

# **DISCRETIONARY APPLICATION**

## ***For Public Display***

**Applicant:**

C Williams

**Location:**

485 Rockmount Road, Ellendale

**Proposal:**

Pontoon and Deck

**DA Number:**

DA 2020 / 00074

**Date Advertised:**

2 November 2020

**Date Representation Period Closes:**

16 November 2020

**Responsible Officer:**

Louisa Brown (Planning Officer)

**Viewing Documents:**

The relevant documents may be viewed at Council's website [www.centralhighlands.tas.gov.au](http://www.centralhighlands.tas.gov.au) or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

**Representations to:**

General Manager  
19 Alexander Street  
BOTHWELL TAS 7030

**Email:**

[development@centralhighlands.tas.gov.au](mailto:development@centralhighlands.tas.gov.au)



Development & Environmental Services  
19 Alexander Street  
BOTHWELL TAS 7030

Phone: (03) 6259 5503  
Fax: (03) 6259 5722

www.centralhighlands.tas.gov.au

#### OFFICE USE ONLY

Application No.: \_\_\_\_\_

Property ID No.: \_\_\_\_\_

Date Received: \_\_\_\_\_

## Application for Planning Approval Use and Development

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

### Applicant / Owner Details:

#### Applicant Name

CHRIS WILLIAMS

#### Postal Address

32 MERINDAH STREET

Phone No: 0417 990071

HOWRAH

7018

Fax No:

#### Email address

02427@police.tas.gov.au

#### Owner/s Name

MEADOWBANK SKI CLUB

(if not Applicant)

#### Postal Address

GPO Box 1362 HOBART

Phone No:

7000

Fax No:

#### Email address:

Chairman@mwsc.org.au

### Description of proposed use and/or development:

#### Address of new use and development:

485 ROCKMOUNT RD, ELLENDALE

42° 35' 150" S  
146° 47' 613" E

#### Certificate of Title No:

Volume No

Lot No:

#### Description of proposed use or development:

PONTOON ON HYDRO LAKE  
DECK ATTACHED TO CARAVAN

ie: New Dwelling / Additions / Demolition  
/ Shed / Farm Building / Carport /  
Swimming Pool or detail other etc.

#### Current use of land and buildings:

NOT IN USE

Eg. Are there any existing buildings  
on this title?  
If yes, what is the main building  
used as?

#### Proposed Material

What are the proposed  
external wall colours

GREY

What is the proposed roof colour

GREY

What is the proposed  
new floor area m<sup>2</sup>.

9m<sup>2</sup> + 40m<sup>2</sup>

What is the estimated value of  
all the new work proposed:

\$12000.00

Is proposed development to be staged:

Yes ☐

No ☒

Tick ✓

Is the proposed development located on land previously used as a tip site?

Yes ☐

No ☒

Is the place on the Tasmanian Heritage Register?

Yes ☐

No ☒

Have you sought advice from Heritage Tasmania?

Yes ☒

No ☐

Has a Certificate of Exemption been sought for these works?

Yes ☐

No ☒

Signed Declaration

**I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:**

1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Central Highlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
2. In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
3. I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature");  
***Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.***

Applicant Signature

(if not the Owner)

Applicant Name (Please print)

CHRIS WILLIAMS

Date

19/10/2020

Land Owner(s) Signature

EMAIL ATTACHED

Land Owners Name (please print)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date

## ANNEXURE ATTACHMENT FOR PLANNING APPROVAL

This application for development is submitted requesting the approval from the Central Highlands Council for a floating pontoon on Meadowbank Lake. I have previously submitted an application form to Hydro Tasmania seeking their approval to install this pontoon and have been advised that I need to seek approval from your council.

I have been accessing Meadowbank Lake for the last decade and in recent times have been granted access to private land located at 42 34.717s 146 47.883e. I have recently become a member of the Meadowbank Ski Club and have been allocated a parcel of land by the club. This parcel of land is on a remote section of the northern site owned by the ski club and as such does not have any form of infrastructure. The proposed location at 42 35.150s 146 47.613e currently does not have any form of jetty or pontoon in the vicinity. Accessing this parcel of land from the water is almost impossible without causing damage to my vessel. The location is surrounded by a steep rock ledge and does not allow the berthing of a vessel on the soft bank like other areas of the lake.

I seek application to install a floating pontoon at this location. This pontoon is not a permanent structure and can and will be removed from the water when not in use.

The pontoon will be used for accessing land leased by me from the Meadowbank Ski Club. The pontoon will also be used for securing a registered vessel when not in use on the lake. The pontoon will be used by members of my immediate family during the months of December- April and will be removed from the water when not in use. The pontoon will not be used for public access and will have appropriate signage attached stating this.

This proposal does not involve any form excavation or disturbance to the current foreshore, therefore will not erode the land in anyway.

Access to the pontoon will be via a treated pine walkway which will pivot from one end of the walkway (hydro owned land) to the other end which will rest on top of the pontoon. The only impact on the foreshore will be small dyna-bolts into an existing flat rockface.

The floating pontoon will be constructed from High Density Polyethylene (HDPE) which is a tough no degradable plastic often seen on floating fish pens etc. This plastic is impact resistant, is not affected by the weather or the environment and will not cause any environmental impact on the lake whatsoever. The surface of the pontoon will be constructed from treated pine; however, this will not be submerged in the water due to it being above the waterline of the HDPE.

The dimensions of the pontoon are approximately 3 metres in length X 3 metres in width.

The dimensions of the walkway to the pontoon are approximately 1.5 metres in length X 1.5 metres in width.

Map and sketch included.





Form variations to suit user, system / software constraints, legal requirements or corporate requirements are permissible, as long as the intent of the form is not compromised.



*C. J. Williams*  
29.09.2020

Internal use only

Date received:

Responsible officer:

Date registered:

Date printed 29/09/2020

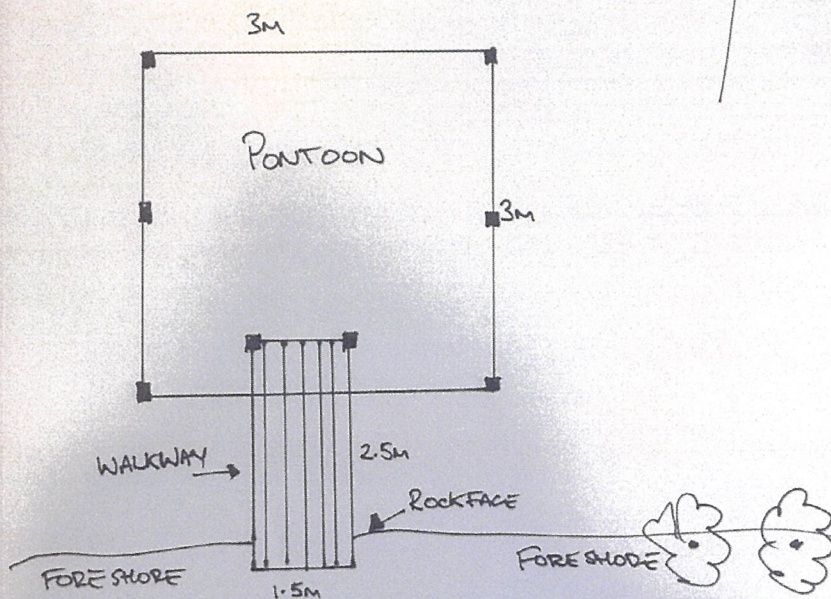




Form variations to suit user, system / software constraints, legal requirements or corporate requirements are permissible, as long as the intent of the form is not compromised.

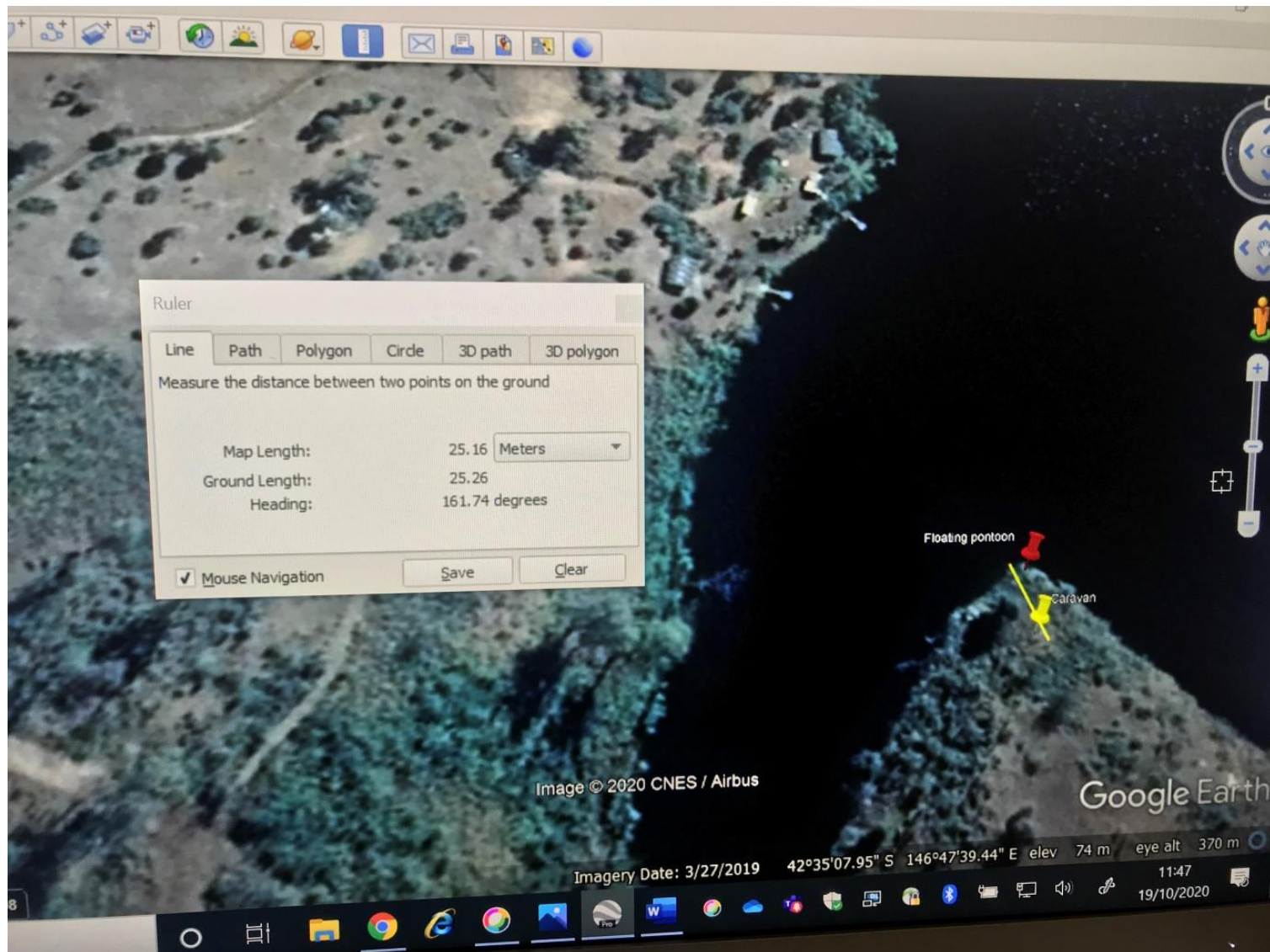
16 SEPTEMBER 2020

NOT TO SCALE

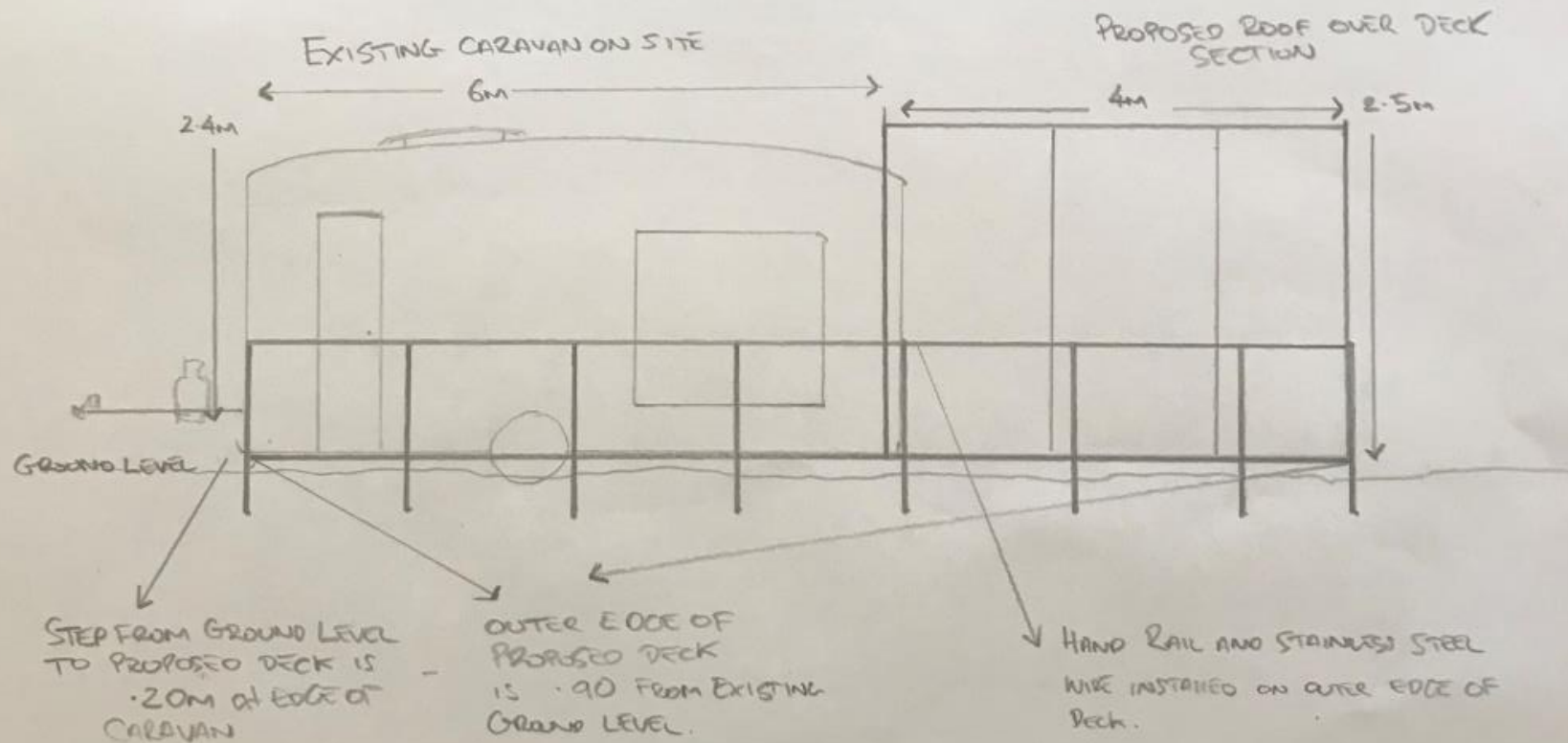


*C. J. Williams*  
29.09.2020



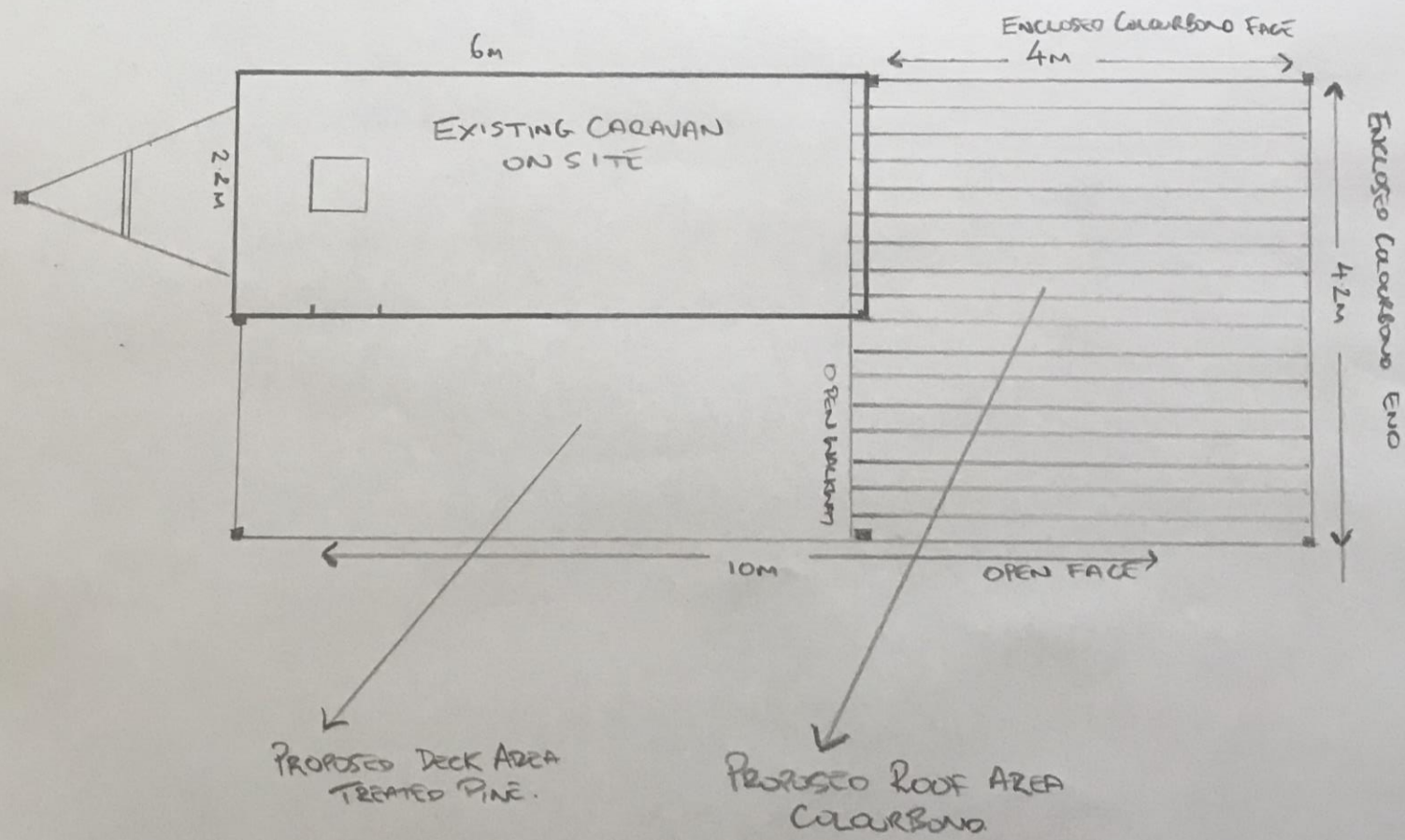


485 ROCKMOUNT RD  
ELLENDALE (MEADOWBANK SKI CLUB)





485 ROCKMOUNT RD  
ELLENDALE (MEADOWBANK SKI CLUB)







## **Pontoon requirements – Meadowbank Specific Area Plan**

**F1.6.3 P1**-The proposed pontoon at the nominated site will not affect the operational requirements of Hydro Tasmania. The pontoon is designed to remain stationary and in position, when the lake is at its maximum height, also when the lake is lowered to minimum levels. I have liaised with Hydro Tasmania and informed them that the pontoon will be designed to not interfere with their operations and the continual changing lake levels.

The pontoon is positioned in a location close to the shore and will not impede or impact any members using the lake. MAST have been contacted and stated they do not have an issue with the proposal or location.

**F1.6.3 P2**-The proposed pontoon will be aesthetically appealing, being constructed from treated pine and High-Density Polyethylene (HDPE). The pontoon will blend in with the foreshore of the lake and will not be painted in vibrant colours. As requested, I have liaised with the aboriginal land council and their correspondence has been attached. Several jetties are located on the lake, both on private land and along the land owned by the Meadowbank Ski Club. At this proposed location there are no jetties in the immediate vicinity. I can appreciate the council do not want the lake littered with various jetties and pontoons however I cannot access this parcel of land from the water without one. This land has been owned by the Meadowbank Ski Club for many years however I am the first member to establish a site at this location.

**F1.7.3 A1**-The proposed pontoon complies with section 5 of Australian Standard AS3962-2001. This is a requirement from Hydro Tasmania, and I have liaised with them regarding the construction. The pontoon meets MAST requirements. I have liaised with MAST via phone and they have stated they are happy with the proposal as it is on the immediate foreshore and will not impede and recreational boat users on the lake

**F1.7.3 A2**-The proposed pontoon will be the only one at this location. There is currently no existing pontoon on this parcel of the lakes foreshore. The Meadowbank Ski Club has many members and there are various jetties located along the lake. I am the only member of the club at this location and access from the water to this parcel of land is very limited due to the topography of the land. This parcel of land is not a tourist operated parcel of land and I will be the only person accessing this pontoon.

## **Deck requirements – Meadowbank Specific Area Plan**

**F1.6.1 – A1** the footing for the deck will be set with concrete, however steel rods can be attached so they can be easily removed by an excavator if required.

**F1.6.1 – A2** the proposed deck attached to the onsite caravan will be no larger than 40m<sup>2</sup> including the caravan.

**F1.6.1 – A4** the height of the deck with roof will not exceed 3 metres from the lowest point of ground at the location. The roof over the deck is slightly higher than the caravan.

**F1.6.1 – A5** the caravan and proposed deck are located in excess of 25 metres from the full supply level of the lake. The topography of the land at this location is not flat and has a height increase of approximately 10 metres from the upper level of the lake when at maximum height. I am unsure of the exact gradient of this land however the van and proposed deck is located on the upper section of this parcel and is almost level and will not be subject to the lake at full flood.

**F1.7.2 – A1** the proposed deck attached to the caravan does not require any roads or tracks to be constructed. There are existing roads/tracks allowing access to this site.



Meadowbank Water Ski Club Inc.

GPO Box 1362  
Hobart TAS 7000

[secretary@mwsc.org.au](mailto:secretary@mwsc.org.au)

[mwsc.org.au](http://mwsc.org.au)

**10 October 2020**

To whom it may concern,

Meadowbank Water Ski Club member Chris Williams has approval from the club to construct a pontoon and deck at our Northern site.

This approval is granted on the condition that he adheres to the club rules on site developments, all relevant rules and regulations from our key stakeholders are followed, including the Hydro and Derwent Valley Council.

Please contact the club secretary at [secretary@mwsc.org.au](mailto:secretary@mwsc.org.au) if you require any further information.

Kind regards,



James Fagg

**Chair**

**Meadowbank Water Ski Club**

---

## RE: ABORIGINAL HERITAGE DESKTOP REVIEW

Floating Pontoon and Caravan Deck - 485 Rockmount Road, Ellendale

---

Dear Christopher,

Aboriginal Heritage Tasmania (AHT) has completed a search of the Aboriginal Heritage Register (AHR) regarding the proposed Floating Pontoon and Caravan Deck at 485 Rockmount Road, Ellendale and can advise that there are no Aboriginal heritage sites recorded within or close to the property. Following a review of previous reports it is believed that there is a low likelihood of Aboriginal heritage being present.

Accordingly, AHT have no objection to the project proceeding provided that it is guided by the attached Unanticipated Discovery Plan. If at any time during works you suspect Aboriginal heritage, cease works immediately and contact AHT for advice.

The Unanticipated Discovery Plan should be kept on site during ground disturbing works, to aid you in meeting your requirements under the *Aboriginal Heritage Act 1975* (the Act).

Please be aware that all Aboriginal heritage is protected under the Act. Please also be aware that there are requirements under the Act to report Aboriginal heritage and not to impact Aboriginal heritage without a permit granted by the Minister.

If you have any queries please do not hesitate to contact AHT.

Kind Regards,

Shannon Mansell

### Aboriginal Heritage Tasmania

Natural and Cultural Heritage Division

Department of Primary Industries, Parks, Water and Environment

Level 8, 59 Liverpool Street, Hobart

GPO Box 44, Hobart, TAS, 7001

p 03 6165 3152

e [aboriginal@heritage.tas.gov.au](mailto:aboriginal@heritage.tas.gov.au)

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

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

