



DISCRETIONARY APPLICATION *For Public Display*

Applicant:

P D A Surveyors

Location:

475 Rockmount Road, Ellendale

Proposal:

Boat Ramp & Jetty

DA Number:

DA 2024 / 18

Date Advertised:

28 March 2024

Date Representation Period Closes:

16 April 2024

Responsible Officer:

Louisa Brown (Planning Officer)

Viewing Documents:

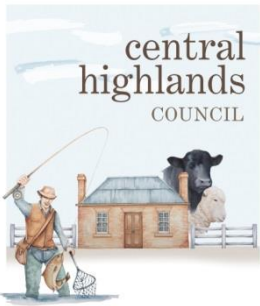
The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

Representations to:

General Manager
19 Alexander Street
BOTHWELL TAS 7030

Email:

development@centralhighlands.tas.gov.au



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 PDA Surveyors, Engineers & Planners (OBO I. Edwards)

Postal Address 127 Bathurst Street Phone No: 62343217
 Hobart 7000 Fax No: _____

Email address jane.monks@pda.com.au

Owner/s Name Strata Corporation Number 182981 'Paradise'
 (if not Applicant)

Postal Address _____ Phone No: _____
 _____ Fax No: _____

Email address: _____

Description of proposed use and/or development: _____

Address of new use and development: 475 Rockmount Road, Ellendale

Certificate of Title No: Volume No 182981 Lot No: 0

Description of proposed use or development: Boat ramp and launching jetty

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

Current use of land and buildings: residential / visitor accommodation

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 _____ What is the proposed roof colour _____

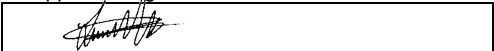
What is the proposed new floor area m². _____ What is the estimated value of all the new work proposed: \$ 50,000

<i>Is proposed development to be staged:</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Tick ✓
<i>Is the proposed development located on land previously used as a tip site?</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<i>Is the place on the Tasmanian Heritage Register?</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<i>Have you sought advice from Heritage Tasmania?</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<i>Has a Certificate of Exemption been sought for these works?</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	

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:

- 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.
- In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
- 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	Applicant Name <i>(Please print)</i>	Date
	Jane Monks	27/2/2024
(if not the Owner)		

Land Owner(s) Signature	Land Owners Name <i>(please print)</i>	Date
<div style="border: 1px solid black; height: 20px;"></div>	<div style="border: 1px solid black; height: 20px;"></div>	<div style="border: 1px solid black; height: 20px;"></div>

Land Owner(s) Signature	Land Owners Name <i>(please print)</i>	Date
<div style="border: 1px solid black; height: 20px;"></div>	<div style="border: 1px solid black; height: 20px;"></div>	<div style="border: 1px solid black; height: 20px;"></div>

<p>Information</p> <p>If you provide an email address in this form then the Central Highlands Council (“the Council”) will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 (“the Act”).</p> <p>If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.</p> <p>It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.</p> <p>If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick ✓ the box</p>	<input type="checkbox"/>
<p>Heritage Tasmania</p> <p>If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 or email enquires@heritage.tas.gov.au)</p>	
<p>TasWater</p> <p>Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)</p>	

Our Ref: 43707CT

8th March 2024

Central Highlands Council
Development & Environment Services
19 Alexander Street
Bothwell TAS 7030

Via Email: development@centralhighlands.tas.gov.au

Dear Planning Department,

**RE: Development Application – Boat Ramp and Launching Jetty
475 Rockmount Road, Ellendale**

This application for planning approval for a boat ramp and launching jetty, is submitted on behalf of our client, Ian Edwards.

The application documentation consists of:

- The Title Plan and Folio – CT 182981/0
- Location and Design Plans
- A copy of the Central Highlands application form – completed and signed
- Planning assessment overview of the Tasmanian Planning Scheme – Central Highlands
- Cultural Heritage Management Australia support letter

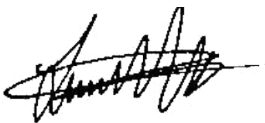
Please confirm receipt of this application & forward an invoice for the development application fee made out to Mr Ian Edwards and it will be provided to the client for prompt payment. At the same time, the land owners will be notified of lodgement in accordance with Section 52(i)(c) of the *Land Use and Approvals Act 1993*.

Please do not hesitate to contact me at your earliest convenience should you require additional information or further clarification.

Yours faithfully,

PDA Surveyors, Engineers & Planners

Per:



Jane Monks

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H. Clement, BSurv (Tas.), M.SSSI (Director)
M.S.G. Denholm, BGeom (Tas.), M.SSSI (Director)
T.W. Walter, Dip. Surv & Map (Director)
M. Westerberg, M.E.M., M.I.E. AUST., C.P.ENG. (Director)
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A. Collins, Ad. Dip. Surv & Map, (Senior Associate)
L.H. Kiely, Ad. Dip. Civil Eng, Cert IV I.T., (Associate)

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BURNIE/DEVONPORT:

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OFFICES ALSO AT:

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- 10/16 Main Rd, Huonville, TAS 7109 (03) 6264 1277
- 3 Franklin St, Swansea, TAS 7190 (03) 6130 9099
- 3/23 Brisbane St, Launceston, TAS 7250 (03) 6331 4099
- 16 Emu Bay Rd, Deloraine, TAS 7304 (03) 6362 2993
- 6 Queen Street, Burnie, TAS 7320 (03) 6431 4400
- 77 Gunn St, Devonport, TAS 7310 (03) 6423 6875

4.12.2023

Proposed Boat Ramp 475 Rockmount Road Ellendale

***Aboriginal Heritage Tasmania
Attention: Emily Smith***

Project Details

Mr Ian Edwards is seeking approval for a proposed jetty and boat ramp on the foreshores of Meadowbank Lake, at 475 Rockmount Road Ellendale. In formalising this matter an application has been made to Hydro Tasmania seeking a licence for access and for the jetty. Hydro Tasmania has advised that they will require an Aboriginal heritage assessment and engagement with Aboriginal Heritage Tasmania and the Aboriginal community to assist them with their assessment of the application.

CHMA Pty Ltd and Aboriginal Heritage Officer (AHO) Rocky Sainty were engaged by the proponents to undertake an Aboriginal heritage assessment for this project, in order to identify any potential Aboriginal heritage constraints. The focus of the assessment was a 850m section of the Lake Meadowbank foreshore that borders the property.

No Aboriginal heritage were identified during the field survey of the 850m section of Lake Meadowbank foreshore that was the focus of the CHMA (2023) assessment. Three rockshelter features were noted within the central portion of the study area. All three shelter features are clustered within a 70m radius of each other, on a heavily eroded, steeply inclined sandstone escarpment feature that borders the south bank of the Lake. The field team carried out a detailed inspection of each of these rockshelters, but could find no evidence of occupation, either in the way of rock art, or cultural deposits (artefacts, bone, hearths etc). No other potential shelter features or specific areas of elevated archaeological potential were noted within the remainder of the study area. The search of the AHR undertaken by CHMA (2023) showed that there were no registered Aboriginal sites located within the bounds of the study area. Although, there have been a number of sites located within a 200m radius of this section of the foreshores. CHMA (2023) noted that none of these sites would be under threat of impact from the construction of boat ramps or jetties along this section of the foreshore.

In the report prepared by CHMA (2023) it was that besides avoiding the general area where the three rockshelter features were identified and avoiding any registered Aboriginal sites (Recommendations 1 and 2), there were no further archaeological constraints to the development of an alternate boat ramp or jetty along this section of the foreshore. However, the preference would be to upgrade this existing boat ramp and jetty, as this would have less potential to impact on undetected Aboriginal cultural

values. This was reflecting the views of Rocky Sainty (AHO), which stated in the CHMA (2023) report that:

"I have no objection the establishment of jetties or boat ramps elsewhere along this section of foreshore. However, my preference would be to upgrade the existing jetty and boat ramp".

Aboriginal Heritage Tasmania (AHT) subsequently reviewed and accepted the CHMA (2023) report. In the advice provided on the 2.5.2023, AHT stated that:

"..to minimise the potential for impacting Aboriginal heritage values, along the Lake Meadowbank shoreline, it is recommended that the existing boat ramp and jetty is utilised as far as practicable with upgrade works confined to the existing disturbed area".

The Current Situation

Mr Ian Edwards has subsequently advised Hydro that the existing boat ramp area is not suitable for erecting a new boat ramp facility and jetty for a range of reasons. The preferred location that he has nominated for the new boat ramp and jetty is located around 230m to the north-west at grid reference E481341 N5286299 (see Figure 1). This preferred boat ramp location would be accessed via an existing vehicle track.

Mr Edwards has received advice from Hydro stating that they are agreeable to entering a Licence Agreement with you for the purposes of installing the launching ramp and jetty (per the design submitted) for your development. However, in reviewing this, Hydro noted that both the Aboriginal Heritage Tasmania (AHT) Record of Advice and the Cultural Heritage Management Australia Report contained strong recommendations that the infrastructure is developed on the existing site (per the Licence Agreement provided area marked TBC). Should Mr Edwards wish to amend this, which Hydro is agreeable to further reviewing, they request that you re-engage with your consultant and AHT on the alternate, exact, preferred location and provide Hydro with evidence of this engagement and copies of any updated advice.

I can confirm that both myself (Stuart Huys) and Rocky Sainty (Aboriginal Heritage Officer) have reviewed the preferred location nominated by Mr Edwards and can make the following informed comments.

1. This area nominated for the boat ramp and part of the existing vehicle track accessing the boat ramp location was inspected during the survey undertaken by CHMA (2023). No Aboriginal heritage sites were identified in this area and generally it was assessed that there was a low potential for undetected sites to be present. This includes a very low potential for submerged rock shelter features.
2. It is noted that there are two registered Aboriginal sites located in the general surrounds of this area. Site AH13887 is a low density artefact scatter that is situated just to the east of the access track and to the south of the boat ramp

locations. Site AH2768 is an isolated artefact that plots to the north-east of the boat ramp, within Lake Meadowbank. Neither site appears to be under any threat from this proposal (see Figure 1).

Based on the available information, both myself and Rocky Sainty can advise that there should be no cultural heritage constraints to the boat ramp being constructed in this area, on the provision that:

- The proponent notes the location of site AH13887 and this site is avoided.
- The proponent utilises the existing access track to the new boat ramp.
- The proponent follows the Unanticipated Discovery Plan during the construction process.

Could you please provide advice regarding the position of AHT on this matter.

If you have any queries, please contact me on 0412 211 136.

Stuart Huys (Director of CHMA).



Figure 1: The preferred location for the new boat ramp and the existing access track to the boat ramp



Plate 1: View south at the proposed new boat ramp location



Plate 2: View north at the existing vehicle track to the new proposed boat ramp



PDA

SURVEYORS, ENGINEERS & PLANNERS



Planning Report

475 Rockmount Road, Ellendale
Boat Ramp & Launching Jetty

43707CT | MARCH 2024

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PDA Contributors

Planning Assessment	Jane Monks	5 th February 2024
Review & Approval	Craig Terry	8 th March 2024

Revision History

Revision	Description	Date
0	First Issue	8 th March 2024
1	Revision	

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EXECUTIVE SUMMARY

Council approval is sought for a boat ramp and launching jetty to formalise access to Lake Meadowbank at 475 Rockmount Road, Ellendale. This planning assessment, combined with supplementary documentation has been provided in support of the proposed development.

Development Details:

Client/Owner	Ian Edwards Strata Corporation Number 182981, 'PARADISE'
Property Address	475 Rockmount Road, Ellendale
Proposal	Boat ramp & launching jetty
Land Area	n/a

PID / CT	n/a	182981/0
Planning Ordinance	<i>Tasmanian Planning Scheme - Central Highlands</i>	
Land Zoning	20.0 Rural	
Specific Areas Plans	<i>CHI-S1.0 Meadowbank Lake Specific Area Plan</i>	
Code Overlays	Bushfire Prone Area Priority Vegetation Area	

Use Status	Pleasure Boat Facility
Application Status	Discretionary

1. Introduction/Context

Council approval is sought for a boat ramp and launching jetty at 475 Rockmount Road, Ellendale. In support of the proposal, the following associated documents have been provided in conjunction with this planning assessment:

- The Title Plan and Folio: CT 182981/0
- 1:5000 Location Plan: *PDA 43707CT-5*
- 1:50 Site Plan & 1:50 Elevation: *PDA 43707CT-6*
- 1:25 Jetty Detail Plan: *PDA 43707CT-7*
- Cultural Heritage Management Australia support letter

1.1. The Land



Figure 1. Existing aerial image and enlargement of the subject land and area (LISTmap, 2024)

The subject land is located at 475 Rockmount Road, Ellendale (CT 182981/0). It is an irregular shaped parcel of land that runs adjacent to Meadowbank Lake, as illustrated in Figure 1. The land has previously been approved for visitor accommodation via strata development, with the collective use of the existing recreational boat launch area for access to Meadowbank Lake.

The informal boat launch area has been frequently utilised for the last 25 years, with use ranging from small fishing dinghies to larger purpose built waterski boats and vessels. Over time, the area has gradually expanded eastward along the shore, primarily due to the increasing demands of adjacent farming irrigation equipment. As a result, access to the area is provided through an existing unsealed private road, which was originally constructed to support the irrigation equipment but now serves both purposes, as shown in the Figure 1 enlargement.

1.2 Natural Values

There are no Natural Values identified on the subject land. However, a Weed Management Plan has been adopted to assist in limiting and controlling the spread of declared and environmental weeds, including within the existing recreational boat launch area.

1.3 Cultural Values

The subject land is located within a recognised Aboriginal Heritage Area, with two registered Aboriginal sites in the general surrounds of the area. Cultural Heritage Management Australia (CHMA) has undertaken an assessment in order to identify any potential Aboriginal heritage constraints for this development application. It was concluded there was no Aboriginal heritage identified in the specified field survey area, whilst also noting that none of the existing heritage sites would be under threat of impact from the construction of boat ramps or jetties along the specified section of foreshore. Please refer to the attached letter of support letter for the complete evaluation.

2. Proposal

A Planning Permit for a boat ramp and launching jetty is sought, in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and Clause 6.8 of the *Tasmanian Planning Scheme - Central Highlands*.

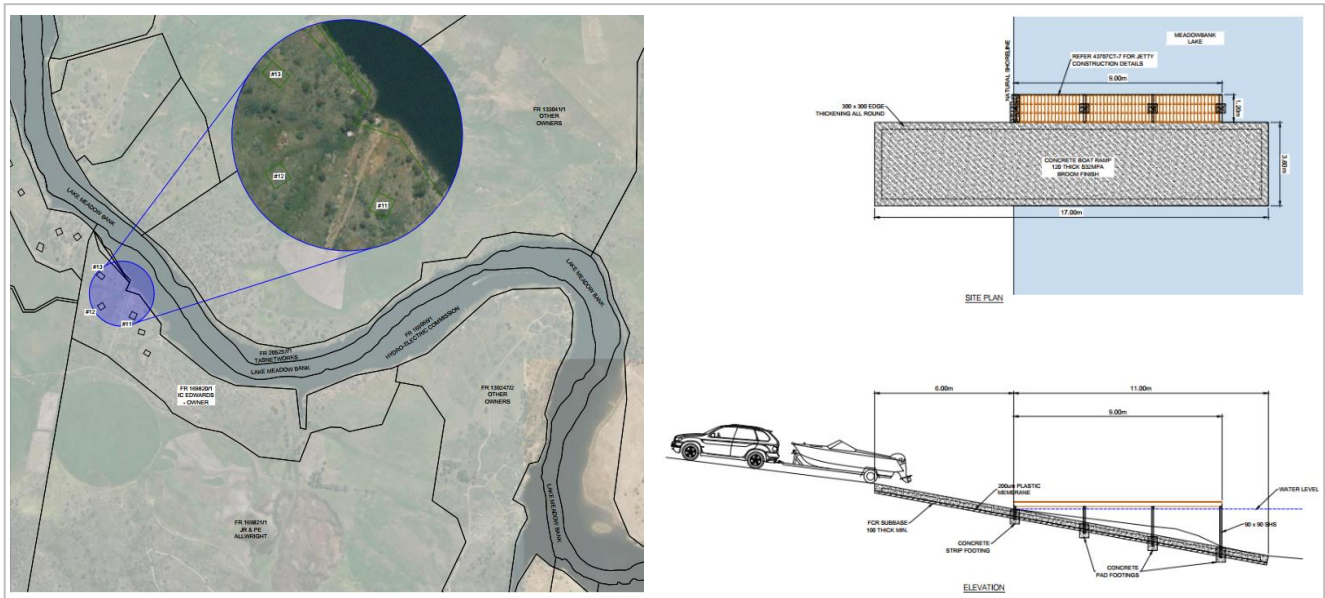


Figure 2. Proposed location and design of boat ramp and launching jetty
 (Please refer to the attached file PDA 43707CT_BoatRamp_jetty for complete drawing set)

It is proposed that the existing boat launching area of title CT 169820/0, be upgraded to formalise the recreational facility, as shown in Figure 2, and will jointly benefit all strata lots and be maintained by the strata management. The boat launch area is to be comprised of a concrete boat ramp with a mechanically cut control joint, and concrete strip/pad footings. The accompanying 9m long jetty is proposed to be 1.2m wide and constructed of composite decking and hardwood timbers joists, as detailed in the attached design drawing set.

3. Planning Assessment

This current proposal for a boat ramp and launching jetty has been developed in accordance with the *Tasmanian Planning Scheme – Central Highlands*

3.1. Use Class

Pleasure Boat Facility

3.2 Zoning



Figure 3. Zoning identification of the subject land and surrounds (LISTmap, 2024)

The subject land is zoned Rural, however due to the locations, it is also overlaid with the *Meadowbank Lake Specific Area Plan*, as illustrated in Figure 3. Therefore, the provisions of the Specific Area Plan will be substituted for and/or in addition to the provisions of the Rural Zone.

3.3 Zone Standards: Rural / Meadowbank Lake Specific Area Plan

CHI-S1 Development Standards for Building and Works

CHI-S1.7.5 Aquatic Structures

Objective:

That permanent aquatic structures such as pontoons, boat ramps and jetties on Meadowbank Lake or its foreshore are only constructed as necessary and are safe, functional, and do not detract from the natural, cultural and landscape values of the area or impede recreational use or the operational needs of Hydro Tasmania.

Acceptable Solutions

A1
An aquatic structure is:
(a) for the replacement of an existing structure;
(b) provided by or on behalf of the Crown, council or a State Authority; and
(c) the rationalisation of two or more structures on Meadowbank Lake or its foreshore

Performance Criteria

P1
Aquatic structures must avoid adverse impacts on the natural, cultural and landscape values of Meadowbank Lake and only be constructed as necessary and safe having regard to:
(a) the advice and operational needs of Hydro Tasmania;
(b) rationalising existing aquatic structures as far as practicable;
(c) avoiding the proliferation of aquatic

structures in the immediate vicinity;
 (d) the demonstrated need for the aquatic structure; and
 (e) the plan purpose statements.

Response:

P1 is met: The proposed boat ramp and launching jetty satisfies the performance criteria as follows:

- (a) Discussions with Hydro Tasmania have resulted in an in principle agreement to the upgrade and construction of the proposed boat ramp and launching jetty. Please refer to Appendix A for further clarification;
- (b) The proposed development is to upgrade and formalise the existing boat launching area, minimising impact to the surrounding environment and condensing use and movements;
- (c) As the launching area is existing, the use of the proposed location for the upgrade of facilities, avoids the proliferation of aquatic structures in the immediate vicinity;
- (d) The proposed upgrade of the boat launching facility assists in minimising impacts on the land, including the surrounding physical and cultural environment. The formalisation of facilities minimises misuse of the area, whilst also directing and limiting traffic moments;
- (e) *Not applicable*

CHI-S1.7.6 Aboriginal Heritage

Objective:

That Aboriginal heritage is not inappropriately disturbed.

Acceptable Solutions

A1
 Building and works:
 (a) must not involve excavation;
 (b) the application is accompanied by a record of advice and Unanticipated Discovery Plan, issued by Aboriginal Heritage Tasmania; or
 (c) is in accordance with an Approved Permit issued by the Minister for Aboriginal Affairs under Section 14 of the Aboriginal Heritage Act 1975.

Performance Criteria

P1
 Building and works must not inappropriately disturb Aboriginal heritage, having regard to any:
 (a) advice received from Aboriginal Heritage Tasmania; or
 (b) Aboriginal cultural heritage assessment by a suitably qualified person.

Response:

P1 is met: The proposed boat ramp and launching jetty satisfies performance criteria (b). please refer to the attached Cultural Heritage Management Australia letter in support of the development application.

CHI-S1.7.7 Protection of Lake Operation

Objective:

That the operation of the lake for hydro-electric power generation and as a major source of potable water for greater Hobart is not compromised.

Acceptable Solutions

A1
Buildings and works within 20 metres of the full supply level must be accompanied by the written support of Hydro Tasmania, with or without conditions

Performance Criteria

P1
Buildings and works within 20m of the full supply level must:
(a) not hinder the operation of the lake for hydro-electric generation purposes; and
(b) not compromise water quality; having regard to any advice received from Hydro Tasmania and/or relevant authority.

Response:

P1 is met: The proposal satisfies the performance criteria as the launching and jetty facility is for an existing recreational use that will not hinder the operation of the lake or compromise water quality, for hydro-electric generation purposes. Please refer to advice received from Hydro Tasmania in Appendix A.

3.4 Codes

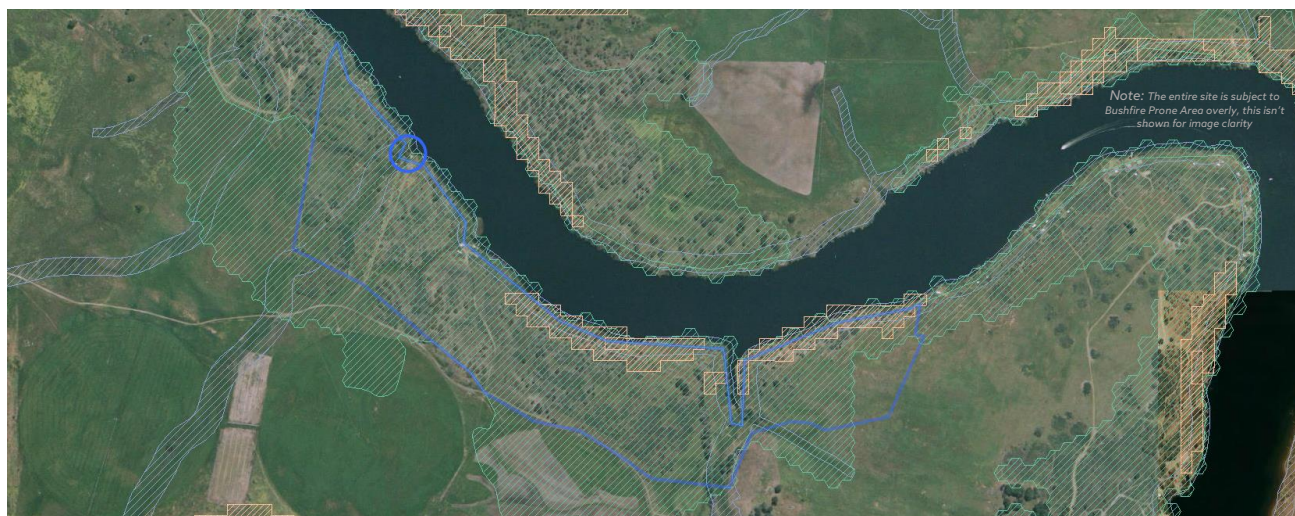


Figure 4. Scheme Overlay identification of the subject land and surrounds (LISTmap, 2024)

The subject land is overlaid with a Bushfire Prone Area, Priority Vegetation Area and Waterway and Coastal Protection Area as illustrated in Figure 4. Whilst the proposed boat ramp and launching jetty also requires the following Codes under the *Tasmanian Planning Scheme - Central Highlands* to be considered.

Code	Comments:
C1.0 Signs Code	N/A
C2.0 Parking & Sustainable Transport Code	N/A
C3.0 Road and Railway Assets Code	N/A
C4.0 Electricity Transmission Infrastructure	N/A
C5.0 Telecommunications Code	N/A
C6.0 Local Historic Heritage Code	N/A
C7.0 Natural Assets Code	As this Code is relevant to this proposal, an assessment is provided below
C8.0 Scenic Protection Code	N/A
C9.0 Attenuation Code	N/A
C10.0 Coastal Erosion Hazard Code	N/A
C11.0 Coastal Inundation Hazard Code	N/A
C12.0 Flood-Prone Areas Hazard Code	N/A
C13.0 Bushfire-Prone Areas Code	<i>Not applicable</i> - as pleasure boat facility is not defined as a vulnerable or hazardous use
C14.0 Potentially Contaminated Land Code	N/A
C15.0 Landslip Hazard Code	N/A
C16.0 Safeguarding of Airports Code	N/A

3.5 Code Standards

C7.0 Natural Assets Code

C7.6 Development Standards for Buildings and Works

C7.6.1 Buildings and works within a waterway and coastal protection area or future coastal refugia area

Objective:

That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.

Acceptable Solutions

A1

Buildings and works within a waterway and coastal protection area must:

- (a) be within a building area on a sealed plan approved under this planning scheme;
- (b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or
- (c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.

Response:

A1 is met: The proposal meets acceptable solution (c). As the existing boat launch area has no formal limits, the spatial extent of the tidal waters in use is immeasurable. However, through the formalisation of the launch facility, the extent of use will be limited to the proposed 4.8m wide and 17m long boat ramp and launching jetty facility, of which is not more than 20% of the existing assumed expanse.

C7.6.2 Clearance within a priority vegetation area

Objective:

That clearance of native vegetation within a priority vegetation area:

- (a) does not result in unreasonable loss of priority vegetation;
- (b) is appropriately managed to adequately protect identified priority vegetation; and
- (c) minimises and appropriately manages impacts from construction and development activities.

Acceptable Solutions

A1

Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.

Response:

A1 is met: *Not applicable* as no clearance of vegetation is proposed as part of this application

Conclusion

The planning assessment and supporting documentation provided, demonstrates that the development proposal for a boat ramp and launching jetty at 475 Rockmount Road, Ellendale, meets all requirements of the Tasmanian Planning Scheme – Central Highlands.

Yours faithfully,

PDA Surveyors, Engineers & Planners

Per:



Jane Monks

Appendix A

From: Meegan Spurr <Meegan.Spurr@hydro.com.au>
Sent: Thursday, 7 March 2024 5:01 PM
To: development@centralhighlands.tas.gov.au
Cc: icedwards@aol.com; Craig Terry <Craig.Terry@pda.com.au>
Subject: 475 Rockmount Road

Hi Central Highlands Council,

(FYI: Ian and Craig)

I write to confirm that Mr Edwards has submitted a property licence application for boat launching infrastructure on Hydro Tasmania land. The coordinates of the infrastructure are 42.58S 146.77E.

From Hydro's perspective this application is approved to progress subject to Mr Edwards successfully obtaining a DA from Council. I understand an application will be submitted in the short term.

This is the only approved site for the strata development on Hydro Tasmania land.

Cheers,

Meegan Spurr

Project Advisor (Property & Facilities) - Production Services

My working hours are Monday to Thursday, 7am-3pm.



t +61 3 6240 2833

e meegan.spurr@hydro.com.au

w hydro.com.au

a 4 Elizabeth Street, Hobart TAS 7000

Contact

For any enquiries, please contact one of our offices:

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P: (03) 6234 3217

E: pda.hbt@pda.com.au

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A: 6 Freeman Street, Kingston, TAS 7050

P: (03) 6229 2131

E: pda.ktn@pda.com.au

HUONVILLE

A: 8/16 Main Street, Huonville, TAS 7109 - (By appointment)

P: (03) 6264 1277

E: pda.huon@pda.com.au

EAST COAST

A: 3 Franklin Street, Swansea TAS 7190 - (By appointment)

P: (03) 6130 9099

E: pda.east@pda.com.au

LAUNCESTON

A: 3/23 Brisbane Street, Launceston, TAS 7250

P: (03) 6331 4099

E: pda.ltn@pda.com.au

BURNIE

A: 6 Queen Street, Burnie, TAS 7320

P: (03) 6431 4400

E: pda.bne@pda.com.au

DEVONPORT

A: 77 Gunn Street, Devonport, TAS 7310

P: (03) 6423 6875

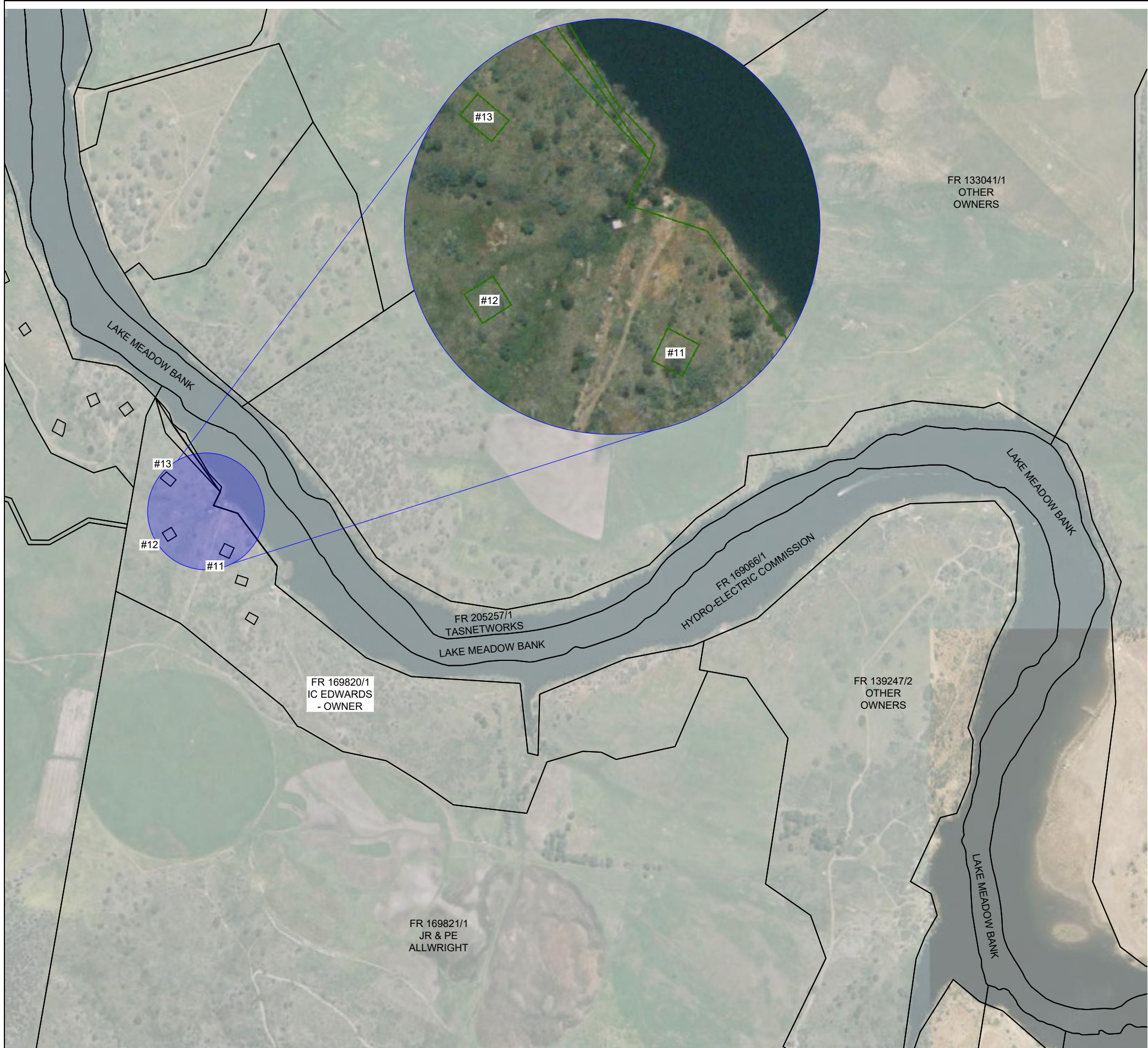
E: pda.dpt@pda.com.au

WALTER SURVEYS

A: 127 Bathurst Street, Hobart, TAS 7000 (Civil Site Surveying and Machine Control)

P: 0419 532 669 (Tom Walter)

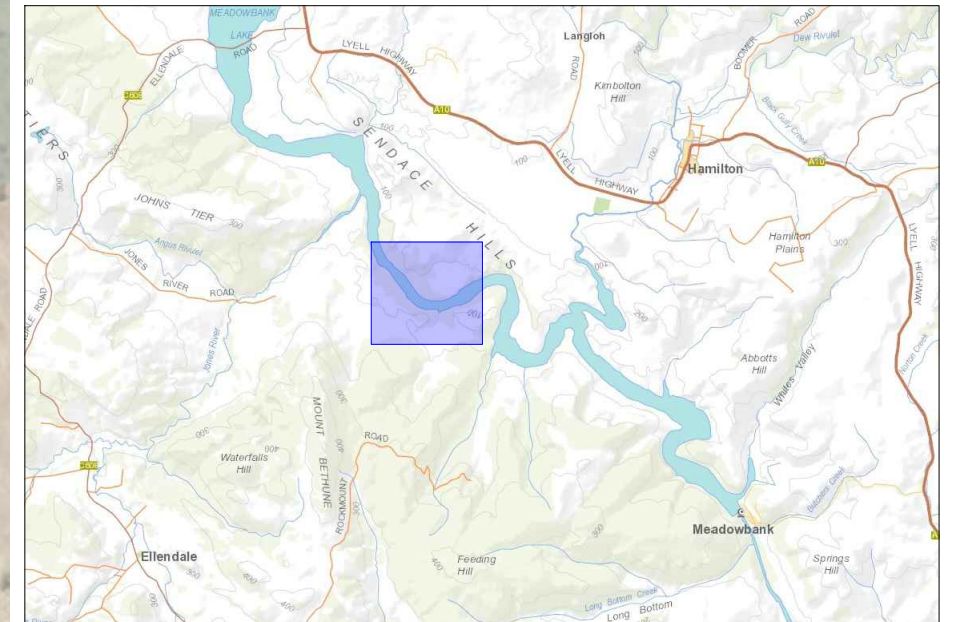
E: tom.walter@waltersurveys.com.au



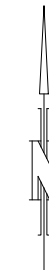
NOTES:

1. NO ATTEMPT HAS BEEN MADE TO LOCATE ALL SERVICES. ONLY THOSE SERVICES CONSPICUOUS DURING FIELD SURVEYS ARE SHOWN. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY(S) SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICE AND DETAILED LOCATIONS OF ALL SERVICES.
2. ALL DIMENSIONS AND LOT SIZES SUBJECT TO FINAL SURVEY.
3. AT TIME OF SURVEY, SUBJECT LAND (FR 169820/1) OWNED BY "IAN CHARLES EDWARDS"
4. PLANS ARE AS FOLLOWS:

43707CT-5	OVERALL PLAN
43707CT-6	SITE PLAN & ELEVATION
43707CT-7	JETTY DETAIL
5. ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TASMANIAN SUBDIVISION GUIDELINES (VERSION 1.0 , DATED OCTOBER 2013) UNLESS OTHERWISE NOTED.



LOCALITY PLAN N.T.S



**PRELIMINARY PLAN ONLY
NOT FOR CONSTRUCTION**

HALF SCALE PRINT

**WARNING
BEWARE OF
UNDERGROUND SERVICES**
The location of underground services is approximate only and the exact position should be proven on site. No guarantee is given that all services are shown.

REV	AMENDMENTS	DRAWN	DATE	APPR.

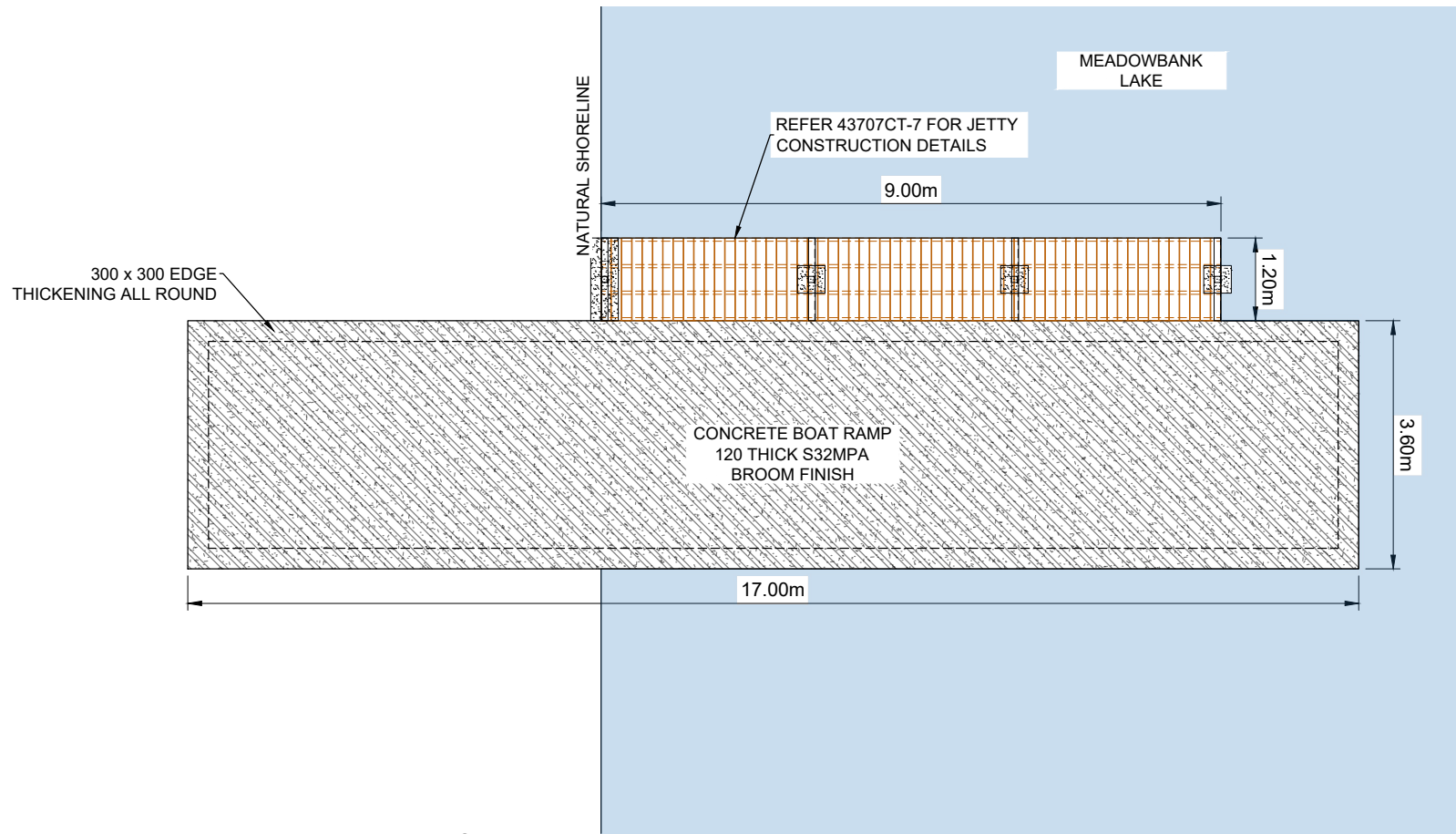
NOTES:				
SURVEYOR		SURVEYING JOB No.		
-		-		
DRAWN	DESIGNED	CHECKED		DATE
BL/RD	BL	MW		13 JUNE 2023

IAN CHARLES EDWARDS
PROPOSED BOAT RAMP & LAUNCHING JETTY
475 ROCKMOUNT ROAD, ELLENDALE
LOCATION PLAN

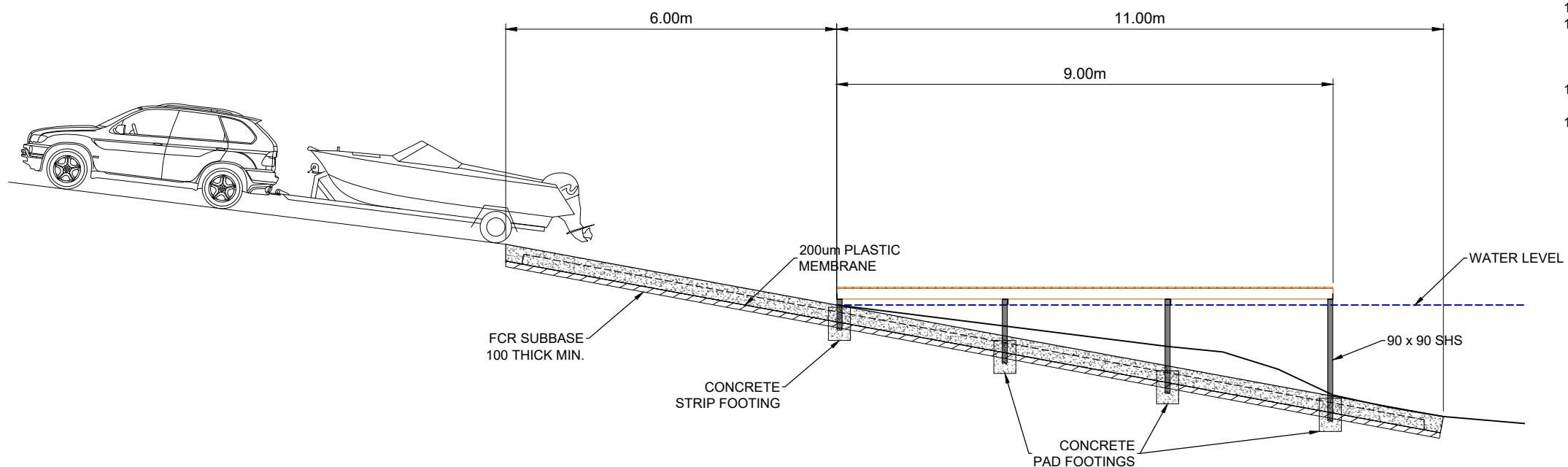


PDA Surveyors
 Surveying, Engineering & Planning
 127 Bathurst Street
 Hobart, Tasmania, 7000
 www.pda.com.au Also at: Kingston,
 Launceston & Burnie
 ABN 71 217 806 325
 PHONE: +61 03 6234 3217
 FAX: +61 03 6234 5085
 EMAIL: pda.hbt@pda.com.au

SCALE	PAPER
1 : 5000	(A1)
JOB NUMBER	DRG REV
43707CT	5 -



SITE PLAN
SCALE 1:50 (A1)



ELEVATION
SCALE 1:50 (A1)

CONCRETE NOTES:

1. WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH AS3600, AS3610 AND AS1379.
2. THE CONCRETE CHARACTERISTICS MUST BE CONTROLLED TO ENABLE SUCCESSFUL PLACEMENT BY EXPERIENCED PERSONNEL. IT HAS BEEN FOUND A STIFF COHESIVE MIX PUMPED & PUSHED AROUND BY DIVERS USING A SCREEN AS A GUIDE CAN RESULT IN A SATISFACTORY OUTCOME. SUPERPLASTICISERS MUST NOT BE USED. A STIFF MIX CAN BE PLACED AND RETAINED AT A 1:8 SLOPE. MORE FLUID MIXED WILL NOT HOLD UP AT 1:8 SLOPES.
3. FORMWORK AND SCREEN BOARDS SHALL BE USED TO ASSIST IN PLACING CONCRETE TO ACCURATE LINE AND LEVEL. SCREENS HELP DIVERS CONTROL THE CONCRETE SURFACE. ONLY DIVERS EXPERIENCED IN PLACING EXPOSED CONCRETE UNDERWATER SHALL BE USED.
4. SUBMIT DETAILS OF PROPOSED READY MIXED CONCRETE SUPPLIER, CONCRETE MIX DESIGNS, AGGREGATES (INCLUDING SOURCES), ADDITIVES AND OTHER CONSTITUENTS, TARGET SLUMP, CHARACTERISTIC STRENGTH, DRYING SHRINKAGE, METHOD OF CONCRETE, TEMPERATURE CONTROL, MIXING, PLACEMENT, COMPACTION, FINISHING, PROTECTION AND CURING FOR THE SUPERINTENDENTS APPROVAL.
5. USE READY MIXED CONCRETE MIXED BY BATCH PRODUCTION PROCESS DELIVERED IN AGITATING TRUCKS. OBTAIN APPROVAL BEFORE ADDING ANY WATER ON SITE. FOR EACH BATCH SUPPLY DOCKET LISTING INFORMATION REQUIRED BY AS1379 CLAUSE 1.8.3.
6. MANUFACTURER TO CARRY OUT PRODUCTION ASSESSMENT OF CONCRETE FOR COMPLIANCE WITH REQUIREMENTS TO AS1379. CARRY OUT PROJECT ASSESSMENT OF CONCRETE IN ACCORDANCE WITH AS1379 CAUSE 6.5. TAKE SAMPLES AT PROJECT SITE.
7. SAMPLE CONCRETE FOR PROJECT ASSESSMENT CONCURRENTLY WITH EACH SAMPLE TAKEN FOR PRODUCTION ASSESSMENT AT PROJECT SITE. FOR EACH CONCRETE DESIGN MIX TAKE ONE SAMPLE FROM EACH 50 CUBIC METRES OF CONCRETE. EACH SAMPLE TO COMPRISE OF THREE CYLINDERS: TEST ONE AT 7 DAYS AND TWO AT 28 DAYS.
8. TESTING TO BE CARRIED OUT BY AN APPROVED NATA REGISTERED LABORATORY.
9. CONSTRUCT FORMWORK IN ACCORDANCE WITH AS3610 AND CLAUSE 19.6.2 OF AS3600 WHERE THIS IS MORE STRINGENT SO THAT CONCRETE WILL HAVE DIMENSIONS, SHAPE, LOCATION AND FINISH SPECIFIED, REMOVE FREE WATER, DUST, DEBRIS, STAINS etc. FROM FORMS PRIOR TO PLACING CONCRETE. APPLY RELEASE AGENT COMPATIBLE WITH CONTACT SURFACES TO INTERIOR OF FORMWORK WHERE NECESSARY CLEAN REINFORCEMENT TO REMOVE ALL TRACES OF RELEASE AGENT. SET OUT FORMWORK TO GIVE A REGULAR ARRANGEMENT OF PANELS, JOINTS, BOLT HOLES etc.
10. USE PLACEMENT METHODS WHICH WILL MINIMISE PLASTIC SETTLEMENT AND SHRINKAGE CRACKING. LIMIT VERTICAL FREE FALL BY USE OF CHUTES etc. KEEP CHUTES VERTICAL, FULL AND IMMERSED IN PLACED CONCRETE. PROPERLY COMPACT CONCRETE USING MECHANICAL VIBRATORS TO REMOVE AIR BUBBLES AND GIVE MAXIMUM COMPACTION WITHOUT SEGREGATION OF CONCRETE. TAKE CARE TO AVOID CONTACT BETWEEN VIBRATORS AND PARTIALLY HARDENED CONCRETE, FORMWORK OR REINFORCEMENT.
11. DO NOT USE VIBRATORS TO MOVE CONCRETE ALONG FORMS.
12. COMMENCE CURING OF CONCRETE IN ACCORDANCE WITH AS3600 AS SOON AS POSSIBLE AFTER PLACING AND FINISHING OR STRIPPING. ENSURE EXPOSED SURFACES ARE NOT STAINED.
13. MINIMUM MOIST CURING DURATION 7 DAYS.
14. EXPOSED CONCRETE SURFACES TO HAVE BROOM FINISH. ARE REQUIRED FOR EROSION CONTROL WORKS IN ACCORDANCE WITH THE ENDORSED RESTORATION PLAN FOR WHITEWATER CREEK AND ASSOCIATED IMPLEMENTATION PLANS. CONSTRUCTION TOLERANCES TO BE IN ACCORDANCE WITH AS3610.
15. SAW CUTS TO MIN 40mm DEPTH WHERE NOMINATED. FILL JOINTS WITH APPROVED MARINE EPOXY SEALANT.
16. ALL STEELWORK, BOLTS, NUTS & WASHERS TO BE HOT DIPPED GALVANISED U.N.O.

PRELIMINARY PLAN ONLY
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HALF SCALE PRINT

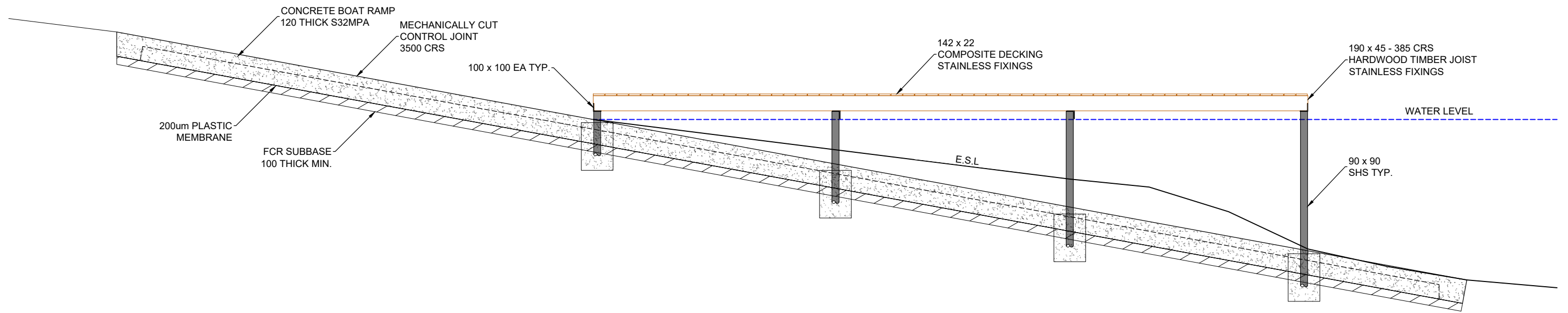
WARNING
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REV	AMENDMENTS	DRAWN	DATE	APPR.

NOTES:		SURVEYOR		SURVEYING JOB No.	
		DRAWN	DESIGNED	CHECKED	
		BL/RD	BL	MW	
		DATE			
		13 JUNE 2023			

IAN CHARLES EDWARDS
PROPOSED BOAT RAMP & LAUNCHING JETTY
475 ROCKMOUNT ROAD, ELLENDALE
SITE PLAN & ELEVATION

PDA Surveyors Surveying, Engineering & Planning	127 Bathurst Street Hobart, Tasmania, 7000 www.pda.com.au Also at: Kingston, Launceston & Burnie	SCALE	PAPER	
	ABN 71 217 806 325 PHONE: +61 03 6234 3217 FAX: +61 03 6234 5085 EMAIL: pda.hbt@pda.com.au	1 : 50	(A1)	
		JOB NUMBER	DRG	REV
		43707CT	6	-



DETAIL
SCALE 1:25 (A1)

PRELIMINARY PLAN ONLY
NOT FOR CONSTRUCTION
HALF SCALE PRINT

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REV	AMENDMENTS	DRAWN	DATE	APPR.

NOTES:

SURVEYOR	SURVEYING JOB No.
BL/RD	BL
DESIGNED	CHECKED
BL	MW
DATE	13 JUNE 2023

IAN CHARLES EDWARDS
PROPOSED BOAT RAMP & LAUNCHING JETTY
475 ROCKMOUNT ROAD, ELLENDALE
JETTY DETAIL

 PDA Surveyors Surveying, Engineering & Planning	127 Bathurst Street Hobart, Tasmania, 7000 www.pda.com.au Also at: Kingston, Launceston & Burnie	SCALE 1 : 25	PAPER (A1)
	ABN 71 217 806 325 PHONE: +61 03 6234 3217 FAX: +61 03 6234 5085 EMAIL: pda.hbt@pda.com.au	JOB NUMBER 43707CT	DRG 7

SEARCH OF TORRENS TITLE

VOLUME 182981	FOLIO 0
EDITION 1	DATE OF ISSUE 14-Jul-2022

SEARCH DATE : 22-Jun-2023

SEARCH TIME : 09.19 AM

DESCRIPTION OF LAND

Parish of ARGYLE Land District of BUCKINGHAM
 The Common Property for Strata Scheme 182981
 Derivation : Part of Lot 626, 530 Acres Granted to Charles
 Simson & Part of 320 Acres Granted to William Murray
 Prior CT 169820/1

SCHEDULE 1

STRATA CORPORATION NUMBER 182981, 'PARADISE', 475 ROCKMOUNT
 ROAD, ELLENDALE

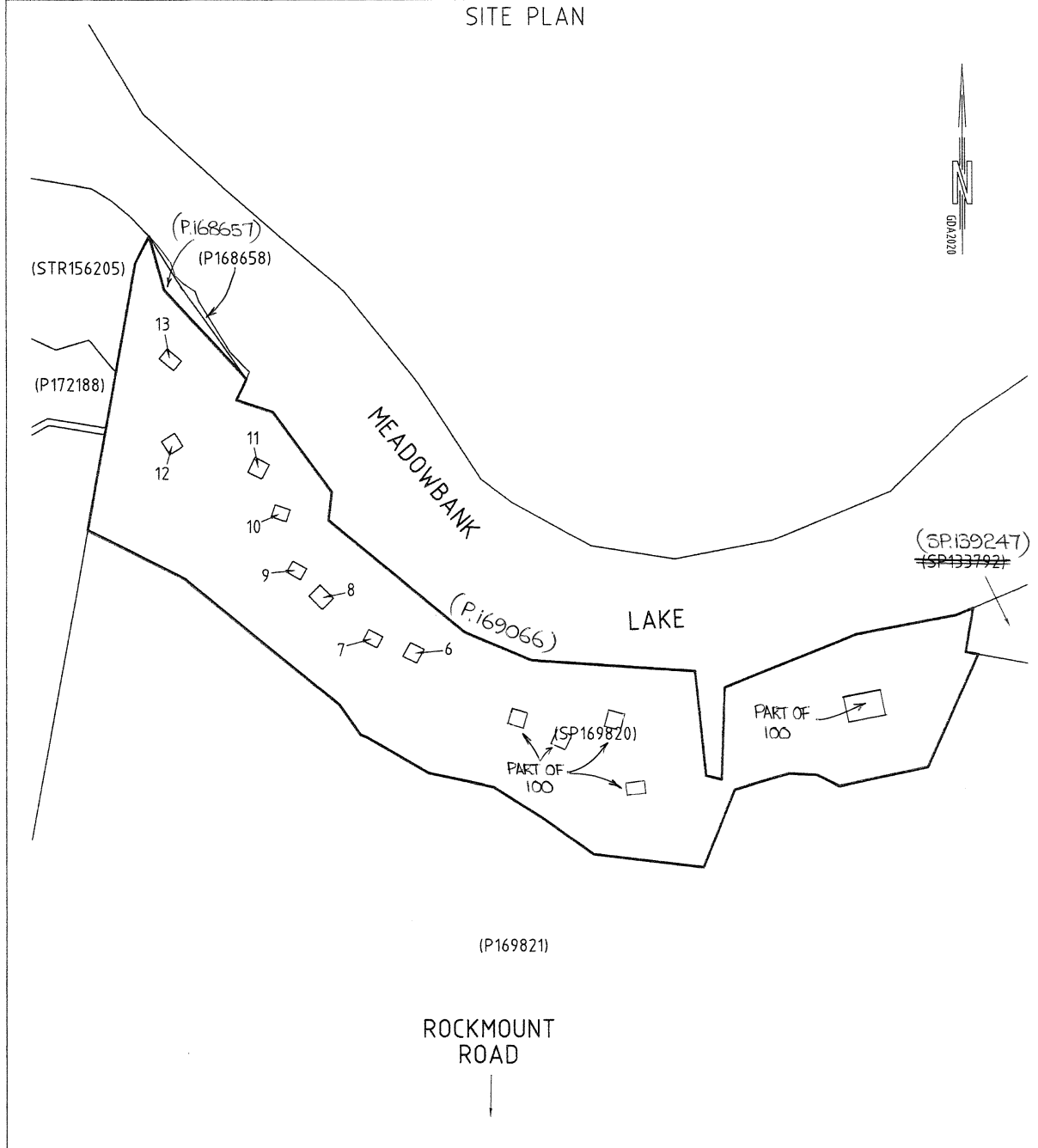
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 STR182981 FIRST BY-LAWS lodged with the strata plan
 SP169820 EASEMENTS in Schedule of Easements
 SP169820 WATER SUPPLY RESTRICTION
 SP169820 SEWERAGE AND/OR DRAINAGE RESTRICTION
 E110913 AGREEMENT pursuant to Section 71 of the Land Use
 Planning and Approvals Act 1993 Registered
 18-Dec-2017 at noon
 E256847 APPLICATION for registration of a staged development
 scheme Registered 14-Jul-2022 at noon

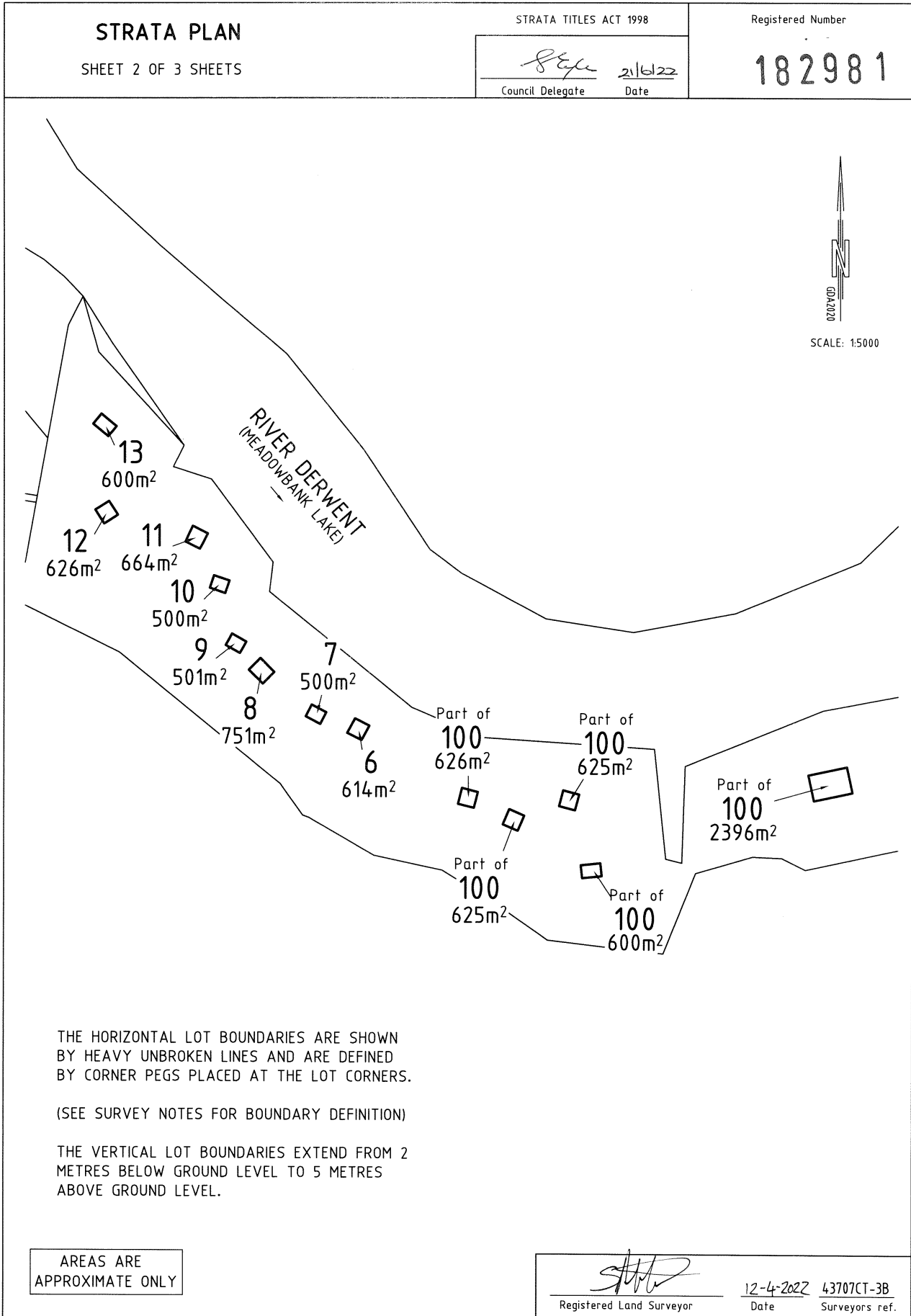
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CITY/TOWN SUBURB/LOCALITY ELLENDALE FOLIO REFERENCE 169820-1 SITE COMPRISES THE WHOLE OF LOT 1 ON SEALED PLAN No. 169820		STRATA PLAN SHEET 1 OF 3 SHEETS		Registered Number 182981
		NAME OF STRATA SCHEME 'PARADISE', 475 ROCKMOUNT ROAD, ELLENDALE		STRATA TITLES ACT 1998 REGISTERED 14 JUL 2022 <i>Renner</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 105	LAST UPI No.	SCALE 1:6000	LENGTHS IN METRES	



NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1. (ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.	<i>Stacy Gholz</i> Council Delegate	Date	<i>S.M.A.</i> Registered Land Surveyor	43707CT-3A Ref. No. 21-6-2021 Date
	STAGED/COMMUNITY DEVELOPMENT. SCHEME No. (IF APPLICABLE) E 256847 (SDS)			



TASMANIAN LAND TITLES OFFICE

Notification of Agreement under the

Land Use Planning and Approvals Act 1993 (Section 71)



E110913

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
169207	1		

REGISTERED PROPRIETOR:
Ian Charles Edwards

PLANNING AUTHORITY:
Central Highlands Council

Dated this 20 day of September 2017

I/We Lyn Eyles
of Central Highlands Council

the abovenamed Planning Authority, certify that the above particulars are correct and that attached is a certified executed copy of the agreement between the abovenamed parties, notice of which is to be registered against the abovementioned folio of the Register.

The abovenamed Planning Authority holds the original executed Agreement.

Signed 
(on behalf of the Planning Authority)

Land Titles Office Use Only

REGISTERED

18 DEC 2017

Version 1


RECORDED THE BACK OF THIS FORM MUST NOT BE USED

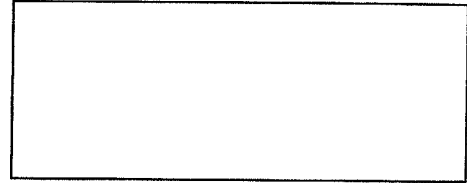
LUA

Stamp Duty

CERTIFIED COPY
J Brodburn

TASMANIAN LAND TITLES OFFICE

Blank Instrument Form Land Titles Act 1980



DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
169207	1		

THIS DEED is made the 20 day of September 2016 2017

BETWEEN Ian Charles Edwards c/- JMG Engineers & Planners, 117 Harrington Street, Hobart in Tasmania ("the Applicant") of the one part

AND Central Highlands Council of 6 Tarelton Street, Hamilton in Tasmania ("the Council") of the other part

RECITALS

- A. The Applicant is the registered proprietor of the property comprised in Certificates of Title Volume 139332 Folio 1 and Volume 46778 Folio 2 ("the Property").
- B. The Applicant has applied to subdivide the Property for the purpose of the construction of 13 Visitor Accommodation Units and associated site works in accordance with information and particulars set out in the development application and endorsed drawings.
- C. Planning Permit DA 2012/10 was issued ("the Permit") to the Applicant by the Council on 18th September 2012 a copy of which is annexed hereto and marked "A".
- D. Condition 20 of the Permit requires the parties to enter into an agreement pursuant to Part 5 of the Land Use Planning & Approvals Act 1993 ("the Act").
- E. The purpose of this Deed is to satisfy the requirement of the Permit referred to in Recital D.
- F. This Deed is made pursuant to or Part 5 of the Act.

NOW THIS DEED WITNESSES as follows:

Definitions and Interpretation

- 1. Definitions in the recital apply in this Deed.

Land Titles Office Use Only

Version 1

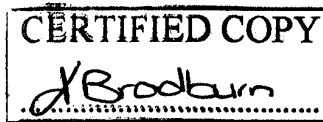
THE BACK OF THIS FORM MUST NOT BE USED

State of Tasmania

2. "Applicant" means the person from time to registered or entitled to be registered by the Recorder of Titles as proprietor of an Estate in Fee Simple in the Property any part of the Property and includes a Mortgagee in possession.
3. In this Deed, the following rules for Interpretation apply unless the contrary intention appears.
 - (a) A reference to a clause, schedule annexure to a clause of, schedule to or annexure to this Deed and reference to this Deed including any recitals, clauses, schedules and annexures;
 - (b) A reference to any party includes a reference to that party's executors, administrators, successors, substitutes (including without limited, persons taking by novation) and assigns;
 - (c) A reference to a person includes a body corporate, an unincorporated body or any other entity;
 - (d) The recitals form part of, and are include in, the operative provisions of this Deed;
 - (e) A reference to a singular include the plural and conversely;
 - (f) Heading are of convenience only and do not affect interpretation; and
 - (g) A reference to a gender includes all genders.

Agreement

4. The Applicant covenants with Council that:-
 - (a) The visitor accommodation units are located within an established rural area and may be subject to noise, odour, chemical and dust emissions associated with surrounding agricultural activities. Owners or visitors do not have a right to complain about agricultural activities.
 - (b) The Visitor Accommodation units may only be constructed within the building envelopes shown on the plan annexed hereto and marked "B".
 - (c) All buildings to be constructed on the property must not exceed five (5) metres above the natural ground level (excluding minor appurtenances).
 - (d) The twelve (12) visitor accommodation units are approved for short stay visitor accommodation only and are not to be used for permanent residential accommodation or long-term rental accommodation.
 - (e) The Applicant must not allow any native vegetation to be removed from the property unless the removal of that vegetation is necessary for bush fire hazard risk mitigation, access requirements or for building construction.
 - (f) The Applicant must ensure that construction must not occur on the lots numbered 5, 6 and 13 during the Tasmanian Devil (*sarcophilus harrisii*) breeding season of July to December inclusive.
 - (g) The visitor accommodation units must not be occupied by any owner or other occupant for a continuous period greater than three (3) months.
 - (h) Council will not be responsible for the construction or upgrading of any internal road or access to the approved lots. Any current or future owners of the approved lots will be responsible for any construction or upgrades necessary to provide an appropriate level of



service and safety to suit any future development and in accordance with an approved engineering design.

- (i) The development of the approved visitor accommodation units is to be carried out and maintained in accordance with the recommendations of Guidelines for Development in Bushfire Prone Areas of Tasmania, Tasmanian Fire Service, Hobart, 2005 and constructed in accordance with Level 1 of Standards Australia (1999): AS3959: Construction of Buildings in Bushfire Prone Areas Standards Australia, Sydney.
- (j) No caravans or other temporary accommodation are permitted on the site for a period greater than twenty one (21) days unless otherwise approved by Council.
- (k) All visitor accommodation units shall include skillion roof design.
- (l) All visitor accommodation units shall be constructed in materials which are natural earthy colours such as greens, browns and greys. Limited use of stronger colours and metallic finishes is acceptable for highlighting building elements.
- (m)

Covenant to run off the land

- 5. The parties acknowledge and agree that the Applicant covered in clause 2 above of this Deed will run with all lots in the subdivision of the Property as if they were covenants to which Section 102 (2) of the *Land Titles Act* 1980 applied.

Registration of this Deed

- 6. The Applicant acknowledges that this Deed is to be registered by the Recorder of Titles pursuant to section 78 of the *Land Use Planning and Approvals Act* 1993 in relation to the Property and undertakes and agrees to attend to the registration of this Deed.

Severability

- 7. If any part of this deed is found to be void, voidable, illegal or unenforceable then that part shall be severable from and shall not effect or derogate from the enforceability or validity of the rest of the Deed.

Jurisdiction and Proper Law

- 8. This Deed shall be governed and construed in accordance with the laws of Tasmania;
- 9. Each of the parties submit to the jurisdiction of the courts of Tasmania including all courts of appeal thereto

Further Assurances

- 10. Each party shall sign all such instruments, deeds and documents and do all such acts, matters and things which may be reasonably necessary for the purpose of carrying out the intent and provisions of this Deed.

Binding Agreement

- 11. This Deed shall bind the parties and their respective heirs, executors, administrators and assign.

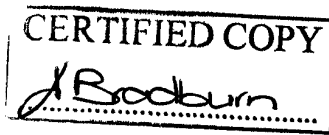
Notices

CERTIFIED COPY

J. Bodburn

Page 4 of 5 Pages
Vol. 169207 Fol. 1

12. All notices to be given under this Deed must be in writing and may be delivered or sent by prepaid post, email or facsimile transmission to the address shown in this Deed for the party to whom the notice is given or to such other addresses as may be notified hereunder of the parties' solicitors.
13. Every notice will be deemed to have been received and given:
 - (a) if sent by post, on the second day following the date of posting;
 - (b) if delivered, on the actual day of delivery;
 - (c) if sent by facsimile transmission, when receipt is acknowledged; and
 - (d) if sent by email when the sender's computer provides evidence that the email has been sent.



IN WITNESS whereof the parties hereto gave executed this Deed on the _____ day of _____ in the year 2016

SIGNED SEALED AND DELIVERED)
by the said **IAN CHARLES EDWARDS** by)
his attorney **DALE PAULINE AHERNE**)
under Power of Attorney No. PA10424 and)
the said **DALE PAULINE AHERNE** declares)
that she has received no notice of revocation of)
the said Power of Attorney in the presence of:)

Signature of Witness
Name of Witness CRAIG ZERBE
Address of Witness 127 Barkly Street HOBART
Occupation of Witness SURVEYOR

THE COMMON SEAL of **CENTRAL HIGHLANDS COUNCIL**
was hereunto affixed by the General Manager pursuant to an
authorisation issued to him by the Council by resolution made
the 20 day of ~~September~~ September ~~2016~~ 2017



General Manager



COPY

'A'
[Signature]

PLANNING PERMIT DA 2012 /10

In accordance with Division 2 of Part 4 of the *Land Use and Planning Approvals Act 1993*, the Central Highlands Council (Planning Authority) grants a permit –

To: Ian Edwards C/- JMG Engineers & Planners
Of: 117 Harrington Street, HOBART 7000

For land described as:

475 Rockmount Road, Ellendale, Certificate of Title 139332/1 & 46778/2

This Permit allows for:

The land to be developed by the subdivision of one lot and balance and the construction of 13 visitor accommodation units and associated site works in accordance with the information and particulars set out in the development application and endorsed drawings.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT: -

General

1. The development must be carried out in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
 2. **Prior to sealing the final Plan of Survey**, an amended site plan showing the exact Unit Type to be constructed on each site and the final location of the building, access and bushfire management zones must be submitted to the satisfaction of Council prior to any works commencing or strata division of the land. ~~All buildings must be located within the specified envelopes on the approved plan and must be no greater than 5 metres height above natural ground level.~~ **Once approved the amended drawings will form part of this planning permit.**
- Amended 06/08/2015
3. The manager's dwelling is not approved under this permit. A separate planning application must be made for that development prior to strata division of the land.
 4. This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this permit unless, as the applicant and the only person with a right of appeal, you notify Council in writing that you propose to commence the use or development before this date, in accordance with Section 53 of the *Land Use Planning and Approvals Act 1993*.
 5. Electrical reticulation and telecommunication reticulation must be installed in accordance with the requirements of Aurora Energy Pty. Ltd., Telstra and the gas authority.

Subdivision

6. The subdivision layout or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
7. Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council's General Manager. The cost of locating and creating the easements shall be at the subdivider's full cost.
8. The final plan of survey must be noted that Council cannot or will not provide a means of drainage, water or sewer services to all lots shown on the plan of survey.

Final Plan

9. A fee of \$220.00, or as otherwise adopted by Council resolution from time to time, must be paid to Council prior to the sealing of each stage of the final plan of survey.
10. A final plan of survey and two (2) copies must be provided together with the schedule of easements as necessary.
11. All conditions of this permit must be satisfied before the Council seals the final plan. It is the subdivider's responsibility to arrange any required inspections and to advise Council in writing that the conditions of the permit have been satisfied. The final plan of survey will not be dealt with until this advice has been provided.

Aboriginal Heritage

12. An Aboriginal Cultural Heritage Assessment prepared by a suitably qualified archaeological expert in accordance with the document *Aboriginal Heritage Guidelines and Standards for Consulting Archaeologists* must be submitted to Council prior to any works being undertaken on the site. Any recommendations of the report must be fully implemented to the satisfaction of the Council's General Manager.
13. In the event that any suspected item of archaeological significant is inadvertently encountered during works associated with development of the site, then the activity creating the disturbance should cease immediately, and the *Aboriginal Relics Act 1975* will apply for reporting and management.

Amenity

14. All external metal building surfaces (including wind turbine generators and associated infrastructure) must be clad in non-reflective pre-coated metal sheeting or painted in a matt finish to the satisfaction of the Council's General Manager.
15. Before any work commences a schedule specifying the finish and colours of all external surfaces and samples must be submitted to and approved by the Council's General Manager. The schedule must provide for finished colours that blend in with the natural rural landscape to minimise visual intrusion, such as natural browns or greens. The schedule shall form part of this permit when approved.

Environment

16. The final location of the building, access and bushfire protection areas for Site 5 must be determined to minimise clearance of *Eucalyptus tenuiramis* forest and woodland vegetation community. Evidence from a suitably qualified person to this effect must be provided to Council with the site final plan and prior to any works commencing.
17. The final locations of the building, access and bushfire protection areas for Sites 5, 6 and 13 must be sited at least 50 metres from any Tasmanian Devil (*Sarcophilus harrisii*) dens. No vegetation may be cleared from within this buffer area. Evidence from a suitably qualified person to demonstrate this has been achieved must be provided to Council with the site final plan and prior to any works commencing.

- ~~18. Construction work at Sites 5, 6 and 13 must not occur during the Tasmanian Devil (*Sarcophilus harrisii*) breeding season of July to December, inclusive.~~

Amended 06/08/2015

19. A preclearance survey for *Pseudemoia pagenstercheri* (tussock skink) and evidence of *Haliaeetus leucogaster* (White-bellied Sea Eagle) and their nests must be undertaken by a suitably qualified professional prior to any construction work commencing. If the species is identified advice should be sought from the Policy and Conservation Branch of DPIPWE before works proceed.

Part 5 Agreement

20. An agreement pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* must be entered into prior to any works commencing.

This agreement shall provide for the following:

- a. **All Visitor Accommodation Units are to be located within the defined building envelopes as shown on the amended Site Plan required by Condition 2 of this Planning Permit. The amended Site Plan shall form an attachment to this agreement.**
- b. **All Visitor Accommodation Units are to be constructed at each site in accordance with the final design as required by Condition 2 of this permit. The final designs shall form an attachment to this agreement.**
- c. **All buildings will be less than 5 metres in height above natural ground level (not including minor protrusions)**
- d. **Native vegetation is not to be removed from the property except for vegetation management required for bushfire hazard risk mitigation, for access requirements and for building construction.**
- e. **Construction work at Sites 5, 6 and 13 must not occur during the Tasmanian Devil (*Sarcophilus harrisii*) breeding season of July to December, inclusive.**
- f. The visitor accommodation units are located within an established rural area and maybe subject to noise, odour, chemical and dust emissions associated with surrounding agricultural activities. Owners or visitors do not have a right to complain about agricultural activities.
- g. The twelve (12) Visitor Accommodation units are approved for short stay visitor accommodation only and are not to be used for permanent residential accommodation or long-term rental accommodation.
- h. The Visitor Accommodation units must not be occupied by any owner or other occupant for a continuous period greater than three (3) months.
- i. Council will not be responsible for the construction or upgrading of any internal road or access to the approved lots. Any current or future owners of the approved lots will be responsible for any construction or upgrades necessary to provide an appropriate level of service and safety to suit any future development and in accordance with an approved engineering design.
- j. The development of the approved Visitor Accommodation Units is to be carried out and maintained in accordance with the recommendations of Guidelines for development in bushfire prone areas of Tasmania, Tasmanian Fire Service, Hobart, 2005 and constructed in accordance with Level 1 of Standards Australia (1999): AS3959: Construction of Buildings in Bushfire Prone Areas Standards Australia, Sydney.
- k. No caravans or other temporary accommodation are permitted on the site for a period greater than twenty one (days) unless otherwise approved by Council.

Amended 06/08/2015

21. Agreements made pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* must be prepared by the applicant on a blank instrument form to the satisfaction of Council and registered with the Recorder of Titles. All Costs associated with the preparation and registration of the Part 5 Agreement must be met by the applicant.

Bushfire Management

22. Before the use commences the land and dwelling must be developed and completed in accordance with the approved Bushfire Hazard Management Plan and must continue to be maintained to the satisfaction of the Council's General Manager.
23. The Visitor Accommodation must be designed and constructed in accordance with the recommendations of the approved fire hazard management plan and the provisions for Level 1/2 risk of Standards Australia (2001): *Australian Standard AS 3959-1999, Construction of Buildings in Bushfire Prone Areas*, (incorporating Amdt. 1 & 2), SAI Global Ltd., Sydney.

Signage

24. No signs are to be erected on the property without Council approval unless exempt under the Scheme.

Covenants

25. Covenants or other similar restrictive controls that conflict with any provisions or seek to prohibit any use provided within the planning scheme must not be included or otherwise imposed on the titles to the lots created by this permit, either by transfer, inclusion of such covenants in a Schedule of Easements or registration of any instrument creating such covenants with the Recorder of Titles, unless such covenants or controls are expressly authorised by the terms of this permit or the consent in writing of the Council's General Manager.

Wastewater

26. All wastewater disposal shall be in accordance with the Geotechnical report approved with this permit (*Geo-Environmental Solutions: Geo-Environmental Assessment, 475 Rockmount Road, Ellendale September 2011*) and a Special Plumbing Permit to the satisfaction of Council's Senior Environmental Health Officer. Aerated Wastewater Treatment Systems (AWTS) would be the preferred option.

Services

27. The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.

Protection of water quality

28. Before any work commences a Soil and Water Management Plan (SWMP) prepared by a consultant approved by Council's Municipal Engineer recommending measures to control stormwater runoff from the land so that runoff does not cause erosion and sedimentation or discolouration of any surface water outside the boundaries of the land during the construction phase must be submitted to and approved by the Council's General Manager (refer to advice below). The SWMP shall form part of this permit when approved.

Weed Management

29. Prior to the carrying out of any works approved or required by this approval, the subdivider must provide a Weed Management Plan detailing measures to be adopted to limit the spread of weeds listed in the *Weed Management Act 1999* through imported soil or land disturbance by appropriate water management and machinery

and vehicular hygiene to the satisfaction of Council's General Manager and of the Regional Weed Management Officer, Department of Primary Industries, Parks, Water and Environment.

Roadwork's

30. The developer is to upgrade the User Road to an unsealed rural road standard in accordance with the standards shown on standard drawings SD-1008 Rural Roads – Typical Cross Section prepared by the IPWE Aust. (Tasmania Division) (attached) and to the requirements of Council's General Manager.
31. All private access roads must be constructed or upgraded to comply with relevant municipal standard drawings, the recommendations of Bushfire Planning Group (2005): *Guidelines for development in bushfire prone areas of Tasmania, Tasmania Fire Service, Hobart* and to the satisfaction of Council's General Manager. Shared access must include a:
 - All weather construction;
 - minimum trafficable width of 6.00 metres (Including consolidated, formed, surfaced and drained shoulders), or minimum 4.0 metres trafficable width with 2.0 metre wide by 20 metre long passing bays every 90 metres along the access otherwise;
 - stormwater drainage as required.
32. The developer must pay the cost of any alterations, damages and/or reinstatement to Council's road assets, Council infrastructure, existing services or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.

Engineering drawings

33. Engineering design drawings for any works relating to Council Infrastructure are to be submitted for approval by Council's General Manager. Engineering Drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by the General Manager.
34. Approved Engineering Plans will remain valid for a period of 2 years from the original date of approval.

Construction amenity

35. Any works relating to the development must be carried out between the following hours:

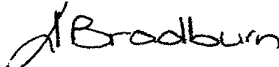
Monday to Friday	7.00am to 6.00pm
Saturday	9.00am to 6.00pm
Sundays & Public Holidays	10.00am to 6.00pm

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. The issue of this permit does not ensure compliance with the provisions of the *Threatened Species Protection Act 1995* or the *Environmental Protection and Biodiversity Protection Act 1999* (Commonwealth). The applicant may be liable to complaints in relation to any non-compliance with these Acts and may be required to apply to the Policy and Conservation Assessment Branch of the Department of Primary Industries, Parks, Water and the Environment or the Commonwealth Minister for a permit.
- C. The issue of this permit does not ensure compliance with the provisions of the *Aboriginal Relics Act 1975*.

- D. The primary function of Lake Meadowbank is for hydro generation. The lake operates in a range of 6.08 metres, therefore, for continuity of supply, any pumps or pipes installed should be designed to operate over this full range. Note that separate approval will be required from Hydro Tasmania for any pumps or pipes across or on its land.
- E. Lake Meadowbank is a multiple use lake and there is a need to respect the rights and obligations of others. This permit does not extend to approval for structures such as boat ramps, pipes and pumps on the adjoining Hydro Tasmania land. Approval for these are subject to separate approval by either Hydro Tasmania, Council or both and requires authorisation of Hydro Tasmania and needs to meet the requirements of Hydro Tasmania as well as the Central Highlands Planning Scheme and any other permitting requirements.
- F. The SWMP shall be prepared in accordance with HMCA (1999): Guidelines for Soil and Water Management, HMCA, Hobart, the *State Policy for Water Quality Management 1997* and the requirements of the Council's General Manager and show the following –
- Allotment boundaries, north-point, contours, layout of roads, driveways, building envelopes and reticulated services (including power and telephone and any on-site drainage or water supply), impervious surfaces and types of all existing natural vegetation;
 - Critical natural areas such as drainage lines, recharge area, wetlands, and unstable land;
 - Estimated dates of the start and completion of the works;
 - Timing of the site rehabilitation or landscape program;
 - Details of land clearing and earthworks or trenching and location of soil stockpiles associated with roads, driveways, building sites, reticulated services and fire hazard protection;
 - Arrangements to be made for surface and subsurface drainage and vegetation management in order to prevent sheet and tunnel erosion;
 - Temporary erosion and sedimentation controls to be used on the site; and
 - Recommendations for the treatment and disposal of wastewater in accordance with Standards Australia: *AS/NZS 1547: On-site wastewater management*, Standards Australia, Sydney, 2000.
- G. **This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.**

Dated: 2 September 2015

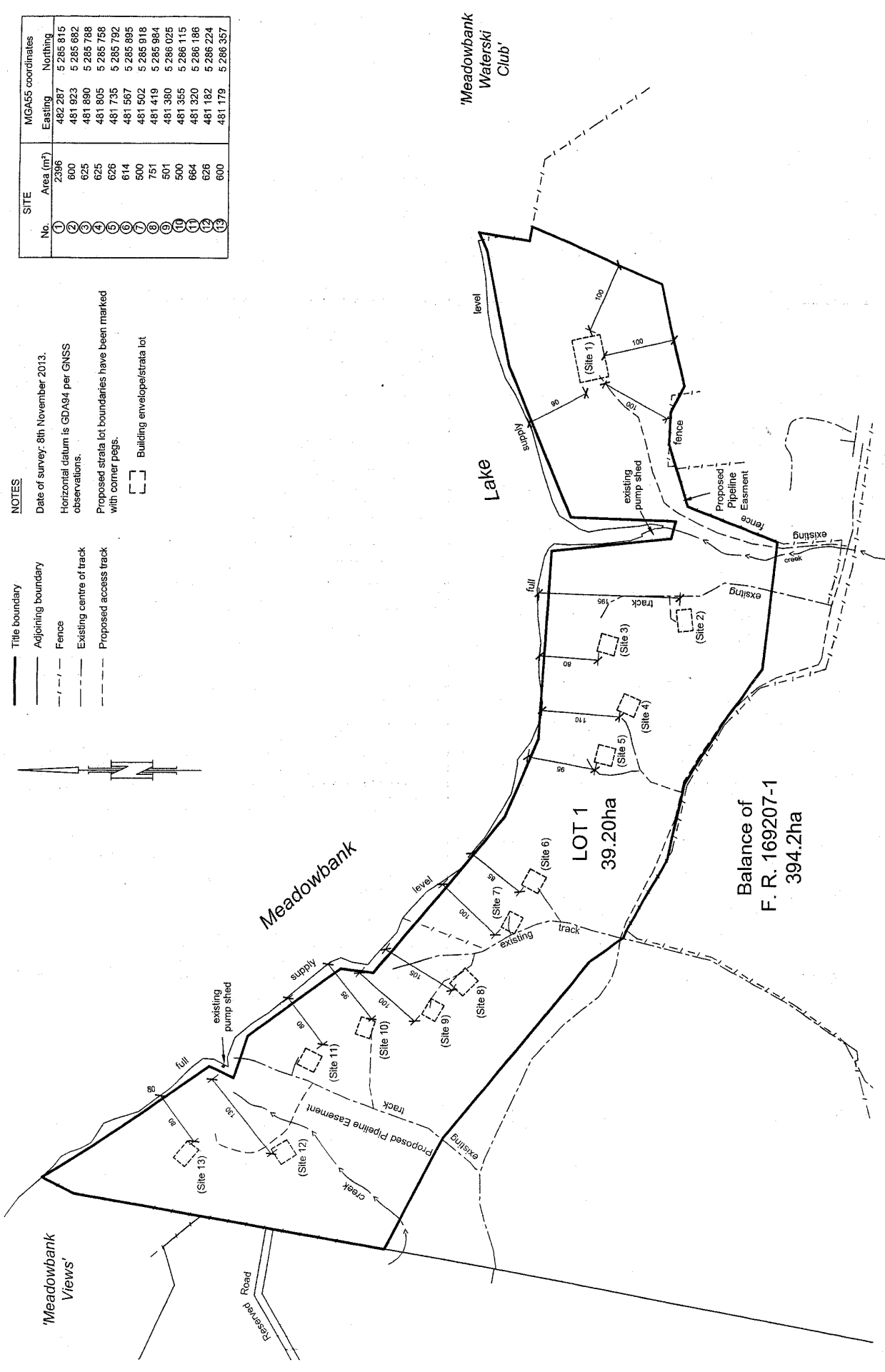
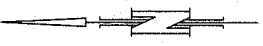

for **David Allingham**
Contract Planner

B

SITE No.	Area (m ²)	MGA55 coordinates	
		Easting	Northing
1	2396	482 287	5 285 815
2	600	481 923	5 285 682
3	625	481 890	5 285 788
4	625	481 805	5 285 758
5	626	481 735	5 285 792
6	614	481 567	5 285 895
7	500	481 502	5 285 918
8	751	481 419	5 285 984
9	501	481 380	5 286 025
10	500	481 355	5 286 115
11	664	481 320	5 286 186
12	626	481 182	5 286 224
13	600	481 179	5 286 357

NOTES
 Date of survey: 8th November 2013.
 Horizontal datum is GDA94 per GNSS observations.
 Proposed strata lot boundaries have been marked with corner pegs.
 [] Building envelope/strata lot

LEGEND
 — Title boundary
 - - - Adjoining boundary
 - - - Fence
 - - - Existing centre of track
 - - - Proposed access track



E	D	C	B	A	REV	APPROVED	DATE	APP.	NOTES	SURVEYOR	SR	SR	DATE	28th October 2015
											SR	CMT		
PROPOSED STRATA LOT BOUNDARIES 475 ROCKMOUNT ROAD, ELLENDALE for IAN EDWARDS										PDA Surveyors Surveying, Engineering & Planning	475 Rockmount Road, Hobart, Tasmania, 7000 www.pda.com.au Also at Longford, Launceston & Burnie PHONE: +61 03 6234 3217 FAX: +61 03 6234 0885 E-MAIL: pda@pda.com.au	SCALE 1: 5000 DRAWING (A3)	SHEET Q694C - 6	