



Central Highlands Council

AGENDA

PLANNING COMMITTEE MEETING – 12TH MARCH 2024

Council Representatives:

Cr R Cassidy (Chairperson); Mayor L Triffitt, Deputy Mayor J Allwright & Cr J Hall.
(Cr A Archer – Proxy)

Agenda of a **Planning Committee Meeting** (Special Committee of Central Highlands Council) scheduled to be held at the Bothwell Council Chambers, 19 Alexander Street, **Bothwell** on **Tuesday 12th March 2024**, commencing at **9.00am**.

I certify under Section 65 of the *Local Government Act 1993*, that the matters to be discussed under this Agenda have been, where necessary, subject of advice from a suitably qualified person and that such advice has been taken into account in providing advice to the Council.

Dated at Bothwell this **7th day** of **March 2024**.

Adam Wilson
Acting General Manager

1.0 PRESENT

2.0 APOLOGIES

3.0 PECUNIARY INTEREST DECLARATIONS

In accordance with Regulation 8 (7) of the Local Government (Meeting Procedures) Regulations 2015, the Chairman requests Councillors to indicate whether they or a close associate have, or are likely to have, a pecuniary interest (any pecuniary or pecuniary detriment) in any item of the Agenda.

4.0 PERCEIVED INTEREST DECLARATIONS

Under the **Model Code of Conduct** made by Order of the Minister responsible for Local Government the following will apply to a Councillor –

PART 2 – Conflict of Interest that are not Pecuniary

(6) A Councillor who has an actual, potential or perceived conflict of interest in a matter before the Council must –

- (a) Declare the conflict of interest and the nature of the interest before discussion on the matter begins; and
 - (b) Act in good faith and exercise reasonable judgement to determine whether a reasonable person would consider that the conflict of interest requires the Councillor to remove himself or herself physically from any Council discussion and remain out of the room until the matter is decided by the Council.
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5.0 CONFIRMATION OF DRAFT MINUTES OF THE PLANNING COMMITTEE MEETING HELD 9TH JANUARY 2024

RECOMMENDATION 01/03.2024/PC

Moved: Cr

Seconded: Cr

THAT the Draft Minutes of the Planning Committee Meeting of Council held on Tuesday 9th January 2024 to be confirmed.

6.0 PUBLIC QUESTION TIME

In accordance with Council's Policy No 2017-49 *Public Comment on Planning Agenda Items at Committee Meetings* a person may speak about an item on the agenda to be considered by the Planning Committee during public question time or at the beginning of the item, as determined by the Chairperson.

Speakers should follow the procedure below:

1. Only those people that have:
 - (a) Initiated the planning decision under the *Land Use Planning and Approvals Act 1993* (Act) ("Applicant"); or
 - (b) The owner of the land subject to the planning decision ("Owner"); or

- (c) made a representation within the statutory notice period in relation to a planning decision (“Representor”)

will be entitled to speak at a Planning Committee Meeting (“Meeting”).

2. Prior to the commencement of the Meeting a person who wishes to address the Meeting must:
 - i. Notify the Council in writing by close of business on the Friday prior to the Planning Committee meeting of the person’s intention to address the Meeting, including with the following detail:
 - (a) Identify whether the person is the Applicant or a Representor;
 - (b) If a Representor, the date the person made a representation in respect to the planning decision; and
 - (c) the relevant planning decision by the Council allocated number, or by reference to the land to which it relates (eg, by certificate of title, PID or address);
 - (d) the question or topic on which the person wishes to speak.
 - ii. Notify the Chairperson of his or her arrival prior to the commencement of the PCM and complete a register.
3. If a person has complied with the procedure in 2 above, the person will be entitled speak at the meeting.
4. The Chairperson will determine the order of speakers.
5. All people entitled to speak will be given equal opportunity to speak.
6. Each person will be limited to **5 minutes** unless otherwise allowed by the Chairperson.
7. A person may make a statement only or ask questions that are directed through the Chairperson.
8. A person may not direct questions to staff members unless directed through the Chairperson. The Chairperson may ask staff members to answer any question.
9. The Council is under no obligation to answer questions. Questions may be taken on notice by the Planning Committee. The Planning Committee may answer such questions at its discretion.
10.
 - (a) Planning Committee members may ask questions of the person speaking.
 - (b) Councillors present who are not members of the Planning Committee may ask questions or seek clarification only at the discretion of the Chairperson.
11. The Applicant may be given notice of a person’s intention to speak. The Applicant will be given an opportunity to speak in reply, limited to 5 minutes unless otherwise allowed by the Chairperson. If the Applicant is not present at the Meeting, the Planning Committee may provide the Applicant with an opportunity to respond.
12. No debate or argument is permitted at any time.
13. Members of the gallery must not interject while another party is speaking.

Council’s Policy 2017-49 ‘Public Comment on Planning Agenda Items’ will be available for the public to view at the meeting.

7.0 PLANNING REPORTS

7.1 DEVELOPMENT APPLICATION (DA2024/06) FOR MULTI-PURPOSE BUILDING (EDUCATION & TRAINING FACILITY) SUBMITTED BY THE VIETNAM VETERANS ASSOCIATION OF AUSTRALIA – TASMANIA INC AND OWNED BY THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENT TASMANIA

Report By

Senior Planning Officer (Louisa Brown)

Authorised By

Manager Development & Environmental Services (Graham Rogers)

Date

7 March 2024

Attachments

- Application for Planning Permit Documents
- Crown Consent for the lodging of the Planning Application
- Drawing Plans – prepared by Pinnacle Drafting
- Bushfire Hazard Report prepared by GES
- Site Assessment prepared by GES
- Representation 1

Discretions

- **23.4.2 Building Height, Setback and Siting P2**
- **23.4.3 Exterior Finish P1**
- **C2.6.2 Design & layout of Parking Areas P1**
- **C7.6.1 Building & works within a Waterway & Coastal Protection Area P1.1**

PROPOSAL

Council is in receipt of an application for a Planning Permit for a new building, Multi-Purpose Education & Training Facility for current Australian Defence Personnel and ex serving veterans to conduct workshops, meetings, short courses and training at the property 2 Galaxia Avenue, Interlaken.

The proposal is for a new building of 95m² which includes 2 bedrooms, toilet, store room, bathroom, kitchen area, open living area and patio. The building will provide space for ex serving veterans to hold meetings, undertake workshops and training. The bedrooms are provided for any visiting conference facilitators or trainers of the workshop or training events to stay on site whilst conducting the training course, as it is highly likely these facilitators will come from interstate or other parts of Tasmania.

There is an existing retreat building for veterans and their families to use on the property and an additional retreat on the adjacent property for veterans. The Multi-Purpose building would create an opportunity for additional support services for veterans, it is not an additional retreat facility, and this is a stipulation of the grant agreement between the Department of Veterans Affairs and the Vietnam Veterans Association of Australia – Tasmania Branch Inc.

The application has been lodged under the *Tasmanian Planning Scheme – Central Highlands* (“the Planning Scheme”). The “use” of the building is defined in the Planning Scheme as *Educational and Occasional Care*; use of land for educational or short-term care purposes. Examples include a childcare centre, day respite centre and employment training centre.

The property is within the Environmental Management Zone of the Planning Scheme, education and Occasional care is a permitted use/development in this zone with the qualification that the use/development has an authority under the National Parks and Reserve Management Regulations 2019 is granted by the Managing Authority, or approved by the Director-General of Lands under the Crown Lands Act 1976.

The proposal is to be assessed against the development standards of the zone and the development standards of the applicable Codes. These matters are described and assessed in this report.

This is a discretionary application under the Planning Scheme. The Council gave notice of the application for public comment as required by the Act. During the notification period one representation was received. The representation is summarised below and response from Council's planning Officer included.

This report will assess the proposal against the relevant provisions of the Act and the Planning Scheme. It is recommended that Council grant a planning permit for the development application subject to conditions.



Figure 1. Site plan – proposed building is located to the north of the property.

THE SITE

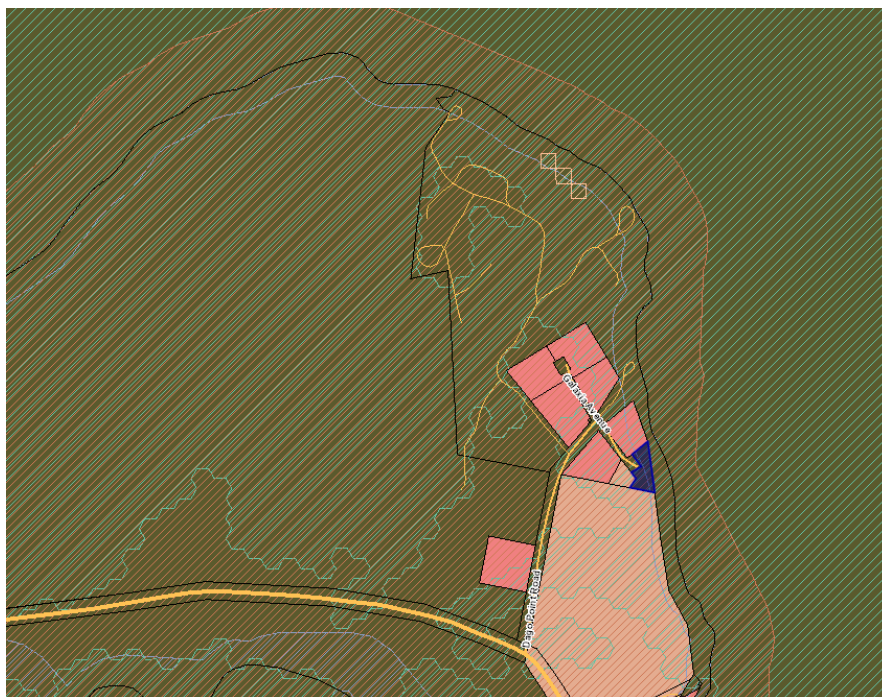
The property is located 400m north east of the junction of Dago Point Road and Interlaken Road, on the southern banks of Lake Sorell at Interlaken.

This area of Dago Point where the property is located, contains seven (7) properties and large areas of land owned by the Department of Natural Resources and Environment Tasmania. A jetty is situated 130m to the north of the property and Dago Point Camp Ground a further 70m north.

The area is characterised by low density residential dwellings and camping areas.

On the property exists a building used as a retreat for veterans and their families to stay. The Vietnam Veterans also have another property adjacent to the site to the west.

Map 1 below shows the land zoning, code overlays and location of the property. Map 2 is an aerial image of the property and surrounds.



Map 1_The subject land and large areas of surroundings are in the Environmental Management Zone (green). Adjoining land to the south is in the Rural Zone (light brown). The pink colour represents the Low Density Residential Zone. The subject title is identified by the blue line. Source: LISTmap (06/03/24)



Map 2_Aerial image of the subject land and surrounding area. Subject titles marked with blue line. . Source: LISTmap (62/03/24)

THE APPLICATION

The Applicant has submitted the attached Plans and reports to accompany the Development Application form.

Specific matters relevant to the application are discussed below.

Crown Consent

A qualification for Education & Occasional care in the Environmental Management Zone is that an authority under the National Parks and Reserve Management Regulations 2019 is granted by the Managing Authority, or approved by the Director-General of Lands under the Crown Lands Act 1976. Council and the applicant have been in touch directly with Parks & Wildlife and can confirm this has been sought.

In addition, as the property is owned by the Crown, The Department of Natural Resources and Environment Tasmania consent must be given for the making of the planning application and the Application for Planning Approval development & Use signed by an authorised person on behalf of the Crown. Documents confirming this have also been provided with the application.

Bushfire

As stated in the Bushfire Prone Area Code of the Planning Scheme, the Bushfire Code applies to the application of a use, on land that is located within, a bushfire-prone area, which is a vulnerable use. Educational & Occasional Care use is defined as a vulnerable use in the Code, therefore a Bushfire Hazard Report is required as a part of the planning application.

A Bushfire Hazard Report prepared by GES and dated January 2024 J6910v1 has included in the Planning Application documents. The report concludes that the construction of the proposed building demonstrates compliance with the Directors Determination – Bushfire Hazard Areas, version 1.1, 12th April 2021.

USE/DEVELOPMENT DEFINITION

The proposed use and development is defined, under the Planning Scheme, as Education & Occasional Care, which is a permitted use in the Environmental Management Zone in accordance with the *Tasmanian Planning Scheme – Central Highlands*.

However, the application is discretionary owing to assessment against several Performance Criteria of the standards of the zone and Code overlays.

Use/Development Status under the Planning Scheme

As a discretionary development, the application was advertised in accordance with Section 57 of the Act. Council has the discretion to grant a permit for this proposal with or without conditions, or refuse to grant a permit.

PUBLIC NOTIFICATION AND REPRESENTATIONS

The application was advertised for 14 days from 15 February until the 29 February 2024. During this time, one representation was received.

A summary of the representation received and the response from Council's planning Officer is provided below.

Representation Received	Planning Officer Comments
<p>I have a number of concerns that relate to this application and shall detail them below (in no particular order).</p> <p>1. The application is for a Multi-Purpose Education & Training Facility and yet the plans for the building would appear to be for a two bedroom dwelling. I feel that greater detail needs to be provided re how the building is to operate and also details about the proposed training that will be taking place. Is it just another dwelling providing accommodation?</p> <p>2. The Location Plan (Page 10 of 54) lacks detail and causes me some concern. The aerial photograph is very fuzzy and impossible to discern any features. Also the outline of</p>	<p><i>The application is for education & occasional care, this will be conditioned in the Planning Permit. The bedrooms are for facilitators who are travelling from the mainland or other parts of Tasmania to stay in whilst conducting the training for ex veterans and their families. It is not a dwelling.</i></p> <p><i>The plan quality may be reduced somewhat for the purposes of reducing the file size for the internet. Additionally, this is also a base plan for the proposal. When using aerial photos, it is accepted that boundaries or the outline of structures maybe slightly out of sync. This is because it is almost impossible to overlay scaled drawings to aerial images. However, at the time of construction, the Building Surveyor</i></p>

existing buildings do not match the buildings in the photographs; does this mean that the property boundaries are also drawn in the wrong place? I think this should all be carefully pegged out on the ground and discussed with neighbours before any approval is given.

3. I notice that in the Site Plan (Page 11 of 54) that an easement of 1.5 metres is allowed between the building and the property boundary. Given that RW tank collection and Tank Overflow are to be accommodated within this 1.5m I think that it does not fall within the Council's Guidelines. Quote "Easements must be created over all drains, pipelines, wayleaves and services located in private property, in accordance with the requirements of the Council's Works and Services Manager or Municipal Engineer and the relevant authorities. The cost of locating and creating the easements shall be at the subdivider's full cost."

4. The Site Investigation Plan (Page 45 of 54) bears no relation to the proposed building location what-so-ever. Is the Site Assessment based on BH1 and BH2 ? as shown on page 45? Which is my understanding of where the building was to be originally located. Have the "Approximate Test Hole Locations" shown on page 46 been dug yet? and should not the report be based on those results when they become available?

5. The letter (Page 6 of 54) states in part " it is Departmental policy that all fire buffer areas (Hazard Management Areas and Fuel Modified Areas) are maintained wholly within freehold title boundaries and not on neighbouring Crown or Reserved land" and further "

This letter does not constitute, nor imply, any approval to undertake works, or that any other approvals required under the Crown Lands Act 1976 have been granted. "These requirements do not seem to have been met at 2 Galaxia Avenue with trees being felled on the foreshore reserve and site clearing already started.

When last we spoke with the VVAA Tas about this expansion it was to be built between their two existing buildings and not encroach upon our property at all. To us that seemed like an eminently suitable location for such a facility (see Site Investigation Plan page 45 of 54) and we had no concerns with it proceeding.

However, this new location is both visually intrusive and unnecessarily close to our existing dwelling. Why does a training facility need to be located so close to the property boundary and in

will need to be confident and will be responsible for ensuring that the building is in the exact location as shown on the plans.

There is no requirement for developers to "peg out and discuss locations with neighbors" and if there was, this would not fall within the role of Council.

The planning officer assessing the application for a planning permit is satisfied with the quality of the plans, in so much that they are able to make an assessment.

There is no easement proposed and the Council's Guidelines quoted relate to Subdivision which this application is not.

The site investigation Plan and report are not required for the purposes of the Planning Application and the Planning Permit. These relate to investigations for the possible location and design of Wastewater on the property. Wastewater and stormwater will be condition in the Planning Permit and will be required to meet the appropriate standard in line with the requirements of the Plumbing Permit Authority.

The letter provided by the Crown is a letter confirming that consent is given for the making of the planning application, which is a requirement of the Land Use Planning and Approval Act 1993. At this stage, this is all that is required. Further consent will be gained and arranged between the Crown and the applicant.

The Bushfire Hazard management area is contained wholly on the property. If some clearing on the foreshore has already taken place, this would be considered outside of this planning application process. Council suggests that you raise your concerns with Parks & Wildlife. It is possible that Parks & Wildlife have been taking steps to manage the land for Bushfire.

Council clarifies that the proposed building does not encroach on any other land, other than the land at 2 Galaxia Avenue.

The planning Scheme does not, nor is able to take into consideration of preserving views from properties.

Applicants are entitled to change the proposed location of structures and in this case the applicant has worked hard to meet the standards of the Planning Scheme.

<p>a position that obstructs the view of the lake for neighbours?</p> <p>We are not opposed to the development per se but feel that it should be located at the original proposed site rather than the new site. We see no good and valid reason for changing its location to the new proposed site. The old location was close to the existing VVAA structures, would have had low visual impact in the area and would have been much easier for access during and after construction.</p>	
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ASSESSMENT - THE TASMANIAN PLANNING SCHEME – CENTRAL HIGHLAND - Environmental Management Zone

The purpose of the Environmental Management Zone is to provide for the protection, conservation and management of land with significant ecological, scientific, cultural or scenic value.

To allow for compatible use or development where it is consistent with:

- (a) the protection, conservation and management of the values of the land; and
- (b) applicable reserved land management objectives and objectives of reserve management plans

The proposal must satisfy the requirements of the following relevant provisions of this zone:

23.4 Development Standards for Buildings and Works		
23.4.1 Development area		
That the development area is:		
(a) compatible with the values of the site and surrounding area; and		
(b) minimises disturbance of the site.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>The development area must:</p> <p>(a) be not more than 500m²;</p> <p>(b) be in accordance with an authority under the National Parks and Reserve Management Regulations 2019 granted by the Managing Authority or the Nature Conservation Act 2002;</p> <p>or</p> <p>(c) be in accordance with an approval of the Director-General of Lands under the Crown Lands Act 1976.</p>	<p>P1</p> <p>The development area must not cause an unreasonable impact on the values of the site and surrounding area, having regard to:</p> <p>(a) the design, siting, scale and type of development;</p> <p>(b) the operation of the use;</p> <p>(c) the impact of the development on the values of the site and surrounding area;</p> <p>(d) the need for the development to be located on the site;</p> <p>(e) how any significant values are managed; and</p> <p>(f) any protection, conservation, remediation or mitigation works.</p>	<p><i>The development area of the building is 95m², which is less than 500m²</i></p> <p><i>The development is in accordance with the appropriate authority under the National Parks & Reserve Management Regulations.</i></p> <p><i>The Acceptable Solution A1 is met.</i></p>

23.4.2 Building height, setback and siting That the design and siting of buildings responds appropriately to the values of the site and surrounding area.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Building height must: (a) be not more than 6m; (b) be in accordance with an authority under the National Parks and Reserve Management Regulations 2019 granted by the Managing Authority or Nature Conservation Act 2002; or (c) be in accordance with an approval of the Director-General of Lands under the Crown Lands Act 1976.	P1 Building height must be compatible with the values of the site and surrounding area, having regard to: (a) the bulk and form of proposed buildings; (b) the height, bulk and form of existing buildings; (c) the topography of the site; (d) the appearance when viewed from roads and public places; and (e) the character of the surrounding area.	<p><i>The building height is 4.5m, therefore the Acceptable Solution A1 is met.</i></p> <p><i>The development is in accordance with the appropriate authority under the National Parks & Reserve Management Regulations, the Acceptable Solution A1 is met.</i></p>
A2 Buildings must have a setback from all boundaries: (a) not less than 10m; (b) not less than the existing building for an extension; (c) in accordance with an authority under the National Parks and Reserve Management Regulations 2019 granted by the Managing Authority and/or Nature Conservation Act 2002; or (d) be in accordance with an approval of the Director-General of Lands under the Crown Lands Act 1976	P2 Buildings must be sited to be compatible with the values of the site and surrounding area, having regard to: (a) the bulk and form of proposed buildings; (b) the height, bulk and form of existing buildings; (c) the topography of the site; (d) the appearance when viewed from roads and public places; (e) the retention of vegetation; (f) the safety of road users; and (g) the character of the surrounding area.	<p><i>The building is setback from the northern property boundary by 1.5m, therefore the proposal is assessed against the Performance Criteria P2.</i></p> <p><i>At 95m² the proposed building is in keeping in terms of size and form to that of existing buildings in the locality.</i></p> <p><i>The building maybe viewed when approaching the property from Galaxia Avenue, however views will be limited to that of the western elevation and glimpsing views of the northern elevation.</i></p> <p><i>Limited vegetation remains on the property, as a previous building in this location burnt down and hence existing vegetation which may be required to be removed, is limited. Vegetation comprises mainly of dispersed trees and will be maintained where appropriate in line with the recommendations of the Bushfire Hazard Management Plan.</i></p> <p><i>The property is located on a cul-de-sac, the road terminates at the property. This in addition to low traffic volumes are unlikely to negatively affect the safety of road users.</i></p>

<p>A3 Buildings for a sensitive use must be separated from an adjoining Rural Zone or Agriculture Zone: (a) not less than 200m; or (b) where an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.</p>	<p>P3 Buildings for a sensitive use must be sited to not conflict or interfere with an agricultural use in the Rural Zone or Agriculture Zone, having regard to: (a) the size, shape and topography of the site; (b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; (c) the existing and potential use of land in the adjoining zone; and (d) any proposed attenuation measures.</p>	<p><i>A sensitive use is defined in the Planning Scheme as a residential use or a use involving the presence of people for extended periods except in the course of their employment such as a caravan park, childcare centre, dwelling, hospital or school. The use of the building is not a sensitive use as defined above.</i></p> <p><i>Not applicable.</i></p>
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<p>23.4.3 Exterior finish That exterior finishes are not prominent and blend with the character of the site and surrounding area.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 Exterior building finishes must: (a) be coloured using colours with a light reflectance value not more than 40% in dark natural tones of grey, green or brown; (b) be in accordance with an authority under National Parks and Reserve Management Regulations 2019 granted by the Managing Authority or the Nature Conservation Act 2002; or (c) be in accordance with an approval of the Director-General of Lands under the Crown Lands Act 1976.</p>	<p>P1 Exterior building finishes must be compatible with the character of the site and surrounding area, having regard to: (a) the topography of the site; (b) the existing vegetation; (c) the dominant colours of the vegetation and surrounding area; (d) the nature of the development; (e) the nature of the exterior finishes; (f) the appearance when viewed from roads and public places; and (g) the character of the surrounding area.</p>	<p><i>The proposed colour for the roof is monument which is 9% LRV, which meets the Acceptable Solution A1.</i></p> <p><i>The proposed colour for the Walls is Pale Eucalypt which has a LRV of 25% and must therefore be assessed against the Performance Criteria.</i></p> <p><i>The proposed colour pale eucalypt is a green colour, which is a predominant colour of buildings and the natural environment surrounding the locality.</i></p> <p><i>As previously discussed, the proposed building will not be visible from the road, until directly approaching this end of Galaxia Avenue.</i></p> <p><i>It may be possible to see the proposed building from lake Sorell and the small section of the camp ground to the north of the property. However as the proposed colour is a shade of green, it is likely that the building will not dominate the view.</i></p> <p><i>The proposed building is also relatively small in scale, 95m²</i></p>

		<p><i>and will be partially screened from any surrounding vegetation.</i></p> <p><i>The performance Criteria is met.</i></p>
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23.4.4 Vegetation management		
That the site contributes to the values of the surrounding area by restricting vegetation removal.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Building and works must: (a) be located on land where the native vegetation cover has been lawfully removed; or (b) be in accordance with an authority under National Parks and Reserve Management Regulations 2019 granted by the Managing Authority or the Nature Conservation Act 2002.	P1 Building and works must be located to minimise native vegetation removal and the impact on values of the site and surrounding area, having regard to: (a) the extent of native vegetation to be removed; (b) any proposed remedial, mitigation or revegetation measures; (c) provision for native habitat for native fauna; (d) the management and treatment of the balance of the site or native vegetation areas; and (e) the type, size and design of development	<p><i>Any vegetation removal will be required as per the Bushfire Hazard Management Report and in accordance with an authority under National Parks and Reserve Management Regulations. The Acceptable Solution A1 is met.</i></p>

C2.0 Parking and Sustainable Transport Code

The purpose of the Parking and Sustainable Transport Code is:

- To ensure that an appropriate level of parking facilities is provided to service use and development.
- To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.
- To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.
- To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.
- To ensure that parking spaces and accesses meet appropriate standards.
- To provide for parking precincts and pedestrian priority streets.

C2.5 Use Standards		
C2.5.1 Car parking numbers		
Objective that an appropriate level of car parking spaces are provided to meet the needs of the use.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if: (a) the site is subject to a parking plan for the area adopted by council, in which case	P1.1 The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to: (a) the availability of off-street public car parking spaces within reasonable walking distance of the site; (b) the ability of multiple users to share spaces because of:	<p><i>As the proposal has two bedrooms for facilitators to stay, it can be assumed that two facilitators may be attending courses at any one time, therefore 2 car parking spaces are required under the standard.</i></p> <p><i>The standard also requires 1 space per 6 students. Again assuming that the training courses would be for a small</i></p>

<p>parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p> <p>(b) the site is contained within a parking precinct plan and subject to Clause C2.7;</p> <p>(c) the site is subject to Clause C2.5.5; or</p> <p>(d) it relates to an intensification of an existing use or development or a change of use where:</p> <p>(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or</p> <p>(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:</p> $N = A + (C - B)$ <p>N = Number of on-site car parking spaces required A = Number of existing on site car parking spaces B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1 C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p>	<p>(i) variations in car parking demand over time;</p> <p>or</p> <p>(ii) efficiencies gained by consolidation of car parking spaces;</p> <p>(c) the availability and frequency of public transport within reasonable walking distance of the site;</p> <p>(d) the availability and frequency of other transport alternatives;</p> <p>(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</p> <p>(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</p> <p>(g) the effect on streetscape; and</p> <p>(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.</p> <p>P1.2</p> <p>The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</p> <p>(a) the nature and intensity of the use and car parking required;</p> <p>(b) the size of the dwelling and the number of bedrooms; and</p> <p>(c) the pattern of parking in the surrounding area.</p>	<p><i>number of attendees, which could be two family groups, assuming 12 people attending, the requirement is for 2 car parking spaces.</i></p> <p><i>The property has an existing hard standing gravel area of 500m² this equates roughly to a minimum of 6 car parking spaces. There is also space for additional vehicles to park on the adjacent property owned by the Vietnam Veterans (1 Galaxia Avenue) and space available on the property for less formal car parking arrangements.</i></p> <p><i>The proposal meets the Acceptable Solution A1.</i></p>
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2.5.3 Motorcycle parking numbers That the appropriate level of motorcycle parking is provided to meet the needs of the use.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 The number of on-site motorcycle parking spaces for all uses must:	P1 Motorcycle parking spaces for all uses must be	<i>The requirement in the standard is 1 space per 5</i>

<p>(a) be no less than the number specified in Table C2.4; and</p> <p>(b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.</p>	<p>provided to meet the reasonable needs of the use, having regard to:</p> <p>(a) the nature of the proposed use and development;</p> <p>(b) the topography of the site;</p> <p>(c) the location of existing buildings on the site;</p> <p>(d) any constraints imposed by existing development; and</p> <p>(e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.</p>	<p><i>employees and tertiary education students. Assuming two trainers and 12 people attending the course, this would equate to 3 motorcycle parking spaces.</i></p> <p><i>There is adequate space provided on the property for 3 motorcycles if required.</i></p> <p><i>The Acceptable Solution is met.</i></p>
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C2.6 Development Standards for Buildings and Works C2.6.1 Construction of parking area That parking areas are constructed to an appropriate standard.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>All parking, access ways, manoeuvring and circulation spaces must:</p> <p>(a) be constructed with a durable all weather pavement;</p> <p>(b) be drained to the public stormwater system, or contain stormwater on the site; and</p> <p>(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.</p>	<p>P1</p> <p>All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:</p> <p>(a) the nature of the use;</p> <p>(b) the topography of the land;</p> <p>(c) the drainage system available;</p> <p>(d) the likelihood of transporting sediment or debris from the site onto a road or public place;</p> <p>(e) the likelihood of generating dust; and</p> <p>(f) the nature of the proposed surfacing.</p>	<p><i>The property has an area estimated to be 500m² which is gravel and level and suitable for car parking. Stormwater drainage is likely to be contained on site.</i></p> <p><i>The acceptable solution A1 is met.</i></p>

C2.6.2 Design and layout of parking areas That parking areas are designed and laid out to provide convenient, safe and efficient parking.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1.1</p> <p>Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following: (i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6; (ii) provide for vehicles to enter and exit the site in a forward</p>	<p>P1</p> <p>All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:</p> <p>(a) the characteristics of the site;</p>	<p><i>The property has an area estimated to be 500m² which is gravel and level and suitable for car parking. However, the car parking spaces are not delineated, therefore the proposal must be assessed against the Performance Criteria.</i></p>

<p>direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</p> <p>(b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.</p> <p>A1.2</p> <p>Parking spaces provided for use by persons with a disability must satisfy the following:</p> <p>(a) be located as close as practicable to the main entry point to the building;</p> <p>(b) be incorporated into the overall car park design; and</p> <p>(c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.</p>	<p>(b) the proposed slope, dimensions and layout;</p> <p>(c) useability in all weather conditions;</p> <p>(d) vehicle and pedestrian traffic safety;</p> <p>(e) the nature and use of the development;</p> <p>(f) the expected number and type of vehicles;</p> <p>(g) the likely use of the parking areas by persons with a disability;</p> <p>(h) the nature of traffic in the surrounding area;</p> <p>(i) the proposed means of parking delineation; and (j) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.</p>	<p><i>The existing car parking provisions on the property are level, provided with suitable all weather surface treatment and provides adequate space for vehicles to manoeuvre and leave the property on a forward direction.</i></p> <p><i>The proposal will generate a small increase in vehicular movements to the property, this is not likely to cause an unreasonable increase on the safety of roads or the useability of the local road network.</i></p> <p><i>The Performance Criteria P1 is met.</i></p>
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<p>C2.6.3 Number of accesses for vehicles</p> <p>That:</p> <p>(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;</p> <p>(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and</p> <p>(c) the number of accesses minimise impacts on the streetscape.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>The number of accesses provided for each frontage must:</p> <p>(a) be no more than 1; or</p>	<p>P1</p> <p>The number of accesses for each frontage must be minimised, having regard to:</p> <p>(a) any loss of on-street parking; and</p>	<p><i>There is no change to the existing vehicular access arrangement, which is currently one.</i></p>

(b) no more than the existing number of accesses, whichever is the greater.	(b) pedestrian safety and amenity; (c) traffic safety; (d) residential amenity on adjoining land; and (e) the impact on the streetscape.	<i>The Acceptable Solution A1 is met</i>
A2 Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.	P2 Within the Central Business Zone or in a pedestrian priority street, any new accesses must: (a) not have an adverse impact on: (i) pedestrian safety and amenity; or (ii) traffic safety; and (b) be compatible with the streetscape.	<i>Not applicable.</i>

C7.0 Natural Assets Code

The purpose of the Natural Assets Code is:

To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.

To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.

To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.

To minimise impacts on identified priority vegetation.

To manage impacts on threatened fauna species by minimising clearance of significant habitat.

This Code applies to development in the Environmental Management Zone, in the Waterway & Coastal Protection Area overlays, therefore the proposal is assessed against the relevant standards of the scheme.

The development such as clearance of native vegetation within a priority vegetation area are Exempt from this Code because the vegetation is within State-reserved land and the native vegetation is not protected by legislation, a permit condition, an agreement made under section 71 of the Act, or a covenant.

C7.6 Development Standards for Buildings and Works		
C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area.		
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	Performance Criteria	Officer Comment
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	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;	<i>The proposal must be assessed against the Performance Criteria P1.1.</i> <i>The Site Assessment prepared by GES for the proposal makes recommendations regarding drainage and sediment control during and after construction. These will also be conditioned.</i>

<p>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.</p>	<p>(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.</p> <p>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;</p>	<p><i>No works will take place on the banks of the Lake, as the property is some 20m from the Lake.</i></p> <p><i>Cut and fill will be minimal.</i></p> <p><i>The proposal meets the Performance Criteria P1.1.</i></p>
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	<p>(e) provision of essential utility or marine infrastructure; or</p> <p>(f) provisions of open space or for marine-related educational, research, or recreational facilities.</p>	
<p>A2</p> <p>Buildings and works within a future coastal refugia area must be located within a building area on a sealed plan approved under this planning scheme.</p>	<p>P2.1</p> <p>Buildings and works within a future coastal refugia area must allow for natural coastal processes to continue to occur and avoid or minimise adverse impacts on natural assets, having regard to:</p> <p>(a) allowing for the landward transgression of sand dunes and the landward colonisation of wetlands, saltmarshes and other coastal habitats from adjacent areas;</p> <p>(b) avoiding the creation of barriers or drainage networks that would prevent future tidal inundation;</p> <p>(c) allowing the coastal processes of sand deposition or erosion to continue to occur;</p> <p>(d) the need to group new facilities with existing facilities, where reasonably practical;</p> <p>(e) the impacts on native vegetation;</p> <p>(f) minimising cut and fill;</p> <p>(g) building design that responds to the particular size, shape, contours or slope of the land;</p> <p>(h) the impacts of sea-level rise on natural coastal</p> <p>P2.1</p> <p>Buildings and works within a future coastal refugia area must allow for natural coastal processes to continue to occur and avoid or minimise adverse impacts on natural assets, having regard to:</p> <p>(a) allowing for the landward transgression of sand dunes and the landward colonisation of wetlands, saltmarshes and other coastal habitats from adjacent areas;</p>	<p><i>Not Applicable, the property is not within a coastal refugia area.</i></p>

	<p>(b) avoiding the creation of barriers or drainage networks that would prevent future tidal inundation;</p> <p>(c) allowing the coastal processes of sand deposition or erosion to continue to occur;</p> <p>(d) the need to group new facilities with existing facilities, where reasonably practical;</p> <p>(e) the impacts on native vegetation;</p> <p>(f) minimising cut and fill;</p> <p>(g) building design that responds to the particular size, shape, contours or slope of the land;</p> <p>(h) the impacts of sea-level rise on natural coastal.</p>	
<p>A3</p> <p>Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.</p>	<p>P3</p> <p>Development within a waterway and coastal protection area or a future coastal refugia area involving a new stormwater point discharge into a watercourse, wetland or lake must avoid or minimise adverse impacts on natural assets, having regard to:</p> <p>(a) the need to minimise impacts on water quality; and</p> <p>(b) the need to mitigate and manage any impacts likely to arise from erosion, sedimentation or runoff.</p>	<p><i>The proposal includes a stormwater tank overflow into Lake Sorell, therefore assessment against the Performance Criteria is required.</i></p> <p><i>Stormwater management will be conditioned and required to meet standards under the Building Code and in line with a Plumbing Permit granted by the Permit Authority.</i></p> <p><i>The proposal meets the Performance Criteria P3.</i></p>
<p>A4</p> <p>Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area.</p>	<p>P4.1</p> <p>Dredging or reclamation within a waterway and coastal protection area or a future coastal refugia area must minimise adverse impacts on natural coastal processes and natural assets, having regard to:</p> <p>(a) impacts caused by erosion, siltation, sedimentation and runoff;</p> <p>(b) impacts on riparian or littoral vegetation;</p> <p>(c) the need to avoid land filling of wetlands;</p> <p>(d) impacts on sand movement and wave action; and</p>	<p><i>Not applicable, no dredging is required.</i></p>

	<p>(e) the potential for increased risk to inundation of adjacent land.</p> <p>P4.2</p> <p>Dredging or reclamation within a waterway and coastal protection area or a future coastal refugia area must be necessary:</p> <p>(a) to continue an existing use or development on adjacent land; or</p> <p>(b) for a use which relies upon a coastal location to fulfil its purpose, having regard to:</p> <p>(i) the need to access a specific resource in a coastal location;</p> <p>(ii) the need to operate a marine farming shore facility;</p> <p>(iii) the need to access infrastructure available in a coastal location;</p> <p>(iv) the need to service a marine or coastal related activity;</p> <p>(v) provision of essential utility or marine infrastructure; and</p> <p>(vi) provision of open space or for marine related educational, research, or recreational facilities.</p>	
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C13.0 Bushfire Prone Area Code

The purpose of the Bushfire-Prone Areas Code is:

To ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

The application of this Code applies to a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use. Education & Occasional care is defined as a vulnerable use.

A Bushfire Hazard Assessment Report and Bushfire Hazard Management Plan for the proposal, has been prepared by GES Geo-Environmental Solutions, dated January 2024, J6910v1 was provided with the Development Application.

The assessment against the development standards of the code is provided in the following tables.

C13.5 Use Standards		
C13.5.1 Vulnerable uses		
That vulnerable uses can only be located on land within a bushfire-prone area where tolerable risks are achieved through mitigation measures that take into account the specific characteristics of both the vulnerable use and the bushfire hazard.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 No Acceptable Solution	P1 vulnerable use must only be located in a bushfire prone area if a tolerable risk from bushfire can be	<i>A Bushfire Hazard Management Plan has been prepared, the proposal meets the Performance Criteria P1.</i>

	<p>achieved and maintained, having regard to:</p> <p>(a) the location, characteristics, nature and scale of the use;</p> <p>(b) whether there is an overriding benefit to the community;</p> <p>(c) whether there is no suitable alternative lower-risk site;</p> <p>(d) the emergency management strategy (vulnerable use) and bushfire hazard management plan; and</p> <p>(e) other advice, if any, from the TFS.</p>	
<p>A2</p> <p>An emergency management strategy (vulnerable use) is endorsed by the TFS or accredited person.</p>	No Performance Criterion	<p><i>A Bushfire Hazard Management Plan has been prepared by a suitably qualified person, the proposal meets the Acceptable Solution A2.</i></p>
<p>A3</p> <p>A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.</p>	No Performance Criterion	<p><i>A Bushfire Hazard Management Plan has been prepared by a suitably qualified person, the proposal meets the Acceptable Solution A3.</i></p>

CONCLUSION

The report has assessed a Development Application for a Multi-Purpose Building (Education & Training Facility) submitted by the Vietnam Veterans Association of Australia – Tasmania Inc and owned by the Department of Natural Resources and Environment Tasmania.

One representation was received and this has been addressed in this report.

The proposal has been found to comply with all the relevant standards of the Environmental Management Zone and the applicable Codes.

It is recommended that the Application be approved and a Permit issued with conditions and advice.

RECOMMENDATION

RECOMMENDATION 02/03.2024/PC

Moved: Cr

Seconded: Cr

THAT the Planning Committee make the following recommendation to Council acting as the Planning Authority:

THAT, in accordance with the provisions of the *Tasmanian Planning Scheme – Central Highlands* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council **APPROVE** Development Application (DA2024/06) for Multi-Purpose Building (Education & Training Facility) submitted by the Vietnam Veterans Association of Australia – Tasmania Inc and owned by the Department of Natural Resources and Environment Tasmania subject to conditions detailed below:

CONDITIONS

General

- (1) The use 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.
- (2) This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this letter or the date of the last letter to any representor, whichever is later, in accordance with section 53 of the *Land Use Planning and Approvals Act 1993*.

Amenity

- (3) All external metal building surfaces must be clad in non-reflective pre-coated metal sheeting or to the satisfaction of Council's Manager Development and Environmental Services.
- (4) No vegetation other than that necessary for the construction of the building, associated access and services is to be cleared without the approval of Council.

Bushfire

- (5) The development and works must be carried out in accordance with the Bushfire Hazard Report, prepared by GES Solutions J6910v1 and dated January 2024.

Services

- (6) 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.

Parking and Access

- (7) At least four (4) car parking spaces must be provided on the land at all times for the use of the development, in accordance with Standards Australia (2004) Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney.
- (8) The internal driveway and areas set-aside for parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and to the satisfaction of Council's Municipal Engineer, and must include all of the following;
 - a) Constructed with a durable all weather pavement, to the satisfaction of the Council's General Manager;
 - b) Space on site to allow that vehicles to enter and leave the parking space in a single manoeuvre and enter and leave the site in a forward direction.
 - c) Minimum carriageway width of 4 metres; and
 - d) Drained to an approved stormwater system:
 or as otherwise required by an approved Bushfire Plan.

Stormwater

- (9) Stormwater drainage from the proposed development must be retained on site (or) drain to a legal point of discharge to the satisfaction of Council's General Manager and in accordance with a Certificate of Likely Compliance or Plumbing permit issued by the Permit Authority in accordance with the Building Act 2016.

Wastewater

- (10) Wastewater from the development must discharge to an on-site waste disposal system in accordance with a Certificate of Likely Compliance or Plumbing Permit issued by the Permit Authority in accordance with the Building Act 2016.

Soil and Water Management

- (11) Before any work commences a soil and water management plan (SWMP) prepared in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South, must be approved by Council's General Manager before development of the land commences. The SWMP shall form part of this permit when approved.

- (12) Before any work commences install temporary run-off, erosion and sediment controls in accordance with the recommendations of the approved SWMP and maintain these controls at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South and to the satisfaction of Council's General Manager.

Construction amenity

- (13) The development must only be carried out between the following hours:
- | | |
|---------------------------------------|-------------------------|
| Monday to Friday | 7:00 a.m. to 6:00 p.m. |
| Saturday | 8:00 a.m. to 6:00 p.m. |
| Sunday and State-wide public holidays | 10:00 a.m. to 6:00 p.m. |
- (14) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise;
 - The transportation of materials, goods and commodities to and from the land;
 - Obstruction of any public footway or highway;
 - Appearance of any building, works or materials; and
 - Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Manager of Development and Environmental Services.
- (15) Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.
- (16) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Municipal Engineer.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:

- A. 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.
- B. This Planning Permit is in addition to the requirements of the Building Act 2016. It is necessary to seek approval prior to any new building work, work being carried out in accordance with the Building Act 2016. A copy of the Directors Determination – categories of Building Work and Demolition Work is available via the CBOS website: [Director's Determination - Categories of Building and Demolition Work \(PDF, 504.4 KB\)](#)

If an owner undertakes any Low Risk Building Work as allowed by the Directors determination, they are responsible for ensuring that any proposed work complies with this Determination, in particular to ensure that they:

- Review and comply with any relevant Standard Limitations,
- That permitted size limits are not exceeded;
- That Boundary setbacks are complied with.

Types of Low Risk structure of sizes greater than permitted for this Category are to be considered against the next relevant Category being either Low Risk Work (Category 2), Notifiable Work (Category 3) or Permit Work (Category 4).

- C. The proposed works are located within a mapped bushfire prone area and as such a bushfire assessment and BAL by a suitably qualified person may be required as part of the certified documents for the building approval.

- D. Appropriate temporary erosion and sedimentation control measures during construction include, but are not limited to, the following -
- i. Minimise site disturbance and vegetation removal;
 - ii. Diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (e.g. temporarily connected to Council's storm water system, a watercourse or road drain);
 - iii. Sediment retention traps (e.g. sediment fences, straw bales, grass turf filter strips, etc.) at the down slope perimeter of the disturbed area to prevent unwanted sediment and other debris escaping from the land;
 - iv. Sediment retention traps (e.g. sediment fences, straw bales, etc.) around the inlets to the stormwater system to prevent unwanted sediment and other debris blocking the drains; and
 - v. Rehabilitation of all disturbed areas as soon as possible.
- E. The SWMP must show the following:
- (a) 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;
 - (b) Critical natural areas such as drainage lines, recharge area, wetlands, and unstable land;
 - (c) Estimated dates of the start and completion of the works;
 - (d) Timing of the site rehabilitation or landscape program;
 - (e) 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.
 - (f) Arrangements to be made for surface and subsurface drainage and vegetation management in order to prevent sheet and tunnel erosion.
 - (g) Temporary erosion and sedimentation controls to be used on the site.
 - (h) Recommendations for the treatment and disposal of wastewater in accordance with Standards Australia (2000), AS/NZS 1547: On-site wastewater management, Standards Australia, Sydney.

8.0 OTHER BUSINESS

9.0 CLOSURE

The Chairperson thanked everyone for their contribution and declared the meeting closed at ____ am.
