



SORELL PLANNING AUTHORITY (SPA) AGENDA

27 AUGUST 2024

COUNCIL CHAMBERS

COMMUNITY ADMINISTRATION CENTRE (CAC)

NOTICE OF MEETING

Notice is hereby given that the next meeting of the Sorell Planning Authority (SPA) will be held at the Community Administration Centre (CAC), 47 Cole Street, Sorell on Tuesday, 27 August 2024 commencing at 4:30 pm.

CERTIFICATION

I, Robert Higgins, General Manager of the Sorell Council, hereby certify that in accordance with Section 65 of the *Local Government Act 1993*, the reports in this Agenda have been prepared by persons who have the qualifications and experience necessary to give such advice. Information and recommendations or such advice was obtained and taken into account in providing general advice contained within the Agenda.

ROBERT HIGGINS
GENERAL MANAGER
22 AUGUST 2024



AGENDA

FOR THE SORELL PLANNING AUTHORITY (SPA) MEETING TO BE HELD AT THE COMMUNITY ADMINISTRATION CENTRE (CAC), 47 COLE STREET, SORELL ON TUESDAY 27 AUGUST 2024

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1.0 ATTENDANCE

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Chairperson Mayor Gatehouse
Deputy Mayor C Wooley
Councillor B Nichols
Councillor S Campbell
Councillor M Larkins
Councillor M Miro Quesada Le Roux
Councillor M Reed
Councillor N Reynolds
Councillor C Torenus
Robert Higgins, General Manager

2.0 APOLOGIES

3.0 CONFIRMATION OF THE MINUTES OF 6 AUGUST 2024

RECOMMENDATION

"That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 6 August 2024 be confirmed."

4.0 DECLARATIONS OF PECUNIARY INTEREST



In considering the following land use planning matters the Sorell Planning Authority intends to act as a planning authority under the *Land Use Planning and Approvals Act 1993*.

5.0 LAND USE PLANNING

5.1 SUBDIVISION APPLICATION NO. SA 2023 / 14 - 1

Applicant:	Rogerson & Birch Surveyors								
Proposal:	Four Lot Subdivision								
Site Address:	253 Greens Road, Orielton (CT 103907/6)								
Planning Scheme:	<i>Tasmanian Planning Scheme - Sorell</i>								
Application Status	Discretionary								
Relevant Legislation:	Section 57 of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>								
Reason for SPA meeting:	More than one representation received.								
Relevant Zone:	Rural Living								
Proposed Use:	Not Applicable – Subdivision								
Applicable Overlay(s):	Nil.								
Applicable Codes(s):	Clause 7.0 Natural Assets Code Clause 13.0 Bushfire Prone Areas Code								
Valid Application Date:	01 August 2023								
Decision Due:	27 August 2024								
Discretion(s):	<table border="1"> <tr> <td>1</td> <td>C11.5.1 – Lot Design</td> </tr> <tr> <td>2</td> <td>C11.5.2 – Roads</td> </tr> <tr> <td>3</td> <td>C11.5.3 – Services</td> </tr> <tr> <td>4</td> <td>C7.7.1 - Subdivision within a waterway and coastal protection area or a future coastal refugia area</td> </tr> </table>	1	C11.5.1 – Lot Design	2	C11.5.2 – Roads	3	C11.5.3 – Services	4	C7.7.1 - Subdivision within a waterway and coastal protection area or a future coastal refugia area
1	C11.5.1 – Lot Design								
2	C11.5.2 – Roads								
3	C11.5.3 – Services								
4	C7.7.1 - Subdivision within a waterway and coastal protection area or a future coastal refugia area								
Representation(s):	Two (2)								

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 7.2023.14.1 for a Four Lot Subdivision at 253 Greens Road, Orielton be approved, subject to the following conditions:

1. Except where modified by a condition of this permit, the use and development must be substantially in accordance with the endorsed plans and documents:
 - a) P3 - (subdivision layout by Poortenaar Consulting dated February 2024);



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- b) P2 - (flood assessment and engineering advice by Poortenaar Consulting dated 22 February 2024);
 - c) P2 - (bushfire assessment including Bushfire Hazard Management Plan from Rogerson & Birch prepared by James Rogerson (BFP-161) dated 23/02/2024); and
 - d) P2 - (natural values assessment from Enviro-Dynamics dated April 2024).
2. Staging must be in accordance with the endorsed plans and documents unless otherwise agreed to in writing by the General Manager.
 3. Future driveways to lots 2, 3 and 4 will require 600mm culverts.
 4. As no provision has been made for Public Open Space or improvements thereto and, having formed the opinion that such a provision should be made, Council invokes the provisions of Section 117 of the *Local Government (Building and Miscellaneous Provisions) Act 1993* and requires security equivalent of 1.5% of the improved value of lots 2, 3 and 4.

This should be in the form of a direct payment made before the sealing of the final plan or, alternatively, in the form of security provided under Section 117 of the Act.

The subdivider is to obtain a report from an Independent Registered Valuer for the purposes of determining the improved value of the gross area of the subdivision. The date to which the valuation is to be done must be within 3 months of the date of lodgement of the Final Plan of subdivision. Please refer to Council's Open Space Policy for valuation requirements.

5. All land noted as roadway, footway, open space or similar must be transferred to Council. Complete transfer documents that have been assessed for stamp duty, must be submitted with the final plan of survey.
6. Prior to sealing any final plan, all recommendations of the bushfire hazard management plan must be complete and be certified by a suitably qualified person.
7. All recommendations of the Flood Hazard Report prepared by Poortenaar Consulting Pty Ltd dated 21st of February 2024 related to flood risk must be implemented.

DEVELOPMENT ENGINEERING

Design Drawings

8. Prior to the commencement of works, design drawings showing all work required by this planning permit, and any additional work proposed, must be in accordance with the current:
- a) Tasmanian Subdivision Guidelines,
 - b) Tasmanian Municipal Standard – Specifications,
 - c) Tasmanian Municipal Standard – Drawings, and
 - d) Any Council policy determined as relevant.

The design drawings must be prepared by a suitably qualified experienced engineer, or engineering consultancy, with the appropriate level of professional indemnity insurance.

Advice:

- i. The Tasmanian Subdivision Guidelines, Specifications, and Drawings are available at www.lgat.tas.gov.au.*
- ii. Variations from the Tasmanian Subdivision Guidelines, Specifications, or Drawings may be approved at the discretion on Council's General Manager or the Council Development Engineer where an acceptable justification exists and the proposed solution is not considered inferior in terms of engineering performance and maintenance, over the life of the final product.*
- iii. In the event of any conflict(s) arising between the Tasmanian Subdivision Guidelines, Specifications, Drawings, and approved permit, the requirements of the approved permit shall take precedence.*

Works

9. Prior to sealing the Final Plan of Survey, all works determined as required by Council shall be performed and completed by the developer, at developer cost and expense, to a standard that is to the absolute satisfaction of Council's General Manager, and at no cost or expense to Council.
10. Prior to works commencing, the following fees must be paid for each stage of construction:
- a) Engineering Drawing Assessment (EDA) fee, and
 - b) Inspection fees for minimum estimated number of inspections.



Where reassessment of engineering drawings or subsequent inspections are required, additional fees may be required.

Advice: Where appropriate, Council fees are updated each financial year and can be found in the Sorell Council Fees and Charges schedule, available from Council.

11. Works must not commence on site prior to endorsement of engineering drawings by the General Manager.
12. Any damage to Council infrastructure that results from the access works, must be repaired at the developer's cost.
13. Prior to sealing of the Final Plan of Survey, the following works must be completed in accordance with the approved design drawings:
 - a) Lot connections for each lot:
 - I. Connection to the electricity network.
 - II. Connection to the telecommunications network (if available).
 - b) Vehicular accesses:
 - I. Must be designed and constructed in substantial accordance with TSD-R03-v3 and TSD-R04-v3, with 40mm thick DG10 hot sprayed bituminous surfacing from the edge of Road Seal up to the property boundary or for at least 6m (whichever is greater), a minimum 200mm deep (FCR) base course, and a minimum pavement width of 4m.
 - II. Must be located to minimise potential conflicts with other users, including vehicles and pedestrians.
 - III. Appropriate drainage provisions must be constructed (reshaped if required) to effectively direct, contain, and divert stormwater runoff from a vehicular access (i.e., access driveway or circulation roadway) to a Council approved system.
 - c) Fencing and gates for each lot (if required):
 - I. Any frontage fencing, including existing, not located on the correct boundary must be removed and replaced with new rural type fencing, and installed in the correct location.
 - II. Gates must be installed at each new property access and set back to facilitate vehicle standing clear of traffic lanes.

- d) Road construction:
 - i. To be in accordance with Poortenaar Consulting Road Preliminary Design Report dated 22nd February 2024 with a sealed and drained road carriageway with a 4m wide seal width (plus 1m gravel shoulders) and 15m road reservation;
 - ii. Cul-de-sac heads must be finished with 40mm thick DG10 asphalt with 10m radius and 5% cross fall as per the Poortenaar Consulting Report.
 - e) Rehabilitation:
 - I. Top soil & grass, or alternative approved vegetation, must be provided (including seeding and watering) along with any other management measures to stabilise all surfaces disturbed during construction, as required by Council.
 - f) Compliance:
 - I. All existing infrastructure connections (including lot connections and vehicular access), if retained, must upgrade to comply with current standards.
 - II. Survey pegs for all lots are to be certified correct after completion of all subdivision works.
 - g) Waterway
 - I. The alignment of the watercourse is to be modified to its original position.
14. Prior to sealing the final plan of survey, all existing lot connections to Lot 1 must be relocated to be wholly contained within the proposed Lot 1 contained within new or existing service easements to the satisfaction of Council's General Manager.
- Advice: this condition covers any existing stormwater, water, sewer, electrical, access, or telecommunications infrastructure.*
15. Council has no Public Stormwater System infrastructure in the immediate area. Therefore, stormwater outfalls shall be appropriately directed and discharged to the roadside table drain, or to a suitably constructed absorption system (i.e., wholly contained on-site).

Inspections & Defect Period

16. Mandatory audit inspections are required in accordance with the Tasmanian Subdivision Guidelines.

The developer is required to make contact with the Council Development Engineer to arrange an inspection at least 48 hours prior to inspection.

17. A qualified and experienced civil engineer must supervise and certify all works in accordance with Clause 21, 22, 23 and 24 of the Tasmanian Subdivision Guidelines.

18. The developer must engage Council to organise a Practical Completion inspection when practical completion of works has been reached. Upon successful completion of the inspection in accordance with Clause 21 and Appendix 6 of the Tasmanian Subdivision Guidelines, Council will issue a Certificate of Practical Completion, listing any minor defects identified.

19. Works are subject to a Twelve (12) month Defect Liability Period commencing from the date Practical Completion is certified by Council (for the applicable stage, if any) during which time all maintenance and repair of work required by this permit is the responsibility of the developer.

20. A Defect Liability Bond equal to 5% of the total construction value, and no less than \$10,000.00, must be submitted for the duration of the Defect Liability Period.

21. Upon completion of the Defect Liability Period, the developer must engage Council to organise a Final Inspection & Hand-over audit in accordance with Clause 24 of the Tasmanian Subdivision Guidelines. When all outstanding items listed in the Certificate of Practical Completion and subsequent defects are satisfactorily completed, Council will issue a Certificate of Final Completion and assume maintenance of the works, and any remaining financial security in relation to the works will be returned in due course.

As Constructed

22. Prior to sealing the Final Plan of Survey, accurate As Constructed drawings of all works undertaken must be submitted in .pdf and .dwg formats and:

- a) Be completed and certified by a suitably qualified person,
- b) Include the data spreadsheet available from Council completed in accordance with the 'Guidelines for As Constructed Drawings and Asset Data Collection' available from Council,
- c) Include photos of all constructed assets,
- d) Be accurate to AHD and GDA94,
- e) Be drawn to scale and dimensioned,
- f) Include top, inlet, and outlet invert levels where appropriate,
- g) Include compaction and soil test results where required, and
- h) Include certification from a suitably qualified and experienced person stating that each component of the works undertaken is compliant with the Council endorsed engineering drawings and municipal standards.

Advice: The minimum standard is demonstrated through the As Constructed Example Drawing, available from Council

Telecommunications and Power

23. Prior to sealing of the Final Plan of Survey, the developer must submit to Council either:
 - a) Demonstration that the exemption from the installation of fibre ready pit and pipe notice has been completed, or
 - b) An Exemption from the installation of fibre ready pit and pipe, a "Provisioning of Telecommunications Infrastructure – Confirmation of final payment" or "Certificate of Practical Completion of Developer's Activities" from Telstra or NBN Co.

Advice: Please refer to Notice under Telecommunications (Fibre-ready Facilities – Exempt Real Estate Development Projects) Instrument 2021" at

<https://www.communications.gov.au/policy/policy-listing/exemption-pit-and-pipe-requirements/development-form>

24. Prior to sealing of the Final Plan of Survey, the developer must submit written advice from TasNetworks confirming that all conditions of the Agreement between the Owner and authority have been complied with and that future lot owners will not be liable for network extension or upgrade costs, other

than individual property connections at the time each lot is further developed.

NOTE: THE FOLLOWING ADVICE APPLIES TO THIS PERMIT

Legal

- The permit does not take effect until 15 days after the date that this permit was served on you as the applicant and each representor provided that no appeal is lodged as provided by s53 of the Land Use Planning and Approvals Act 1993.
- This planning approval shall lapse at the expiration of two (2) years from the date on which this permit became valid, if the permit is not substantially commenced. At the discretion of the Planning Authority, the expiration date may be extended for a further two (2) years on two separate occasions for a total of six (6) years. Once lapsed, a new application will be required.
- Any changes to the use or development approved, may be deemed as substantially in accordance with the permit or may first require either a formal amendment to this permit or a new permit.

Asset Protection

- In accordance with the Local Highway Bylaw 2 of 2015, the owner is required to repair any damage to any Council infrastructure caused during construction.
- Council recommends contacting Dial-Before-You-Dig (phone 1100 or www.1100.com.au) before undertaking any works.

Other Approvals

- All stormwater management measures and designs on the endorsed plans and documents, together with any related permit condition, constitutes General Managers consent under section 14 of the *Urban Drainage Act 2013*.
- This permit does not imply that any other approval required under any other by-law or legislation has been granted.

Generally

- Requirements for works or other outcomes to the satisfaction of the General Manager will be delegated to the appropriate officer for determination.



- All engineering related queries should be directed to the Development Engineer. The Council General Manager has delegated functions relevant to the permit to the Development Engineer.
- Sealing of a final plan of survey is subject to a prescribed Council fee at the date of lodgement of the final plan or survey. Land Title Office fees must be paid directly to the Recorder of Titles.
- The final plan of survey is inclusive of any schedule of easement and Part 5 Agreement.
- The final plan of survey will not be sealed until all works required by this permit are complete. On lodgement of the final plan of survey, inspections will be undertaken, unless otherwise advised by the developer, and additional inspection fees will apply to incomplete or substandard works.

You may appeal against the above conditions, any such appeal must be lodged within fourteen (14) days of service of this notice to TASCAT, 38 Barrack Street Hobart 7000 Ph: (03) 6165 6790 or email resourceplanning@tascat.tas.gov.au

Executive Summary

Application is made for a four lot subdivision at 253 Greens Road, Orielton and includes extending Greens Road by 140m and terminating with a new turning head to provide access to the proposed four (4) lots.

The property is zoned Rural Living and is located in the northeast outskirts of the suburb of Orielton. The site is located at the end of Greens Road, south of Simpsons hill and Simpsons Creek, west of Flat Top Hill and on the eastern side of the Tasman Highway. The topography of the site slopes gently downwards in a southerly aspect with priority vegetation bordering the site to the east.

The key planning considerations relate to:

- The creation of a new road by way of extending Greens Road to provide access and frontage lots 2, 3 and 4 less than 40m in width;
- The presence of a waterway and coastal protection area (WCPA) is located in the centre of the site; and
- Stormwater runoff.



The application is considered to comply with each applicable standard of the *Tasmanian Planning Scheme - Sorell* and is recommended for conditional approval.

Relevance to Council Plans & Policies

Strategic Plan 2019-2029	Objective 1: To Facilitate Regional Growth Objective 2: Responsible Stewardship and a Sustainable Organisation Objective 3: To Ensure a Liveable and Inclusive Community
Asset Management Strategy 2018	The proposal includes new a road asset to be transferred to Council. Design and construction standards for these assets are considered in this report.
Risk Management Strategy 2018	In its capacity as a Planning Authority, Council must determine this application. Due diligence has been exercised in preparing this report and there are no predicted risks from a determination of this application.
Financial Implications	No financial implications are anticipated unless the decision is appealed to TASCAT. In such instances, legal counsel is typically required.
Open Space Strategy 2020 and Public Open Space Policy	The proposed subdivision is assessed in accordance with the Public Open Space Policy.
Enforcement Policy	Not applicable.
Environmental Sustainability Policy	Environmental considerations are assessed against the relevant planning scheme provisions.

Legislation

- This report details the reasons for the officer recommendation.
- Broadly, the planning authority can either adopt or change the recommendation by adding, modifying or removing conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2015*.
- The planning authority has a specific role in LUPAA. As noted by the Tribunal:



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The role of the Council in relation to planning matters is, in very broad terms, to uphold its planning scheme. In that context it is in a sense, blind to everything but the terms of the Scheme. It cannot put economic advantage or perceived community benefits over the terms of the Scheme. And in the context of enforcement proceedings unless expressly authorised to do so, it may not take any approach which is inconsistent with the terms of its Scheme.

Planning Scheme Operation – for Zones, Codes and site specific provisions

- Clause 5.6.1 requires that each applicable standard is complied with if an application is to be approved.
- Clause 5.6.2, in turn, outlines that an applicable standard is any standard that deals with a matter that could affect, or could be affected by, the proposal.
- A standard can be met by either complying with an acceptable solution or satisfying the performance criteria, which are equally valid ways to comply with the standard.
- An acceptable solution will specify a measurable outcome. Performance criteria require judgement as to whether or not the proposal reasonably satisfies the criteria.
- Clause 6.10 outlines the matters that must be considered by a planning authority in determining applications. Clause 6.11 outlines the type of conditions and restrictions that can be specified in a conditional approval.

Referrals

Agency / Dept.	Referred?	Response?	Conditions?	Comments
Development Engineering	Yes	Yes	Yes	Nil
Environmental Health	Yes	Yes	Nil	Nil
Plumbing	Yes	Yes	Nil	Nil
NRM	No			
TasWater	No			
TasNetworks	Yes	Yes	No	
State Growth	No			



Report

Description of Proposal

Application is made for a four lot subdivision at 253 Greens Road, Orielton. All proposed lots are 1ha or greater with the existing dwelling and outbuildings to be located on Lot 1.

The proposal includes extending Greens Road by 140m and terminating with a new turning head to provide access to the proposed four (4) lots.

Greens Road is a sealed road currently terminating with four (4) driveways providing access to the subject site and three neighbouring properties.

To comply with the bushfire code, a 10m radius turning area at the end or a hammerhead is required. The topography has an 8.5% cross fall. A 5% cross fall on the road and cul-de-sac is proposed to minimise embankments.

A roadside table drain is proposed. The proposed road does not cross the watercourse. 600mm culverts are required for future driveways to convey the watercourse.

The application is supported by:

- a Bushfire Assessment including Bushfire Hazard Management Plan from Rogerson & Birch prepared by James Rogerson (BFP-161) dated 23/02/2024; and
- a Natural Values Assessment from Enviro-Dynamics dated April 2024.

The application originally submitted did not include the extension of Greens Road. Rather, four lots were proposed with a shared driveway. The developer has worked with Council to revise the layout to include the public road which provides an important turning facility, a higher standard of amenity to future residents and can provide access for subdivision of the lot to the south. Without the road extension, there would have been ten or more lots accessing the existing end of Greens Road.

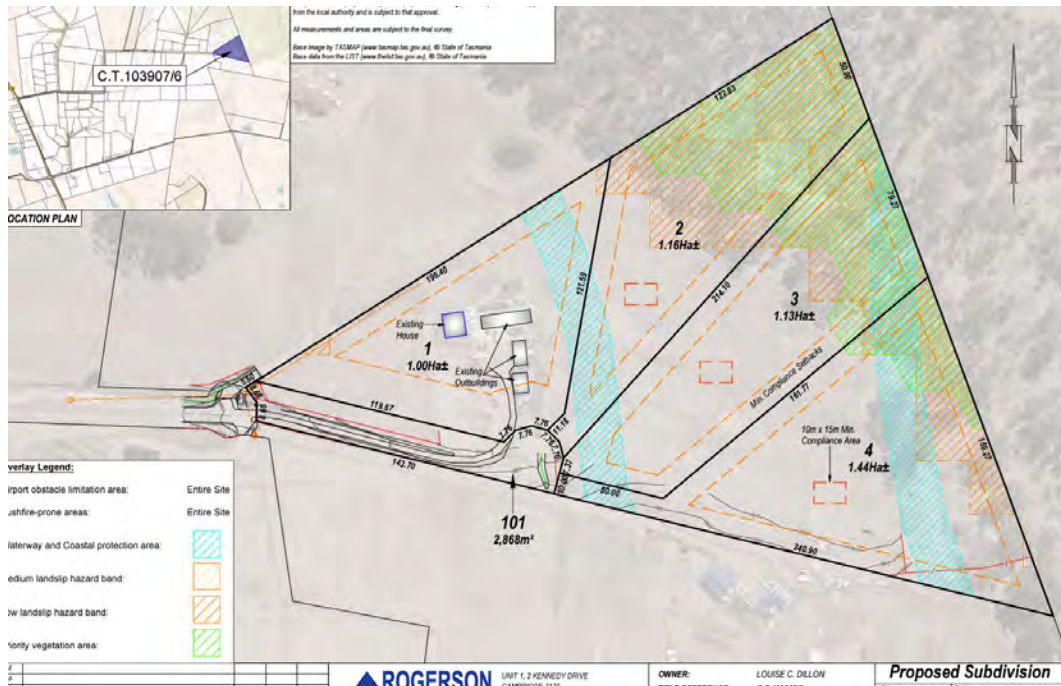


Figure 1. Proposed Subdivision

Description of Site

The property is zoned Rural Living and is located towards the northeast outskirts of the suburb of Orielton. The site is located at the end of Greens Road, south of Simpsons hill and Simpsons Creek, west of Flat Top Hill and on the eastern side of the Tasman Highway. The topography of the site slopes gently downwards in a southerly aspect with priority vegetation to bordering the site to the east.

The site is unserviced and Greens Road is a sealed public road and currently terminating with four (4) driveways providing access to the subject site and neighbouring properties. The site was created through the subdivision of Vigar Court and neither Vigar Court or Greens Road have any current turning area.

The 5ha property has a single residential dwelling and three associated outbuildings located in the south-westerly corner of the parent lot.



Figure 2. Subject Site

Planning Assessment

Zone

Applicable zone standards		
Clause	Matter	Complies with acceptable solution?
11.5.1 A1	Lot size	Yes, as each lot is greater than 1ha in size.
11.5.1 A2	Frontage	No, as the proposed subdivision includes an extension Greens Road providing frontages to lots 2, 3 and 4 less than 40m in width. Refer to performance criteria assessment below.
11.5.1 A3	Vehicular Access	Yes, each lot will be provided with the opportunity for reasonable vehicular and pedestrian access. A condition to be included on any permit to require vehicle access in accordance with the Council's Engineering Department's requirements.
11.5.2 A1	New Roads	No, as an extension to Greens Road is proposed resulting in a new road. Refer to performance criteria assessment below.
11.5.3 A2	Water Supply	Yes, as the lots are not within 30m of a full water supply Service and onsite provisions are appropriate.
11.5.3 A3	Sewerage	No, as the lots cannot be connected to reticulated sewage system.

Performance Criteria Assessment 1 – Clause 11.5.1 P2– Frontage

Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:

- a) the width of frontage proposed, if any;*
- b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;*
- c) the topography of the site;*
- d) the functionality and useability of the frontage;*
- e) the ability to manoeuvre vehicles on the site; and*
- f) the pattern of development existing on established properties in the area,*
and is not less than 3.6m wide.

All proposed lots have good levels of access with at least 7m of straight line frontage to accommodate a standard vehicle crossover. It is considered that the performance criteria is satisfied.

Performance Criteria Assessment 2 – Clause 11.5.2 P1 - New Roads

The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, having regard to:

- a) any relevant road network plan adopted by the council;*
- b) the existing and proposed road hierarchy;*
- c) maximising connectivity with the surrounding road network;*
- d) appropriate access to public transport; and*
- e) access for pedestrians and cyclists.*

The proposal includes extending Greens Road by 140m and terminating with a new turning head to provide access to the proposed four (4) lots. Greens Road is a 6.5m wide sealed road with gravel shoulders. It currently terminates with four driveways unsuitable for turning a truck easily. Council Development Engineering has assessed the proposed development and determined that the proposal will likely improve the existing road condition and access for the subject site and neighbouring properties. It is considered that the Performance Criteria are satisfied.

Performance Criteria Assessment 3 – Clause 11.5.3 P2 – Services (Sewerage)

Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must be capable of



accommodating an on-site wastewater treatment system adequate for the future use and development of the land.

Each lot is capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land. It is considered that the Performance Criteria are satisfied.

Code(s)

Bushfire-Prone Areas Code

The proposal complies with the code through the provision of an accredited persons bushfire hazard report, which s52(2)(d) of LUPAA requires the planning authority to accept.

Natural Assets Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C7.7.1 A1	Subdivision within a waterway and coastal protection area or a future coastal refugia area	No, as works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area are proposed. Refer to the performance criteria assessment below.
C7.7.7.2 A1	Subdivision within a priority vegetation area	Yes, as each lot proposed in a plan of subdivision does not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area.

Performance Criteria Assessment 2 – Clause 7.7.1 P1 Subdivision within a waterway and coastal protection area or a future coastal refugia area

Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must minimise adverse impacts on natural assets, having regard to:

- a) the need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area; and*
- b) future development likely to be facilitated by the subdivision.*



The area within the waterway and coastal protection area (WCPA) is located in the centre of the site and is a drainage line and contains no native vegetation. The designated building areas shown on the Plan of Subdivision are outside of the WCPA and will have no impact on this area. However, it is anticipated that access roads to future dwellings will cross this drainage line (WCPA), and given its condition, this will not impact the natural values on the site. A second WCPA is located towards the site's eastern boundary and is relatively close to the proposed building area in Lot 4. However, given the size of the proposed lot (1.44 ha) and its cleared pasture characteristics, it is anticipated that required bushfire hazard management areas will not encroach onto WCPA. It is considered that the performance criteria is satisfied.

Performance Criteria Assessment 3 – Clause 7.1.2 P1 Subdivision within a priority vegetation area

Public Open Space Policy

Broadly, there are three considerations for public open space within a subdivision under this policy; being:

- whether public open space land should be taken for a park or other purpose;
- whether public open space land should be taken for connectivity; or
- if no public open space land is proposed or taken, what rate of a cash in lieu contribution should apply.

Section 5.2 of the public open space policy outlines criteria to assess the taking of land. Among other matters, this section has regard to any related Council policy, whether the land is conveniently located with respect to the wider area along with existing open space and any alternatives, whether the land would contribute to Council's ability to support a diversity of recreational activities and the demand created.

In this case, it is considered that taking land for open space would not further the Council policy.

Where land is not taken, a cash contribution is required. Section 6.4 of the policy states:

In determining the percentage of a cash in lieu contribution, the following criteria must be considered:

- (a) *the existing provision of POS in the vicinity of the subject area;*



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- (b) any planned provision of POS in the vicinity of the subject area as identified in the Open Space Strategy, the long-term financial plan, any relevant Council resolution or required by a valid subdivision permit;
- (b) the extent to which the newly created lots will impact upon demand for POS; and
- (c) the size of the newly created lots and the extent to which the lots can provide for their own recreational opportunities.

Recent permits in the area have applied a 5% rate for public open space recognising the planned intent to provide a trail or path network. The value of contributions is significant although no firm concept(s) is in place.

The modification of the original design to include the road extension has increased costs and benefits Council through resolving current and future issues. While not a normal consideration, to maintain project viability and hence deliver the outcomes sought by Council, a rate of 1.5% is considered reasonable in this case.

Representations

Clause 6.10.1 of the planning scheme requires the consideration of any representation received but 'only insofar as each such matter is relevant to the particular discretion being exercised'.

Two representations have been received, which are addressed in the following table.

Issue	Relevant Clause	Response
Existing stormwater overland flow path and increase in flooding onto neighbouring properties including changes to the watercourse by prior owner	C12.5.1	Although the site and the watercourse does not have a flood hazard overlay, the Council requested a flood hazard report in accordance with C12.3 to assess the potential increase in floods. The supplied report assessed the overland flow path width, depth, and velocities to assess whether the development increases the flood risk downstream, and recommended any necessary mitigation measures. The report found that the proposal is unlikely to have an adverse impact on the existing stormwater overflow pathway.



		<p>There are four (4) dams upstream that currently dampen the peak flow that occurs naturally with a natural broad grassed flowpath through the site that has been identified to infrequently flow. The supplied modelled 100-year flow is 150mm deep and 7m wide, and the proposed building envelopes onsite are well clear and well above this flood event. The report found that the subdivision is deemed to have a negligible impact on increasing flood flows downstream and natural flow of the stormwater path over the site considered to not be affected or increased.</p> <p>Given the above considerations, the Flood Hazard Report and its recommendations deem the development to comply with the relevant objectives and prescribed requirements of the Scheme, even though the subject site is not a flood-prone hazard area.</p> <p>With respect to changes made by the prior owner the subdivider is aware of the issue and will undertake reinstatement works.</p> <p>Note: The only report recommendation is for driveways that cross the floodway to include a 600mm culvert.</p>
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Conclusion

The application is considered to comply with each applicable standard of the *Tasmanian Planning Scheme – Sorell* and is recommended for conditional approval.

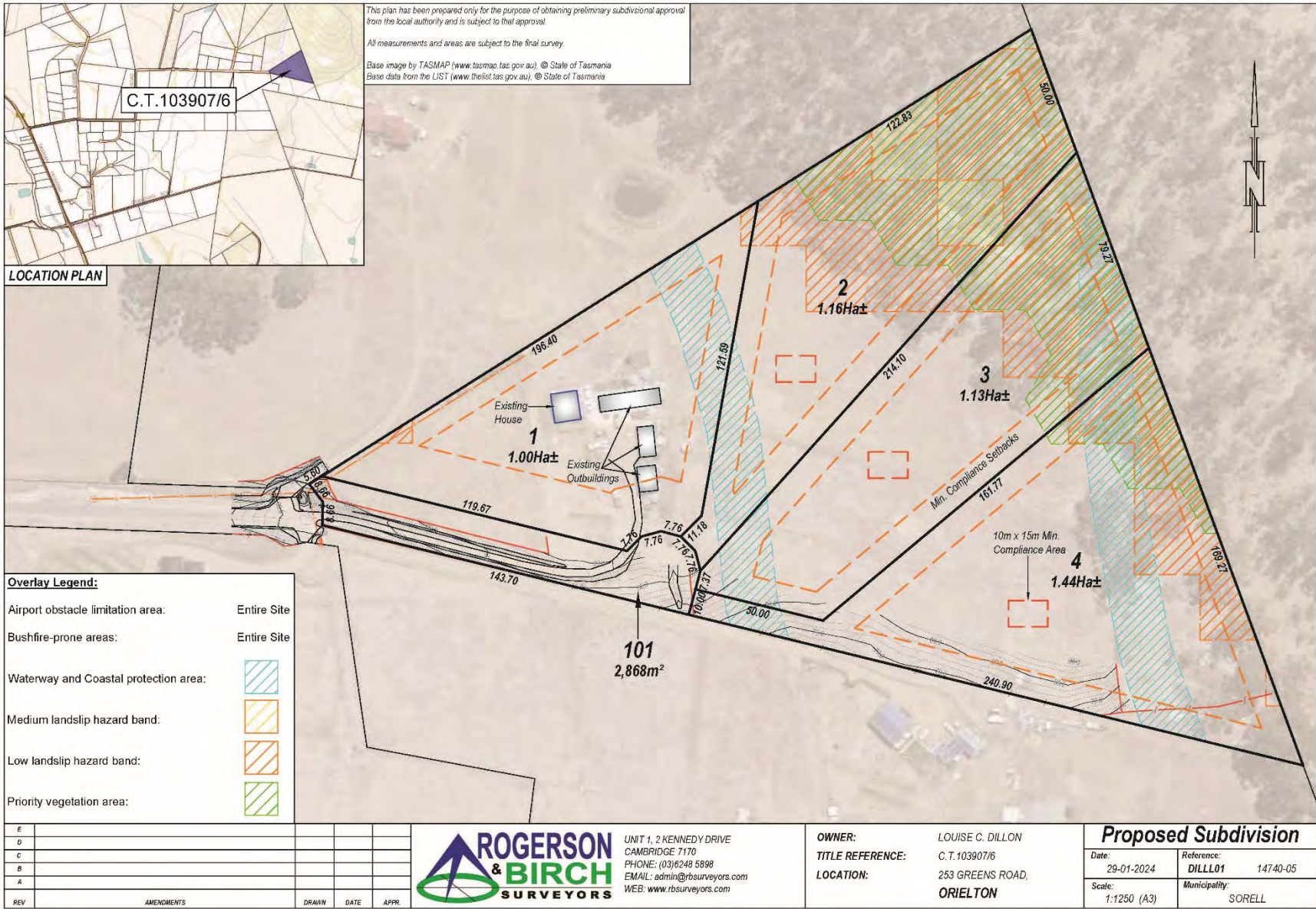
Shannon McCaughey
SENIOR PLANNER



Attachments:
Proposal Plan
x 2 Representations

Separate Attachments:
Bushfire Assessment Report
Natural Values Assessment





Overlay Legend:

Airport obstacle limitation area:	Entire Site
Bushfire-prone areas:	Entire Site
Waterway and Coastal protection area:	
Medium landslip hazard band:	
Low landslip hazard band:	
Priority vegetation area:	

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

ROGERSON & BIRCH SURVEYORS
 UNIT 1, 2 KENNEDY DRIVE
 CAMBRIDGE 7170
 PHONE: (03) 6248 5898
 EMAIL: admin@rbsurveyors.com
 WEB: www.rbsurveyors.com

OWNER: LOUISE C. DILLON
TITLE REFERENCE: C. T. 103907/6
LOCATION: 253 GREENS ROAD, ORIELTON

Proposed Subdivision

Date:	29-01-2024	Reference:	DILL01 14740-05
Scale:	1:1250 (A3)	Municipality:	SORELL



7.2023.14.1

To the Council,

I am writing with a query regarding the proposed subdivision of 253 Greens Road Orielton. My concerns are regarding the proposed lots and the drainage of excess storm water that currently flows through my property at

I discussed some time ago with Lou Dillon that the natural flow of water was diverted by the previous owner. This interruption/new diversion has cost myself time, effort and money and destruction to my access to property (driveway) and access to paddocks and hay shed.

I resided at the property while my daughter owned the property and with the prior owner Tania Kennedy. There was always an overflow from the 3 dams behind. Tania Kennedy installed a large drainage pipe under the then wash bay for horses to facilitate the large amounts of surplus water that flowed down an existing spoon drain that flowed through my property that fed the dam on my property and the neighbour Brendan Dean's dam.

This natural water course existed for many years. From experiencing firsthand many heavy rains, the overflow and surplus off runs from the hill there was never a problem. The water now after a change by previous owner Nick Denholm does now not flow down the natural course but goes down through my paddocks, through my driveway at a lower location. It is now impossible for me to get vehicle access to my paddocks and hay shed when it is flooding.

I have had my roadway repaired with expansion of drains, pipes, rocks and labour all at costs for the upkeep and maintenance of a driveway access to my house. The current water flow is unsatisfactory as water is eroding land on Louise's side that forms part of my fence line.

My concern for when infrastructure is completed that even more water will be flowing onto my property and doing further damage.

I would like a response and continuous updates of all drainage plans of storm water access and run-offs to be provided so as to cease all the issues and expenditures that I currently have due to the change of this natural water course.

Regards,



From:
To: [Sorell Council](#)
Subject: 220 greens rd objection
Date: Monday, 22 July 2024 3:31:40 PM

I would like to object to 253 greens rd subdivision with regards to natural water flow and it running from their driveway down mine and causing bogginess and excess water and rd erosion. Subdivision requires proper drainage and rd development and would like to be notified storm water plans for this subdivision
Regards



5.2 DEVELOPMENT APPLICATION NO. DA 2024 / 171 – 1

Applicant:	SJM Property Developments
Proposal:	Dwelling
Site Address:	6 Downward Way, Sorell (CT 183294/189)
Planning Scheme:	<i>Tasmanian Planning Scheme (Sorell LPS)</i>
Application Status	Discretionary
Relevant Legislation:	Section 57 of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
Reason for SPA meeting:	More than one representation received.
Relevant Zone:	8.0 General Residential
Proposed Use:	Residential (Single Residential Dwelling)
Applicable Overlay(s):	Nil
Applicable Codes(s):	C16.0 Safeguarding of Airports Code C7.0 Natural Hazards Code – Waterway & Coastal C12.0 Flood Prone Areas Hazard Code
Valid Application Date:	24 July 2024
Decision Due:	3 September 2024
Discretion(s):	1 <i>C7.0 Natural Hazards Code – Waterway & Coastal</i> 2 <i>C12.0 Flood Prone Areas Hazard Code</i>
Representation(s):	Seven (7)

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2024.171.1 for a Dwelling at 6 Downward Way, Sorell be approved, subject to the following conditions:

1. Except where modified by a condition of this permit, the use and development must be substantially in accordance with the endorsed plans and documents:
 - a) (P1) Flood Hazard Report by Flussig Engineers for GEO-Environmental Solutions dated 06 June 2024.
 - b) (P2) Site, Elevation and floor plans including construction plans by SJM Property Developments referenced 500N Dated 11/07/2024.

NOTE: THE FOLLOWING ADVICE APPLIES TO THIS PERMIT

Legal

- The permit does not take effect until 15 days after the date that this permit was served on you as the applicant and each representor provided that no appeal is lodged as provided by s53 of the Land Use Planning and Approvals Act 1993.
- This planning approval shall lapse at the expiration of two (2) years from the date on which this permit became valid, if the permit is not substantially commenced. At the discretion of the Planning Authority, the expiration date may be extended for a further two (2) years on two separate occasions for a total of six (6) years. Once lapsed, a new application will be required.

Asset Protection

- In accordance with the *Local Highway Bylaw 2 of 2015*, the owner is required to repair any damage to any Council infrastructure caused during construction.
- Council recommends contacting Dial-Before-You-Dig (phone 1100 or www.1100.com.au) before undertaking any works.

Other Approvals

- All stormwater management measures and designs on the endorsed plans and documents, together with any related permit condition, constitutes General Managers consent under section 14 of the *Urban Drainage Act 2013*.
- This permit does not imply that any other approval required under any other by-law or legislation has been granted.
- Separate building and plumbing approval may be required prior to the commencement of the development/use.

General

- A front fence above 1.2m in height may require planning approval – please refer to our info sheet at <https://www.sorell.tas.gov.au/planning-information-sheets>

**AGENDA**

SORELL PLANNING AUTHORITY (SPA) MEETING
27 AUGUST 2024

- You may appeal against the above conditions, any such appeal must be lodged within fourteen (14) days of service of this notice to TASCAT, 38 Barrack Street Hobart 7000 Ph: (03) 6165 6790 or email resourceplanning@tascat.tas.gov.au

Executive Summary

Application is made for a Dwelling at 6 Downward Way, Sorell. This property is zoned 8.0 General Residential and located within a greenfield subdivision and is a regular shaped 511sqm vacant lot.

The key planning considerations relate to satisfying the:

- C7.0 Natural Hazards Code – Waterway & Coastal
- C12.0 Flood Prone Areas Hazard Code

The application is considered to comply with each applicable standard of the *Tasmanian Planning Scheme (Sorell LPS)* and is recommended for conditional approval.

Relevance to Council Plans & Policies

Strategic Plan 2019-2029	Objective 1: To Facilitate Regional Growth Objective 2: Responsible Stewardship and a Sustainable Organisation Objective 3: To Ensure a Liveable and Inclusive Community
Asset Management Strategy 2018	The proposal has no significant implications for asset management.
Risk Management Strategy 2018	In its capacity as a Planning Authority, Council must determine this application. Due diligence has been exercised in preparing this report and there are no predicted risks from a determination of this application.
Financial Implications	No financial implications are anticipated unless the decision is appealed to TASCAT. In such instances, legal counsel is typically required.
Open Space Strategy 2020 and Public Open Space Policy	The proposal has no significant implications for open space management.
Enforcement Policy	Not applicable.



AGENDA

SORELL PLANNING AUTHORITY (SPA) MEETING
27 AUGUST 2024

Environmental Sustainability Policy	There are no environmental implications associated with the proposal.
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Legislation

- This report details the reasons for the officer recommendation.
- Broadly, the planning authority can either adopt or change the recommendation by adding, modifying or removing conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2015*.
- The planning authority has a specific role in LUPAA. As noted by the Tribunal:

The role of the Council in relation to planning matters is, in very broad terms, to uphold its planning scheme. In that context it is in a sense, blind to everything but the terms of the Scheme. It cannot put economic advantage or perceived community benefits over the terms of the Scheme. And in the context of enforcement proceedings unless expressly authorised to do so, it may not take any approach which is inconsistent with the terms of its Scheme.

Planning Scheme Operation – for Zones, Codes and site specific provisions

- Clause 5.6.1 requires that each applicable standard is complied with if an application is to be approved.
- Clause 5.6.2, in turn, outlines that an applicable standard is any standard that deals with a matter that could affect, or could be affected by, the proposal.
- A standard can be met by either complying with an acceptable solution or satisfying the performance criteria, which are equally valid ways to comply with the standard.
- An acceptable solution will specify a measurable outcome. Performance criteria require judgement as to whether or not the proposal reasonably satisfies the criteria.
- Clause 6.10 outlines the matters that must be considered by a planning authority in determining applications. Clause 6.11 outlines the type of conditions and restrictions that can be specified in a conditional approval.

Referrals

Agency / Dept.	Referred?	Response?	Conditions?	Comments
Development Engineering	Yes	Yes	No	N/A
Environmental Health	No	Yes	No	N/A
Plumbing	Yes	Yes	No	N/A
NRM	No	N/A	N/A	N/A
TasWater	No	N/A	N/A	N/A
TasNetworks	No	N/A	N/A	N/A
State Growth	No	N/A	N/A	N/A

Report

Description of Proposal

The development application is for a three (3) bedroom single residential dwelling with an attached single garage. It has been suggested that the development is a dwelling being constructed for the purposes to provide housing under the National Disability Insurance Scheme (NDIS). This has no planning relevance and the development is defined as a residential use as per the Scheme.

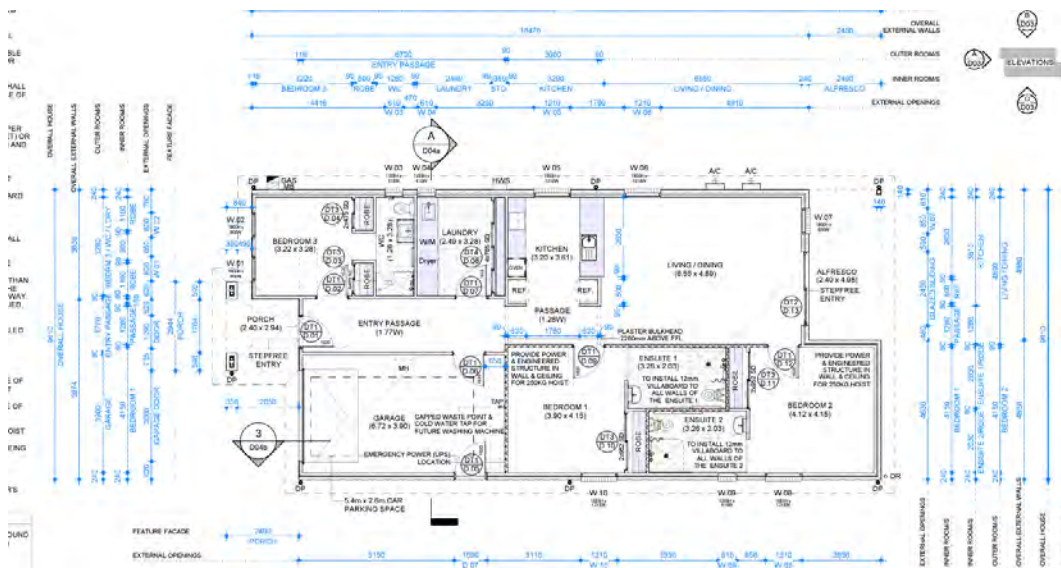


Figure 1. Floor Plan

The application is supported by:

- Planning application form
- Certificate of Title including plan and schedule of easements
- Bushfire Hazard Report by David Lyne dated 26 March 2024
- Flood Hazard Report by Flussig Engineers for GEO-Environmental



Solutions dated 06 June 2024 recommendations – for minimum floor level at 19.860m AHD

- Site, Elevation and floor plans including construction plans by SJM Property Developments referenced 500N.

Description of Site

The subject site is a regular shaped 511sqm vacant lot with a west to east orientation.

The site is relatively flat with no vegetation and is located within a Greenfield residential subdivision.

Adjoining land consists of residential properties and is zoned General Residential.

The site is serviced with a sealed crossover accessed by Downward Way. The property is serviced by reticulated water and sewer. The property has a reticulated storm water connection.

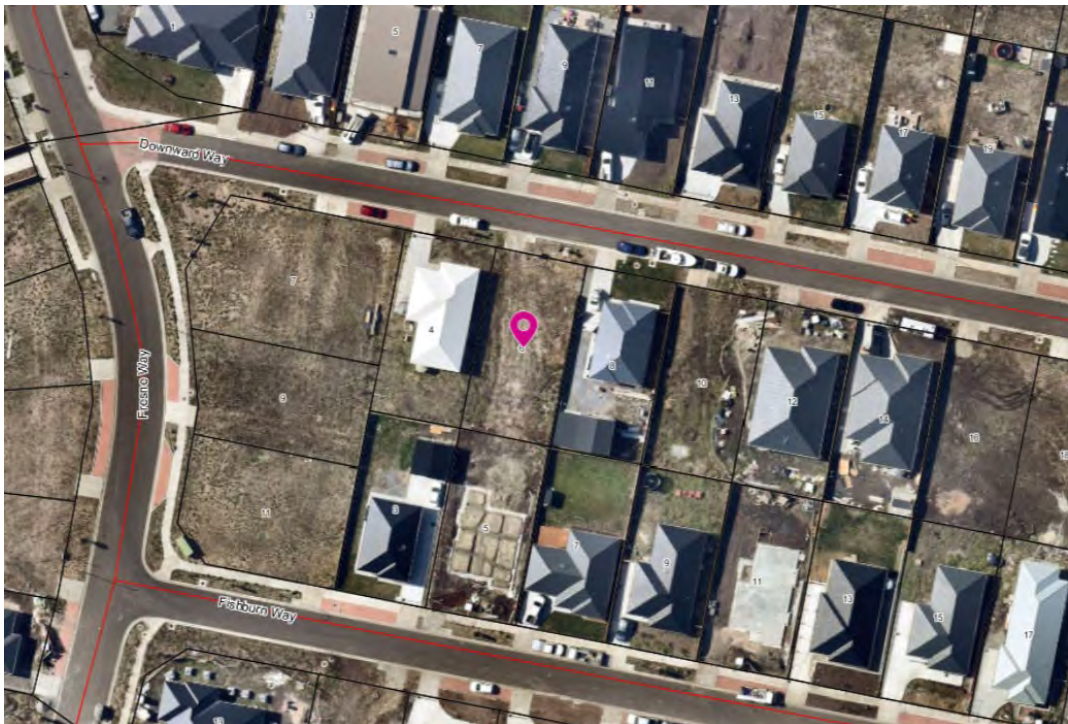


Figure 2. Subject Site

Planning Assessment

General Residential Zone

Applicable zone standards		
Clause	Matter	Complies with acceptable solution?
8.4.2 A1	Front Setback	Yes, as the setback of dwelling from the front boundary in excess of 4.5m.
8.4.2 A2	Garage Setback	Yes, the garage is setback in excess of 5.5m from frontage boundary and setback behind dwelling façade.
8.4.2 A3	Side and Rear Setbacks	Yes, as the single storey building is setback to all boundaries in excess of 1.5m with a 3m rear boundary setback.
8.4.3 A1	Site Coverage	Yes, as site coverage is approx. 38 percent of the lot.
8.4.3 A1	Private Open Space	Yes, as the Private Open Space area to rear of dwelling greater than 24 sqm
8.4.6 A1	Privacy for all Dwellings	Not relevant as finished floor level is <1m above natural ground level.
8.4.6 A2	Privacy for all Dwellings	Not relevant as finished floor level is <1m above natural ground level.
8.4.6 A3	Privacy for all Dwellings	Not relevant as finished floor level is <1m above natural ground level.
8.4.7 A1	Frontage Fences	Yes, as no frontage fencing is proposed. Standard advice note with regards to planning approval requirements for frontage included within the permit.

Code

C7.0 Natural Hazards Code – Waterway & Coastal

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C7.7.1	Buildings and works within a waterway and coastal protection area	No, as building and works are within a waterway and coastal protection area or future coastal refugia area.

Performance Criteria Assessment 1 - C7.0 Natural Hazards Code –
Waterway & Coastal

P1.1

Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:

- a) impacts caused by erosion, siltation, sedimentation and runoff;*
- b) impacts on riparian or littoral vegetation;*
- c) maintaining natural streambank and streambed condition, where it exists;*
- d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;*
- e) the need to avoid significantly impeding natural flow and drainage;*
- f) the need to maintain fish passage, where known to exist;*
- g) the need to avoid land filling of wetlands;*
- h) the need to group new facilities with existing facilities, where reasonably practical;*
- i) minimising cut and fill;*
- j) building design that responds to the particular size, shape, contours or slope of the land;*
- k) minimising impacts on coastal processes, including sand movement and wave action;*
- l) minimising the need for future works for the protection of natural assets, infrastructure and property;*
- m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and*
- n) the guidelines in the Tasmanian Coastal Works Manual.*

P1.2

Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose, having regard to:

- a) the need to access a specific resource in a coastal location;*
- b) the need to operate a marine farming shore facility;*
- c) the need to access infrastructure available in a coastal location;*
- d) the need to service a marine or coastal related activity;*
- e) provision of essential utility or marine infrastructure; or*
- f) provisions of open space or for marine-related educational, research, or recreational facilities.*

The subject site is within the C7.0 Natural Hazards Code—Waterway & Coastal mapping overlay, however, the proposed development and lot are located within a Greenfield Subdivision that contains no natural waterways and has since been connected to the Council's



stormwater infrastructure. Any existing overflow pathway with regards to flooding is dealt with in the supplied Flood Hazard Report by Flussig Engineers for GEO-Environmental Solutions dated 07 May 2024.

C12.0 Flood Prone Areas Hazard Code

Applicable SAP standards		
Clause	Matter	Complies with acceptable solution?
SOR-S2.7.1 A1	Onsite wastewater	No, as more than 20% of the site is covered by buildings, vehicle access and other development and is located on land within a landslip hazard area and a waterway and coastal protection area. Refer to performance criteria assessment below.
SOR-S2.7.2	Stormwater management	No, as the site is not capable of connecting by gravity to a public stormwater system. Refer to performance criteria assessment below.

Performance Criteria Assessment 2 – Flood Hazard

P1.1

Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:

- (a) the type, form, scale and intended duration of the development;*
- (b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;*
- (c) any advice from a State authority, regulated entity or a council;*
and
- (d) the advice contained in a flood hazard report.*

P1.2

A flood hazard report also demonstrates that the building and works:

- a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and*
- b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.*

A Flood Hazard Report by Flussig Engineers for GEO-Environmental Solutions dated 06 June 2024 has been supplied with recommendations – for minimum floor level at 19.860m AHD.



The assessment from by Flussig Engineers for GEO-Environmental Solutions demonstrates that:

- Assuming recommendations of this report are implemented along with the recommended finished floor levels, no additional flood protection measures required for the life expectancy of a habitable building.
- No significant increase to flow and velocity from proposed dwelling.
- Assuming recommendations of this report the proposed site and dwellings can achieve a tolerable risk to the 1% AEP storm event for the life expectancy of the building.

Representations

Clause 6.10.1 of the planning scheme requires the consideration of any representation received but ‘only insofar as each such matter is relevant to the particular discretion being exercised’.

Seven (7) representations have been received, which are addressed in the following table.

Issue Raised	Relevant Clause	Officer Comment
Existing young residents incompatible with proposed residents who may pose risks due to possible mental illness.	None	Dismissed given that the objection is deemed to be vexatious, irrelevant and lacking in substance. Objections based on moral grounds or private and commercial competition cannot be considered as they are not within the scope of the Land Use Planning and Approvals Act 1933.
That the NDIS dwelling will be unsafe for children who play in the street.	None	Dismissed given that the objection is deemed to be vexatious, irrelevant and lacking in substance. Refer above.



Will affect the value of the neighbouring houses.	None	Dismissed given that the objection is deemed to be vexatious and irrelevant. Objections based on moral grounds or private and commercial competition cannot be considered as they are not within the scope of the Land Use Planning and Approvals Act 1933.				
Will result in an increase in traffic congestion and loss of street parking due to servicing requirements of resident(s).	C2.0 - Parking and Sustainable Transport Code	Increased traffic associated with the development is the equivalent to a typical single dwelling. The presumption is not supported.				
NDIS housing should not be deemed a residential use.	Clause 8.2 – General Residential Use Table and Clause 3.1 – Planning Terms and Definitions	<p>The development is defined as a single residential dwelling (see a copy of the defined terms below) the below) and the use is exempt from requiring planning approval under Clause 8.2 – Use Table of the Scheme.</p> <table border="1" data-bbox="774 1075 1492 1265"> <tr> <td data-bbox="774 1075 933 1164">dwelling</td> <td data-bbox="933 1075 1492 1164">means a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding and works normally forming part of a dwelling.</td> </tr> <tr> <td data-bbox="774 1164 933 1265">assisted housing</td> <td data-bbox="933 1164 1492 1265">means housing provided by an organisation for higher needs tenants or residents, including those with physical or intellectual disabilities, and may include associated support services.</td> </tr> </table>	dwelling	means a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding and works normally forming part of a dwelling.	assisted housing	means housing provided by an organisation for higher needs tenants or residents, including those with physical or intellectual disabilities, and may include associated support services.
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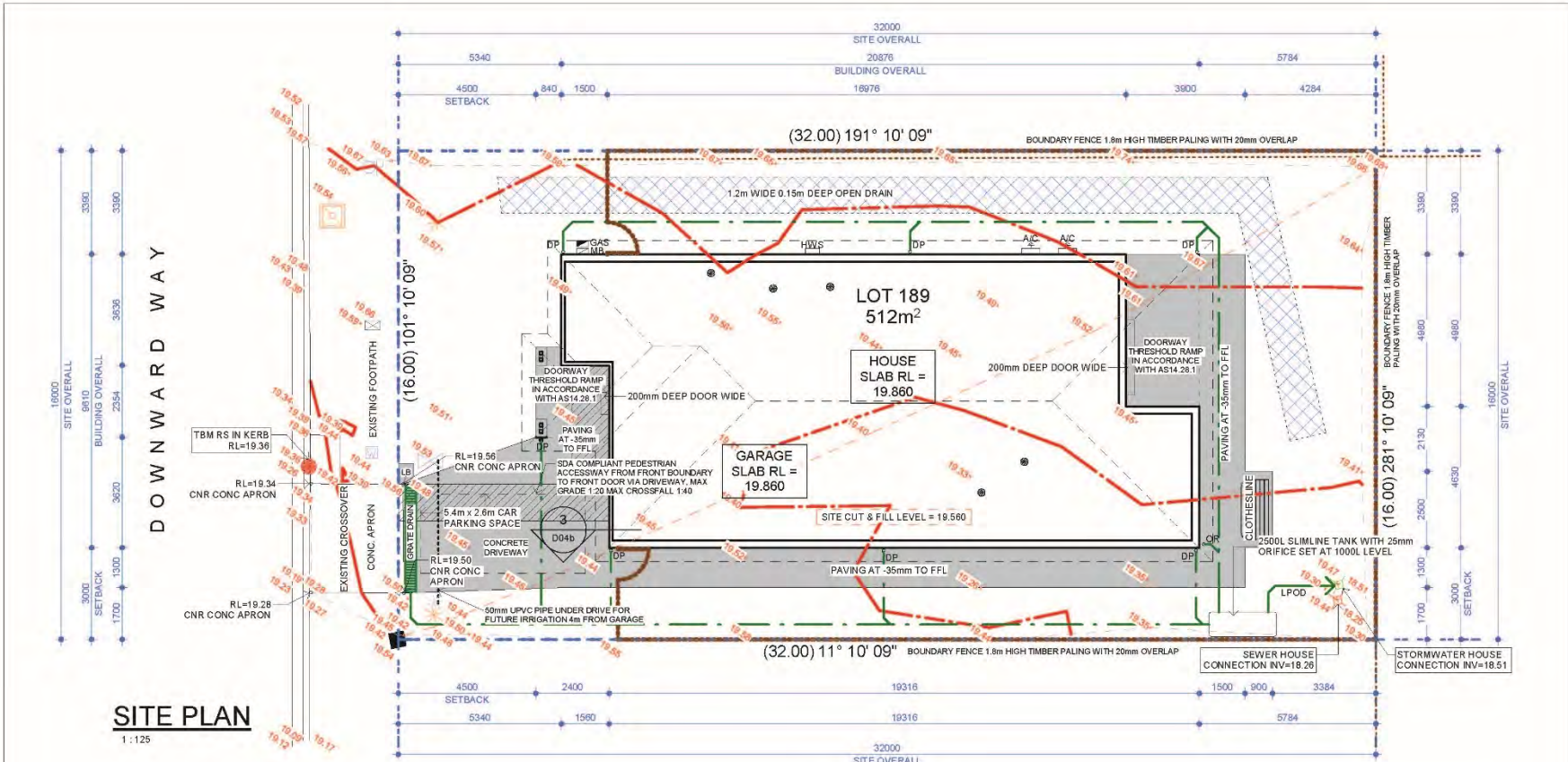
Conclusion

The application is considered to comply with each applicable standard of the *Tasmanian Planning Scheme (Sorell LPS)* and is recommended for conditional approval.

Shannon McCaughey
SENIOR PLANNER

Attachments:
Proposal Plans
x 7 Representations





SITE PLAN
1:125

Sorell Council
Development Application: Development Application - 6 Downward Way, Sorell - P1.pdf
Plans Reference P1
Date Received 17/07/2024

- IMPORTANT NOTES:**
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
 2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE. ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
 3. WINDOW SIZES ARE NOMINAL ONLY. SIZES MAY CHANGE DUE TO AVAILABILITY.
 4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
 5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
 6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM ACCESS LIVING GROUP.
 7. ALL DIMENSIONS ARE NOMINAL AND MUST BE VERIFIED ON SITE.

LEGEND		TITLE PEG		EXHAUST FANS - FLOW RATES	
	ROOF VENTILATION - TO NCC REQUIREMENTS		TBM RS IN KERB		25 LTR/SEC FOR BATHROOMS AND SANITARY COMPARTMENTS.
	SURFACE DRAIN		NATURAL SURFACE		40 LTR/SEC FOR KITCHENS AND LAUNDRIES.
	100mm UPVC STORMWATER PIPE TO GRADE TO LPOD, MINIMUM GRADE 1:100		STORMWATER HOUSE CONNECTION	ALL EXHAUST FANS TO BE DUCTED TO OUTSIDE AIR. SEE ROOF PLAN DRWG NO D08 FOR NUMBER OF AND APPROX. LOCATION OF WHIRLYBIRD ROOF VENTS.	
	CLAY PLUG, INSTALLED IN ACCORDANCE WITH AS3500		ELECTRICITY MAIN	EXHAUST FROM BATHROOM, SANITARY COMPARTMENT OR LAUNDRY	
	EXPANSION JOINT, INSTALLED IN ACCORDANCE WITH AS3500		MANHOLE HYDRO	AS PER CLAUSE 3.9.7.3 OF NCC 2019 EXHAUST FROM A BATHROOM, SANITARY COMPARTMENT, OR LAUNDRY MUST BE DISCHARGED DIRECTLY VIA A SHAFT OR DUCT TO OUTDOOR AIR, OR TO A ROOF SPACE THAT IS VENTILATED IN ACCORDANCE WITH 3.8.7.4.	
	OVERFLOW RISER		OPTIC FIBRE UNDERGROUND		
			TELSTRA PIT		
			SEWER HOUSE CONNECTION		
			FIRE PLUG		
			METER WATER		
			WATER UNCLASSIFIED		

sjm
property
developments

1/37 Ascot Dr, Huntingfield TAS 7055
P +61 3 6289 6601

Home: ABELIA-12.5(05H.02)
Client: SJM
Location: 6 DOWNWARD WAY (LOT 189) , SORELL TAS 7172
Drawing: SITE PLAN

Facade: B-CLARE
03-COCOA

DRAWING DETAILS
11/07/2024 10:43:53 AM
SCALE: As indicated SHEET SIZE: A3
JOB No: 500N
Issue: D01a
A02
All dimensions to be verified on site



AGENDA
SORELL PLANNING AUTHORITY (SPA) MEETING
27 AUGUST 2024

FLOOR FINISHES:

ALL FLOOR COVERINGS TO BE FIRM AND EVEN AND FEATURE A TRANSITION BETWEEN ABUTTING SURFACES (A MAXIMUM VERTICAL TOLERANCE OF 3mm OR 5mm BETWEEN SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELED.)

ALL INTERNAL FLOOR FINISHES SHALL HAVE A MINIMUM SLIP RESISTANCE OF P3 OR R10.

EXHAUST FANS:

EXHAUST FANS TO BE 25 LITRES PER SECOND (BATHROOMS AND TOILET) OR 40 LITRES PER SECOND (KITCHEN AND LAUNDRY)

DOORS:

ALL INTERNAL DOORS AND FRONT ENTRY DOOR TO BE SOLID CORE ALL OTHER DOORS TO BE STANDARD.

ROBE DOORS ARE STANDARD.

WET AREAS:

12mm VILLABOARD ALLOWED TO ALL WALLS IN BATHROOM AND WC.

1. ALL WATER CLOSETS TO HAVE REMOVABLE HINGES TO THE DOORS IF THERE IS LESS THAN 1.2m CLEARANCE BETWEEN THE CLOSET PAN AND THE DOORWAY.
2. IF TIMBER FLOORS ARE SUPPLIED, DIRECTION INDICATED ON DRAWINGS IS NOMINAL.
3. ALL PLUMBING TO BE CONCEALED AS PER REQUIRED.

CEILING HOIST PROVISION:

1. BEDROOMS SHALL HAVE A PROVISION FOR POWER AND INBUILT STRUCTURE, CAPABLE OF INSTALLATION OF A CONSTANT CHARGE CEILING HOIST.
2. THE HOIST SHALL BE CAPABLE OF GOING ACROSS THE BED AND DOWN THE BED.
3. MIN LOAD CAPACITY OF THE HOIST SHALL BE 250KG.
4. HOIST IS TO BE CAPABLE OF BEING EITHER CEILING MOUNTED OR WALL MOUNTED.
5. STRUCTURE FOR HOIST IN BEDROOMS 1 & 2 TO BE IN ACCORDANCE WITH ENGINEER'S DETAILS.

LEGEND

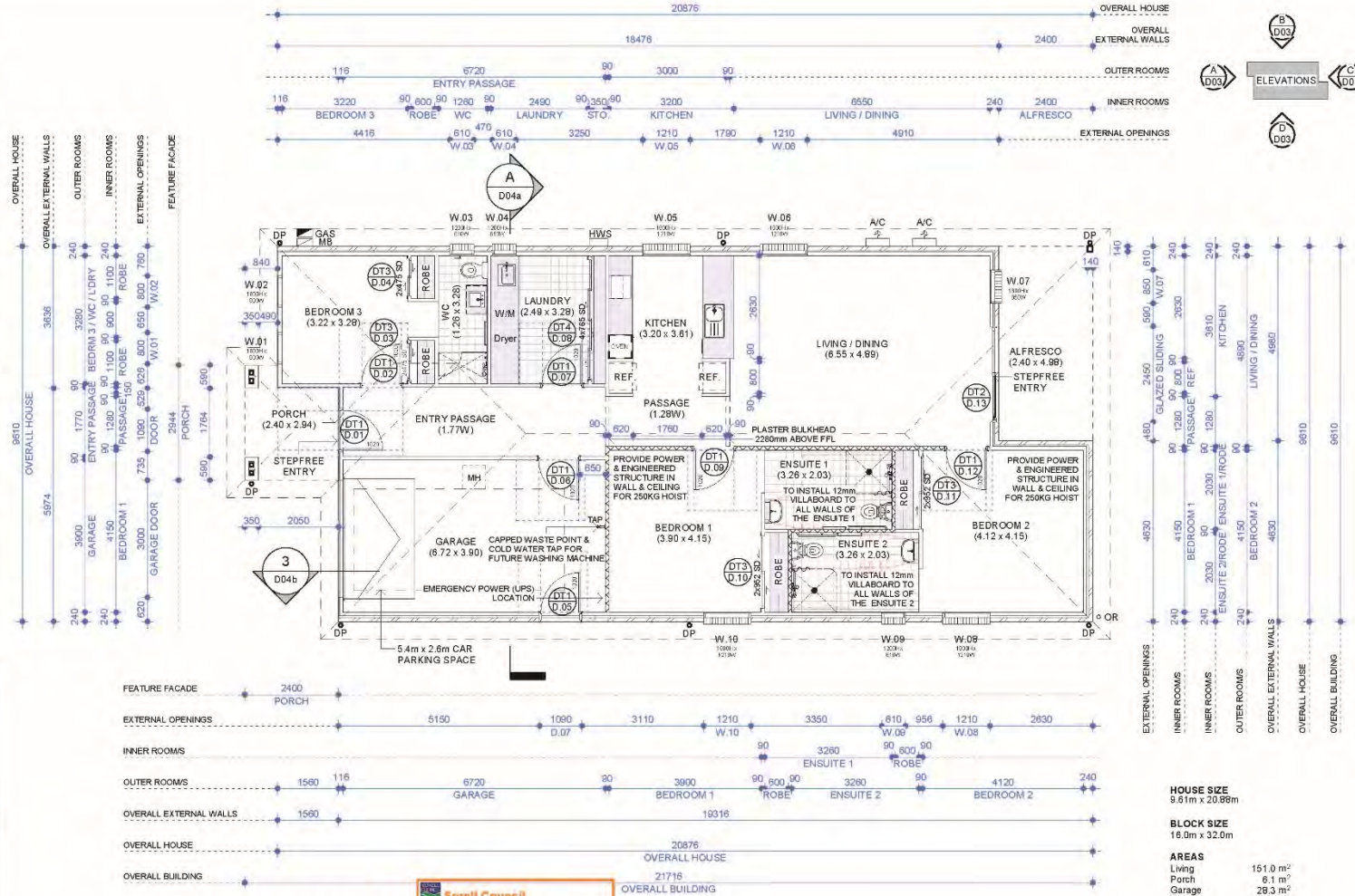
- BUILDER TO PROVIDE SOUND INSULATION AS SHOWN
- HATCHED MAN HOLE 600x600 (APPROX. POSITION)
- REVERSE CYCLE AIR CONDITIONING
- CONTROL JOINT

LEGEND - SERVICES

- HWS HOT WATER SERVICE
- MB METER BOX
- GAS GAS METER
- OR OVERFLOW RISER

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE. ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY. SIZES MAY CHANGE DUE TO AVAILABILITY.
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FLOOR PLAN

1 : 100



1/37 Ascot Dr, Huntingfield TAS 7055
P +61 3 6289 6601

Home: ABELIA-12.5(05H.02)
Client: SJM
Location: 6 DOWNWARD WAY (LOT 189), SORELL TAS 7122
Drawing: FLOOR PLAN

Facade B-CLARE
03-COCOA



All dimensions to be verified on site

DRAWING DETAILS	
11/07/2024 10:43:55 AM	
SCALE	SHEET SIZE
1 : 100	A3
JOB No.	500N
Drawg No.	D02
Issue	A02

HOUSE SIZE
9.61m x 20.86m

BLOCK SIZE
16.0m x 32.0m

AREAS
Living 151.0 m²
Porch 6.1 m²
Garage 29.3 m²
Alfresco 12.0 m²
Total Area 197.4 m²

Site coverage 38.55%



AGENDA
SORELL PLANNING AUTHORITY (SPA) MEETING
27 AUGUST 2024

A ELEVATION
D02 1:100

B ELEVATION
D02 1:100

C ELEVATION
D02 1:100

D ELEVATION
D02 1:100

Lot 189 GARAGE & HOUSE HEIGHTS & AREAS

GARAGE ROOF HEIGHT AT BOUNDARY	70	mm
Ceiling height of house	2,590	mm
Garage setback	0	mm
RL of garage slab	19,860	mm
HIGHEST NGL RL of garage at boundary	19,450	mm
LOWEST NGL RL of garage at boundary	19,435	mm
AVERAGE NGL RL of garage at boundary	19,443	mm
AVERAGE GARAGE HT @ BOUNDARY from NGL	3,078	mm
MAXIMUM GARAGE HT @ BOUNDARY from NGL	3,085	mm
Roof rise over 1m - 370mm (22.5°) Ceiling -> 1m point	530	mm
GARAGE HT 1m in from BOUNDARY from NGL	3,538	mm

HOUSE MAX HEIGHT

Ceiling Level to Highest Point	2,106	mm
MAX HEIGHT OF HOUSE from NGL	5,114	mm

PORCH MAX HEIGHT

Ceiling Level to Highest Point at 4.5m setback line	464	mm
NGL at Forward Most Point (at 4.5m setback line)	19,490	mm
MAX HEIGHT OF PORCH from NGL	3,424	mm

LOT AREAS

Site Dimensions	16.00	32.00	m x m
Total Site Area	512.00		m ²
Permitted Building Area 60% of Total Site Area	307.20		m ²
TOTAL BUILDING AREA	197.40	38.55%	
Total nonpermeable area - Driveway & Concrete Paths	74.90	14.6%	
TOTAL PERMIABLE AREA	239.70	46.8%	

LEGEND - FINISHES

- JAMES HARDIE CLADDING
- BRICKWORK
- RENDER A BLUE BOARD OR SIMILAR
- RENDER B BLUE BOARD OR SIMILAR

LEGEND - SERVICES

- HWS HOT WATER SERVICE
- MB METER BOX
- GAS GAS METER

IMPORTANT NOTES:

- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
- ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE. ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
- WINDOW SIZES ARE NOMINAL ONLY. SIZES MAY CHANGE DUE TO AVAILABILITY.
- FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
- ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
- THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM ACCESS LIVING GROUP.
- ALL DIMENSIONS ARE NOMINAL AND MUST BE VERIFIED ON SITE.

NOTE: NATURAL GROUND LEVELS ARE SHOWN INDICATIVELY ONLY.

AVERAGE GARAGE WALL HEIGHT:

WALL LENGTH:	6.64m
WALL AREA:	21.07m ²
AVERAGE WALL HEIGHT:	3.08m

Sorell Council
Development Application, Development Application - 6 Downward Way, Sorell - P1.pdf
Plans Released: P1
Date Released: 17/03/2024

Home: ABELIA-12.5(05H.02)
Client: SJM
Location: 6 DOWNWARD WAY (LOT 189), SORELL TAS 7172
Drawing: ELEVATIONS

Facade: B-CLARE 03-COCOA

DRAWING DETAILS
11/07/2024 10:43:55 AM
SCALE 1:100 SHEET SIZE A3
JOB No: 500N
Drwg No: D03a Issue A02

All dimensions to be verified on site



AGENDA
SORELL PLANNING AUTHORITY (SPA) MEETING
27 AUGUST 2024

From:
To: [Sorell Council](#)
Subject: Lot 6, Downward Way, Sorell & 9 Fresne Way, Sorell
Date: Saturday, 27 July 2024 8:08:25 AM

To, General Manager,

As a direct neighbour to the above addresses I am writing to you to hopefully find out some more information regarding the proposed dwellings

A- What type of NDIS clients will be housed in them?

B- Will there be staff working at these properties therefore making it a semi commercial property operating in a residential area?

After speaking with many other people in the surrounding area, the general consensus is that we have no interest in this type of property/ facility operating within the area for multiple reasons.

In our eyes, these types of properties/operations are not value in the area and can affect property value as they are not family friendly should the property ever be sold it would have to be at a low price to allow for renovations to turn it in to a normal house.

I look forward to hearing from you regarding the above questions and concerns.



To the General manager,

I would like to contest the proposed developments of 6 downward way and 9 fresne way Sorell.

We recently built and moved from town due to raising a family and wanting to be in a safe, family orientated neighborhood.

I believe this will not be the case if the developments go through and used for commercial housing purpose.

I have worked in the industry and aware of NDIS and that there is no control with who is in the housing area and there behaviours. We all have younger children who would not be aware how to handle certain behaviours or triggers and will find this confronting.

With increased traffic and support workers completing shift work this will increase safety risks. My children play out the front and with neighbours children daily and increased cars parked will have blind spots or staff fatigued from long hours/double shifts/rushing to the next client and not concentrating. There is limited parking and narrow street which can be tight driving through.

This also impacts on our housing value.

Thankyou

From:

Sent: Monday, 29 July 2024 8:37 PM

To: Sorell Council <info@sorell.tas.gov.au>

Subject: 6 downward way & 9 Fresne Way development

Attention: General Manager

I would like to contest against the proposed development at 6 Downward Way and 9 Fresne Way.

I don't think NDIS housing should be classed as residential housing, this will be peoples workplace, there will be multiple staff coming and going to the property to provide care for those living in the premises, I also have concerns of how safe these residents will be as neighbours to families with young children etc, I'll also add that these houses will lower medium house price for the street as they aren't built to suit the average family, they will need to undergo renovations to make them suitable.

Kind regards,

From:**Sent:** Monday, 29 July 2024 5:55 PM**To:** Sorell Council <info@sorell.tas.gov.au>**Subject:** 9 Fresne Way & 6 Downward Way, Sorell

Attention: General Manager

Dear Sir/Madam

I would like to formally contest against the proposed developments of 9 Fresne Way and 6 Downward Way. I am under the impression that they may be used for commercial housing purposes and my main concern is how that may effect the value of my home and what danger it may bring depending on whom they are housed too.

Thank you

Regards

From:**Sent:** Monday, 29 July 2024 8:04 PM**To:** Sorell Council <info@sorell.tas.gov.au>**Subject:** 6 Downward Way and 9 Fresne Way

To the General Manager,

We would like to formally contest against the proposed developments of 6 Downward Way and 9 Fresne Way.

We built our home in this new subdivision as it is family friendly and quiet. We feel this will no longer be accurate if the above developments are used for commercial housing purposes.

One of my concerns is that due to the broad number of conditions the NDIS covers, there is no telling what kind of people will be housed in these developments and these have the potential to be unsafe for our children who play in the front yards daily.

There's also the issue of more traffic in the street due to carers vehicles, taxis etc who will be forced to park in parking bays near surrounding houses (which are used by the residents who own their homes here) or park on the already very narrow streets (particularly Downward Way). This not only means more traffic all through the day, and possibly night, in a fairly quiet neighbourhood but if these vehicles are required to park on the street then this will cause blind spots for children crossing the road, difficult for other vehicles to pass etc.

Our third concern is that these type of developments negatively impacts the value of housing in this area.

We appreciate your consideration and understanding of this matter.

Kind regards,

From**Sent:** Monday, 29 July 2024 5:53 PM**To:** Sorell Council <info@sorell.tas.gov.au>**Subject:** 9 Fresne and 6 Downward Way Development.

To the General Manager,

My wife and I are opposed to these developments to be used as NDIS housing. This not only affects the value of housing in the area, safety of the young children that have developed friendships and play in the front yards on the street together, this now being threatened by the types of potential clients living at these properties but contradicts the covenant on the blocks sold in the sub division.

We are also opposed to and do not want a commercially operated property in our street as it was sold to many as a family friendly subdivision.

Kind regards,

From:
To: [Sorell Council](#)
Subject: To the General Manager 9 fresne and 6 downward way
Date: Monday, 29 July 2024 5:34:26 PM
Attachments: [1000003621.jpg](#)

I wish to contest against this type of development in our sub division.

Please see attached section from titles.

These 2 properties will be public housing for NDIS, yes?

The street is full of young children and unless we can be guaranteed that the residents of these houses aren't going to scare the children with their possible mental illness. (I can't think of another way to word it) I strongly contest such housing in this sub division

Regards

5. Not without the prior written consent of the Vendor:
 - (a) to use or allow such lot to be used for any public housing or public rental project or public assistance program;
 - (b) to use or allow such lot to be occupied on any basis which involves any state or federal government rental assistance, rental benefit or rental relief;
 - (c) to use or allow such lot to be occupied on any basis where the owner of such lot does not have the absolute right (subject to the rights of any mortgagee) to determine to whom such lot may be leased or licensed; and



5.3 SCHEME AMENDMENT NO. SOR 2023 / 312 – 1

Applicant:	GHD Pty Ltd
Proposal:	Section 40T – Rezone from Rural to Rural Living with 24 lot subdivision
Site Address:	88 Lewisham Road, Forcett (CT 166029/1)
Planning Scheme:	<i>Tasmanian Planning Scheme Sorell (TPS-S)</i>
Relevant Legislation:	Part 3B of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
Reason for SPA meeting:	No delegated authority for a planning scheme amendment

Relevant Zone:	Rural
Proposed Zone:	Rural Living
Decision Due:	5 September 2024
Representation(s):	N/A

RECOMMENDATION

- (a) That pursuant to Section 40D(a) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority prepare Amendment AM-SOR-5.2023-312-1 to the Sorell Local Provisions Schedule for land at 88 Lewisham Road, Forcett to rezone part of the property from the Rural Zone to the Rural Living Zone A, as set out in attachment 1 to the report.
- (b) That pursuant to Section 40F(2)(b) of the *Land Use Planning and Approvals Act 1993*, AM-SOR-5-2023.312.1 be modified to include three areas of Open Space Zone, as set out in attachment 2 to the report
- (c) That pursuant to Section 40F(2)(b) and 40F(3) of the *Land Use Planning and Approvals Act 1993*, AM-SOR-5-2023.312.1 as modified to a part rezone of 88 Lewisham Road, Forcett from:
- (i) Part of the Rural Zone to the Rural Living Zone A and Open Space Zone; and
 - (ii) Part of the Agriculture Zone to the Open Space Zone, as set out in attachment 2 to the report is certified as meeting the LPS criteria.
- (d) That in accordance with Section 40G of the *Land Use Planning and Approvals Act 1993*, the Planning Authority places the amendment on public exhibition for a period of 28 days.

Executive Summary

Proposal

The purpose of the report is to consider whether to prepare and certify a request to amend the planning scheme and determine an associated permit if the request to amend is certified. This report responds to the amendment while the permit is addressed in attachments.

The amendment seeks to rezone part of 88 Lewisham Road, Forcett from the Rural Zone to the Rural Living Zone. The subdivision proposes 24 one hectare lots with access from Lewisham Road and Lakeland Drive.

Process

The report provides details of the amendment and the site. The strategic outcomes of the proposal are outlined, having regard to matters of local, regional and then State importance. The report ends with a discussion of the degree of compliance with legislative requirements.

While consultation is a central objective of the *Land Use Planning and Approvals Act 1993* (LUPPA), oddly, the decision required at this point of the process must occur prior to any public consultation. This oddity is particularly relevant as the decision now required is to certify the amendment as meeting environmental, economic and social objectives sought by LUPAA.

If prepared and certified, the following two processes will occur:

- The amendment is exhibited for 28 days; and
- The Tasmanian Planning Commission (the Commission) will decide whether to approve the amendment, approve the amendment with modifications or reject the amendment.

If not prepared and certified, the proponent may request that the Commission review the decision and the Commission could direct Council to reconsider its position.

The Planning Authority could potentially certify the amendment as is, or with modifications, or refuse to certify the amendment (in which



case the permit is also refused). The Planning Authority may also certify an amendment but refuse the permit.

If prepared and certified, any representations to the exhibited amendment will be considered at a future Planning Authority meeting. At this time, the Planning Authority may make new or modified recommendations for consideration by the Commission which could go as so far as to oppose the amendment.

The Commission will typically hold a public hearing as part of its assessment process.

Assessment

The social, economic and environmental benefits of the proposal are:

- Increased land supply for housing;
- Increased local population and associated demand-induced opportunities for retail and service offerings;
- An increased population may increase participation across a range of formal and informal social activities in the community; and
- Construction investment.

Potential consequences may include:

- Loss of rural land for resource or landscape values; and
- Expansion of the southern beaches footprint, as opposed to opportunities for infill and consolidation.

The key criteria for scheme amendments are set out in LUPAA, the Southern Tasmanian Regional Land Use Strategy (STRLUS) and (draft) Tasmanian Planning Policies (TPPs).

With respect to Rural Living land use, the TPPs and STRLUS focus on containment of the Rural Living Zone. Both stipulate that only minimal increase in the amount of the Rural Living Zone shall take place. The TPPs and STRLUS do so through consideration of the amount of zoned land in the vicinity (TPPs) or within a locality (i.e., postcode) boundary (STRLUS).

The TPPs and STRLUS fail to ask the three critical questions for rural living zoning:

1. whether there is a need for additional rural living land in the locality, the LGA or the region?
2. if the need exists, can that need be met via infill subdivision?
3. if the need exists and additional land is required to meet that need, what are the optimal locations for additional land?

STRLUS encourages perverse and illogical land use outcomes that hollow out the Southern Beaches through expansion at the fringe while prohibiting even the smallest amount of infill in the core of the communities. Such matters of policy are beyond the scope of any owner or developer to consider or resolve.

The request has demonstrated that the rezoning would satisfy the narrow scope of the rural living strategies of STRLUS. On this basis, the draft amendment appears capable of being in accordance with the requirements of LUPAA and it is recommended that it be prepared and certified and to allow a full assessment based on community consultation.

Documentation

The request is supported by a submission prepared by GHD Pty Ltd that includes:

- Planning submissions
- Titles
- Subdivision plan
- Indicative master plan
- Natural values report
- Bushfire hazard report
- Traffic impact assessment
- Agriculture report
- Wastewater report
- Geotechnical assessment, and
- Response to additional information request.

Proposed Planning Scheme Amendment

The request seeks to rezone part of 88 Lewisham Road from the Rural Zone to Rural Living Zone A, affecting some 34 hectares of the site. The Rural Living Zone A provides a minimum lot acceptable solution of one hectare with a performance criteria enabling a 20% reduction (8,000m²).

The Rural Living Zone is a limited residential zone with the one hectare lot size and prohibition of multiple dwellings. Non-residential uses are limited to uses such as a local shop, food services less than 200m², childcare, vet, outdoor recreation or public hall. Development standards include an 8.5m height, 20m frontage setback, 10m side setback and 400m² site coverage.



Figure 1. Proposed Rezone (Source: GHD application)

Indicative Master Plan

An indicative master plan outlines:

- A potential vineyard north of the rezone located on better quality agricultural land. The vineyard does not require planning approval and could eventuate at any time. There is no sign of any expenditure on site associated with this element;
- Revitalisation of the nine hole golf course. Again, this would not require planning approval as the course has existing approvals. There is no sign of any expenditure on site associated with this element;
- Rehabilitation of the quarry, which is close to its end of life;
- Visitor accommodation; and
- 30m riparian reserve and coastal walking track zone part of 88 Lewisham Road from Rural to Rural Living A, affecting some 34 hectares of the site. The Rural Living Zone provides a minimum lot acceptable solution of one hectare with a performance criteria enabling a 20% reduction (8,000m²).

The subdivision includes:

- 24 lots ranging from 1 hectare to 2.2 hectares in size, with all but three being 1.3 hectares in size or less;
- The extension of Lakeland Drive with a looped road configuration;
- A road from this looped road through to Lewisham Road with a new intersection opposite 10 Blackwood Drive;
- Road connections through to the balance of the property;
- Road connection through to 15 Lewisham Scenic Drive which provides frontage and access to the flatter sections of that property;
- A 1940m² public open space lot adjacent to the road connection to 15 Lewisham Scenic Drive, which is an otherwise unusable and disconnected part of the site; and
- A 8849m² public open space lot located at a road intersection and close to the highest point on the site (the highest point is the road intersection adjacent to lots 5 and 6 and the public open space lot).

Site And Locality

Site Characteristics

The site is a 259 hectare lot bordered by Pitt Water-Orielton Lagoon Ramsar site and Pitt Water more generally, Forcett Rivulet, Lewisham Road, the Lakeland Drive development and 15 Lewisham Scenic Drive. The heritage listed Forcett House was once part of the property. A three lot subdivision permit applies to the site that broadly divides the site into the area subject to this rezone, the more productive northern section and the western ridgeline.

The site contains an existing dwelling, a dilapidated golf course, Gordon's reservoir, an operational quarry, productive irrigated agricultural and cleared rural hills.

The productive agricultural land is north of Gordon's reservoir and is a flat area cleared of native vegetation. The site south of Gordon's reservoir consists of a hill and ridge rising to some 70 metres in elevation with a gradient of approximately 1 in 7. The area is cleared pasture with generally poor soils that are not suited to commercial agriculture. The exception to this is a smaller section north of Lakeland Drive bordered by Lewisham Road, Forcett House, Gordon's reservoir and a small north running watercourse that has better quality soils and minimal grade.



Figure 2. Site and Topography.

Adjoining Land

Immediately adjoining land includes the Lakeland Drive development, which contains 18 one hectare rural living lots, and 15 Lewisham Scenic Drive, which is a ten hectare vacant rural living lot overlooking Jones Bay and Forcett House.

Further afield, there are three Agriculture Zone lots to the northern side of Forcett Rivulet including the Iron Creek farm stay development and the Ashview property, which extends across two of these three lots. To the east, there is productive agricultural land and rural living areas.

Lewisham township 'proper' is some 1.5km to the south-east. Lewisham has a core of small low density residential lots centred on a village zone between Mary and Elizabeth streets. This area also contains the Lewisham Tavern. From the core, a linear pattern of

small lots extends linearly along Lewisham Scenic Drive through to Dodges Ferry.

Behind the linear strip along Lewisham Scenic Drive is a large area of reserved residential land contained within the Rural Living Zone D. The Rural Living Zone D has a minimum lot size of ten hectares which precludes subdivision in this area. It is important to understand that the area is not one that has been set aside for rural living but one that is reserved for future residential development. Within this area is the Open Space Zone land at the top of Boat House Rise that Council resolved to partially dispose of but could not as STRLUS precludes even one extra low density residential lot in Lewisham.

North of the township 'proper' is an area of larger low density residential lots that have a typical lot size of some 5000m². This area is centred on Wards Avenue, Malwood Place and Pendell Drive. This area is contained within the Low Density Residential Zone and, as such, has infill subdivision potential. While zoned residential, the characteristics are rural living.

Further north of this low density area is a Rural Living section centred on Riverdown Court and Blackwood Drive.

East of this mix of low density and rural living is a further rural living area off Heatherbell Road and Alomes Road and some less productive non-irrigated rural land.

This mix of small and large sized low density residential areas and rural living developments extends across a rather arbitrary administrative boundary separating Forcett and Lewisham (Figure 3). It would be reasonable to say that all of the above are part of the Lewisham township and that such an approach is particularly approach for land use and infrastructure planning.

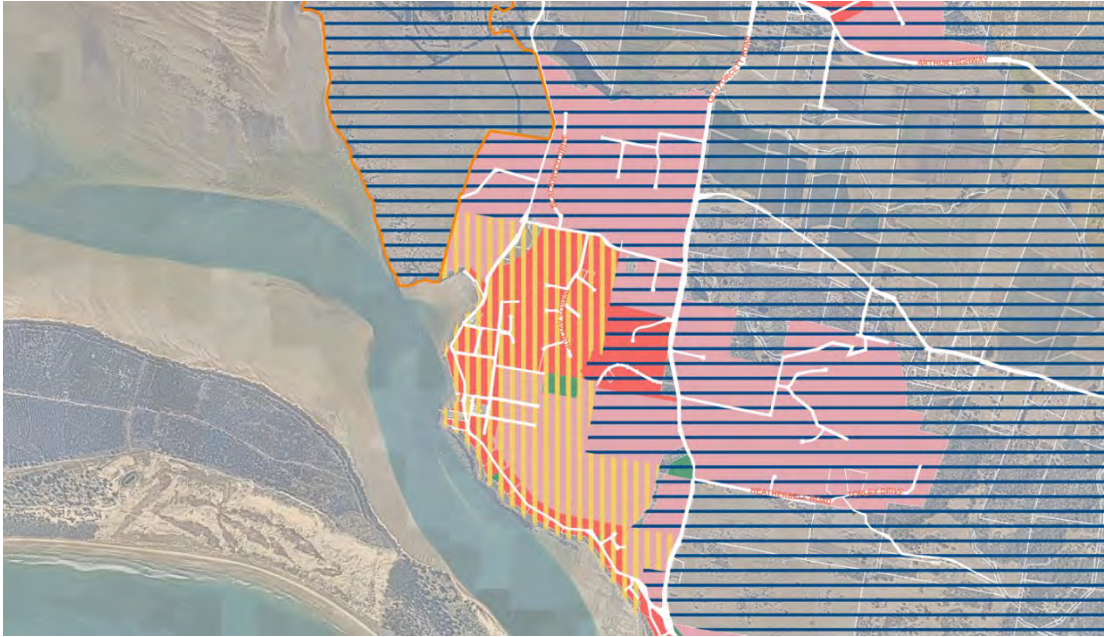


Figure 3. Locality boundaries and zoning (Forcett in Blue and Lewisham in Primrose; Rural Living Zone is Salmon and Low Density Residential Zone is Pink)

Infrastructure and Transport

The area is unserviced and relies on onsite wastewater and stormwater management. For the Low Density Residential Zone, the planning scheme applies an onsite wastewater and stormwater management specific area plan to assist in regulating site specific and cumulative issues associated with onsite management.

Natural runoff for the site either runs to Pitt Water, Gordons reservoir or Townsends Lagoon. Townsends Lagoon is challenging due to split private ownership and modifications made by owners in the lagoon and downstream. Council has removed fill and waste illegally dumped in the Lagoon and recently commissioned a hydrological study to consider management options particularly downstream of the site. Any additional rural living scale development in the catchment will not intensify these issues challenges due to the low rates of impervious surfaces associated with such developments.

Lewisham Road and Old Forcett Road are the two main collector type roads for the area and are connected through Quarry Road and Lewisham Scenic Drive.

Lewisham has poor levels of walkability due primarily to its disconnected settlement pattern. Council will shortly commence survey and constructability investigations into a walking track along

Quarry Road and Old Forcett Road to the tavern. Lewisham Scenic Drive is currently too narrow to accommodate formal footpaths and the coastal trail is a rough, unformed path.

Environmental Values

The Natural Values Report provided is simply an extract of publicly available data rather than a site specific study. However, as the land subject to the rezone has a long established grazing use and is cleared, natural values are limited. Weeds may be present and can be managed through standard construction practices.

Across the full property, the waterway and coastal areas would have significance and do continue to have native vegetation in place. The planning scheme recognises and protects this through the Waterway and Coastal Protection Area overlay. There are also two small areas of priority vegetation on the property.

Aboriginal Heritage Values

Aboriginal heritage sites are recorded in the property. Aboriginal Heritage Tasmania have advised that an Aboriginal heritage assessment be completed at this stage, which has not been commissioned. This issue is further addressed in Attachment 3 against the relevant STRLUS provisions.

Social and Economic Values

The area subject to the rezoning has poor quality soils and therefore has limited potential for agriculture. For this reason, a higher value land use can be considered as there is no significant economic benefit from the status quo.

The west facing hills of the property are subject to a scenic protection area. Only a very small section of the rezoning is within this scenic protection area. The scenic protection area is described in the scheme as a prominent hill face particularly when viewed from the causeway and has a management objective of avoiding significant landscape change visible from Sorell township or the Arthur Highway.

The area subject to the rezoning is visible for some of the surrounding residential area east of the site but appears to offer little scenic value.

Background

Figure 4 shows the approved subdivision that applies to the site.

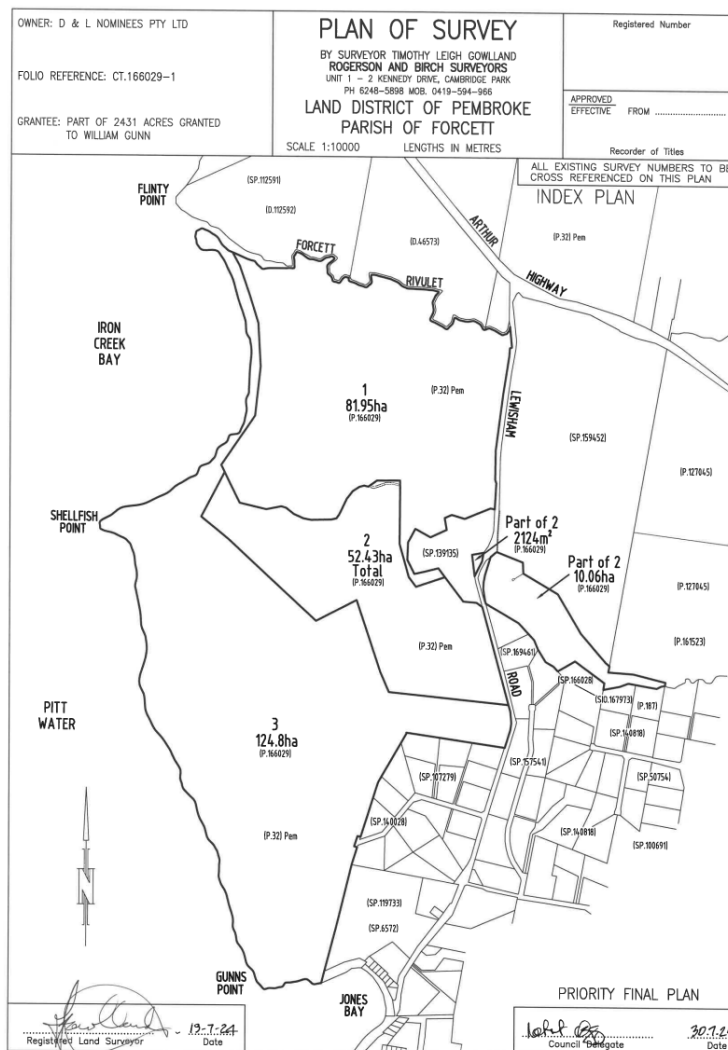


Figure 4. Subdivision.

Assessment And Strategic Outcomes

Legislation

To be approved, a draft amendment must comply with the LPS criteria that are set out in LUPAA as follows:

- (2) *The LPS criteria to be met by a relevant planning instrument are that the instrument –*
- contains all the provisions that the SPPs specify must be contained in an LPS; and*
 - is in accordance with section 32 ; and*
 - further the objectives set out in Schedule 1 ; and*

- (d) *is consistent with each State policy; and*
- (da) *satisfies the relevant criteria in relation to the TPPs; and*
- (e) *as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and*
- (f) *has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993 , that applies in relation to the land to which the relevant planning instrument relates; and*
- (g) *as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and*
- (h) *has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019 .*

Attachment 2 provides a detailed assessment against each relevant criteria.

LUPAA provides a two-step process for planning scheme amendments. The first step under section 40D outlines how and when a planning authority is to prepare a draft amendment. Section 40F is step 2 whereby once a planning authority determines to prepare it must either certify that the draft amendments meets the LPS criteria or modify the draft amendment until it meets the LPA criteria and then certify.

Referrals

Agency / Dept.	Referred?	Response?	Conditions?	Comments
Development Engineering	Yes	Yes	Yes	Nil
Environmental Health	Yes	Yes	Yes	Yes (refer to subdivision assessment)
Plumbing	No			
NRM	No			
TasWater	Yes	Yes	Nil	



AGENDA

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TasNetworks	Yes	No		
EPA	Yes	Yes	No	Yes – Attached
State Growth	Yes	Yes	No	Yes – Attached

Local Strategy, Policy and Impacts

Strategy and Policy

The Sorell Land Supply Strategy 2019 addresses residential, commercial and industrial uses. It considered one area for rural living land use at Old Forcett Road / Carlton River Road likely due to what was at the time a current rezoning proposal. As such, Council has no strategy for rural living land supply. Arguably, it does not need one as STRLUS includes detailed criteria for increasing rural living land supply, although STRLUS has no regard to local circumstances.

The relevant Council strategic documents for this matter are:

Council's strategic land use documents include the:

- Strategic Plan 2019-2029 (2023 update)
- Sorell Open Space Strategy 2020 (ERA)
- Stormwater in New Developments Policy, and
- (Draft) Active Transport Strategy.

Council's Strategic Plan is considered in Attachment 2. The rezoning is not contrary to either the open space strategy or the stormwater policy. The associated subdivision includes a new 1940m² area of public open space at the end of the existing section of Lakeland Drive and an 8849m² public open space lot. Both possess some advantages in that they occupy high points that afford views and can be incorporated into active transport loops. Both have the disadvantage of being at the fringe of residential development and within a rural living density meaning they are not readily accessible to much of the population. Given the present limited number of public open space lots in Lewisham and the inability to appropriately infill the settlement which precludes new public open space area in more central locations, the public open space provision is appropriate.

It is recommended that the proposal be modified to zone the larger area as open space rather than rural living. It should be noted that



the State Planning Provisions omit any open space standards and this modification provides necessary certainty.

The Open Space Strategy (OSS) makes no specific recommendations for this site. The OSS promotes connectivity, accessibility, amenity and supporting biodiversity.

The draft Active Transport Strategy (ATS) recognises the long-term need and opportunity to connect Sorell township to the Southern Beaches via an active transport corridor along the Arthur Highway. A principle obstacle to this is Iron Creek bridge to which the Department of State Growth failed to provide with any footway in its recent reconstruction. Early cost estimates are in the order of \$3.0m to construct a gravel track from Old Forcett Rd along the Hwy to Sorell including a pedestrian bridge for Iron Creek.

The property is one of several in the LGA that have title to high water. Planning schemes in Sorell have also historically applied rural or agricultural zones to high water for properties such as this. This approach is consistent with planning schemes in rural LGAs such as Glamorgan Spring Bay. Urban Council's such as Clarence alternatively apply an open space zone to foreshores irrespective of whether land at high water was private or a public coastal reserve.

It is the author's view that the increasing urbanisation of Sorell and changing community expectations warrants a strategic shift in zoning foreshore areas. Specifically, the approach of urban Council's be adopted with a strip of open space zone to all foreshores irrespective of high water property titles. Doing so would:

- Recognise the higher environmental, aesthetic and cultural values of the immediate coastline and afford a higher level of protection;
- Recognise natural hazards particularly given the number of active landslips at the coastline that are not mapped in landslip or coastal hazard overlays and which arise through a combination of runoff, vegetation removal and topography; and
- Regulate use and development to maintain long-term options for coastal walks.

It is recommended that the amendment be expanded to include a 30m wide open space zone along the foreshore to the entire property.



Natural Hazards & Natural Values

The rezoning is subject to the bushfire-prone areas code, the Scenic Protection Area, the Waterway and Coastal Protection Area, Landslip Hazard Area and the airport Obstacle Limitation Area while the property is subject to the coastal hazard overlays, airport Noise Exposure Area and Priority Vegetation Area. The natural hazards mapped are not significant for future development potential and are addressed in the subdivision section.

The site has limited Natural Values and the development envisaged will not cause any impact of note.

Agriculture

The agricultural report shows that the area north of Lakeland Drive is class 4 agricultural land (as is the section of the property north of Gordons Reservoir), while the remainder of the property is class 5 and 6. The rezoning is aligned with the subdivision and would see some of the class 4 land rezoned to Rural Living with a new road established along the zone boundary to provide a zone interface treatment for lots 1-3. In this, the road and frontage setbacks would ensure at least a 40m separation. Moreover, the bushfire report specifies 50m setbacks from the rural zone. Separation of 40m is typically sufficient separation from viticulture impacts associated with the use of Sulphur based sprays. Impacts from noise from farming equipment is also reduced over such distances.

Infrastructure Impacts

The proposal will have a traffic generation in the order of 240 vehicles per day (vpd). Lewisham Road has sufficient capacity to accommodate this growth and there are no significant traffic safety issues. The subdivision section further considers traffic and the traffic impact assessment submitted.

Land Supply & Alternative Sites

Neither STRLUS nor the draft Tasmanian Planning Policies (TPPs) seek to manage rural living land through a normal supply and demand framework. Rather, they focus on containing the overall amount of rural living zone. This avoids issues such as market demand, local and regional supply to meet demand, making more efficient use of



existing rural living land or improving connectivity and movement. Despite this, local supply is a relevant matter to consider.

As at February 2024, there are 141 vacant rural living lots including 31 in Sorell, 19 in Primrose Sands, 18 in Forcett and 73 in other localities.

Future yield through infill subdivision is estimated, again as at February 2024, to be 386 lots. This is a practical assessment taking into account frontages, land hazards and topography as opposed to a theoretical assessment that focuses only on lot size divided by the minimum lot size. Of course, not all owners have a desire or capacity to develop and the timing of infill subdivision cannot be predicted.

Across the Southern Beaches there are several locations that could provide rural living land if rezoned. Council is aware of the proposals for Old Forcett Road / Carlton River Road and for Baudin Road that were refused by the Tasmanian Planning Commission. A preliminary desktop review would show that several areas could accommodate rural living without unreasonable impact to agricultural output or native vegetation.

- Green - Southern side of Gillingbrook Road (also known as Spankers Hill) would avoid agricultural conflict through topography and could accommodate rural living B or C densities within a bushland setting.
- Red - Between Heatherbell Road and Okines Road is a rural property and local hill that has limited, non-irrigated agricultural value with rural living to both sides.
- Light Blue Land in the vicinity of Josephs Road has limited, non-irrigated agricultural value that could accommodate some rural living development while maintaining landscape and native vegetation.
- Grey - Land north of Jayville Rise could also accommodate rural living development.
- Teal - The Old Forcett Road / Carlton River Road site could provide rural living and could also provide low density residential in the long-term given its central location (it was once zoned for low density residential development).

The site has the disadvantage that it is expanding the rural living footprint while other potential areas can be more appropriately described as infill. Nevertheless, the site can develop without impact and in a manner that satisfies STRLUS.



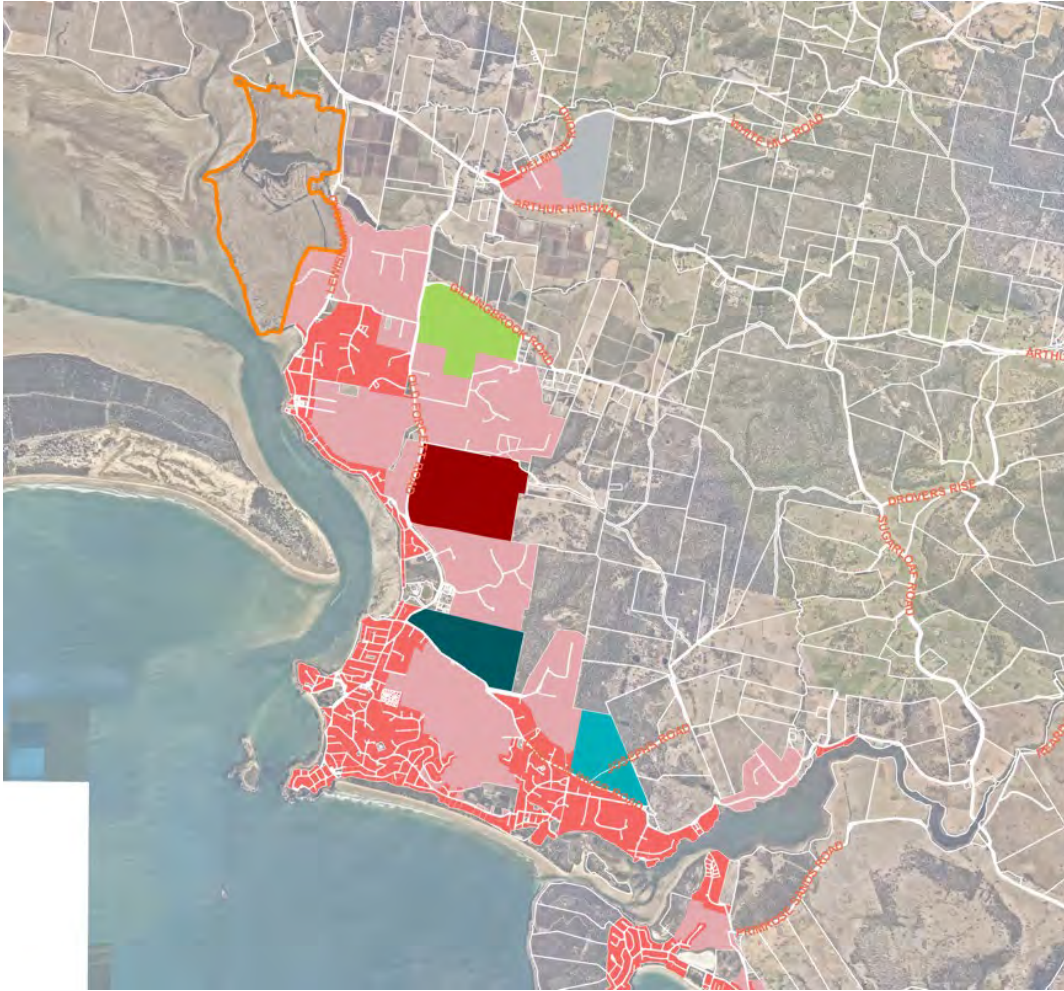


Figure 5. Consideration of Alternatives

Regional Strategy and Policy

For the amendment to be approved, compliance with the *Southern Tasmania Regional Land Use Strategy 2010-2035* (STRLUS) must be demonstrated. Attachment 1 provides a detailed assessment of the amendment against the relevant STRLUS policies. This assessment indicates that the amendment would be consistent with STRLUS.

State Strategy and Policy

Attachment 1 provides a detailed assessment of the amendment against the relevant State Policies and the draft Tasmanian Planning Policies.

Conclusions on the Amendment

For the above reasons, the amendment is consistent with the objectives and other requirements of the *Land Use Planning and Approvals Act 1993*.

Shane Wells
MANAGER PLANNING

Attachments:

Attachment 1: Draft Amendment (as submitted)

Attachment 2: Draft Amendment (with recommended modifications)

Separate Attachments:

Attachment 3: Subdivision Assessment

Attachment 4: Draft Subdivision Permit

Attachment 5: Detailed LPS Criteria Assessment

Attachment 6: Proponents Submission

Attachment 7: Aboriginal Heritage Tasmania Advice

Attachment 8: Department of State Growth Comments

Attachment 9: TasWater SPAN

Attachment 10: EPA Advice



AGENDA

SORELL PLANNING AUTHORITY (SPA) MEETING
27 AUGUST 2024

Attachment 1: Draft Amendment as Submitted**TASMANIAN PLANNING SCHEME - SORELL****PLANNING SCHEME AMENDMENT****AM-SOR-5-2023-312-1**

Pursuant to the Land Use Planning and Approvals Act 1993

Location

88 Lewisham Road, Lewisham (folio of the Register CT 166029/1).

Description

Rezone part of the property from the Rural Zone to the Rural Living Zone



Attachment 2: Draft Amendment as Recommended

TASMANIAN PLANNING SCHEME - SORELL

PLANNING SCHEME AMENDMENT

AM-SOR-5-2023-312-1

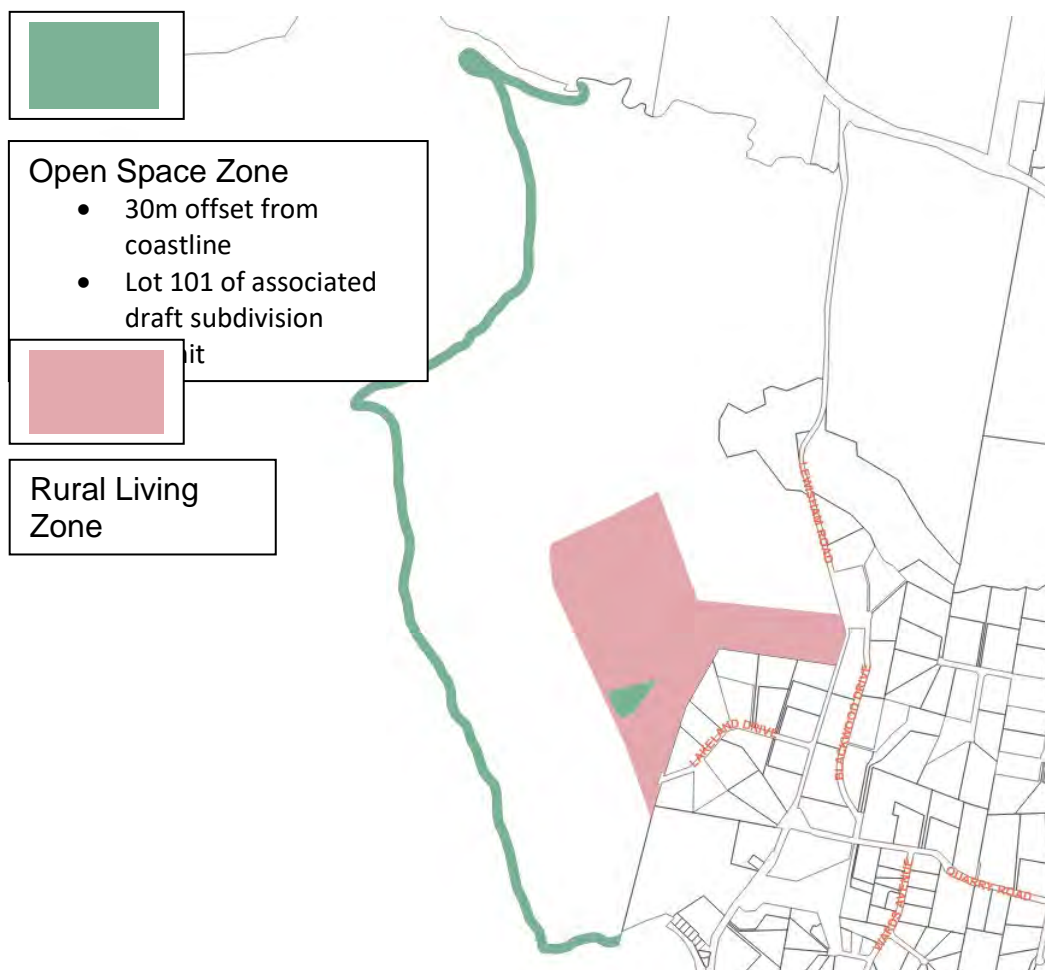
Pursuant to the Land Use Planning and Approvals Act 1993

Location

88 Lewisham Road, Lewisham (folio of the Register CT 166029/1).

Description

- (a) Rezone part of the Rural Zone to the Rural Living Zone to the Open Space Zone
- (b) Part of the Agriculture Zone to the Open Space Zone



5.4 IMPROVING RESIDENTIAL STANDARDS IN TASMANIA - CONSULTATION RESPONSE

RECOMMENDATION

That the report on the Improving Residential Standards in Tasmania be noted and that Council's General Manager provide a submission to the consultation process consistent with the comments and issues identified in this report.

Background

The purpose of this report is to consider the nature of any submission on the Improving Residential Standards in Tasmania Draft Report ("the Report") and the associated Medium Density Design Guidelines ("the Guidelines").

The Report is worked commissioned by the State Planning Office as part of the five-yearly review of the State Planning Scheme. The Guidelines were commissioned by the Department of State Growth in association with the Hobart City Deal work.

Consultation is simultaneous as there is some overlap between the separate projects. For instance, the Report incorporates elements of the Guidelines.

Report

The Guidelines cover a typology of housing ranging from multiple dwellings to mid-rise apartments but are non-statutory in nature. Other States have similar guidelines which are generally more prescriptive and can be considered in statutory processes. On this basis, no submission is proposed to be made on this work.

The Report considers the General Residential Zone and Low Density Residential Zone along with the Inner Residential Zone which is not used in Sorell. The work is broad and considers improvements to existing planning standards, several new standards and potential use of new zones and codes to deliver better planning standards.

Without doubt, the Report is an important piece of work and identifies meaningful improvements in the planning system.

Recommendations will be implemented through amendments to the State Planning Provisions with associated public consultation.

Recommendations related to Sorell

Rather than address the broad range of issues covered, the following is a simple list of potential changes relevant to Sorell including:

- In the LDRZ, providing discretionary status to communal residences such as respite, assisted housing or aged care, which are all prohibited.
- Removing the site area per dwelling standard and using a plot ratio which is a ratio of gross floor area (on more or more levels) to the site area. In the GRZ this would be 0.6 and in the LDRZ this would be 0.4.
- Inclusionary zoning including introducing plot ratio bonuses for social housing, housing diversity or housing close to a business zone.
- In the LDRZ, staggering various standards based on lot size so that smaller lots have more appropriate standards. For instance, the side setback could be 3m if the lot is less than 1000m² and 5m if greater than 1000m².
- Introducing a landscaping requirement for 25% of site area.
- Introducing a tree provision whereby a dwelling must retain or provide one large tree.
- Re-applying solar access to habitable rooms.
- Controls over parking forward of the building line.
- Passive surveillance whereby a minimum 2m² window with sill height no more than 1.5m faces the public realm.
- Increasing the public open space requirement from 5% to 10%.
- Requiring lots to be within 800m walking distance of public open space.
- Design standards for the size and layout of street blocks.

Indicative Submission

Council is supportive of the Report and the Guidelines and look forward to the implementation of the various positive and necessary improvements identified.

Within the General Residential Zone, most housing stock is detached single-storey dwellings or single-storey unit development. In most cases, existing standards for setbacks, privacy and building envelopes work well in avoiding unreasonable impact to adjoining land. Most concerns with the existing standards relate more to the quality and level of design care undertaken, particularly with respect to low levels of integration between indoor and outdoor spaces, minimal passive solar design and poor private open space outcomes. Proposals that are designed to the standard rather than



designed to the site are the sources of some frustration noting that a compliant design will receive approval notwithstanding how poor it may be.

In the Low Density Residential Zone, the lack of graduation in standards from small to large lots is problematic. Setbacks that reflect lot sizes and the use of General Residential Zone standards on small lots would improve outcomes for detached dwellings.

The following matters are raised for further consideration or comment:

- Plot ratio bonuses are supported although it is considered that a 10% increase would not be sufficient to either incentivise development or support housing outcomes. Consideration also needs to be given as to whether this applies to all business zones or business zones above a certain scale given some historical land use patterns that have spot business zonings and may lack both a range of services and supporting infrastructure such as footpaths.
- A plot ratio bonus could also apply to lots above a certain size to maximise the opportunity that rare large sites provide. Additionally, this may incentivise, or at least offset some of the development risk, associated with land consolidation and to achieve development projects that are sufficiently scaled to allow consideration of dwelling mix and diversity.
- Development in the Low Density Residential Zone is regulated through the Southern Beaches Onsite Wastewater and Stormwater Specific Area Plan which includes an acceptable solution for total impervious area (roofed and unroofed) of 20% of site area. This is relevant to considering a reasonable plot ratio.
- On the issue of implementation approaches, Council has no firm view of whether that should involve existing zones, new zones or code type provisions. However, Council sees benefits in the naming conventions of urban residential, neighbourhood residential and low density residential being more clearly understandable than the existing. Council also sees benefit in zones or codes spatially setting out where housing diversity is particularly encouraged.
- Council hopes that it will be afforded greater flexibility in the use of zones than is presently the case, whereby the Inner Residential Zone and Urban Mixed Use Zone are ruled out as options. It is important for any town to encourage housing diversity in its core.

- The solar access provisions to rooms and private open space should apply to the LDRZ for lots less than 1000m². This would be an important provision for the Southern Beaches where small lots are prevalent.
- Privacy standards for windows and decks should apply to the LDRZ for lots less than 1000m².
- Carriageway widths, while consistent with the Tasmanian Standard Drawings, require a detailed consideration if they are to be elevated into planning schemes. Departures from the standard requirements may be appropriate but are difficult for proponents to achieve without clear support from planning authorities who are limited by a lack of guidance on when departures may be appropriate and in what terms. Elevating this issue to the planning scheme may further entrench a design to the standard rather than design to the outcome approach.
- The dwelling mix and liveable housing bonus standards flagged for the business zones have merit in the residential zones.
- Council would like to see adoption of basic liveable housing standards in all multiple dwelling developments, such as step free accesses and other entrance controls with suitable exclusions for sloping sites.

Shane Wells
MANAGER PLANNING

Separate Attachments:

Improving Residential Standards Tasmania Draft Recommendation.

Draft Medium Density Design Guidelines.

Residential Standards Subdivision Fact Sheet.

Residential Standards Development Fact Sheet.

Residential Standards Implementation Fact Sheet.

Residential Standards Overview Fact Sheet.



5.5 DEVELOPMENT APPLICATION NO. DA 2024 / 14 – 1

Applicant:	L M Cleaver
Proposal:	Visitor Accommodation (Camping Ground/Caravan Park)
Site Address:	21 Craigs Hill Road, Boomer Bay (CT 241254/1)
Planning Scheme:	<i>Tasmanian Planning Scheme (Sorell LPS)</i>
Application Status	Discretionary
Relevant Legislation:	Section 57 of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
Reason for SPA meeting:	More than one representation received.

Relevant Zone:	21.0 Agriculture								
Proposed Use:	Visitor Accommodation (Caravan Park)								
Applicable Overlay(s):	Nil								
Applicable Codes(s):	C9.0 Attenuation Code								
Valid Application Date:	02 September 2024								
Decision Due:	27 August 2024								
Discretion(s):	<table border="1"> <tr> <td>1</td> <td>Clause 21.3.1 P1 Discretionary uses</td> </tr> <tr> <td>2</td> <td>Clause 21.3.1 P2 Discretionary uses</td> </tr> <tr> <td></td> <td>Traffic</td> </tr> <tr> <td>3</td> <td>C9.5.2 – Sensitive use within an attenuation area</td> </tr> </table>	1	Clause 21.3.1 P1 Discretionary uses	2	Clause 21.3.1 P2 Discretionary uses		Traffic	3	C9.5.2 – Sensitive use within an attenuation area
1	Clause 21.3.1 P1 Discretionary uses								
2	Clause 21.3.1 P2 Discretionary uses								
	Traffic								
3	C9.5.2 – Sensitive use within an attenuation area								
Representation(s):	Two (2)								

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 5.2024.14.1 for a Camping & Caravan Park at 21 Craigs Hill Road, Boomer Bay be approved, subject to the following conditions:

1. Except where modified by a condition of this permit, the use and development must be substantially in accordance with the endorsed plans and documents:
 - a) P3 – (Site Plan – Stamp dated received 04/07/2024)
 - b) P3 – (Camp Area Plan – Stamp dated received 04/07/2024)
 - c) P3 – (Operation Management Plan – Revised dated 31 May 2024)
2. This approval is limited to no more than twenty-three (23) campsites being occupied at any given time. This limit must be



specified in any booking system or advertisement associated with the use and must specify within the premise by way of signage or written material provided to each guest.

3. At all times, a person must be present on site or readily available who is responsible for ensuring that activities on the premise and the conduct of persons on the premise do not detrimentally impact amenity of the locality.
4. Car parking, driveways and vehicular turning areas must be maintained by the owner of the premise in good order at all times in order to avoid dust or mud generation, erosion and sediment transfer off site or de-stabilisation of the soil on site or on adjacent properties.
5. At least two educational signs on not feeding wildlife must be provided, including one at the entrance of the property. The signs must clearly describe the potential impact of feeding wildlife.
6. Prior to first use, the developer must undertake vegetation removal and sight benching to Bay Road to achieve compliant sight distance. This condition will not be required if works are undertaken by Council or another party. Prior to undertaken the work, a works permit from Council is required setting out the specific extent of work and associated traffic management.

On-site wastewater

7. All patrons using the overnight camping/caravan parking area must have self-contained toilet and greywater facilities, including storage tanks of a sufficient capacity for the duration of stay.
8. Patrons shall be provided with information upon arrival of the closest 'dump point' for waste water.

Noise & Other Emissions

9. Noise emissions from campers including, but not limited to, amplified music and generators must be limited to the extent that is necessary so that noise does not create a nuisance to neighbouring residential properties.
10. The use must not cause an environmental nuisance through unreasonable levels of odour, fumes, dust or other pollutants being emitted from the site.



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27 AUGUST 2024

Garbage Collection

11. To the satisfaction of the Manager Health & Compliance, a sufficient number of garbage and recycling bins must be provided throughout the camping area for patrons to utilise.

Domestic Animals

12. The operator of the camping area must have sufficient procedures, fencing and monitoring to ensure that all dogs in the camping area are under effective control at all times. The Manager Health & Compliance may require the operator of the camping area to erect additional fencing, if the Manager Health and Compliance is satisfied that this condition is not being complied with.
13. Signage must be erected around the camping area that dogs must be kept on lead at all times, unless contained within a fenced dog exercise area.

NOTE: THE FOLLOWING ADVICE APPLIES TO THIS PERMIT

Legal

- The permit does not take effect until 15 days after the date that this permit was served on you as the applicant and each representor provided that no appeal is lodged as provided by s53 of the Land Use Planning and Approvals Act 1993.
- This planning approval shall lapse at the expiration of two (2) years from the date on which this permit became valid, if the permit is not substantially commenced. At the discretion of the Planning Authority, the expiration date may be extended for a further two (2) years on two separate occasions for a total of six (6) years. Once lapsed, a new application will be required.

Asset Protection

- In accordance with the *Local Highway Bylaw 2 of 2015*, the owner is required to repair any damage to any Council infrastructure caused during construction.
- Council recommends contacting Dial-Before-You-Dig (phone 1100 or www.1100.com.au) before undertaking any works.

Other Approvals

- All stormwater management measures and designs on the endorsed plans and documents, together with any related permit condition, constitutes General Managers consent under section 14 of the *Urban Drainage Act 2013*.
- This permit does not imply that any other approval required under any other by-law or legislation has been granted.
- Separate building and plumbing approval may be required prior to the commencement of the development/use.

General

- Please consider providing a fill connection/inlet for your water tank near the street frontage to assist water carriers.

You may appeal against the above conditions, any such appeal must be lodged within fourteen (14) days of service of this notice to TASCAT, 38 Barrack Street Hobart 7000 Ph: ☐(03) 6165 6790 or email resourceplanning@tascat.tas.gov.au

Executive Summary

Application is made for a Camping ground & Caravan Park at 21 Craigs Hill Road, Boomer Bay. This 19.5 ha property is zoned Agriculture and heavily vegetated with some grass clearings. The site is accessed via a single unsealed crossover from Craigs Hill Road.

The proposal is for a total of 23 individual camping sites located in a contained cleared area in the middle of the property. The proposed location of the camping sites are significantly setback from all neighbouring properties and obscured from view being surrounded by significant vegetation.

The key planning considerations relate to:

- It is located within the Attenuation Code Overlay and is in proximity to the neighbouring Inghams Chicken farm.
- It is a discretionary non-agricultural use and the possible impacts on both existing and potential agricultural uses.

The application is considered to comply with each applicable standard of the *Tasmanian Planning Scheme (Sorell LPS)* and is recommended for conditional approval.



Relevance to Council Plans & Policies

Strategic Plan 2019-2029	Objective 1: To Facilitate Regional Growth Objective 2: Responsible Stewardship and a Sustainable Organisation Objective 3: To Ensure a Liveable and Inclusive Community
Asset Management Strategy 2018	The proposal has no significant implications for asset management.
Risk Management Strategy 2018	In its capacity as a Planning Authority, Council must determine this application. Due diligence has been exercised in preparing this report and there are no predicted risks from a determination of this application.
Financial Implications	No financial implications are anticipated unless the decision is appealed to TASCAT. In such instances, legal counsel is typically required.
Open Space Strategy 2020 and Public Open Space Policy	The proposal has no significant implications for open space management.
Enforcement Policy	Not applicable.
Environmental Sustainability Policy	There are no environmental implications associated with the proposal.

Legislation

- This report details the reasons for the officer recommendation.
- Broadly, the planning authority can either adopt or change the recommendation by adding, modifying or removing conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2015*.
- The planning authority has a specific role in LUPAA. As noted by the Tribunal:

The role of the Council in relation to planning matters is, in very broad terms, to uphold its planning scheme. In that context it is in a sense, blind to everything but the terms of the Scheme. It cannot put economic advantage or perceived community benefits over the terms of the Scheme. And in the context of



enforcement proceedings unless expressly authorised to do so, it may not take any approach which is inconsistent with the terms of its Scheme.

Planning Scheme Operation – for Zones, Codes and site specific provisions

- Clause 5.6.1 requires that each applicable standard is complied with if an application is to be approved.
- Clause 5.6.2, in turn, outlines that an applicable standard is any standard that deals with a matter that could affect, or could be affected by, the proposal.
- A standard can be met by either complying with an acceptable solution or satisfying the performance criteria, which are equally valid ways to comply with the standard.
- An acceptable solution will specify a measurable outcome. Performance criteria require judgement as to whether or not the proposal reasonably satisfies the criteria.
- Clause 6.10 outlines the matters that must be considered by a planning authority in determining applications. Clause 6.11 outlines the type of conditions and restrictions that can be specified in a conditional approval.

Referrals

Agency / Dept.	Referred?	Response?	Conditions?	Comments
Development Engineering	Yes	Yes	No	Nil
Environmental Health	Yes	Yes	Yes	Waste, noise and animal management controls requested.
Plumbing	No	N/A	N/A	N/A
NRM	Yes	Yes	Yes	Yes, wildlife signage requested.
TasWater	No	N/A	N/A	N/A
TasNetworks	No	N/A	N/A	N/A
State Growth	No	N/A	N/A	N/A

Report

Description of Proposal

Application is made for a Camping ground & Caravan Park at 21 Craigs Hill Road, Boomer Bay. This 19.5 ha property is zoned 21.0 Agriculture and heavily vegetated with some grass clearings. The proposed camping and caravan area is accessed via an existing single unsealed crossover from Craigs Hill Road.

The proposal is for a total of 23 individual camping sites located in a contained cleared area in the middle of the property. The proposed location of the camping sites are significantly setback from all neighbouring properties and obscured from view being surrounded by significant vegetation.



Figure 1. Site Plan

Proposed hours of operation in terms of guests arriving or department or onsite management activities are 9AM – 6PM, Mon-Sun. A supplied operational management plan requires all campers and caravan visitors to be self-contained, with all waste and amenities self-managed.

The application is supported by:

- Site Plan; and
- Operation Management Plan (dated revised 31 May 2024).

Description of Site

The 19.5 ha property is zoned 21.0 Agriculture and heavily vegetated with some grass clearings. The site is accessed via a single unsealed crossover from Craigs Hill Road. Adjoining land consists of rural living properties to the east and agricultural land to the north, west and south. Notably, the site neighbours a broiler farm to the southwest.



Figure 2. Subject Site

Planning Assessment

Zone – Agricultural

Applicable zone standards		
Clause	Matter	Complies with acceptable solution?
21.3.1 A1	Discretionary Uses – Impacts of the use	No, as there is no acceptable solution. Refer to performance criteria assessment below.
21.3.1 A2	Discretionary Uses – Impact on agricultural uses	No, as there is no acceptable solution. Refer to performance criteria assessment below.

21.3.1 A3	Discretionary Uses – Impact on prime agricultural land	Not applicable as the site is not prime agricultural land.
21.3.1 A4	Discretionary Uses – Residential use on agricultural land	Not applicable given the use is not residential.

Performance Criteria Assessment 1 – C21.3.1 P1 – Discretionary Uses – Impacts of the use

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;
- b) access to infrastructure only available on the site or on land in the vicinity of the site;
- c) access to a product or material related to an agricultural use;
- d) service or support for an agricultural use on the site or on land in the vicinity of the site;
- e) the diversification or value adding of an agricultural use on the site or in the vicinity of the site; and
- f) provision of essential Emergency Services or Utilities.

It is considered that the performance criteria is satisfied having regard to:

- The small-scale nature of the visitor accommodation use;
- The proposal does not include any permanent buildings, works, or structures that could limit or impact either the subject property or neighbouring properties agricultural potential.
- The campsites occupy a minimal area in proportion to the overall area of land designated for agricultural use.
- The use is not deemed to be an intensive use and is unlikely to produce any significant increase in noise, dust or traffic movements.
- The visitor accommodation use will value by way of an economic benefit without significantly impacting existing agricultural uses on site.

Performance Criteria Assessment 2 – C21.3.1 P2 – Discretionary Uses – Impact on agricultural uses

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;
- b) whether the use precludes the land 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.

It is considered that the performance criteria is satisfied having regard to:

- The small-scale nature of the visitor accommodation use.
- The proposal does not include any permanent buildings, works, or structures that would limit or preclude the land from being returned to agricultural use.
- The camp site's location is well buffered by distance, topography, and significant vegetation from neighbouring agricultural properties and operations.
- The campsites occupy a minimal area in proportion to the overall land designated for agricultural use.
- The use is not deemed to be an intensive use and is unlikely to confine or impact adjoining agricultural operations.

Code(s)

C2.0 Parking and Sustainable Transport Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C2.5.1 A1	Parking numbers	Yes, spaces are provided and allocated to individual caravan and towing vehicles. Total of 23 allocated spaces.
C2.5.2	Bicycle Numbers	Not applicable. None required as per table C2.1 of the Code.
C2.5.3	Motorcycle Numbers	Not applicable. None required as per table C2.4 of the Code.
C2.5.4	Loading Bays	Not applicable.
C2.5.5	Number of car parking spaces within the General Residential Zone and Inner	Not applicable.

	Residential Zone	
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C3.0 Road and Railway Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C3.5.1 A1	Traffic generation	No, as traffic generation of passenger and larger vehicles exceeds 10% of existing traffic for the site.

Performance Criteria Assessment 3 – C3.5.1 Traffic Generation

INSERT PERFORMANCE CRITERIA

Given the scale of the proposal a traffic impact assessment was not required. In this section, Craigs Hill Road is two-way and is in reasonable condition. The junction of Craigs Hill Road and Bay Road is also reasonable but could be improved through vegetation clearing and possible site benching at the bend in Bay Road east of the junction. A condition to this effect is considered reasonable.

C9.0 Attenuation Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C9.5.1	Activities with potential to cause emissions	Not Applicable. The proposed use is not an activity listed in Tables C9.1 or C9.2 of the Code.
C9.5.2	Sensitive use within an attenuation area	No, as there is no acceptable solution. Refer to performance criteria assessment below.

Performance Criteria Assessment 4 – C9.5.2 Sensitive Use with an Attenuation Area

Sensitive use within an attenuation area, must not interfere with or constrain an existing activity listed in Tables C9.1 or C9.2, having regard to:

- a) *the nature of the activity with potential to cause emissions including;*
- b) *operational characteristics of the activity;*
- c) *scale and intensity of the activity; and*

- d) *degree of hazard or pollution that may be emitted from the activity;*
- e) *the nature of the sensitive use;*
- f) *the extent of encroachment by the sensitive use into the attenuation area;*
- g) *measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions of the activity;*
- h) *any advice from the Director, Environment Protection Authority; and*
- i) *any advice from the Director of Mines.*

It is considered that the performance criteria is satisfied having regard to:

- The small-scale nature of the visitor accommodation use does not have the potential to cause emissions.
- The camp site's location is well buffered by distance, topography, and significant vegetation from neighbouring agricultural properties and operations.
- The campsites occupy a minimal area in proportion to the overall land designated for agricultural use.
- The neighbouring Ingham chicken farm is more than 250m from the proposed visitor accommodation site and is obscured by significant vegetation and a knoll ridge line.

Representations

Clause 6.10.1 of the planning scheme requires the consideration of any representation received but 'only insofar as each such matter is relevant to the particular discretion being exercised'.

Two representations have been received, which are addressed in the following table.

Issue	Relevant Clause	Response
Increase in traffic congestion and negative impacts on existing infrastructure (roads).	C2.0 Parking and Sustainable Transport Code	The proposal is unlikely to result in a significant increase in traffic that will unreasonably negatively impact the road infrastructure or congestion, noting that: <ul style="list-style-type: none"> • The intensity of the use and scale is not significant, and the increase in potential traffic will be negligible. • Craigs Hill Road is an unsealed local road with

		<p>minimal daily traffic and open site lines with a 60km/hr speed limit.</p> <ul style="list-style-type: none"> The Council's Development Engineer has not identified any issues.
Increased traffic and negative impact on road safety.	C2.0 Parking and Sustainable Transport Code	<p>The proposal is unlikely to have adverse traffic safety impacts, noting that:</p> <ul style="list-style-type: none"> The intensity of the use and scale is not significant, and the increase in potential traffic will be negligible. Craigs Hill Road is an unsealed local road with minimal daily traffic and open site lines with a 60km/hr speed limit. The Council's Development Engineer has not identified any issues.
Possible negative impacts on the environment.	Clause 21.0 Agricultural Zone	<p>The proposal is unlikely to have adverse environmental impacts, noting that:</p> <ul style="list-style-type: none"> The intensity of the use and scale is not significant. The use is contained within a confined small area with a maximum of 23 sites. In accordance with the supplied management plan, all waste is to be contained and removed from the site. The Council's Manager Health and Compliance has reviewed the application and is satisfied that the proposal adequately provides for waste management and provides relevant conditions to be included on any permit to ensure compliance. Council's Environmental Officer has not identified any issues.

Noise pollution.	C9.0 Attenuation Code	The proposed use is small in scale, does not produce significant noise, is located on a large property with significant boundary setbacks and is surrounded by significant vegetation.
Loss of security and privacy.	Non-Applicable	The proposed use is small in scale, is located on a large property with significant boundary setbacks and is surrounded by significant vegetation.

Conclusion

The application is considered to comply with each applicable standard of the *Tasmanian Planning Scheme (Sorell LPS)* and is recommended for conditional approval.

Shannon McCaughey
SENIOR PLANNER

Attachments:
Operational Management
Proposal Plans
x 3 Representations



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.



Planning Application Reference 5.2024.14.1 Establishment of an RV Park/Campground 21 Craigs Hill Road, Boomer Bay Tas 7177

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!



Planning Application Reference 5.2024.14.1 Establishment of an RV Park/Campground 21 Craigs Hill Road, Boomer Bay Tas 7177

ATTACHMENT A – OPERATIONS MANAGEMENT PLAN

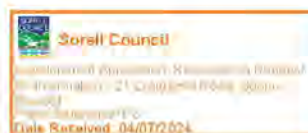
21 Craigs Hill Road RV Operation Management Plan

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

Campers must be self-contained, self-managing all waste and amenities. Bins will 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’.



Planning Application Reference 5.2024.14.1 Establishment of an RV Park/Campground at 21 Craigs Hill Road Boomer Bay Tas 7177



ATTACHMENT D – C9.0 ATTENUATION CODE RESPONSE

*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



Planning Application Reference 5.2024.14.1 Establishment of Campground 21 Craigs Hill Road Boomer Bay Tasmania 7177

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;

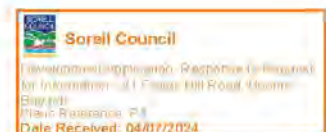
N/A – the land so far has not been used in agricultural use, and no permanent changes will be made that will impact on any future intention, not considered at this time, to use the land for agriculture.

(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.



Planning Application Reference S.2024.14.1 Establishment of RV Park/Campground 21 Craigs Hill Road Boomer Bay Tas 7177

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

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;

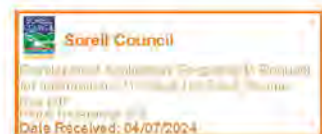
The land will not have any permanent fixtures installed and will have 23 camp sites designated ensuring sites are separated by sufficient distance for safety and visitor's comfort. The 23 camp sites take minimal area when considered in proportion to the overall area of land designated agricultural use.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



Planning Application Reference 5.2024.14.1 Establishment of RV Park/Campground 21 Craigs Hill Road Boomer Bay Tas 7177



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

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.



Planning Application Reference 5.2024.14.1 Establishment of RV Park/Campground 21 Craigs Hill Road Boomer Bay Tas 7177

Subject: Representation to Council Planning Application for 21 Craigs Hill Road, Boomer Bay

To The General Manager

Sorell Council

I am writing to vehemently oppose the proposed campground at 21 Craigs Hill Road, Boomer Bay, primarily due to the severe environmental repercussions it could impose on our residential area. As a concerned resident, I urge the council to reconsider this proposal in light of its potential negative impacts on our community and environment.

First and foremost, the establishment of a campground would introduce a significant increase in transient population. This influx of visitors, accompanied by their vehicles and caravans, would place undue stress on our local infrastructure, particularly the dirt road system which is ill-equipped to handle such traffic. This would inevitably lead to accelerated erosion of the roads, exacerbating maintenance costs and compromising safety for residents and visitors alike.

The application appears to be deficient, in that, the nature of the road, being a relatively narrow gravel road, and the proposed use would warrant a traffic impact assessment and none has been provided. Therefore it is not clear whether the vehicular traffic to and from the site will have any adverse effects on the safety of the adjacent road junction, vehicle crossing or safety or efficiency of the road network.

Furthermore, the environmental integrity of our neighbourhood stands at risk. The introduction of a campground would likely result in increased littering, improper waste disposal, and potential damage to natural habitats nearby. Our community values its natural surroundings, and we are deeply concerned that the campground's presence would disrupt local ecosystems and detract from the area's appeal as a residential haven.

Moreover, the cumulative noise pollution from increased vehicular activity and human presence would severely diminish the peaceful atmosphere that current residents, including numerous families with children, cherish. Our neighbourhood, is effectively one quiet residential street and the proposed campground threatens to undermine this essential quality of life. A proposed campground could effectively double, if not triple the population of the area, this would significantly increase the noise pollution in the area.

In conclusion, I implore the council to prioritize the long-term environmental and residential interests of our community over the short-term gains associated with the campground proposal. Our neighbourhood's delicate balance of residential tranquillity and environmental sustainability must be preserved for current and future generations.

Thank you for considering my concerns and those of my fellow residents. I trust that you will make a decision that reflects our collective commitment to safeguarding our community's well-being.

Sincerely,

From:
To: [Sorell Council](#)
Subject: ATTN: General Manager. Representation in regards to planning application 21 Craigs Hill Road, Boomer Bay
Date: Wednesday, 24 July 2024 12:22:50 PM

To: Sorell Council General Manager

I am writing to express my strong opposition to the proposed campground at 21 Craigs Hill Road. As a resident of this small residential area, I believe the establishment of a campground in our neighbourhood would have profoundly negative consequences for our community and the quality of life we currently enjoy.

Firstly, the increased traffic of cars, caravans, and people in our already quiet residential area would significantly disrupt the peace and tranquillity that residents, especially families with children, currently experience. This influx would not only lead to heightened noise pollution but also pose safety concerns given the potential increase in vehicular movement along what is currently a relatively quiet street.

Moreover, the environmental impact cannot be overlooked.

The dirt road infrastructure is not designed to handle the increased traffic that a campground would bring. This would inevitably lead to accelerated road erosion, creating maintenance issues and potentially hazardous conditions for residents and vehicles alike.

I do not see that a traffic impact assessment has been completed as part of this application and find this negligible considering the proposed site is accessed off a narrow dirt road (Craigs Hill Road) that is used primarily for a small number of residents in the area. We already experience a high level of road erosion as a result of the population currently using the road as a necessity (residents), this will be significantly increased if this proposal is approved and heighten safety risks for residents.

Furthermore, the presence of a campground in such close proximity to residential homes raises concerns about security and privacy. Our neighbourhood comprises many families with young children, who should be able to play and move about freely without the added worry of unfamiliar individuals passing through.

Thank you for considering my views on this matter. I trust that you will prioritize the well-being and interests of the residents in your decision-making process.

Sincerely,