For	Against
Cr Atkinson			Cr Percey		
Cr Black			Cr Street		
Cr Dr Bury			Cr Wass		
Cr Fox			Cr Winter		
Cr Grace			Cr Wriedt		

HOWDEN FORESHORE TRAIL – Feasibility Report

Background:

The development of a walking track to Stinkpot Bay has proven to be popular with local residents in Howden and anecdotal evidence suggests that its listing in Council's Tracks and Trails brochure has seen it attract usage from visitors in the area. There is potential for the experience to be enhanced by creating a circuit walk utilising Crown Land Easement and returning along Howden Rd. The trail would also link into other nearby trails such as the extensive Peter Murrell Reserve multi-use network. At a recent meeting of the Howden Progress Association, it was resolved to seek Council's support in bringing this project to fruition. Members of the Association have indicated a willingness to provide volunteer labour to assist with the construction of the track.

The total distance of proposed new trail would be approximately 940 m in length broken down into 3 main segments:

- Section 1: 237 m of trail - from Howden Road under a line of mature Eucalyptus trees down to the foreshore;
- Section 2: 170 m of trail - along the over grown foreshore/horizontal scrub;
- Section 3: 530 m of trail - of open walking/cleared land/mown strip to meet the current Stinkpot Bay track at the Point.

A preliminary investigation and site visit to the proposed area was undertaken by Councils Recreation Officer and Senior Track worker in October 2015. A number of issues were identified that required further research.

Results are summarised below:

Licensing requirements with Crown Land Services:

The Parks and Wildlife Service (as the land management authority on behalf of the Crown) have completed a Reserve Activity Assessment (RAA) Checklist and the proposed trail extension has been assessed as requiring a Level 2 RAA. This is an extensive and detailed 20 page document which would require other Council Officers input and associated time to complete.

Information required to complete the RAA includes: Objectives, outcomes, proposed timetable, assessment on environmental, cultural, social and economic benefits, impact assessment and proposed management, community consultation, and full budget including capital and operating costs. Any lease arrangement would only incur nominal fees for any required legal or surveying work. It would need to be clarified if the RAA Level 2 is successful, if a lease can only be taken over the proposed trail and not the whole reserve.

Environmental Values:

The proposed trail is zoned Environmental Management in the Planning Scheme, falls under the Biodiversity Protection Area, and as such would likely require a Development Application.

The proposed area of coastal reserve has a fringe of coastal vegetation along the extent of the Crown Land. The width of the coastal vegetation varies from 5 metres (a single row of trees and native grasses and herbs) to 30m wide coastal forest. Approximately 500m of the coastal land is largely cleared of native vegetation apart from a thin strip behind the foreshore. There is an area of approximately 0.4 hectares of coastal forest. The vegetation is mapped as

Eucalyptus amygdalina (black peppermint) coastal forest. There are a range of eucalypt species in the area including *Eucalyptus viminalis* (white gum) and *Eucalyptus ovata* (black gum). A number of very large, high conservation value eucalypts are present in the track easement that heads north to join Howden Road.

The native vegetation and coastal cliffs and foreshore are potential habitat for a number of important wildlife species including shorebirds and seabirds, the Eastern Barred Bandicoot, forty spotted pardalote, Eastern Quoll, Swift Parrot and White-bellied Sea Eagle. Whilst upgrading the existing track would bring increased people to the area, this is unlikely to impact on the habitat values if people keep to the formed tracks. There are no verified observations of threatened flora or fauna, including raptors, recorded in the Natural Values Atlas for the site. This information would require verification through site surveys if the proposal progresses to the next stage.

Aboriginal Heritage:

A Desktop Assessment Form sent to Aboriginal Heritage Tasmania revealed that a full Aboriginal Cultural Heritage Assessment would be required for the proposed Trail. A quote for this was sought from Stuart Huys at CHMA, and a total cost of \$5,610 was quoted to do the assessment prior to any works being undertaken. The report would identify potential archaeological sensitivity and attempt to identify suitable path re-alignment options for avoiding these sites and a recommended management strategy.

Consultation with Adjoining Land Owners:

Written correspondence was sent to the five adjoining landowners (4/11/15), to gauge their support of the proposed trail. Their comments are detailed below:

Landowner	Comments
Landowner 1	<p>“Thank you for your email dated 4th November, Ref 22.49. We recognise that the track was always going to be extended and accept and are happy to cooperate with the extension of the walking track alongside Northwest Bay. Because of the large number of ground nesting birds and small animals we are very pleased that you will continue with the no dog decision. We would prefer that the track follow the existing mown path which has the best coastal views and also allows us the maximum privacy. Please allow us to be involved with the planning instillation and some maintenance of the track.”</p>
Landowner 2	<p>“We write to tell you that we are happy with the proposal to extend the walk along the bay in Howden. We would ask however, that you consider allowing dogs on leads along this path as we would prefer that option.”</p>
Landowner 3	<p>We refer to your correspondence, dated 4th November 2015 in relation to the investigation of continuing the existing Stinkpot Bay walking trail north along the foreshore. My wife and I have resided in Howden for over 30 years. During this period we have enjoyed the peace and quiet of our homes and maintained the land to reduce the risk of fire. Finally during this period we have enhanced the beauty of the land by establishing gardens. Therefore we are concerned with the proposal.</p> <p>The land between our home and the Crown Land easement is free of trees, is gently sloping and covered with grass. Hence the movement of people along the easement will be particularly obvious. This is a significantly different situation than the current track to Stinkpot Bay. The existing track is distant from the homes of adjoining land owners and is hidden by trees. We are seeking answers to the following questions;</p> <ol style="list-style-type: none"> 1. What is proposed to stop people who are walking along the proposed track from walking on to our private property?

	<ol style="list-style-type: none"> 2. Currently the Crown Land easement is cared for and is not a fire risk. Who will be responsible for ensuring the low level of fire risk is maintained? Volunteers cannot be relied upon for the continuous upkeep. 3. South of our land and located on the Crown Land easement is an old gum tree where two beautiful and endangered sea eagles nest and raise offspring. What steps will be taken to ensure these sea eagles are not disturbed during their breeding and nesting cycle? 4. At different locations along our land the cliff is over 8 meters high. What steps will be taken to ensure the safety of people walking along the track? 5. Our horses graze next to the proposed track. Will a fence now be required? <p>As a separate issue, the Howden Progress Association may wish to consider an alternative community project. Within Howden there is no flat grassed land where children can play, kick a football or where individuals can let a dog run around. I direct you to the attached Google map and photos of the area. On the map I have highlighted an area of foreshore land that maybe worth further discussion in relation to creating a playground. No doubt there are many issues associated with reclaiming foreshore land. Of course approvals would be required, clean fill would need to be placed and levelled, a rock wall built to prevent erosion, grass and trees planted etc.</p> <p>As a first step I would welcome the opportunity to meet with you and discuss this matter to gauge the range of issues involved. Subsequent to our meeting I would be happy to have discussions with members of the Howden Progress Association to discuss matters and issues further. Please refer to attached images.</p>
Landowner 4	<p>Hi, interested to hear that this proposal has been revisited, after initial discussions several years ago. As I am sure you are aware, we have a longer boundary with the reserve than all other landholders in the area and consequently have some particular concerns. We have recently fenced the boundary between the reserve and our driveway and removed some pre-existing fencing which opens up public access to the reserve from the road almost to the foreshore. We intend removing a short section of the fence which will then open free public access from Howden Road to the foreshore along the entire length of our boundary. As this should indicate, we have no difficulties with occasional public use of the reserve but we do have major concerns about any substantial increase in foot traffic resulting from a groomed walking trail. These are as follows:</p> <ol style="list-style-type: none"> 1 Access from the road is difficult at the moment and practical public access is via the end of our driveway. This is not acceptable to us if usage is increased and some earthworks would be needed at the entrance off Howden Road. 2 There is a line of mature eucalypts on the reserve between 187 and 181 Howden Road. These frequently drop branches (even under calm conditions) and would represent a significant danger to the public and volunteer maintenance staff. Removal of these trees to ensure public safety would be strongly opposed. If pruning is carried out to improve the situation, we would not permit machinery access across our property. 3 We have a strip of recently planted native shrubs on our property close to our boundary with the reserve. Fencing along the reserve boundary is likely to prove difficult to maintain (particularly in view of #2 above) and our new planting will make it difficult to define the reserve. We are not prepared to fence this boundary as it duplicates internal (electric) fencing already in place. 4 There are some issues with our farm dam (built before subdivision) which is partly on the reserve. We would expect protective fencing to be installed and consequently insist on a detailed discussion/proposal in relation to our public liability and contributions to cost and ongoing maintenance of appropriate fencing. 5 Much of this coastal strip is remnant native bush with few introduced weeds (mainly Crataegus sp.), we assume this bushland will be protected as far as possible with minimal disturbance for track construction.

	<p>6 The remnant bushland on the coastal strip is a nesting area for wood ducks, native hens, white faced heron, and a range of smaller bird species. Given that the strip is only about 30 m wide it is difficult to see how a track would not disturb the ground nesting species, even if dogs are precluded.</p> <p>7 On-going maintenance of the reserve (point #5), particularly in relation to invasive weeds, presents difficulties and weed incursion is likely to increase with increased foot traffic. We presently carry out regular weed suppression but increased public access will make it impossible for us to continue this activity as we do not carry public liability insurance and, again, we will not allow vehicle access across our property if such work is to be carried out by volunteers or contractors.</p> <p>8 As is common with relatively undisturbed native bushland the coastal strip presently carries a high ground-fuel load. We would oppose hazard reduction burns and access for fire management would need to be across our property, something we will not approve.</p> <p>Overall we see a defined track as a serious threat to the section of coastal bushland ecosystem between our boundary and the Northwest Bay foreshore. Because of the large trees and remnant bushland, access for machinery for weed, fire and track surface management would be difficult via a walking track necessitating movement of vehicles and workers across our property. We are unwilling to allow such access. Further, while there are presently volunteers ready to help with maintenance, there are no long term assurances on management of weeds, fencing, signage etc., and workplace safety for volunteers is a serious issue if the large trees are to remain.</p>
Landowner 5	<p>No written comment received.</p> <p>Met on-site the day the National Parks Officer came to inspect the proposed area, both owners came up to say hello and see what was going on. Friendly and allowed Officers access to foreshore from their land, didn't mention being against the idea of any proposed trail extension, but raised awareness of nesting ground birds along the proposed route to be aware of.</p>

Summary of issues raised by Landowners to be addressed/potential solutions

Dogs vs No Dogs	Council NRM Officer currently reviewing Dog Management Strategy
Privacy to residents	Residents can plant screening vegetation on their land
Walkers wandering off the trail onto private property	Signage, minimal fencing, clear defined path.
Disturbing nesting Sea Eagles during nesting/breeding time	NRM report.
Safety – Cliff 8 m high in areas	Trail positioned well away from cliff edge, and thick vegetation kept between trail and cliff. Signage, common sense.
Personal Fencing	Up to individual land owner.
Entrance of Howden Rd – needs defining	Some earth works to define start of trail so as not access trail via neighbouring private land/driveway.
Mature Gumtrees down easement from road – dropping limbs, safety issues	Arborist report and trimming as required.
Defining reserve vs private property	Signage at start of trail and along trail.

Farm Dam on Reserve – fencing	Fencing? At Councils expense.
Introduction of weeds and associated management	Weed management policy as part of management/maintenance plan for reserve.
Minimal disturbance to vegetation	Trail constructed with minimal disturbance to vegetation.
New trail disturbing ground nesting species	NRM report.
Fire management	Included in management/maintenance plan for reserve.

Risk Management

There is a line of mature Eucalyptus trees down the boundary from Howden Rd that would need an arborist to undertake a risk assessment and any associated limb removal and pruning of any causing safety risk. The neighbours (187 Howden Rd) have noted that these trees frequently drop branches even on calm days but are not prepared to allow any access to the trees or reserve from their property. Arborists quote for assessment on current condition, risk, maintenance works and life of trees in current situation and provide report: \$1,000 - \$1,200 including GST.



Images showing strip of mature trees on the Reserve, and native tree plantings on neighbours land, alongside Reserve boundary.



Images showing stretch of track over 170 m requiring clearing



Cleared area between No's 239, 245 Howden Rd and foreshore where trail would continue to meet current Stinkpot Bay Trail

A breakdown of the total costs (excluding internal staff time) to construct the trail is provided below:

Cost Estimates

Aboriginal Heritage Assessment	\$5,610
Arborists quote for assessment on current condition, risk, maintenance works and life of trees in current situation and provide report	\$1,200
Trail construction approx. costs including signage and constructed access of Howden Rd. (Amounts not including weed control or any required fencing) *Breakdown details in table below <i>Note: The Aboriginal Heritage Assessment may report that any middens which are along the route need to be covered or avoided which will add to trail construction costs.</i>	\$30,075
Any Crown Land Lease Fees, minimal – Legal/survey fees	\$500
Development Application Fees	\$460
Contingency 10%	\$3,500
Total Cost Estimates	\$41,345

A breakdown of the construction and annual maintenance costs for the trail is provided in the following table:

Construction/Maintenance	Amount
Access off Howden Rd. Materials: Red gravel & FCR	\$1,250
Excavator x 1 day	\$350
Section 1 (237m)	\$8,150
Section 2 (170m)	\$5,525
Section 3 (530m)	\$7,800
Signage (at entrance and along track)	\$2,000
Maintenance over 24 months	\$5,000
Construction/Maintenance Estimate	\$30,075

On-going Management

Maintenance: Weed control, trail maintenance, tree limb assessment and pruning as required.

The trail construction quote has allowed for maintenance over 24 months.

User Issues: This trail would be suitable as a walking trail only. There may be a future issue with a divergence of opinions from local residents whether dogs are to be allowed (on lead only). Currently the Stinkpot Bay Walking Trail is classified as 'No Dogs Allowed' and in the past there has been debate on this. This would need to be addressed in Councils Dog Management Policy (currently under review) and in 2016 the Dog Control Act 2000 will be open for review and amendments.



www.thelist.tas.gov.au

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REPORT TO: COUNCIL

SUBJECT: **SANDFLY MARKET**

FILE REF: 22.65

DATE: 1 DECEMBER 2015

OFFICER: DANIEL SMEE - MANAGER, COMMUNITY & RECREATIONAL SERVICES

ENDORSED BY: TONY FERRIER - DEPUTY GENERAL MANAGER

1. **PURPOSE**

Strategic Plan Reference

Key Priority Area	1.0	A safe, healthy and supportive community
Strategic Outcome	1.1	A connected, supportive and thriving community
Strategy	1.1.1	Work in partnership with the community to provide a broad range of beneficial outcomes

1.1 The purpose of this report is to present a request for the waiving of hire fees for the use of the Sandfly Hall.

2. **BACKGROUND**

2.1 In May 2015, Council approved the waiving of all hire fees for the use of the Sandfly Hall for a period of six months for the establishment of the Sandfly Community Market (Minute CAE25/3-15 refers).

2.2 Whilst the market has operated successfully during this time, the organisers have requested that Council waive the hire fees for a further six months.

3. **STATUTORY REQUIREMENTS**

3.1 There are no statutory requirements associated with this issue.

4. **DISCUSSION**

4.1 Full credit must go to the organisers of the Sandfly Market for building up the event to the point where it now has 35 stallholders and 600 patrons.

4.2 It is evident that their passion for the event and attention to detail are key factors in contributing to its success.

4.3 However, as can be seen from the attached spreadsheets, the organisers are not doing this on a strictly volunteer basis and are drawing an income from the event (albeit limited in relation to the number of hours invested).

4.4 It is indicated by the organisers that they would be running the market for free (or at a loss) if they had to pay the standard hire fee.

4.5 In addition, the organisers state that they do not want to increase the hire fee to stallholders and "place extra financial burden" upon them.

- 4.6 In considering this request, it is important to keep in mind that other community markets eg the Handmade Market at Kingston Beach Hall are paying the standard Council hire fee of \$185 per day.
- 4.7 Stallholders at the Kingston Produce Market pay \$35 per day and it is understood that a stall at the Handmade Market costs a similar amount.
- 4.8 In this regard, it is considered that the organisers of the Sandfly Market should be increasing their fees to cover the hire fee for the venue.
- 4.9 Whilst it is acknowledged that the market has a community focus, it is a commercial operation and venue hire should be factored into the budget for the event.
- 4.10 Council has supported the establishment of the event through waiving hire fees for the first six months, undertaking additional maintenance on the hall and finding an alternate home for the Kingston Boxing Club (given the conflict of use associated with the market operations).

5. FINANCE

- 5.1 Council spends ~\$200,000 per annum on the provision of community halls and hire fees represent a small percentage of cost recovery in recognition of the benefit derived by those utilising these facilities.
- 5.2 When there is a private or commercial benefit derived from use of a public facility, it stands to reason that the user pays principle should apply.
- 5.3 The attached spreadsheets indicate that the last five markets have brought \$3,270 in income from stallholder fees, of which the two market organisers have retained \$1,379.

6. COMMUNICATION AND CONSULTATION

- 6.1 Communication has been held with the organisers of the Sandfly Market in relation to this matter.

7. RISK

- 7.1 The risk of losing stallholders as a result of a minor increase in fees to cover costs is considered to be minor.

8. CONCLUSION

- 8.1 Council agreed in May 2015 to waive all hire fees for a period of six months to support the establishment of the Sandfly Community Market.
- 8.2 The market has operated successfully during this time, to the point where it now has around 35 stallholders.
- 8.3 The market organisers have asked Council to waive hire fees for a further six months on the basis that the daily hire fee of \$185 would eat into their limited profits.
- 8.4 It is not considered that this is a justifiable reason for Council to waive the fees and that the organisers should be increasing stallholder charges to cover the commercial reality of venue hire as part of their operational budget.

9. RECOMMENDATION

MOVED
SECONDED

That the organisers of the Sandfly Community Market be advised that Council is not prepared to provide any further waiver of hall hire fees associated with the operation of their monthly market.

VOTING

	For	Against		For	Against
Cr Atkinson			Cr Percey		
Cr Black			Cr Street		
Cr Dr Bury			Cr Wass		
Cr Fox			Cr Winter		
Cr Grace			Cr Wriedt		

Dear Daniel,

As our 12th December market is fast approaching we would like to apply for a Hall Hire Fee Waiver for the first half of 2016. Sandfly Community Market has been strongly embraced by the local community from the first June market onwards and we put in many hours each month to make the market the gem that it is.

If we have to add \$175 Hall Hire onto our existing expenses, we'd be paying to produce the market as well as each doing upwards of 20 hours work for each Market. We are not in this to get rich, we wanted to create a community market that would highlight and utilize the Sandfly Hall and get locals through the doors more regularly than on Election Day. The monthly market has become a day when the locals come down in their 100s either with the family, or just as importantly, on their own to connect with their neighbours and other members of the community.

We could really do with your support in this early stage of the Sandfly Market development. We are always looking for ways of making the Market better and getting the word out. We've just had a Halloween themed market and are planning two big Christmas Markets this November and December to enable the community to buy their Christmas gifts locally. We will be offering free gift wrapping at both markets. We are already planning for next year with the Sandfly Hall 113th Birthday Celebration at the March market, an Easter themed market in April and Sandfly's Biggest Morning Tea at the May market.

We average around 35 mostly local stallholders and would not want to increase the normal stallholder fee of \$25 and place extra financial burden on the local small businesses, artists, community groups and local garage salers that have a stall at the market.

We presently offer two stalls free per month to community groups or members of the community that want to fundraise. This has been a great success. Groups that have come along for free include Animals Tasmania, Tasmanian Rare Breeds Poultry Club, Friends of St John's Franklin Sausage Sizzle, Huon and Kingborough Poultry Society, the Peter MacCallum Cancer Centre, Cindy's Cancer Sausage Sizzle, the Browns River History Group and the Channel Heritage Centre. We also give a permanent discounted spot to the Sandfly Art Group for \$10 per market.

We've been delighted to have been the launch site of five new local small businesses: Tasmanian Fruit Pies, Mylk & Spice, Thimble Jewellery, PJ Metal Art and Our Little Vegan Kitchen. This is what the market is all about for us: encouraging local artists, local businesses, local shopping, and the local community.

If the waiver was granted till at least June 2016, we could then produce figures that span 12 months. This would give us a good picture of the annual flow.

Hi Isaac/Mandy,

Whilst acknowledging the way in which the local community has embraced the market, if you have 35 stallholders paying \$25 each per market, then the logical question to ask is what is the \$875 of income being spent on?

Regards,

Daniel Smee

Manager, Community & Recreational Services
Kingborough Council

Dear Daniel,

Thanks for your speedy reply. We've attached the spreadsheets from the June to October 2015 markets.

We would like to begin by noting that the figure of "around 35 mostly local stall holders" includes at least 2 free stalls given to community groups, charities and non-profits. Another stall is permanently discounted to \$10 for the Sandfly Art Group which is run by local charity (next door to the hall) Hertz Ministries. As an incentive to our stall holders to dress up for the October Halloween Market, we offered the prize of free stall hire on the day to the Best Dressed Stall Holder/Stall. It worked so well that we are going to do this for our Xmas November and December Markets too. It's a good way to get the stallholders involved whilst adding a bit more colour, movement and atmosphere to the market.

Speaking of Xmas, that reminds me of the \$35,000.00 spent by Hobart City Council on this year's interpretation of a Xmas Tree. Isaac got our new and Official Sandfly Market Xmas Tree AND lights free and pre-loved on Facebook. It's 2m high and beautiful! Most of the decorations I purchased at the Kingston Top Shop for \$15.00. I didn't get a receipt so sadly that will never show up on our November spreadsheet as an expense and comes out of my own pocket. After we spend 3 or 4 hours on the Friday before the Market and a few more on the morning of the market arranging the Tree and decorations, the Sandfly Hall will be transformed into a Xmas Wonderland for an estimated \$35.00. It must be one of those Xmas miracles! At 5pm on the day of the Market it will all be gone like it was never there only to be put up again by Santa's little helpers, myself and Isaac, 2 weeks later for the December Market. I am not complaining, just explaining that all the many extras that go into making Sandfly Community Market a great little market are all done by Isaac and I. We come up with ways of getting big results for a lot of effort and very little dollars.

As we have learnt, a market takes a large amount of time and effort to start from scratch and significantly more time and effort if you have no budget. I am unemployed and Isaac is a full time Year 11 student. We have no budget. Prior to the first June 2015 Market, I alone put in at least 50 hours just preparing and hand painting our highway and various other signs on recycled second hand materials. Isaac spent 10 hours creating our Webpage and Facebook Page. We could not afford any paid advertising till the September Market, so we got our flyers up on as many notice boards and shop walls or windows from Hobart to Huonville as would let us. We are now advertising in the Kingborough Chronicle and Channel Classifieds. We both currently would put in upwards of 30 hours per month. We have done the maths and we each receive an average of \$138 per market. Not a big return for the amount of work, worry, attention to detail, creativity, and enthusiasm we both put in.

And when there is a bad weather event as there was for our August Market, half the stall holders either cancelled or disappointingly didn't show up. So our projected net proceeds were halved just like that. But we still had our expenses. That doesn't change but here are no guarantees.

Just some of the costs in running the market include:

- Busker payment \$30
- A monthly \$10 Market Voucher for the Lucky Door Prize
- Printing (we distribute hundreds of flyers monthly),
- Signage and paint (every month we put up and take down 6 highway signs and numerous permanent backroad signs on private property and these wear and tear quickly),
- Stationery,

- Investment in and creation of the Sandfly Community Noticeboard (which has seen many community groups and members able to advertise their event for free to the hundreds of visitors to the market),
- Investment in and creation of the Sandfly Hall History Board and Table,
- Hosting of our website,
- Monthly garbage disposal and
- Investment in safety measures to fulfil the Sandfly Fire Brigade's emergency access and parking requirements.

We do not as yet claim petrol, electricity or phone/internet for the general running of the Market. We already see it as a labour of love. I cannot speak for Isaac but if the Kingborough Council withdraw their financial support, it will be \$175 harder for me to put in those many hours every month. If I were a rich person with money in the bank who didn't have to work, I would happily do this for nothing. I love it and think that Isaac and I are great at it. But I live on my own on unemployment benefits and am always behind and playing catch up with my council rates and all my bills I'm afraid. I am not in a financial position to carry this market if it comes to it.

In the New Year, with the Kingston Boxing Club safely back in Kingston, who knows what we are capable of. Having some locked storage space at the hall will help us greatly as we currently lug a lot of stuff back and forth. I have to do multiple loads in my small sedan at present. So please see it in your heart to at least put our case to the Council and give us a chance. Six months is not a long time and I think we have showed big commitment and instant positive results. We've won the community over. Now we just have to keep them there.

Thanks for all your support so far,

Regards,

Mandy Pearson

Co-founder and Organiser



Last Saturday of the month (10am-3pm)
The Sandfly Hall
Corner of Peverata and Sandfly Rds
market@sandfly.org
sandfly.org

June 27th Sandfly Community Market: Spending

	BALANCE	INCOMING:	OUTGOING:	SAVINGS:	PROFIT:	PARTNER EARNINGS
Savings	\$0.00					
June Market Takings		\$250.00				
Balloons			\$3.00			
Cane Ring			\$7.99			
Adhesive Hooks			\$9.99			
Crepe Streamers (x4)			\$3.12			
Printing Paper			\$10.94			
Black Paint			\$24.70			
Blu Tack			\$3.22			
Clipboard			\$2.37			
Permanent Marker			\$3.97			
Rubber Bands			\$2.97			
Raffle Books			\$4.17			
Domain Name			\$11.24			
Domain Name Hosting			\$14.90			
Photo Printing (13 small) - history board			\$1.95			
Photo Printing (1 large) - history board			\$0.85			
Tableclothes/frame			\$5.00			
Crepe Streamers (x4)			\$3.95			
Business Cards/Car Signs			\$34.22			
Busker			\$20.00			
Highway Signage Petrol			\$20.00			
Lost cash (write off)			\$1.25			
June Savings						
SUBTOTAL		\$250.00	\$189.80	\$0.00	\$60.20	
EARNINGS						
Mandy Pearson						\$30.10
Isaac Walker						\$30.10
BALANCE	\$0.00					

July 25th Sandfly Community Market: Spending

	BALANCE	INCOMING:	OUTGOING:	SAVINGS:	PROFIT:	PARTNER EARNINGS
Savings	\$0.00					
July Market Takings		\$820.00				
Crepe Streamers			\$9.73			
Tip fees			\$8.00			
Barrier tape			\$10.50			
Paint : Blue			\$59.00			
Paint : Red			\$8.75			
Paint Brush			\$2.34			
Receipt Book+Raffle tickets			\$7.19			
Business card holder			\$3.50			
Storage bin			\$10.00			
Organiser rack			\$10.00			
Website hosting			\$50.00			
Highway Signage			\$200.00			
July Savings				\$50.00		
SUBTOTAL		\$820.00	\$379.01	\$50.00	\$390.99	
EARNINGS						
Mandy Pearson						\$195.50
Isaac Walker						\$195.50
BALANCE	\$50.00					

August 29th Sandfly Community Market: Spending

	BALANCE	INCOMING:	OUTGOING:	SAVINGS:	PROFIT:	PARTNER EARNINGS
Savings	\$50.00					
August Market Takings		\$530.00				
Catering (Friends of Sandfly Hall meeting)			\$16.70			
Milk (Friends of Sandfly Hall meeting)			\$0.90			
Tip fees			\$8.00			
Lucky door prize basket			\$3.00			
Stationery supplies			\$9.00			
Raffle tickets			\$3.40			
Busker			\$30.00			
Highway Signage			\$220.00			
August Savings				\$80.20		
SUBTOTAL		\$530.00	\$291.00	\$80.20	\$158.80	
EARNINGS						
Mandy Pearson						\$79.40
Isaac Walker						\$79.40
BALANCE	\$130.20					

September 26th Sandfly Community Market: Spending

	BALANCE	INCOMING:	OUTGOING:	SAVINGS:	PROFIT:	PARTNER EARNINGS
Savings	\$130.20					
September Market Takings		\$840.00				
Garbage bags			\$5.80			
Raffle books			\$3.40			
Basket (lucky door prize)			\$3.00			
Plastic flower (basket decoration)			\$2.30			
Cable ties (large)			\$8.10			
Card for market money			\$12.30			
Tip Fees			\$8.00			
Printer Toner			\$16.00			
Chalk (large)			\$4.95			
Cable ties (small)			\$1.70			
Busker			\$30.00			
Highway Signage			\$220.00			
September Savings				\$124.45		
SUBTOTAL		\$840.00	\$315.55	\$124.45	\$400.00	
EARNINGS						
Mandy Pearson						\$200.00
Isaac Walker						\$200.00
BALANCE	\$254.65					

October 31st Sandfly Community Market: Spending

	BALANCE	INCOMING:	OUTGOING:	SAVINGS:	PROFIT:	PARTNER EARNINGS
Savings	\$254.65					
October Market Takings		\$830.00				
Sandfly and surrounds book - history table			\$25.00			
Black paint + cable ties			\$45.35			
Signs + safety cones			\$15.62			
Ribbon			\$4.00			
Safety cones (2nd lot)			\$1.84			
Cherry ripe (trick or treat)			\$2.90			
Christmas ribbon/toys (trick or treat)			\$4.50			
Halloween decorations			\$4.50			
Lollipops (trick or treat)			\$0.99			
Lollies (trick or treat)			\$14.40			
Halloween decorations			\$3.50			
blu tac + raffle tickets			\$6.25			
Halloween decorations			\$11.20			
Halloween decorations			\$8.00			
Busker			\$30.00			
Highway Signage			\$220.00			
Halloween Costume Prize - free stall			\$25.00			
Lost cash (write off)			\$5.00			
October Savings				\$31.95		
SUBTOTAL		\$830.00	\$428.05	\$31.95	\$370.00	
EARNINGS						
Mandy Pearson						\$185.00
Isaac Walker						\$185.00
BALANCE	\$286.60					

REPORT TO: COUNCIL

SUBJECT: **BI-MONTHLY REPORT COMMUNITY & RECREATIONAL SERVICES
– OCTOBER TO NOVEMBER 2015**

FILE REF: 25.38 DATE: 30 NOVEMBER 2015

OFFICER: DANIEL SMEE – MANAGER COMMUNITY & RECREATIONAL SERVICES

ENDORSED BY: TONY FERRIER – DEPUTY GENERAL MANAGER

SIGNIFICANT ACTIVITIES COMPLETED BY THE COMMUNITY AND RECREATIONAL SERVICES DEPARTMENT DURING OCTOBER AND NOVEMBER 2015

1. COMMUNITY DEVELOPMENT

- 1.1 Kids Allowed at Channel Court** – a total of 7 sessions were held during the activity period with a total of 51 children participating. The children are currently making a number of ‘treasures’ out of marine waste and other discarded materials that will contribute to the Wetlands Treasure Trail which will be held as a summer school holiday activity.
- 1.2 Spring Sensations** – The spring program had to be extended after a number of extra events in November. Most events have ‘sold out’ or filled to capacity which demonstrates the desire from the community for further ‘lifelong learning’ options. The extra sessions included a “Heat Pump Info Night” delivered by Sustainable Living Tasmania; free “Mindful Christmas” session (17 participants) and a “Handmade Soap Making” session (capped at 15 participants) which will be run a second time due to demand.
- 1.3 Love Living Locally** – Expressions of Interest from stallholders are now being advertised for the next event which will be held at the Kingborough Civic Centre on Sunday 20 March 2016. The new online form has proven to be a useful tool for both stallholders and event organisers.
- 1.4 Summer Splashes** – the new Summer Splashes program is being developed with a range of activities including gingerbread man decoration, book binding, a promotion with the Kingborough Fitness Centre; Paddlesafe program and the Kids Treasure Trail in the Wetlands (13 January – 3 February including World Wetlands Day on 2/2/16)
- 1.5 Regional Start Up Events Grant** – following a meeting with a number of businesses and community organisations in the Channel and Bruny Island, an expression of interest has been lodged for a ‘Channel Discovery’ event which is proposed for May 2017. The month long event will involve the development of a calendar of quality, local, ‘hands on’ experiences drawing on the success of the Slow Food and Makers movements to enable visitors to the D’Entrecasteaux Channel and Bruny Island to be engaged in a range of opportunities with local artisans, makers and enthusiasts.
- 1.6 Kingborough Urban Walking Map** – investigations into the development of an online resource to encourage local residents to walk locally – this includes mapping

local 'cut throughs' and 'linkages'; schools; access to fresh food; public toilets; playgrounds; BBQs and tracks/trails.

- 1.7 **Kingston Produce Market** – the market recommenced in November on Wednesdays from 12pm to 4pm.
- 1.8 **Garage Sale Trail** – Council supported the Rotary Club of Kingston in conducting a “Mega Garage Sale” event at the former Kingston High School site. The event attracted 93 stallholders and was well supported by the public.
- 1.9 **Community Grants** – grants for Round Two of the 2015/16 Community Grants Program were presented on 26 November.
- 1.10 **Positive Ageing** – a Positive Ageing Expo was held on 1 October, with the annual intergenerational Bistro event was held at the Twin Ovals on 9 October. Consultations associated with the review and update of the Kingborough Positive Ageing Plan are underway.
- 1.11 **Kingborough Volunteer Program** – an appreciation event for volunteers associated with the program was organised for 3 December.

2. ARTS AND CULTURE DEVELOPMENT

- 2.1 **Abel Tasman Art Prize** – after meeting with Dutch Australian Society and Calvin Christian School, a MOU has been developed enabling this partnership to move forward with the planning for the 2016 ATAP.
- 2.2 **Kingston Beach Arts Hub** – Landscape painting weekend workshops held in October where an overwhelming success, with requests for more workshops. An exhibition titled “All Sorts” opened for two weeks on Friday 13 November. The third annual Masters of Art exhibition opened on Friday 4 December. The exhibition consists of painting demonstrations, sales of studio work (both framed and unframed) as well as sculpture and furniture pieces from five renowned Kingborough artists who have been working in the arts their entire life.
- 2.3 **Kingston Beach Hall Courtyard** – a funding application has been submitted for \$11,900 from the Stronger Communities Program to support Council’s Capital Works funding to complete the courtyard, laneway update and fencing. A development application has been lodged for this project.
- 2.4 **Salvaged Art Event** – The third biennial Salvaged Art Competition and Exhibition was held from 25 September – 4 October 2015 as a means to encourage and support community arts in Kingborough and to deliver a message of sustainability in the creative recycling and reuse of waste materials. A total of 112 entries were received. Entrants included professional artists, amateur artists, schools, young people and children. Approximately 820 people visited the Kingston Beach Hall during the nine day exhibition period and approximately 200 people attended the awards presentation evening.

3. YOUTH DEVELOPMENT AND OUTREACH

- 3.1 **Youth Enterprises** – a range of workshops continue to be provided at Yspace aimed at enhancing the employment prospects for young people, including Become a Barista, Senior First Aid and CV Writing and Interview Techniques.
- 3.2 **School Holiday Program** – the September/October School holiday program provided four days of activities.

- 3.3 **Yspace** – the Yspace kitchen will be upgraded to a commercial standard to allow for greater capacity as a training venue.
- 3.4 **Intergenerational Event** – a chef from the Huon Trade Training Centre will be provided workshops teaching young people to cook lunch for 100 older members of the community.
- 3.6 **Blackmans Bay Skate Park** – consultation with stakeholders is underway in regard to options for upgrading the facility. It is intended to apply to the Tas Community Fund for a grant to support any proposed upgrade.
- 3.7 **Youth Action Kingborough** – Council’s Youth Advisory Committee (YAK) is comprised of six members from five different schools. The group is currently considering the results of an online survey conducted to identify current issues for young people living in Kingborough.
- 3.9 **Youth Outreach at Maranoa Heights** – a nine week program of activities has been organised in partnership with the Maranoa Heights Community Centre and Anglicare Tasmania.

4. RECREATIONAL PLANNING AND DEVELOPMENT

- 4.1 **Twin Ovals** – the development of a new Scorers’ Room on the top level of the pavilion is complete. Options for the replacement of the scoreboard on the AFL Oval are being investigated.
- 4.2 **Kingston Boxing Club** – agreement has been reached to accommodate the club in the small gymnasium at the Kingston Beach Oval.
- 4.3 **Alonnah Hall** – meetings have been held with representatives from Bruny Island Arts in relation to their proposal to upgrade the Alonnah Hall to enhance its ability to host events.
- 4.4 **National Seniors Cricket Carnival** – support was provided to the organisers of this event, held on a number of Council grounds during November.
- 4.4 **Mt Nelson to Kingston Trail** – preliminary meetings have been held with stakeholders to progress this project.
- 4.5 **Bonnie Brae Reserve Mountain Bike Trail** – the feasibility of a circuit trail from Taroona through this reserve is currently being investigated as part of the Mt Nelson to Kingston Trail.
- 4.8 **Dave Burrows Walk** – a design and costing has been obtained for the replacement of a foot bridge. This will be submitted as a Capital Works bid for 2016/17.
- 4.9 **Howden Foreshore Trail** – a feasibility report has been prepared in relation to the potential for a circuitous trail utilising Crown Land.
- 4.10 **Kingston Mountain Bike Park** – on-going investigation into the management of the park is being undertaken, including a maintenance program and some capital upgrades.
- 4.11 **External Grant Advice** – contact has been made with all local clubs in the Kingborough area regarding funding options through grant programs, including the Sport & Recreation Major & Minor grants rounds now open.

5. MANOR GARDENS

5.1 **Centre Operations** – both the onsite and offsite programs are operating well, with most days at maximum capacity. Program details are now included on the My Aged Care Website.

5.2 **Facility Development** – the Kingston Rotary club has provided assistance to upgrade the garden beds.

6. FAMILY DAY CARE

6.1 **Utilisation** – For October to November 2015 the average equivalent full-time placements with the service was 137.

6.2 **Educator Recruitment** - at the end of April 2015, the scheme had 44 active educators, including six relief educators/educator assistants.

6.3 **Requests for Care** – there are currently 110 children waiting to access care with Kingborough Family Day Care.

6.4 **Staff Training** – two staff members attended the FDCA National Conference in Sydney in October.

7. RECOMMENDATION

MOVED
SECONDED

That the report be noted.

VOTING

	For	Against		For	Against
Cr Atkinson			Cr Percey		
Cr Black			Cr Street		
Cr Dr Bury			Cr Wass		
Cr Fox			Cr Winter		
Cr Grace			Cr Wriedt		

REPORT TO: COUNCIL
SUBJECT: **ENVIRONMENTAL SERVICES ACTIVITIES REPORT**
FILE REF 8.76 DATE: 1 DECEMBER 2015
OFFICER: JON DOOLE - MANAGER ENVIRONMENTAL SERVICES
ENDORSED BY: TONY FERRIER - DEPUTY GENERAL MANAGER

**SIGNIFICANT ACTIVITIES COMPLETED BY ENVIRONMENTAL SERVICES DURING
SEPTEMBER – OCTOBER 2015**

1. ENVIRONMENTAL HEALTH

- 1.1 **Tasmanian Food Sampling and Surveillance Program** - The September/October program involved a specific questionnaire on protecting ready to eat food from contamination. This was an inhouse survey to determine Council's perspectives on legislative interpretation and application.
- 1.2 **Temporary food permits/events** - Council have issued fifty six (56) temporary food permits in the reporting period and staff continue to work closely with event organisers and food stalls to ensure receipt of all necessary documentation for assessment. Council recently inspected the Oliebollen Festival to ensure compliance with stipulated conditions and public health requirements.
- 1.3 **New food businesses** - Five (5) referrals were received for the construction of new food businesses. This involves assessment of structural compliance.
- 1.4 **Pool sampling** - Public pools/spas have been sampled twice within the reporting period (monthly). Council coordinates the sampling of two public pools and the remaining site is coordinated independently with the analysis results provided by the laboratory. All samples have complied with relevant Guidelines.
- 1.5 **Primary School presentation** - Council's Environmental Health Officer and Urban Designer presented at a local primary school on Council's role in the community including recreational water quality and reserves.
- 1.6 **Notifiable diseases** - In the reporting period, Council investigated four (4) notified cases of Salmonella referred from the Communicable Disease Prevention Unit at the Department of Health and Human Services (DHHS). Investigations suggest that these were all isolated cases.
- 1.7 **Complaints (service requests)** - Within the reporting period, eighteen (18) new service requests have been received from the public across a variety of environmental health areas. This has included noise (3), food (1), wastewater (2) water (1), air quality (2) and public health/environment (9). These all range in complexity and relevant statutory requirements and a number of complaints (service requests) continue to remain under investigation from previous months.
- 1.8 **Local Government Environmental Health Annual Report** - Council's annual Local Government Environmental Health Annual Report for activities in 2014-2015 has been submitted to DHHS.

- 1.9 **Water carters and private water suppliers** - Council has recently forwarded details of all currently licensed water carters and registered private water suppliers to DHHS in accordance with the *Drinking Water Quality Guidelines* issued under the *Public Health Act 1997*.
- 1.10 **Legionella** - Council has recently forwarded details of the currently licensed cooling tower to DHHS in accordance with the *Guidelines for the Control of Legionella in Regulated Systems* issued under the *Public Health Act 1997*.
- 1.11 **Interim Planning Scheme Codes** - Council's Environmental Health Officers continue to work closely with planning staff to review and comment on the Attenuation, Contaminated Land and Wastewater Codes of the *Kingborough Interim Planning Scheme 2015*.
- 1.12 **Air Regulations review** - The *Environmental Management and Pollution Control (Distributed Atmospheric Emissions) Regulations 2007* are soon due for review. Council is part of an ongoing working group with the EPA and other Environmental Health Officers as part of consultation on the review.
- 1.13 **Antarctic Experience** - The Antarctic Experience presentation was held on 12 November 2015. The presentation recognised each finalist's involvement in the program and the admirable level of research undertaken for their presentation. Ivy Spurr of Kingston High School and Desmond Marcenko of St Aloysius Catholic College were announced as the two overall winners of the program. Ivy and Desmond will participate in the program and flight in February 2016.
- 1.14 **Staffing** - Environmental Services' Administration/Immunisation Officer commenced in late November 2015. Council's Environmental Health Officers successfully completed an accredited three-day Shoreline Response Course coordinated by the Environment Protection Authority.

2. **COMPLIANCE**

- 2.1 **Customer and General Requests** – Compliance actioned or attended the following:

September 2015

Animals	
Dog related requests	140
Other animal related request	9
Total	149
Enforcement	
Fire risk related requests	0
Parking patrols performed	2
Other	25
Total	27
After hours call outs	
After hour call outs	20
Total	20
Applications	
Application to keep several dogs	1
Total	1
Impounded dogs	
Dogs returned to owner	5
Dogs euthanized	0
Dogs taken to RSPCA for rehoming	1

October 2015

Animals	
Dog related requests	89
Other animal related request	12
Total	101
Enforcement	
Fire risk related requests	50
Parking patrols performed	1
Other	30
Total	81
After hours call outs	
After hour call outs	24
Total	24
Applications	
Application to keep several dogs	2
Total	2
Impounded dogs	
Dogs returned to owner	11
Dogs euthanized	0
Dogs taken to RSPCA for rehoming	3

2.2 **Infringements** - Compliance issued the following infringements:

September 2015

Infringements	No.	Income	Cautioned	Withdrawn
Parking	2	\$100	0	0
Dog Control Act	51	\$5,251	18	0
Council By-Laws	0			0
Health	0			0
<i>Total</i>	53	\$5,351	18	0

October 2015

Infringements	No.	Income	Cautioned	Withdrawn
Parking	3	\$140	1	0
Dog Control Act	32	\$2,653	14	0
Council By-Laws	4	\$770	0	0
Health			0	0
<i>Total</i>	39	\$3,563	15	0

2.3 **After hours call outs** – Over the reporting period Compliance responded to forty four (44) call outs.

2.4 **Training** – Council's Compliance Officers have successfully submitted all assessments regarding the Certificate IV Regulatory Services and are awaiting their final results.

2.5 **Registration renewal** – The Compliance Unit have finalised the 2015-2016 registration renewal process.

3. INVASIVE SPECIES MANAGEMENT

- 3.1 **Control works** - The following weeds have been treated during this period at the localities listed in the table below: blackberry, boneseed, Californian thistle, English broom, environmental weeds general, gorse, grasses/broadleaf, Montpellier broom, pampas, Paterson's curse, ragwort, slender thistle, Spanish heath and whiteweed.

BUSHLAND RESERVES		
Black Goat Hill	Bonnet Hill	Coffee Creek
Dave Burrows	Hawthorn Drive	Hopfields
Little Gordon	Mary Knoll	Peggy's Beach
Sandfly	Snug River	Truginini
Waratah		
ROADSIDES		
Coolamon Rd	Fehres Rd	Heath Ct
Karingal Ct	Kingston Wetlands drain	Norwood Av
Sandfly Rd		

PARKS & COUNCIL LAND		
Wattle Street	Alum Cliffs	Beach Road
Clare/Whyburton	Coffee Creek	Depot
Dru Point	Gourlay/Roslyn	Kaoota Tramway
KWS	Margate Rivulet	Suncoast

3.2 **Weed notifications and notices under the *Weed Management Act 1999***

Act 1999

WEED	SEPT - OCT 2015	Location
Weed notifications		
Boneseed	2	Woodbridge, Kettering
Blackberry	1	Kingston
Spanish heath	1	North Bruny
Ragwort	1	Adventure Bay
Paterson's curse	2	North Bruny, Kingston
Requirement notices		
Paterson's curse	1	North Bruny. Landowner was compliant with requirement notice.
Total	8	

- 3.3 **Norwood Avenue** - A large cotoneaster hedge on the corner of Flinders Esplanade and Norwood Avenue at Tarooma has been removed. The area has had a follow up spray and has been mulched by the correctional services crew.
- 3.4 **Bruny Island Regional Biosecurity Plan** – The Livestock Biosecurity Network are developing a biosecurity plan for Bruny Island. Council provided information and peer review for the weed section of the plan. NRM staff joined with the Livestock Biosecurity Network to present at an information planning session for landowners at Alannah.

4. **MANAGING THE BUSHLAND RESERVE NETWORK**

- 4.1 **Environmental assessment of track proposals** - Environmental assessments have been undertaken on track proposals at Bonnie Brae Reserve and Howden foreshore.
- 4.2 **Natural values mapping** – Council commissioned Natural Resource Planning to perform a major update of Council’s natural values data. The new mapping has now been integrated with existing datasets. The data includes the recent release of TASVEG 3.0 (vegetation mapping), new habitat models for threatened wildlife, updated threatened species records and the inclusion of new vegetation condition data and old growth forest mapping. This data is very important for strategic planning, assessing development, prioritising works and projects, species recovery planning and providing information to the community.

5. **ENVIRONMENTAL PROJECTS**

- 5.1 **D’Entrecasteaux/Huon Collaboration** – Council provided the collaboration with data on natural values, invasive species and stormwater for the development of a State of the Channel Report Card. The report card will cover the topics of nutrients, recreational fishing and other uses; including monitoring data from a variety of sources (e.g. water quality, Marine Protected Areas, birdlife, mammal sightings, and marine debris records).
- 5.2 **Little Penguin Monitoring** - Council staff are supporting a UTAS honours student in monitoring nesting penguins. The focus of the student’s work is to monitor active nest sites and tracks used by penguins to determine the presence and activity (if any) of potential predators. Council is providing technical advice and a loan of three covert cameras as well as data backup services. Monitoring commenced at the end of October and will continue until March 2016. As of the end of October, the only potential predators detected were rats and possums.



Little Penguin nest building within a Council reserve

- 5.3 **Kingborough Cat Management Project** – The Cat Management Officer participated in the Tasmanian Cat Management Reference Group which is preparing a statewide Cat Management Plan (incl. for domestic and feral cats).

Staff organised a stall and display at the annual Sustainable Living Festival and presentations about the Kingborough cat management program were presented at the Landcare Conference and Franklin Greens meeting.

Bruny Island - Results from the Bruny Island community survey (on attitudes towards domestic and feral cat management) were collated and presented to Manex meeting on 10 November 2015 on feedback for a December Councillor workshop.

Research partnerships with the University of Tasmania and IMAS commenced to record the distribution and abundance of stray and feral cats across the Island and to monitor key refuge sites. The information will help quantify the problem, plan where to focus cat control activities and identify other approaches that will aid feral cat management, such as rabbit control (to reduce cat abundance) and improvements in habitat for at-risk species.

Analysis of the diet (stomach and intestinal) contents of thirty (30) stray and feral cats captured on Bruny Island (in 2008/2009) was finalised. It identified a broad range of native and a few introduced species consumed by stray and feral cats on the Island.

Boronia Beach Cat Prohibited Area – A memorandum of understanding between the Hobart Cat Centre and Council was signed off to agree that the centre will take domestic cats trapped within the reserve and an agreement made with Channel Highway Animal Hospital to receive any trapped feral cats.

A letter was sent to all residents within 500m of the reserve to encourage responsible pet cat ownership and to notify them of future actions by Council to manage cats found within the reserve. Camera monitoring has recommenced within the reserve – to date no cats have been identified.

- 5.4 **Save the Tasmanian Devil traffic management signage** - A grant has been negotiated with State Growth to enable the installation of two radar enabled electronic signs on Woodbridge Hill Road capable of delivering various messages based on the speed of approaching vehicles. Two of these signs have been installed in the Tarkine (see following image). Woodbridge Hill is likely to be the second location in the state for these signs.



- 5.5 **Alum Cliffs Reserve creeping backyards project** – This project, ran as a partnership between Council and NRM South, has now wound up. The project offered free support to residents in the vicinity of Alum Cliffs to help them manage weeds on their properties and encourage wildlife-friendly gardening. The project was extremely successful both in terms of the information provided to landowners and the weeds removed from backyards adjacent to the coastal reserve:

- Sixty Eight (68) land owners engaged in the Bonnet Hill region from Kingston Beach to Taroona through site visits, phone calls, emails and project flyer mail outs.
- Thirteen (13) land owners have had weed works undertaken at their properties with several infestations of declared weeds and other high threat weeds controlled.
- Eleven (11) land owners have received vouchers for native plants totalling \$575.
- \$3000 spent on on-ground works and materials.

5.6 **Kingston Wetlands capital works project** – Planning has commenced for the Stage 1 upgrade of the Kingston Wetlands. The components to be completed this financial year include:

- Carpark sealing and upgrade of associated facilities at the Channel Highway roadside end of the site.
- Ford upgrade at the Kingston Rivulet crossing
- Site preparation for re-vegetation along Kingston Rivulet
- Construction of a stone wall and signage at the site entrance.

6. SUPPORTING ENVIRONMENTAL VOLUNTEERS AND GROUPS

6.1 **First Aid training** – The convenors of Snug Land and Coastcare Group, Conservation of Oxleys Road Environment Group and Albion Heights Landcare Group will be receiving training and accreditation in first aid as part of our WH&S program. This round of training will see twenty six (26) out of thirty (30) groups active on Council land with accredited first aiders.

6.2 **Snug Primary School** – Native plants were provided to Snug Primary to extend plantings at the kindergarten and along the front of the school. Council staff also assisted the school in writing a grant submission for a Green Army team to work on a river restoration project. The proposed project would see the installation of a walking track on the school side of the river, weed control work, re-vegetation and wildlife monitoring. Project partners are the Parks and Wildlife Service, Council and the Snug Land and Coastcare group.

6.3 **Taroona Environmental Network** – A selection of local native plants were provided to Taroona Environment Network for a foreshore planting at Taroona. Plants were also provided to Taroona High School to undertake a planting at Melinga Place.

6.4 **Landcare volunteer thank you event** – Plans are underway for this year's thank you event which will celebrate the hard work and achievements of land and coast carers across the municipality. The event will be shared with carers from the Huon Valley.

6.5 **Tasmanian Landcare conference and awards** – The Tasmanian Landcare awards and conference were held on the 10th and 11th of October. Kingborough Council had the opportunity to host a field trip showcasing our bushland reserves and landcare groups across the municipality. The field trip was a great success with participants rating the experience highly.

- 6.6 **Doug Duthoit** - A memorial seat has been installed along the Snug River Walking Track. The seat is in recognition of the contribution of both Doug and Margie Duthoit to the landscape of Snug and wider Kingborough. It also celebrates the successful partnership between the Snug Land and Coastcare Group and Kingborough Council.
- 6.7 **Bushland nursery** – Council's nursery volunteers have continued their extremely valuable work from last planting season and have commenced propagation of plants for the 2016 planting season.

7. BUILDING ENVIRONMENTAL AWARENESS

- 7.1 **Reserve interpretation signage** – The new interpretation signage has been installed in Dennison Street Reserve, Hawthorn Reserve, Boronia Hill Reserve and Mary Knoll Reserve, which has effectively initiated Council to receive extremely positive feedback from the public via phone calls and social media.
- 7.2 **Browns River** – Council engaged students and teachers from St Aloysius Primary School for a planting activity at Browns River and Kingston Beach. Students also participated in a bird watching activity.
- 7.3 **Night Stalk** – Two Night Stalk events were held in the Sandfly Memorial Park to survey the animals that use this Land for Wildlife reserve and educate the community about wildlife in Kingborough. A small but enthusiastic group of children attended the children's Night Stalk and were lucky to see an Eastern-barred Bandicoot. The oversubscribed adult's Night Stalk attracted radio attention and participants saw many animals including a pair of ring-tailed possums.
- 7.4 **Maranoa School holiday program** – Children participating in the Maranoa Community Centre's school holiday program once again assisted Council in maintaining the bushland reserve in Waratah Street. Participants maintained the existing planting areas by spreading mulch and topsoil and planted more plants to replace those lost in previous months. The group was joined by Councillor Fox and a reporter from the Kingborough Chronicle.
- 7.5 **RBF Volunteering** – Council and the Tramway Hill Landcare group have received assistance from the RBF corporate volunteering program. A small group of RBF staff planted riparian vegetation along Nierinna Creek. This successful event is hoped to be the precursor for an ongoing environmental volunteering partnership between Council and RBF.
- 7.6 **Discovery Ranger program** - Following the success of last summer, staff have finalised a partnership agreement with the Parks and Wildlife Service for the coming summer period. Park rangers will run activities on Bruny Island and mainland beaches to engage beach goers in a range of environmental education activities.
- 7.7 **Blackmans Bay Primary School** – Staff took two classes of enthusiastic students, teachers and parents for a fun-filled educational walk through Mary Knoll Reserve. Activities centred on habitat and wildlife needs, including a search for hollow bearing trees. As a separate event, staff from the school joined Council staff on a walking tour of the school grounds to discuss future NRM projects and interpretation.

8. NATIVE TREE MANAGEMENT

- 8.1 **Tree applications under the *Health and Environmental Services By-law Part 7 (25)*** - Twenty seven (27) tree applications were completed in September and October 2015. A break-down of individual tree statistics can be found in the table below:

Tree Application	September – October 2015
Lop only	5
Approved for felling – no conditions	35
Approved for felling – on site or financial offset	8
Further Information requested	0
Refused	13
Not Valid	2
Exempt	14
Total number of trees	77
Total number of applications	27

- 8.2 **Kettering vandalism incident** – Investigations are still underway regarding the destruction of trees at the intersection of Corbys Road and the Channel Highway. A letter and survey has been sent to over two hundred and fifty (250) residents in Kettering with an extremely high response received. Over seventy (70) residents have responded either by mail or phone, demonstrating the importance of the matter to the community. A final report will be made available at the next committee meeting.
- 8.3 **Cooke’s Rivulet Reserve** – Council received a report that native trees had been fallen and ring barked in Council owned bushland adjacent to Sandfly Hall. Inspection of the site revealed up to seven (7) small blackwood and wattle trees had been fallen, a large blackwood on the bank of Cooke’s Rivulet felled and a white gum ringbarked. No wood had been removed from the site. The activity appears to have been undertaken with a tomahawk or similar. Council is investigating and requesting community groups who work on the site to report any suspicious activity in the bushland area.
- 8.4 **Illegal Vegetation Removal** – Properties in Taroona, Adventure Bay and Allens Rivulet are being investigated for removing native trees without a permit. Investigations continue for several other properties across the municipality.

9. CLIMATE CHANGE AND SUSTAINABILITY

- 9.1 **Groundwater Modelling Research** – The services of a consultant geologist have been retained to undertake mapping of groundwater at key sites such as Kingston Beach, Adventure Bay and Snug. The outputs will allow for modelling of the potential impacts of groundwater on dwellings and essential services, should changes occur due to the impacts of climate change.
- 9.2 **Kingston Beach Climate Change Adaptation case study** – The final report for this project is anticipated to be completed prior to the end of 2015. After this it is proposed to workshop the report and inundation/flood mapping and modelling with councillors in January with a possible community launch and forum at the Kingston Beach Hall thereafter.

9.3 **Coningham Beach coastal vulnerability** – Investigations continue into the potential extent and rate of coastal erosion damage at this beach. It is apparent that both short and long term issues exist and the services of a coastal engineer have been retained to facilitate planning for potential works as well as community consultation.

9.4 **Energy efficiency monitoring** – Monitoring of energy usage for the year to date indicates the following:

Civic Centre

- Total Power Usage – 99,000 kWhr
- Total Cost - \$16,500
- Solar Production – 19% of Total
- eCO2 Reduction – 4 tonnes

Key Council Facilities

- Total Power Usage – 972,000 kWhr
- Total Cost \$ - \$194,000
- Solar Production – 7% of Total
- eCO2 Reduction – 13 tonnes

9.5 **Vehicle Fleet Fuel Efficiency Monitoring** – Monitoring of vehicle fuel efficiency for the year to date indicates the following:

Civic Centre Fleet

(Litres per100km / Tonnes CO²)

- Hyundai i30 (D) – 6.30 / 4.75
- Camry Hybrid (P/E) – 6.47 / 4.61
- VW Amarok Ute (D) – 7.54 / 5.69
- Mazda CX5 (D) – 7.76 / 5.85
- Toyota Corolla (P) – 7.84 / 5.58

9.6 **NCCARF Tool Development Partnership** – Staff attended a two (2) day meeting of the tool partnership group in Adelaide. The partnership, facilitated by the National Climate Change Adaptation Research Facility (NCCARF), provides stakeholder advice and support on the development of a coastal climate risk management tool. The tool will be delivered through a web interface and guide practitioners through coastal hazard assessments and a decision support tool for adaptation planning and action. The development of the new tool ‘CoastAdapt’ is progressing well and due for release in 2017. A highlight of the meeting was a briefing on recent research that provides regionally specific and credible sea-level rise projections for Australia and a means for interpreting the projections through the use of sea-level allowances.

10. RECOMMENDATION

MOVED
 SECONDED

That the report be noted.

VOTING

	For	Against		For	Against
Cr Atkinson			Cr Percey		
Cr Black			Cr Street		
Cr Dr Bury			Cr Wass		
Cr Fox			Cr Winter		
Cr Grace			Cr Wriedt		

COMMUNICATIONS

REPORT TO: COUNCIL

SUBJECT: **GENERAL MANAGER'S REPORT 2 DECEMBER 2015**

FILE REF 25.7

DATE: 2 DECEMBER 2015

OFFICER: GARY ARNOLD – GENERAL MANAGER

1. **PURPOSE**

Strategic Plan Reference

Future Direction	5	Community leadership
Strategic Outcome	5.1	The local community is well informed and engaged with Council
Strategy	5.1.1	Engage with the community and keep it informed about Council activities and proposals

1.1 This report provides a summary of the activities undertaken by the General Manager during the period 16 November 2015 and 7 December 2015.

2. **BACKGROUND**

2.1 Various meetings and discussions were held with staff, both individually and collectively in teams.

2.2 Responded to various queries raised by Councillors.

2.3 Attended the following Council related meetings:

- Council workshop 16 November 2015
- Council meeting 23 November 2015
- Council workshop 3 December 2015
- Council workshop 7 December 2015

3. **COMMUNITY ENGAGEMENT**

3.1 Various discussions were held with residents and developers including:

- On 25 November 2015 I met with Greg James to discuss development issues in Kingston.
- On 25 November 2015, Council's Deputy General Manager, Tony Ferrier and I met with Steve Edmunds, Managing Director of Haywards to discuss development issues in Kingborough.

- On 26 November 2015 along with Councillor Atkinson and Councillor Fox, I joined Council staff at Pelveratta Hall to thank our landcare volunteers.
- On 5 December 2015 along with Council's Executive Officer, Ian Holloway I attended a meeting of the Kingborough Community Consultative Committee.

4. LOCAL, STATE & FEDERAL GOVERNMENT PROGRAMS

- 4.1 On 18 November 2015 the Mayor, Cr Wass and I met with Senator Lisa Singh to discuss our funding submission to the Federal Government for the redevelopment of the former Kingston High School site.
- 4.2 On the 19 November 2015 the Mayor, Cr Wass and I met with Senator Stephen Parry and Senator Helen Polley to discuss our funding submission to the Federal Government for the redevelopment of the former Kingston High School site.
- 4.3 On the 19 November the Mayor, Cr Wass, Cr Atkinson and I attended the Annual General Meeting of the STCA.

5. EXTERNAL COMMITTEES/PROGRAMS

- 5.1 Reports or minutes of external committees received during this period are available in the Councillors reference library.

6. OTHER

- 6.1 Various discussions and meetings relating to the day to day operational matters and issues.

7. RECOMMENDATION

MOVED
SECONDED

That the report of the General Manager be noted.

VOTING

	For	Against		For	Against
Cr Atkinson			Cr Percey		
Cr Black			Cr Street		
Cr Dr Bury			Cr Wass		
Cr Fox			Cr Winter		
Cr Grace			Cr Wriedt		

OPEN SESSION					
MONTH & YEAR	MINUTE NO	RESOLUTION TITLE	STATUS	COMMENTS	RESPONSIBLE OFFICER
Nov 2015	C379/14-15	Bruny Island Advisory Committee	Completed	All nominees advised of their appointment	EO (IH)
	C380/14-15	Bushfire Preparedness	Completed	Staff made aware of Council's position	EO (IH)
	C382/14-15	Snug Bell Tower	Completed	Applicants advised of Council's resolution	MC&RS (DS)
	C383/14-15	Snug to Margate Shared Path	Completed	To be considered in 2016/17 budget deliberations	EMES (DR)
	C384/14-15	Taroona Tennis Club	Completed	Tennis Club advised at to Council's support	EO (IH)

Previous Council resolutions – still being actioned					
MONTH & YEAR	MINUTE NO	RESOLUTION TITLE	STATUS	COMMENTS	RESPONSIBLE OFFICER
Oct 2015	C342/13-15	Howden Foreshore Track	Completed	Report contained in current agenda	MC&RS (DS)
	C343/13-15	Kingborough Waste Services	Progressing	A Councillor workshop held 3 December 2015	DGM (TF)
	C345/13-15	Mayors for Peace	Progressing	Signing of documentation being undertaken	GM (GA)
	C353/13-15	Application to lease Council land	Completed	Licence documentation signed	EO (IH)
	C355/13-15	25A Osborne Esplanade	Progressing	Parties advised of Council's determination and Quantity Surveyor costs have been subsequently obtained	DGM (TF)

MONTH & YEAR	MINUTE NO	RESOLUTION TITLE	STATUS	COMMENTS	RESPONSIBLE OFFICER
	C356/13-15	Redevelopment of formers Kingston High School site	Progressing	Various aspects of this project are being actively progressed	DGM (TF)
Sept 2015	C313/12-15	Council's meeting schedule	Completed	Report contained in current agenda	GM (GA)
	C32012-15	Relocation of Council's works depot	Progressing	Additional investigations are yet to commence	DGM (TF)
August 2015	C268/11-15	Regional Multi-purpose track	Progressing	Meeting held with Hobart City Council and discussions underway with private landowners.	MC&RS (DS)
	C278/11-15	Abel Tasman Art & Design Prize	Progressing	MOU currently being finalised with the Dutch Australia Society and Calvin Christian School	MC&RS (DS)
	C279/11-15	Cat management Bruny Island	Progressing	Public consultation and investigations commenced Councillor workshop conducted 7 th December.	MES (JD)
	C284/11-15	Taroona Tennis Club	Progressing	Lease being prepared for signing	EO (IH)
	C285/11-15	Online Petitions	Progressing	Liaising with Brisbane City Council regarding their online petition	EO (IH)
	C286/11-15	Local Government Reform	Completed	Report contained within current agenda	GM (GA)
	C287/11-15	Disposal of land utilised by Girl Guides	Progressing	Legal advisory engaged to complete transfer	EO (IH)
	IRS42/7-15	Tree guards for pin oaks in Woodbridge	Progressing	Delivered on 4 th December – installation by Council to be undertaken	EMES (DR)
June 2015	CAE27/3-15	Positive Aging Plan review	Progressing	Consultation sessions completed in November 2015	MC&RS (DS)

MONTH & YEAR	MINUTE NO	RESOLUTION TITLE	STATUS	COMMENTS	RESPONSIBLE OFFICER
May 2015	C156/6-15	Development of public open space	Progressing	Made contact with the designer and they are still awaiting direction from the developer who is currently working on other works. They will contact Council when they are ready to proceed.	EMES (DR)
	C159/6-15	Local Government reform	Progressing	No response received from Huon Valley Council	GM (GA)
	IRS26/4-15	Kingborough Bicycle Advisory Committee	Progressing	Issue of PAPC being considered	EMES (DR)
April 2015	C120/4-15	Precinct naming competition	Progressing	Competition guidelines being developed	DGM (TF)
	CAE10/2-15	Legal issues seawalls	Progressing	Report to be presented to next meeting of Committee Will be the subject of full legal opinion as part of Kingston Beach Adaptation Case Study – Report finalisation in January 2016.	MES (JD)
March 2015	IRS10/2-15	Kingborough Bicycle Advisory Committee	Progressing	Bicycle storage lockers to be relocated to other locations to be undertaken in conjunction with other capital works. Further consultation required with Department of State Growth as to viability of using Huntingfield site.	EMES (DR)
Feb 2015	C39/2-15	Organic Waste Collection Service	Progressing	This will form part of a future waste management strategy	EMES (DR)
	C40/2-15	Kingston Beach Sailing Club	Progressing	Wheel stops and bollards removed. A further assessment will be undertaken shortly now the sailing season has recommenced	EMES (DR)
	C48/2-15	Traffic Study – Burwood Road, Golden Grove Drive and associated roads	Progressing	Traffic counts have been completed on Lady Penrhyn Drive and Golden Grove Drive and the data analysed. Further investigation is required in to determining the appropriate options for both.	EMES (DR)

MONTH & YEAR	MINUTE NO	RESOLUTION TITLE	STATUS	COMMENTS	RESPONSIBLE OFFICER
	C52/2-15	Browns River Settlers	Completed	Panels installed	EO (IH)
Jan 2015	C14/1-15	Design of community hub	Progressing	Design brief and competition arrangements have been finalised and publicly released	DGM (TF)
Sept 2014	C313/13-14	Taroona Landslide	Progressing	Planning Scheme Specific Area Plan to be developed	MDS (BL)
August 2014	ED20/3-14	Parking Strategy for Central Kingston	Progressing	Strategy preparation has commenced	DGM (TF)
July 2014	C240/11-14	Dog Management Policy	Progressing	Policy workshopped with Council. Report to be submitted	MES (JD)
April 2014	C90/6-14	Review of By-Laws	Progressing	Workshop conducted in relation to amendment to By-law	EO (IH)
Oct 2013	ED28/5-13	Sports Precinct Energy audit	Completed	Consultant engaged to undertake audit Will be the subject of a CAPEX proposal for 2016/2017	MES (JD)
Aug 2013	C211/7-13	Petition – Footpath at Woodbridge	Progressing	Works nearly completed with just one vehicle crossing to be installed	EMES (DR)

CLOSED SESSION					
MONTH & YEAR	MINUTE NO	RESOLUTION TITLE	STATUS	COMMENTS	RESPONSIBLE OFFICER
Nov 2015	C393/14-15	Tender – Hughes Road culvert	Completed	Contract documentation signed	EMES (DR)
	C394/14-15	Tender – Lockleys Rd bridge	Completed	Contract documentation signed	EMES (DR)
	C395/14-15	Tender – Van Morey Road footpath			EMES (DR)
	C396/14-15	Tender – Groombridge Road sealing	Completed	Contract documentation signed	EMES (DR)
	C397/14-15	Request to waive biodiversity offsets	Completed	Property owners advised	EO (IH)
	C398/14-15	Acquisition of land – Leslie Road	Progressing	Negotiations progressing towards resolution without need to compulsory acquire	EO (IH)
	C399/14-15	Land Oakleigh Avenue	Progressing	Estate advised of Council's resolution and legal representative engaged to undertake transfer	EO (IH)

Previous Council resolutions – still being actioned					
MONTH & YEAR	MONTH & YEAR	MONTH & YEAR	MONTH & YEAR	MONTH & YEAR	MONTH & YEAR
Sept 2015	GF62/5-15	Sale of land for non-payment of rates	Progressing	Actions implemented to commence sale	CFO (JB)
August 2015	C303/11-15	Leasing of land – Dennes Point	Completed	Lease documentation forwarded to land owners for signing	EO (IH)
	C304/11-15	Acquisition of land and right of way	Progressing	Surveyor and legal advisor engaged to prepare documentation	EO (IH)
March 2015	C98/3-15	Acquisition of land – Dennes Point	Progressing	Negotiations commenced – awaiting on outcome of development application	EO (IH)
	C101/3-15	Taroona Bowls Club	Progressing	Meeting held with Club officials	CFO (JB)

MAYORS COMMUNICATIONS

Mayor Wass reported the following :

Appointments / Activities

1. 10.00 a.m. Tuesday 17.11.15
In company with General Manager, Mr Arnold met with Ms Mandy Richardson, General Manager, IMAS, Mr Mark Natoli, IMAS and Mr Paul Taranto, UTas for discussions and to be updated on future activities/research.
Venue : Institute for Marine and Antarctic Studies, Nubeena Crescent, Tarooma.
2. 9.00a.m. Wednesday 18.11.15
In company with General Manager, Mr Arnold met with Senator, the Hon Lisa Singh to brief her on Councils funding submission to the Federal Government, under the National Stronger Regions Fund for the former Kingston High School site.
Venue : 152 Macquarie Street, Hobart.
3. 12.30 p.m. Wednesday 18.11.15
Welcomed producers, stall holders, shopping public and Officially Opened the Kingston Produce Market.
Venue : Civic Centre Fore Court, Kingston.
4. 2.00 p.m. Wednesday 18.11.15
At invitation, attended COTA Tasmania's AGM.
Venue : Rydges Hotel, 393 Argyle Street, North Hobart.
5. 10.00 a.m. Thursday 19.11.15
In company with General Manager, Mr Arnold met with Senator, the Hon Stephen Parry to brief him on Councils funding submission to the Federal Government, under the National Stronger Regions Fund for the former Kingston High School site.
Venue : 85 Macquarie Street, Hobart.
6. 2.00 p.m. Thursday 19.11.15
In company with General Manager, Mr Arnold met with Senator Helen Polley to brief her on Councils funding submission to the Federal Government, under the National Stronger Regions Fund for the former Kingston High School site.
Venue : Civic Centre.
7. 5.00 p.m. Thursday 19.11.15
In company with Councillor Atkinson and General manager, Mr Arnold attended Think South AGM.
Venue : Lord Mayor's Courtroom, Hobart.
8. 7.00 p.m. Thursday 19.11.15
At invitation, attended Tarooma High School Music Showcase Concert.
Venue : Tarooma High School, Tarooma.
9. 7.00 p.m. Friday 20.11.15
Together with fellow Councillors, General Manager, Mr Arnold and Senior staff Attended Councillors' Christmas Dinner.
Venue : Tarooma Lounge Bar & Restaurant, Tarooma.

10. 11.00 a.m. Sunday 22.11.15
At invitation, attended and participated in the Walk 4 Brain Cancer.
Venue : Dru Point, Margate.
11. 10.30 a.m. Monday 23.11.15
In company with General Manager, Mr Arnold attended Think South Special Meeting to be updated on the State Planning Provisions for the Single Statewide Planning Scheme by the Planning Reform Taskforce.
Venue : Lord Mayor's Courtroom, Hobart.
12. 12.00 Noon Monday 23.11.15
Attended TasWater Board Selection Committee and undertook Non-Executive Director interviews.
Venue : Clarence City Council, Rosny Park.
13. 6.00 p.m. Tuesday 24.11.15
At invitation, attended Kingston Beach Community Association general meeting with Councillor Winter in attendance.
Venue : Kingston Beach Sailing Club, Kingston Beach.
14. 2.00 p.m. Thursday 26.11.15
Attended Copping Refuse Disposal Site Joint Authority AGM & General Meeting.
Venue : Clarence City Council, Rosny Park.
15. 7.00 p.m. Thursday 26.11.15
Attended Community Grants Presentation with Councillor Atkinson, Manager Community & Recreational Services, Mr Smee and Community Development Officer, Ms Julie Alderfox.
Venue : Civic Centre.
16. 9.00 a.m. Tuesday 1.12.15
In company with General Manager, Mr Arnold, met with Clarence City Council Mayor, Doug Chipman, and General Manager, Mr Andrew Paul.
Venue : Civic Centre.
17. 11.00 a.m. Tuesday 1.12.15
Attended STCA Regional Waste Group meeting.
Venue : Lord Mayor's Courtroom, Hobart.
18. 11.30 a.m. Wednesday 2.12.15
At invitation, officially opened Hill Street Blackmans Bay store, the 8th Hill Street store in Tasmania owned and operated by the Nikitaras family, with Councillor Fox in attendance.
Venue : Hill Street Blackmans Bay, Bayview Market, Blackmans Bay.
19. 6.45 p.m. Wednesday 2.12.15
At invitation, attended Taroon High School Production of 'The Pirates of Penzance' with Councillor Fox in attendance.
Venue : Taroon High School, Taroon.
20. 9.00 a.m. Thursday 3.12.15
Met with Ms Julia Young.
Venue : Civic Centre.

21. 11.00 a.m. Thursday 3.12.15
 In company with Kingborough Waste Services Manager, Mr Wisbey, attended Southern Waste Strategy Authority AGM and General Meeting.
 Venue : Glenorchy City Council, Glenorchy.

MOVED
 SECONDED

That the Mayor's Communications be received and noted.

VOTING

	For	Against		For	Against
Cr Atkinson			Cr Percey		
Cr Black			Cr Street		
Cr Dr Bury			Cr Wass		
Cr Fox			Cr Winter		
Cr Grace			Cr Wriedt		

CONFIRMATION OF ITEMS TO BE DEALT WITH IN CLOSED SESSION

MOVED
SECONDED

That in accordance with Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015* the following items are to be dealt with in Closed Session.

Matter	Local Government (Meeting Procedures) Regulations 2015 Reference
Applications for Leave of Absence	15(2)(h)
Tender Acceptance – AB1525 Beach Road Stormwater and Footpath Upgrades	15(2)(d)
Tender Acceptance – AB1526 Summerleas Road Leslie Road Intersection Improvements	15(2)(d)
Requests for Rates Remissions	15(2)(b)
Copping C-Cell Proposal	15(2)(c)
2016 Australia Day Awards – Recommendations for Nominations	15(2)(f)

VOTING

	For	Against		For	Against
Cr Atkinson			Cr Percey		
Cr Black			Cr Street		
Cr Dr Bury			Cr Wass		
Cr Fox			Cr Winter		
Cr Grace			Cr Wriedt		

CLOSED SESSION

MOVED
SECONDED

That in accordance with Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015* that Council move into Closed Session.

VOTING

	For	Against		For	Against
Cr Atkinson			Cr Percey		
Cr Black			Cr Street		
Cr Dr Bury			Cr Wass		
Cr Fox			Cr Winter		
Cr Grace			Cr Wriedt		

In accordance with the *Kingborough Council Meetings Audio Recording Guidelines Policy*, recording of the open session of the meeting will now cease.

The Open Session of Council adjourned at

The Open Session of Council resumed at

MOVED
SECONDED

The Closed Session of Council having met and dealt with its business resolves to report that it has determined the following:

Subject	Decisions/Documents
Applications for Leave of Absence	
Tender Acceptance – AB1525 Beach Road Stormwater and Footpath Upgrades	
Tender Acceptance – AB1526 Summerleas Road Leslie Road Intersection Improvements	
Requests for Rates Remissions	
Copping C-Cell Proposal	
2016 Australia Day Awards – Recommendations for Nominations	

VOTING

	For	Against		For	Against
Cr Atkinson			Cr Percey		
Cr Black			Cr Street		
Cr Dr Bury			Cr Wass		
Cr Fox			Cr Winter		
Cr Grace			Cr Wriedt		

CLOSURE There being no further business, the Chairperson declared the meeting closed at

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(Confirmed)

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(Date)