

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 21 Craigs Hill Road, Boomer Bay

**PROPOSED DEVELOPMENT:
CAMPING & CARAVAN PARK**

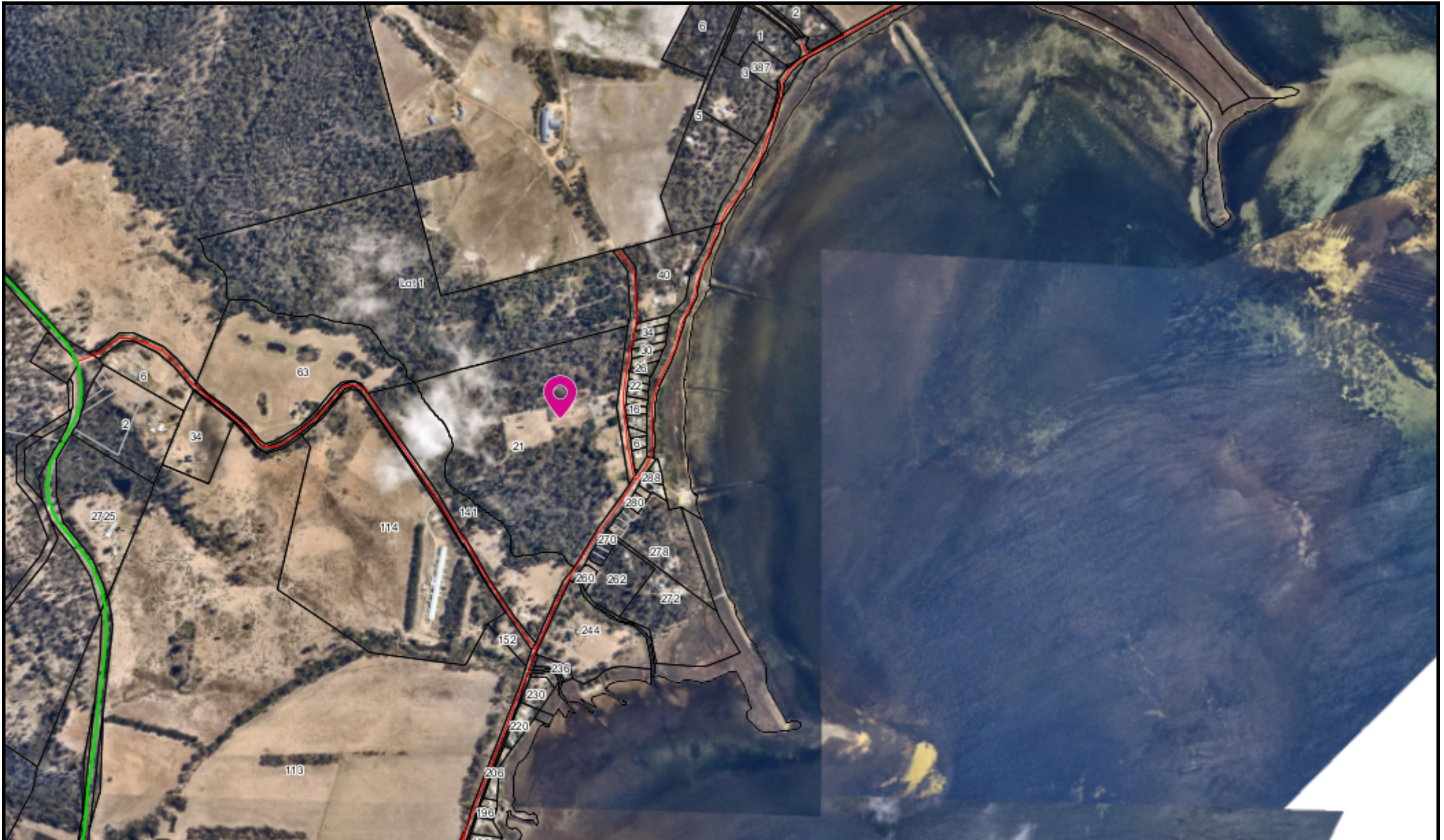
The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 29th July 2024**.

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Monday 29th July 2024**.

APPLICANT: L M Cleaver

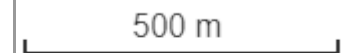
APPLICATION NO: DA 2024 / 14 - 1

DATE: 11 July 2024



21 Craigs Hill Road, Boomer Bay - Representation Close Monday 29th July 2024

11-Jul-2024



Disclaimer: This map is a representation of the information currently held by Sorell Council. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated.

Part B: Please note that Part B of this form is publicly exhibited.

Full description of Proposal:	Use:
	Development:
	<i>a Camp ground / caravan ground.</i> <small>Large or complex proposals should be described in a letter of planning report.</small>
Design and construction cost of proposal: \$0-\$3,000	

Is all, or some the work already constructed:	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address: <i>21 Craigs Hill Road</i>
	Suburb: <i>Boomer Bay</i> Postcode: <i>7177</i>
	Certificate of Title(s) Volume: Folio:

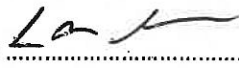
Current Use of Site	<i>Residential</i>
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Current Owner/s:	Name(s) <i>Lance Cleaver</i>
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Is the Property on the Tasmanian Heritage Register?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Council or Crown land section on page 3</i>

If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form
<https://www.sorell.tas.gov.au/services/engineering/>

Part B continued: Please note that Part B of this form is publicly exhibited

Declarations and acknowledgements	
<ul style="list-style-type: none"> • I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. • I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council’s representatives to enter the land at any time during normal business hours. • I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. • I/we declare that, in accordance with s52(1) of the <i>Land Use Planning and Approvals Act 1993</i>, that I have notified the owner(s) of the intention to make this application. • I/we declare that the information in this application is true and correct. <p><i>Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council’s Privacy Policy available on the Council website.</i></p>	
<ul style="list-style-type: none"> • I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only. 	
<ul style="list-style-type: none"> • Where the General Manager’s consent is also required under s.14 of the <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent. 	
Applicant Signature:	Signature:  Date: <u>19/1/2024</u>

Crown or General Manager Land Owner Consent	
<p>If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the <i>Land Use Planning and Approvals Act 1993</i>).</p> <p>Please note:</p> <ul style="list-style-type: none"> • If General Manager consent is required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au • If the application involves Crown land you will also need a letter of consent. • Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development. 	
<p>I _____ being responsible for the administration of land at _____</p> <p>declare that I have given permission for the making of this application for _____</p>	
Signature of General Manager, Minister or Delegate:	Signature: Date:

31 May 2024

Sorell Council Ref: 5.2024.14.1

PID 5964466

Our Ref: LMC/RV Park

Enquiries to: Planning

Mr Shane Wells
Manager Planning
Sorell Council
47 Cole Street
SORELL TAS 7177



Email: sorell.council@sorell.tas.gov.au

Dear Shane,

5.2024.14.1 AT 21 CRAIGS HILL ROAD, BOOMER BAY FOR – L M CLEAVER

Thank you for your correspondence dated 28 May 2024 indicating the parts of our initial response that did not fully satisfy your request for additional information.

Herewith is my revised planning application for the establishment of a camping ground to be located at 21 Craigs Hill Road, Boomer Bay Tas 7177.

The following attachments accompany this letter:

- Attachment A - Operation Management Plan (revised 31 May 2024);
- Attachment B - Proposed Camping Sites;
- Attachment C - Title Information for Proposed Site;
- Attachment D - C9.0 Attenuation Code Response (Revised 31 May 2024); and
- Attachment E - 21.0 Agricultural Zone Response (Revised 31 May 2024).

I look forward to a positive response and sincerely appreciate your advice and guidance with this matter.

Thank you.

Sincerely

Lance Cleaver
21 Craigs Hill Road
Boomer Bay Tas 7177
M: 0458 685 879

ATTACHMENT A – OPERATION MANAGEMENT PLAN
(Revised 31 May 2024)



ATTACHMENT A – CAMP RULES AND REGULATIONS

Campground Rules & Regulations

Welcome! Our campground offers a retreat to nature and a break from the daily hustle. To ensure a safe and enjoyable experience for all our guests, please adhere to the following rules and regulations:

Check-In/Check-Out

- Check-in time: Noon – 6PM
- Check-out time: by 10:30AM
- Please register at the campground office upon arrival.

Quiet Hours

- Quiet hours are from 10PM to 7AM
- Please be considerate of your neighbours. No loud music, shouting, or disruptive noise during this time.

Campsite Maintenance

- Keep your campsite clean and do not leave trash or food items outside, as they can attract wildlife.

Campfires

- Campfires are permitted only in designated fire rings or pits and should never be left unattended.
- Extinguish your campfire completely before retiring for the night or leaving the campsite.
- Fires are prohibited during fire bans as designated by the Tasmanian Fire Service or during periods of strong winds or extreme conditions

Pets

- Pets must be kept on a leash no longer than 6 feet at all times.
- Clean up after your pets.
- Do not leave pets unattended at the campsite.

Wildlife

- Do not feed the wildlife. Feeding wildlife alters their natural behaviours.

Waste Disposal

- Use designated dumpsters for garbage.
- Recycle bins are available for appropriate materials.

Alcohol & Substances

- Alcoholic beverages are permitted only at your campsite.
- Illegal substances are strictly prohibited.

Safety

- Firearms, fireworks, and weapons are strictly prohibited.



ATTACHMENT A – CAMP RULES AND REGULATIONS

- Speed limit within the campground is 10km/h to ensure the safety of all guests, especially children.

Visitors

- All visitors must check in at the campground office.
- Visitor vehicles must be parked in the assigned camping location. Please refer to Attachment B.

Respecting Nature

- Do not cut, damage, or remove any plant life.

Liability

- The campground is not responsible for lost, stolen, or damaged personal property. Secure your belongings and vehicles.

Compliance

- Non-compliance with campground rules may result in the termination of your stay without a refund.

Please note that these rules and regulations are subject to change, and additional rules may apply. For any questions or concerns, please contact the campground office.

Enjoy your stay!



ATTACHMENT A – OPERATIONS MANAGEMENT PLAN

21 Craigs Hill Road RV Operation Management Plan

Hours of Operation: 9AM – 6PM, Mon-Sun

Campers must be self-contained, self-managing all waste and amenities. Bins will be provided for convenience across the site.


Booking available from the site office (main residence) or via phone or email. Appropriate signage provided to guide campers to check-in & camping location, check-in also available by phone.

Campers are expected to keep all animals leashed or contained within their own camping location at all times. Please refer to Attachment A – Operations Management Plan – Camp Rules and Regulations – ‘Pets’.



ATTACHMENT B – PROPOSED CAMPING SITES



 **Sorell Council**
Development Application: Response to Request
for Information - 21 Craigs Hill Road, Boome
0349.pdf
Plans Reference: P3
Date Received: 04/07/2024

Sorell Council
Development Application: Response to Request
for Information - 21 Craigs Hill Road, Boomer
Bay.pdf
Plans Reference: P3
Date Received: 04/07/2024

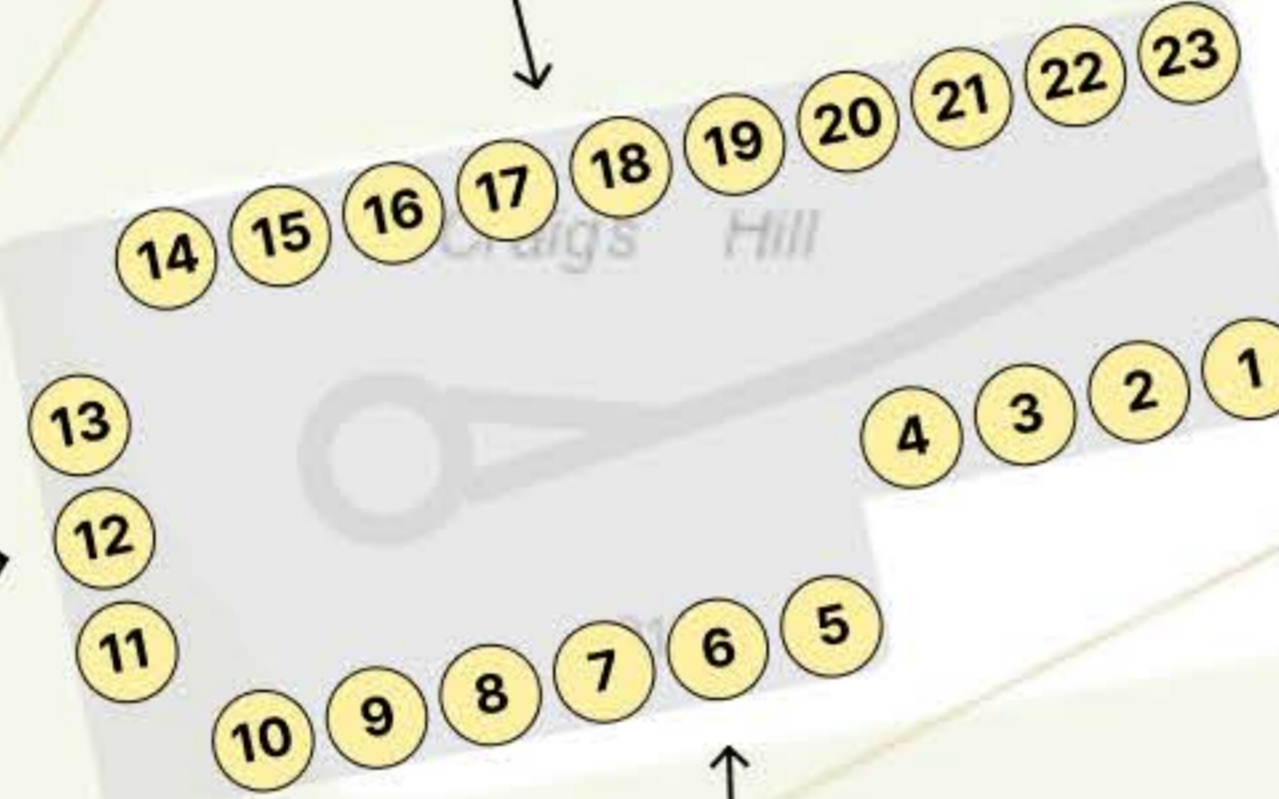
BOOMER BAY

120M (Approx)

120M (Approx)

80M (Approx)

240M (Approx)



114

141

278

ATTACHMENT D – C9.0 ATTENUATION CODE RESPONSE
(Revised 31 May 2024)

C9.0 Attenuation Code

C9.5 Use Standards

P1

An activity listed in Tables C9.1 or C9.2 must not cause:

(a) an unreasonable loss of amenity or unreasonable impacts on health and safety of a sensitive use which is existing, or has a planning permit; or

N/A – no existing amenities, sensitive uses, or planning permits

(b) unreasonable impacts on land within the relevant attenuation area that is in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone A, Rural Living Zone B, Village Zone or Urban Mixed-Use Zone, having regard to:

(i) operational characteristics of the activity;

The site will have no adverse effects on surrounding land.

(ii) scale and intensity of the activity;

(iii) degree of hazard or pollution that may be emitted from the activity;

There may be minor increase in vehicle activity in the neighbourhood from arriving and departing customers, causing higher vehicle emissions.

(iv) hours of operation of the activity;

Monday to Sunday 9am to 6pm

(v) nature of likely emissions such as noise, odour, gases, dust, particulates, radiation, vibrations or waste;

A small increase of traffic is expected

(vi) existing emissions such as noise, odour, gases, dust, particulates, radiation, vibrations or waste; and

There are no existing emissions on site.

(vii) measures to eliminate, mitigate or manage emissions from the activity.

There will be rules limiting noise pollution.

C9.5.2 Sensitive use within an attenuation area

N/A – No attenuated operations within distance of sensitive use

ATTACHMENT E – 21.0 AGRICULTURAL ZONE RESPONSE
(Revised 31 May 2024)

21 Craigs Hill Road RV Planning Scheme

21.0 Agricultural Zone

21.3 Use Standards

P1

A use listed as Discretionary, excluding Residential or Resource Development, must be required to locate on the site, for operational or security reasons or the need to contain or minimise impacts arising from the operation such as noise, dust, hours of operation or traffic movements, having regard to:

(a) access to a specific naturally occurring resource on the site or on land in the vicinity of the site;

Paths will be available throughout the park to guide visitors to natural bushwalking tracks, there will be no permanent fixtures or structures to accommodate the paths. The land is unused agriculturally and has plenty of buffer from any residences or businesses so no impact will be made on neighbouring premises. There are no other natural resources that will be available.

(b) access to infrastructure only available on the site or on land in the vicinity of the site;

As above

(c) access to a product or material related to an agricultural use;

N/A

(d) service or support for an agricultural use on the site or on land in the vicinity of the site;

N/A – the land so far has not been used in agricultural use, and no permanent changes will be made that will impact on any future intention, not considered at this time, to use the land for agriculture.

(e) the diversification or value adding of an agricultural use on the site or in the vicinity of the site; and

The intended area is far inset in its own property, it will not impact any neighbouring areas, and there are no permanent fixtures in place or intended, all visitors camping sites will be self-contained, and the land will be maintained and regularly cleaned as to keep the area clean. There will be no effect on the agricultural use. The land to the west and south is also zoned agricultural. However, given due consideration, would not be impacted by camping due to distance and minimal activity and use of this area.

(f) provision of essential Emergency Services or

Direct vehicle access will be available at all times to the park, gates may be closed after opening hours as an indicator to customers, though the gates will not be locked.



P2

A use listed as Discretionary, excluding Residential, must minimise the conversion of agricultural land to non-agricultural use, having regard to:

(a) the area of land being converted to non-agricultural use;

The land will not have any permanent fixtures installed and will have 23 camp sites designated ensuring sites are separated by sufficient distance for safety and visitor's comfort. The 23 camp sites take minimal area when considered in proportion to the overall area of land designated agricultural use. Please refer to Attachment C – Proposed Camping Sites.

(b) whether the use precludes the land from being returned to an agricultural use;

The land will be will not be altered or used in any way that would preclude it from being returned to an agricultural use.

(c) whether the use confines or restrains existing or potential agricultural use on the site or adjoining sites.

The property is not being used agriculturally and the small segment of land to be utilized for the camp site is well within the property boundaries. Please refer to Attachment C – Proposed Camping Site. The land to the west and south is also zoned agricultural. However, would not be impacted by camping due to distance and minimal activity and use of those areas.



P3

A use listed as Discretionary, excluding Residential, located on prime agricultural land must:

(a) be for Extractive Industry, Resource Development or Utilities, provided that:

(i) the area of land converted to the use is minimised;

There will be no permanent conversion of the land, campers will simply have allotted areas of unaltered land, the area that is utilized has been considered for how many visitors/campers it can accommodate safely, comfortably, and with minimal impact on any potential future agricultural use of this land.

(ii) adverse impacts on the surrounding agricultural use are minimised; and

Nil Impact anticipated.

(iii) the site is reasonably required for operational efficiency; or

(b) be for a use that demonstrates a significant benefit to the region, having regard to the social, environmental and economic costs and benefits of the proposed use

It is envisaged visitors to the area will have an extra location to choose from, more campers in the area will directly benefit local businesses and increase local commerce in the Dunalley region.

