



DEVELOPMENT ASSESSMENT SPECIAL COMMITTEE (DASC) AGENDA

31 MAY 2022

COUNCIL CHAMBERS

COMMUNITY ADMINISTRATION CENTRE (CAC)

NOTICE OF MEETING

Notice is hereby given that the next meeting of the Development Assessment Special Committee (DASC) will be held at the Community Administration Centre (CAC), 47 Cole Street, Sorell on Tuesday 31 May 2022 commencing at 4:30 pm.

C E R T I F I C A T I O N

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

ROBERT HIGGINS
GENERAL MANAGER
26 MAY 2022



AGENDA

**FOR THE DEVELOPMENT ASSESSMENT SPECIAL COMMITTEE (DASC)
MEETING TO BE HELD AT THE COMMUNITY ADMINISTRATION CENTRE
(CAC), 47 COLE STREET, SORELL ON TUESDAY 31 MAY 2022**

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1.0 ATTENDANCE

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Chairperson Mayor Vincent
Deputy Mayor N Reynolds
Councillor K Degrassi
Councillor V Gala
Councillor G Jackson
Councillor C Torenus
Councillor M Reed
Councillor D De Williams – Apology
Councillor B Nichols
Robert Higgins, General Manager

2.0 CONFIRMATION OF THE MINUTES OF 10 MAY 2022

RECOMMENDATION

“That the Minutes of the Development Assessment Special Committee (DASC) Meeting held on 10 May 2022 be confirmed.”

3.0 DECLARATIONS OF PECUNIARY INTEREST



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

4.0 LAND USE PLANNING

4.1 SOUTHERN TASMANIAN REGIONAL LAND USE STRATEGY

RECOMMENDATION

- A. "That Council, acting as a Planning Authority, resolves to note the correspondence from the Minister for Planning regarding the proposed amendment to the Southern Tasmanian Regional Land Use Strategy.
- B. That Council, acting as a Planning Authority, resolves to provide a response on the proposed amendment as detailed in the associated Officer report."

Introduction

The Minister for Planning seeks comment on a proposed amendment to the Southern Tasmanian Regional Land Use Strategy 2010-2035 ("STRLUS").

The amendment would provide the ability to consider urban expansion in Major District Centres, District Towns and Townships which would otherwise be precluded by overall growth limits set by STRLUS.

Under the STRLUS settlement hierarchy, Dunalley is the only settlement in the Sorell municipal area relevant to the amendment. In the settlement hierarchy, Sorell is a Major Satellite, Midway Point a Minor Satellite and the Southern Beaches suburbs are Dormitory Suburbs.

The amendment is part of the Phase 2 Planning Reform agenda (Attachment 4). Phase 2 reform outputs include the comprehensive review of regional land use strategies, adoption of the Tasmanian Planning Policies ("TPPs") and review of the State Planning Provisions ("SPPs"). The Phase 1 reform agenda largely consisted of the adoption of the SPPs and Local Provisions Schedules ("LPS").

The current matter forms part of the Phase 2 reforms, and consists of STRLUS updates on an 'as and when required'. The intent is to provide some relief to growth pressures that have built up in the absence of strategic planning through Phase 1 reforms.

Strategic plan

Objective 1 of Council's Strategic Plan 2019 – 2029 is to facilitate regional growth, including through 'a contemporary planning model that facilitates diversified growth'. To achieve this, Council is to support the revision of STRLUS. The amendment to STRLUS, as drafted, will have little impact on this objective.

Annual plan

The proposal will not affect implementation of Council's Annual Plan 2021/2022.

Environmental implications

There are no significant environmental implications associated with this proposal.

Asset management implications

There are no significant asset management implications.

Risk management implications

There are no significant risk management implications associated with this proposal.

Community implications

There are no significant implications for the community associated with this proposal.

Report***Existing STRLUS growth limits***

STRLUS specifies a growth limit for each settlement. Dunalley, for instance, has a low growth limit which is no more than a 10% increase in dwellings from 2010 to 2035. The calculation of allowable growth is 10% of the number of existing dwellings (not lots) at 2010, with the 2011 census typically adopted as the best count of existing dwellings at the time. When STRLUS was drafted, the figures were intended as a guide and not a specification. Dodges Ferry also has a low growth limit. Lewisham, Carlton, Carlton River and Primrose Sands all have a very low growth limit, which means no urban expansion from 2010 to 2035. Sorell and Midway Point are controlled by mapped urban growth boundaries, which currently preclude any expansion.

Proposed Amendment to SRLUS

The proposed amendment (Attachment 2) is to introduce the following as a new policy SRD 1.1A:

Notwithstanding the growth strategies or growth scenarios listed in Table 3, where a contemporary land supply and demand analysis of residential growth patterns for a settlement which is a Major District Centre, District Town or Township, indicates that more residential land should be made available to accommodate additional residential growth, the growth strategy or growth scenario listed in Table 3 for that settlement may be varied where the additional residential growth:

- a) supports urban consolidation or contiguous development;*
- b) does not significantly alter the intended relative growth between the settlements and their proposed regional function listed in Table 3;*
- c) will service the shortage of residential land within the settlement identified in the land supply and demand analysis;*
- d) is identified in a contemporary land use strategy for the municipality endorsed by the planning authority;*
- e) is documented in a structure plan approved by the planning authority which provides for the additional residential growth; and*
- f) the availability of reticulated water supply, sewerage and stormwater services is demonstrated.*

The structure plan in (e) may include, indicative subdivision plans, potential staging, key movement paths, open space networks, plans or proposals for the provision of reticulated services, plans or proposals for the management of waste or storm water, buffers for relevant constraints, and plans or proposals for the protection of cultural and natural values.

Essentially, the amendment would allow for a merits-based consideration of urban expansion proposals subject to a Council prepared land use strategy and/or structure plan and the availability of reticulated services. The scale of any urban expansion is limited as it may not significantly differ from the existing growth strategy and must be located within or adjacent to existing settlement boundaries.

On the scope of the amendment, the discussion paper (Attachment 3) notes:

The proposed amendment to the settlement strategy of the STLUS excludes dormitory suburbs and other small settlements or localities. Most of these settlements have been prescribed a very low growth scenario to manage constraints to growth such as on-site wastewater issues, water supply, natural hazards, or minimising impacts on natural values. It is considered the existing growth strategy and scenario applied to the settlements described as dormitory suburbs and other small settlements and localities

under Table 3 is appropriate until the comprehensive review of the STRLUS is complete.

Previous STRLUS amendment

On 21 September 2021, the following policy SRD 2.12 was introduced:

Notwithstanding SRD 2.2 and SRD 2.8, land outside the Urban Growth Boundary shown in Map 10 may be considered for rezoning for urban development if it:

- (a) shares a common boundary with land in the Urban Growth Boundary which is zoned for urban development;*
- (b) comprises:*
 - (i) a lot that is outside the Urban Growth Boundary with an area not more than 2ha; or*
 - (ii) the residual area of a lot that is partially outside the Urban Growth Boundary, with the area of the lot outside the Urban Growth Boundary not more than 2ha;*
- (c) does not constitute a significant increase in land zoned for urban development outside the Urban Growth Boundary in that locality; and*
- (d) results in minimal potential for land use conflicts with adjoining land uses.*

This amendment is relevant to Sorell and Midway Point as both settlements are controlled by the urban growth boundary in Map 10. The purpose of this amendment is similar to that of the current proposal in that it can provide for a merit-based assessment of urban expansion albeit limited to a 2ha area only. There is no requirement for structure planning or for coordination of growth areas within and across municipal areas.

Comments on Proposal

Comments on the amendment are limited to two issues; high eligibility threshold and narrow scope.

High eligibility threshold

The policy is only relevant where there is a structure plan and/or land use strategy and where reticulated water, sewer and stormwater services are provided. These must exist for any urban expansion proposal to be eligible for consideration under the proposal.

As a result, the policy excludes action by private owners and relies on Council's funding strategic land use projects. Councils are unlikely to fund expenditure of this kind to benefit one or two potential sites. If the purpose of this amendment is to allow small-scale infill or small-scale expansion to be considered on merit, the

eligibility criteria should be lowered to a requirement to provide a supply and demand analysis of vacant land, subdivision approvals and building approvals.

There are a range of related land use policies in STRLUS that have regard to protecting natural values, managing natural hazards, infrastructure planning and maintaining compact urban form which need to be complied with on merit but do not necessarily require a structure plan level of assessment. Similarly, the issue of servicing does not need to be an eligibility criteria.

Narrow scope

The Sorell municipal area has experienced significant growth for a number of years. The *Sorell Land Supply Strategy March 2019 Update* found that there was less than 10 years of greenfield supply across the LGA and approximately 20 years of infill supply, notably in the Southern Beaches area. Since 2019, subdivision and dwelling construction activity has increased in Sorell and Midway Point. March 2022 figures for Sorell and Midway Point show that there is less than 10 years of total supply (greenfield and infill) assuming that rates of unit construction do not substantially slow. Unit construction rates may slow as many larger unit sites have been developed with a greater reliance of smaller scale and less efficient two to three unit proposals.

Through Phase 2, the State Planning Office has funded a land supply and demand analysis project across Sorell, Brighton, Clarence, Kingborough, Derwent Valley and Huon Valley Council areas. A tender has recently been issued by Brighton Council to obtain a consultancy for this project. This work will inform the eventual comprehensive update to STRLUS. The amendment, as drafted, provides no scope to progress any recommendations that may fall from this project prior to a comprehensive review of STRLUS.

Through this proposed amendment, and the earlier amendment to introduce policy SRD 2.12, most but not all settlements have a 'release-valve' for growth pressures. For the Sorell municipal area, those release valves are ineffective as they are limited only to 2ha for Sorell and Midway Point or to Dunalley.

The opportunity and desire to consider expansion in the Southern Beaches ahead of a comprehensive update to STRLUS may not exist. However, it seems unreasonable in light of the current housing market across the southern region for amendments to STRLUS to focus on some and not all settlements.

Proposed Response

Thank you for the opportunity to comment on the proposed amendment to the Southern Tasmanian Regional Land Use Strategy 2010-2035 ("STRLUS"). We understand that the amendment is intended to provide a short-term change to address current growth pressures in the regional settlements outside the greater Hobart urban growth boundary.



Sorell Council continues to see a strong demand for residential development. As documented in the Sorell Land Supply Strategy 2019, there is a short-fall of residential land to meet future growth. For this reason, Council's Strategic Plan 2019-2029 emphasises the need for renewed strategic planning and has strong support for the review of STRLUS.

Recently, funding has been provided for an Outer Hobart Residential Demand Supply Study which will consider residential supply and demand for Sorell Council, along with Brighton, Derwent Valley, Huon Valley and areas of Clarence and Kingborough Councils. Outcomes of this project may include recommendations for the future zoning of land within Sorell Council.

The amendment, as drafted, has little relevance to Sorell Council. Dunalley is the sole settlement within the Sorell municipal area that is relevant to this amendment. Whilst the recent introduction of policy SRD 2.12 is relevant to our main centres of Sorell and Midway Point, that policy is limited to a small 2ha area only.

Like much of the southern region, growth pressures are seen in all settlements across the Sorell municipal area. Consideration should therefore be given to broadening the scope of the amendment to all settlements. It does not seem logical to provide a short-term fix for settlements lower in the settlement hierarchy than others.

Sorell Council is a strong supporter of structure planning, with plans in place for Sorell and Dunalley. Notwithstanding this, the requirement for a structure plan to support any change under the proposed amendment may be unnecessary if that change is small in scale. As drafted, the amendment is likely to continue to prevent small-scale logical rezonings from occurring. As drafted, the amendment may place undue pressure of Councils to unnecessarily expend resources on structure planning. Determining the need or otherwise for a structure plan is considered best left with Planning Authorities and the Tasmanian Planning Commission.

Importantly, Sorell Council strongly supports the comprehensive review of STRLUS as the best and most appropriate initiative to appropriately plan for growth across the region.

Conclusion

The proposed amendment to the Southern Tasmanian Regional Land Use Strategy has a narrow scope and high eligibility criteria such that, as drafted, it is of little relevance to the Sorell municipal area.

Shane Wells
Senior Planner

Attachments: Ministers Letter, Proposed Amendment, Discussion Paper, Phase 2 Planning Reform Program



Deputy Premier
 Treasurer
 Minister for Infrastructure and Transport
 Minister for Planning

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Councillor Kerry Vincent
 Mayor
 Sorell Council
 Email: sorell.council@sorell.tas.gov.au

Dear Mayor

Southern Tasmania Regional Land Use Strategy -

Draft amendment to Regional Settlement and Residential Development Strategy

I refer to the attached documents that form a draft amendment to the Southern Tasmania Regional Land Use Strategy (STRLUS), including background to the draft amendment.

Tasmania is currently experiencing unprecedented pressure for housing. Significant housing demand is not just being experienced in the major cities, but also in the smaller settlements throughout the State.

The Regional Settlement and Residential Development Strategy (settlement strategy) in the STRLUS currently places numerical limits on the potential dwelling growth through the provision of an overall per centage increase on dwelling numbers from the original declaration of the STRLUS in 2011.

Due to the strong and unanticipated demand for dwellings throughout the region some settlements have nearly reached or exceeded the growth management limit applied to them under the STRLUS settlement strategy.

The rezoning of land for residential purposes in settlements identified as Major District Centres, District Towns and Townships, is constrained by the overall growth limits applied to the settlements under Table 3 of the settlement strategy.

Therefore, the purpose of the draft amendment to the STRLUS settlement strategy is to allow decisions based on planning merit, including contemporary supply and demand analysis, rather than numerical quotas focussed on dwelling supply alone. The amendment applies only to Major District Centres, District Towns and Townships, and residential rezoning would still need to be considered withing the STRLUS' broader policy context.

As you will be aware, the State Government has committed substantial funds to the comprehensive review of the three regional land use strategies over the next few years. The work forms part of the Phase 2 planning reforms currently underway by the State Planning Office. The Phase 2 work program also anticipates minor updates to the regional land use strategies, as and when required, to address



immediate growth pressures prior to the review of the regional strategies being completed, which is anticipated for 2024.

The attached documentation includes the proposed draft amendment, which consists of a new regional policy at 1.1A of the settlement strategy, along with a discussion paper explaining the approach for the preparation of the new policy.

In accordance with section 5A(4) of the *Land Use Planning and Approvals Act 1993*, I am required to consult with all councils in the Southern region, the Tasmanian Planning Commission and relevant State agencies on the proposed amendment to the STRLUS. If you wish to provide any comment, please make a submission by email to yoursay.planning@dpac.tas.gov.au by close of business on **Monday 13 June 2022**.

If you have any queries on the proposed amendment to the STRLUS, or the broader reforms relating to regional land use strategies, please contact the State Planning Office on 1300 703 977 or by email at stateplanning@dpac.tas.gov.au.

Yours sincerely



Michael Ferguson MP
Deputy Premier
Minister for Planning

cc: Mr Robert Higgins, General Manager

Attachments:

1. Draft amendment to the STRLUS settlement strategy's regional policies
2. Discussion Paper

Proposed Amendment

Southern Tasmania Regional Land Use Strategy

Insert new regional policy as follows after SRD 1.1:

- SRD 1.1A Notwithstanding the growth strategies or growth scenarios listed in Table 3, where a contemporary land supply and demand analysis of residential growth patterns for a settlement which is a Major District Centre, District Town or Township, indicates that more residential land should be made available to accommodate additional residential growth, the growth strategy or growth scenario listed in Table 3 for that settlement may be varied where the additional residential growth:
- (a) supports urban consolidation or contiguous development;
 - (b) does not significantly alter the intended relative growth between the settlements and their proposed regional function listed in Table 3;
 - (c) will service the shortage of residential land within the settlement identified in the land supply and demand analysis;
 - (d) is identified in a contemporary land use strategy for the municipality endorsed by the planning authority;
 - (e) is documented in a structure plan approved by the planning authority which provides for the additional residential growth; and
 - (f) the availability of reticulated water supply, sewerage and stormwater services is demonstrated.

The structure plan in (e) may include, indicative subdivision plans, potential staging, key movement paths, open space networks, plans or proposals for the provision of reticulated services, plans or proposals for the management of waste or storm water, buffers for relevant constraints, and plans or proposals for the protection of cultural and natural values.

Discussion Paper

Amendment to Southern Tasmania Regional Land Use Strategy's Regional Settlement and Residential Development Strategy



State Planning Office
Department of Premier and Cabinet



AGENDA
DEVELOPMENT ASSESSMENT SPECIAL COMMITTEE (DASC) MEETING
31 MAY 2022

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Introduction

This paper provides an overview of a proposed amendment to the Southern Tasmania Regional Land Use Strategy's (STRLUS) Regional Settlement and Residential Development Strategy (settlement strategy) for Major District Centres, District Towns and Townships. The amendment is proposed as a short-term change to address current growth pressures in the regional settlements outside the greater Hobart urban growth boundary.

The amendment to the STRLUS proposes new criteria allowing contemporary residential land supply and demand analysis to be considered in justifying rezoning proposals for settlements classified as Major District Centres, District Towns and Townships. This allows for up-to-date information to be considered in place of the current settlement growth management strategies and growth scenarios specified in Table 3 of the STRLUS. The capacity to rezone land will be subject to all other requirements being met for a planning scheme amendment, including all other applicable STRLUS policies, State policies and other requirements of the *Land Use Planning and Approvals Act (LUPA Act)*.

The management of residential growth across the Southern region will be considered in more detail as part of the Phase 2 Planning Reforms, including the making of the Tasmanian Planning Policies, the regional planning framework project and the comprehensive review of the STRLUS.

The Phase 2 Planning Reforms anticipate short-term updates to the current regional land use strategies, as and when required, to address immediate growth pressures prior to the review work being complete, which is anticipated for 2024.

Background

Section 19.5.2 - Regional Growth Management Strategies of the STRLUS applies four growth category strategies to the settlements across the region through Table 3, from very low growth to high growth. These growth management strategies apply a percentage increase quota in the overall number of dwellings for each settlement across the life of the STRLUS, which is to 2035. The quota is based on a percentage increase calculated from the total number of dwellings in existence at the declaration of the STRLUS in 2011.

The growth strategies range from very low growth, which largely provides for dwellings on existing zoned lots, to high growth, which provides 20% to 30% growth from 2011 total dwelling numbers. The growth strategies, therefore, effectively act to place overall limits on the provision of dwellings within each settlement.

Table 3 of the STRLUS also applies growth scenarios for each settlement. Growth scenarios are categorised into consolidated or mixed. Under a consolidation scenario, residential growth should largely occur through infill opportunities, whereas a mix of infill and greenfield should provide for growth under a mixed scenario.

The settlement strategy's regional policy SRD 1.1 implements Table 3 of the STRLUS by requiring the regional settlement strategy and the growth management strategies and growth scenarios to be implemented through zoning in the planning schemes.

The Major District Centres, District Towns and Townships are described in Table 3 of the STRLUS and comprise regional towns of varying sizes outside of the greater Hobart urban growth boundary.



Some of the Major District Centres, District Towns and Townships have experienced higher levels of growth than anticipated and have nearly reached, or exceeded, their growth management limit outlined under Table 3 of the STRLUS. This extent of growth so early in the planning period is unexpected and has likely occurred due to changes to drivers of growth and demand compared to that in 2011.

Decisions by the Tasmanian Planning Commission (TPC) on amendment applications for residential rezoning of land in regional towns indicate that the TPC is requiring data as evidence for whether the per centage growth rates specified Table 3 for a settlement have been met or not.

In considering residential rezoning of land in Major District Centres, District Towns and Townships, a better outcome would be to allow the TPC to make decisions based on planning merit, including contemporary supply and demand analysis, rather than numerical quotas focussed on dwelling supply alone.

STRLUS amendment to Regional Settlement and Residential Development Strategy

The amendment to the STRLUS enables the TPC to consider residential rezoning in Major District Centres, District Towns and Townships based on their planning merit rather than being limited to the potential dwelling growth quotas prescribed through Table 3 of the STRLUS. Providing contemporary evidence to demonstrate demand and supply should be the basis of any substantive rezoning application, where it is also consistent with any broader policy considerations.

The proposed amendment to the settlement strategy of the STRLUS excludes dormitory suburbs and other small settlements or localities. Most of these settlements have been prescribed a very low growth scenario to manage constraints to growth such as on-site wastewater issues, water supply, natural hazards, or minimising impacts on natural values. It is considered the existing growth strategy and scenario applied to the settlements described as dormitory suburbs and other small settlements and localities under Table 3 is appropriate until the comprehensive review of the STRLUS is complete.

As outlined, this update to the STRLUS as part of the Phase 2 Planning Reforms is an interim measure to address growth pressures prior to the comprehensive review of the regional strategies can be completed. Therefore, at this stage, the original intent of the STRLUS and its settlement strategy needs to be retained in relation to each settlement and its role within the settlement strategy.

The amendment to the STRLUS consists of an additional policy (SRD 1.1A) under the settlement strategy's regional policies to allow contemporary data to be considered in place of the current settlement growth management strategies and growth scenarios.

Whilst the amendment provides greater flexibility to consider rezoning of land to accommodate residential growth in the identified STRLUS settlements, rezoning proposals must also be considered in accordance with the broader context of the STRLUS policies. This will include considerations such as the protection of natural and cultural values, management of natural hazards and the provision of physical and social infrastructure.

The amendment to the amendment to the STRLUS Regional Settlement and Residential Development Strategy's regional policies is outlined below:



SRD 1.1A Notwithstanding the growth strategies or growth scenarios listed in Table 3, where a contemporary land supply and demand analysis of residential growth patterns for a settlement which is a Major District Centre, District Town or Township, indicates that more residential land should be made available to accommodate additional residential growth, the growth strategy or growth scenario listed in Table 3 for that settlement may be varied where the additional residential growth:

- (a) supports urban consolidation or contiguous development;
- (b) does not significantly alter the intended relative growth between the settlements and their proposed regional function listed in Table 3;
- (c) will service the shortage of residential land within the settlement identified in the land supply and demand analysis;
- (d) is identified in a contemporary land use strategy for the municipality endorsed by the planning authority;
- (e) is documented in a structure plan approved by the planning authority which provides for the additional residential growth; and
- (f) the availability of reticulated water supply, sewerage and stormwater services is demonstrated.

The structure plan in (e) may include, indicative subdivision plans, potential staging, key movement paths, opens space networks, plans or proposals for the provision of reticulated services, plans or proposals for the management of waste or storm water, buffers for relevant constraints, and plans or proposals for the protection of cultural and natural values.

Compliance with the Land Use Planning and Approvals Act 1993

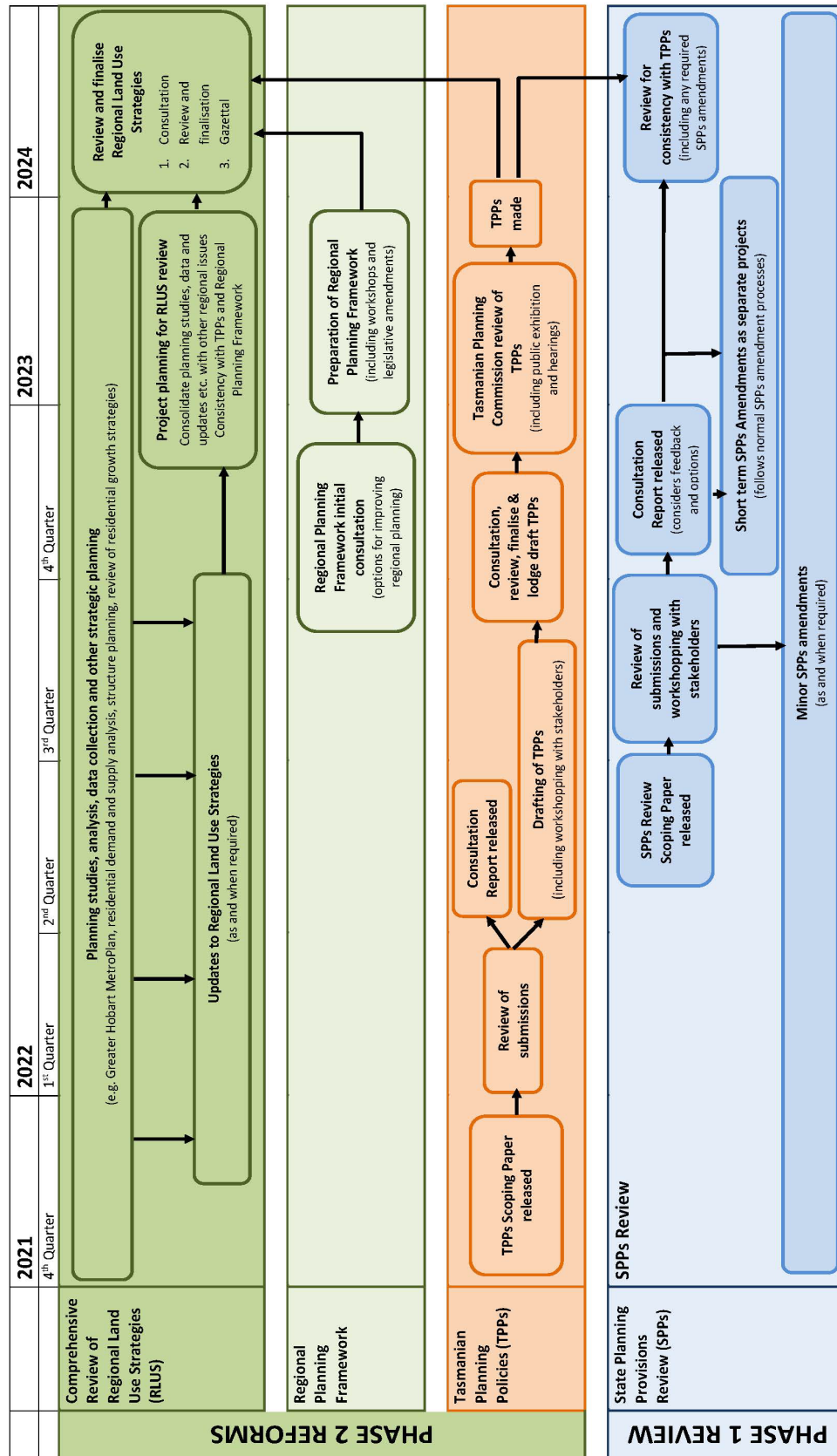
Section 5A(3A) of the LUPA Act requires the Minister to only declare a regional land use strategy (including an amended strategy) if satisfied that it:

- furthers the Schedule 1 Objectives of the LUPA Act;
- is consistent with each State Policy; and
- is consistent with the Tasmanian Planning Policies (once made).

The current STRLUS has been declared as furthering the Schedule 1 Objectives of the Act and being consistent with the State Policies. The proposed amendment seeks to accommodate growth pressures whilst retailing the original intent of the STRLUS settlement strategy and its regional policies. The amendment is considered to be in accordance with the Schedule 1 Objectives of the LUPA Act and the State Policies.



PHASE 2 PLANNING REFORMS WORK PROGRAM
(indicative timeframes as at 24 March 2022)



4.2 DEVELOPMENT APPLICATION NO. DA 2021 / 00314 - 2

APPLICANT: THE YOUNG GROUP

PROPOSAL: MINOR AMENDMENT - CHANGES TO STAGING & INTERNAL CHANGES FOR UNITS 1 - 5

ADDRESS: 11A GORDON STREET, SORELL

RECOMMENDATION

That pursuant to Section 57 of the Land Use Planning and Approvals Act 1993 Council resolve that Development Application No. DA 2021 / 00314 - 1 for Eight (8) Multiple Dwellings (Residential) at 11A Gordon Street, Sorell for The Young Group be approved, subject to the following conditions:

1. Development shall generally be in accordance with the development application submitted on 21/09/2021 and endorsed amended plans submitted on 19/10/2021 and **3 May 2022** except as may be amended by the conditions of this permit.

**Note: This condition has been amended pursuant to Section 56 of the Land Use Planning and Approvals Act 1993 on 31 May 2022.*

Introduction

At its meeting of 14 December 2021 Council approved eight, 2 bedroom townhouses (multiple dwellings) to the rear of 11A Gordon Street (CT 127636/1).

The site is currently occupied by a Veterinary Clinic, within the 145m² building on the Gordon Street frontage. The site is approximately 1728m² in area. Vehicular and pedestrian access is solely to Gordon Street.

This amendment seeks to change staging of the unit development and minor changes to the internal layout of units 1 to 5.



Figure 1 – Subject Property – 11A Gordon Street, Sorell

Statutory implications

Zone: 21.0 General Business

Use Classification: Residential, which includes multiple dwellings is a discretionary use in the zone of 21.0 General Business.

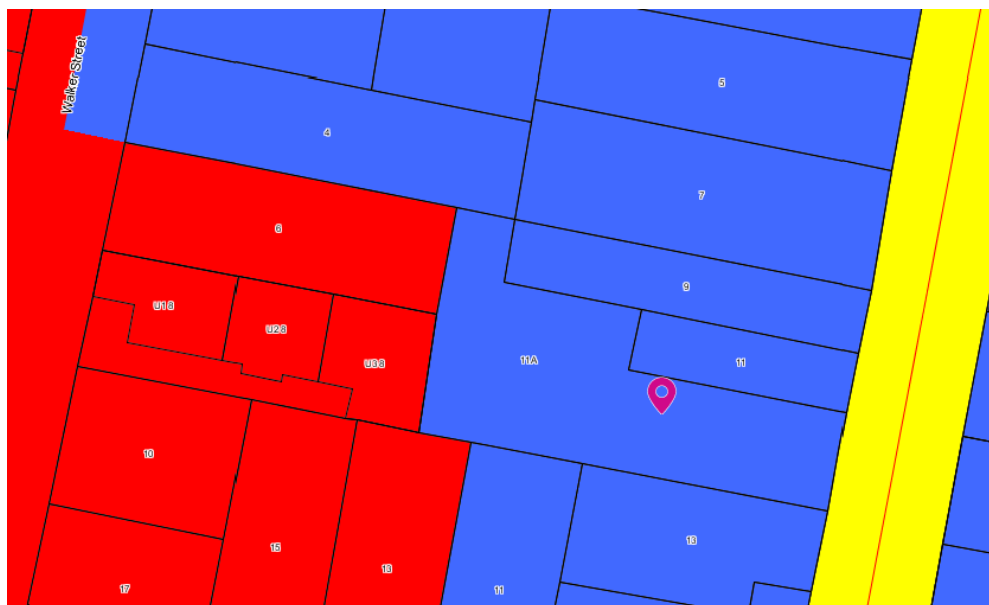


Figure 2 – Land Use zoning Map – Blue colouring denotes 21.0 General Business zone.

Representations

The original application was advertised and two representations were received. The changes proposed do not have any impact on any of the representors concerns.

Referrals

The original application was referred to Council's Engineering, Plumbing and Environmental Health Departments and consulted again with respect to the proposed amendments. Responses stating that no changes to any conditions within the existing permit would be necessary.

The original application was referred to TasWater on 27 September 2021 and a response was received on 13 October 2021 with reference number TWDA 2021/01628-SOR and reference to this document is included as a condition of the permit.

Date of Receipt of Application

03/05/2022

Date by Which a Decision Must be Made

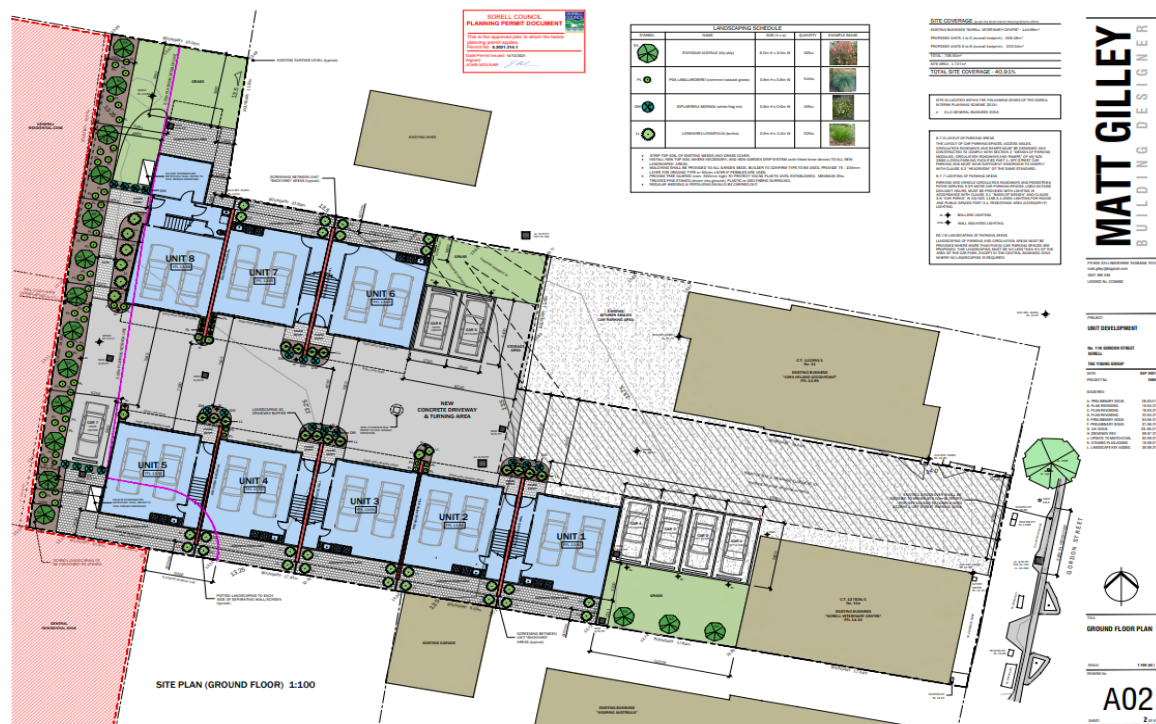
31/05/2022 (28 days from the date of lodgement of the application)

Report

The application is to consider 2 amendments.

The first amendment requests a change to the wall on ground floor and upper deck area of units 1 to 5. The upper deck area located to the rear of units 1 to 5 originally proposed a 1.2m cantilever deck with garage under. Timber sizes required for spanning resulted in structural changes and, as a result, a need to reduce the decks to 1m wide cantilever. This is to be achieved by extending the ground floor garage wall.

The second amendment request a change to the staging plan. The applicant is contemplating staging the development to separate/strata title the 8 x dwelling unit development from the existing Vet Clinic on the site. To enable the Vet Clinic to retain 5 x car parking spaces as per the condition of the permit a change to the staging is therefore required. Stage 1 as highlighted in blue on plan will now consist of the Vet Clinic with associated four car parking spaces allocated to the west alongside the vet clinic building whilst the 5th car space will be located to the north adjacent to the east boundary. Engineering Department have confirmed that a gravel surface treatment will be suffice for stage 1 for the 5th car parking space and that with further stages as the development progresses this space will be sealed within Stage 2 works.



Amendment request 1

Internal wall and cantilever of deck – Units 1-5.

Just taking a look at the cantilever for the upper floors.

Currently shown as 1200 cantilever. We would need 290 joists or a 300PFC beam at then end of the floor to achieve this.

Is there a possibility to push this rear garage wall out to reduce the cantilever to 1 m.

With a 1m cantilever we could get these joist sizes back to a 240x45 cantilevering out

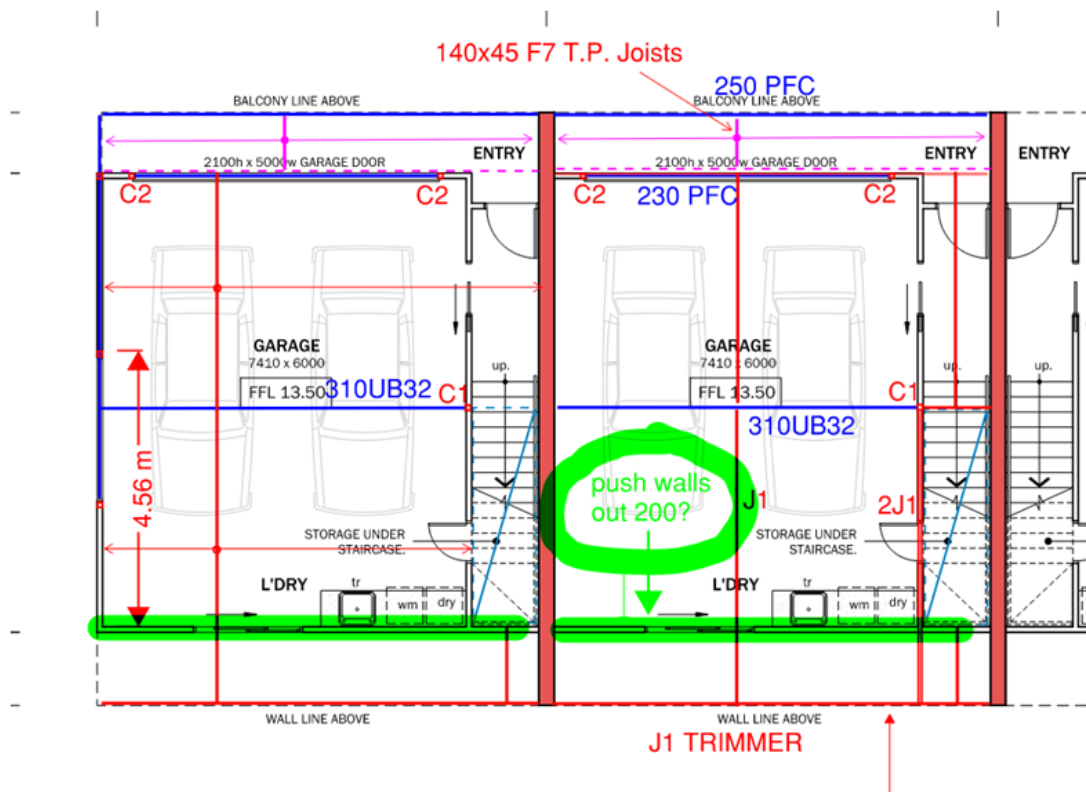


Figure 4 - Change to cantilever above and wall location under – diagram provided by applicant



Figure 5 - Site Plan provided 03/05/2022 noting no change to location of units 1 - 5

Amendment request 2 – Staging



Figure 6 – Amended plan including amended staging plan diagram

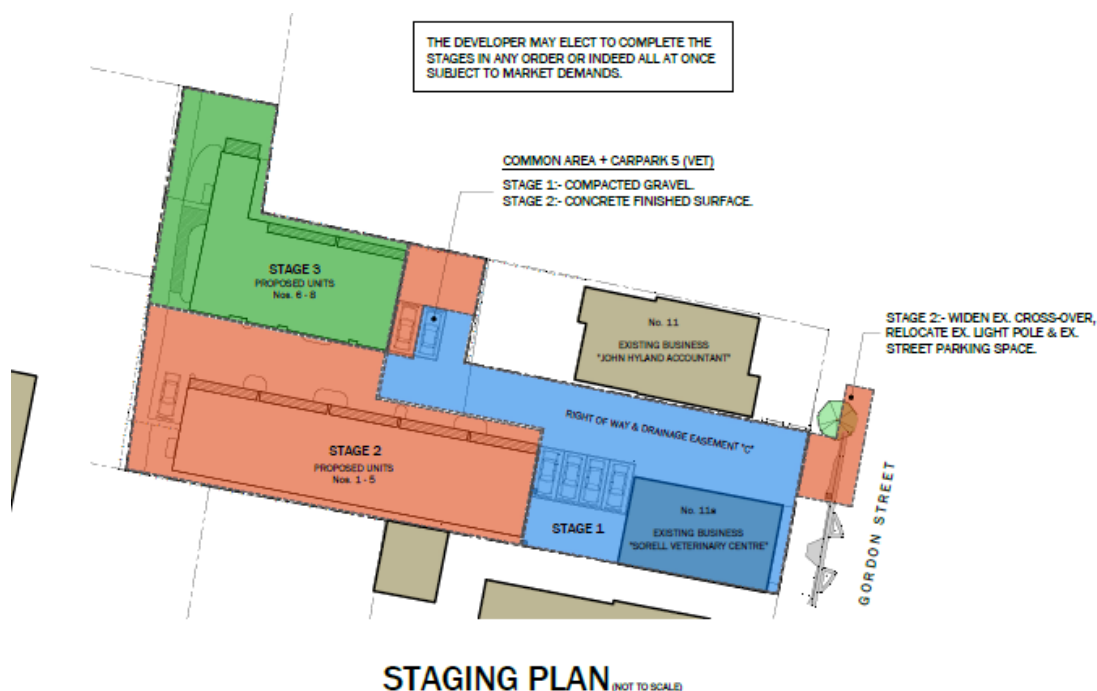


Figure 7 – zoomed in image of Amended Staging Plan

Amended plans provided indicate – stage 1 includes Vet Clinic, 4 x parking spaces and 1 x parking space to the north west of the ROW. This will enable stage 1 to achieve all 5 x required parking spaces for the vet clinic as per the condition 5 of the permit.

Applications for Minor Amendments are considered against *Section 56 of the Land Use Planning & Approvals Act 1993* which states:

Section 56 of the Land Use Planning and Approvals Act 1993 allows for minor amendments of permits issued by a planning authority provided that:

- (1) *The owner of land, or a person with the consent of the owner, may request the planning authority in writing to amend a permit which applies to that land and which is a permit issued by the planning authority.*
- (2) *The planning authority may amend the permit if it is satisfied that the amendment –*
 - (aa) *is not an amendment of a condition or restriction, specified in the permit, that is required, imposed or amended by the Appeal Tribunal; and*
 - (a) *does not change the effect of a condition or restriction, specified in the permit, that is required, imposed or amended by the Appeal Tribunal; and*
 - (b) *will not cause an increase in detriment to any person; and*

- (c) *does not change the use or development for which the permit was issued other than a minor change to the description of the use or development.*

This proposed amendment is considered to meet the requirements of *Section 56* in that:

- The applicant for this application has requested the amendment on behalf of the owner and has declared on the application form accordingly.
- The application was not considered under an Appeal by the Tribunal therefore (aa) and (a) are satisfied.
- The amendment will not cause any increase in detriment to any person as a result of changes to internal structural works or staging, therefore satisfies (b).
- The use/development remains unchanged therefore satisfies (c),

Section 56(3) of the *Land Use Planning and approvals Act 1993* also requires that; if the planning authority amends a permit, it must, by notice in writing serve on –

- (a) *the person who requested the permit to be amended;*
- (b) *if that person is not the owner of the land, the owner;*
- (c) *in the case of a permit granted under section 57, the owner or occupier of any property which adjoins the land;*
- (d) *any person who made a representation under section 57(5) in relation to the application for the permit*

Notify those persons of the amendments made to the permit.

In response to the above *Section 56 (3)*

- (a) - the person requesting the permit to be amended is the Applicant.
- (b) – the applicant is not the owner, therefore the owner will be notified.
- (c) – the permit was granted under *section 57* the adjoining owners need to be notified,
- (d) – There were two representation received with respect to the original application, therefore the representor's will be notified.

Conclusion

In considering this application and requirements of the *Sorell Interim Planning Scheme 2015* & *Section 56* of the *Land Use Planning & Approvals Act 1993*, this application has been presented to Council and recommended for approval with conditions.

JENNY RICHMOND
PLANNING OFFICER

Attachments: Planning Permit and Amended Plans





PO Box 126
47 Cole Street
SORELL TAS 7172
ABN 12 690 767 695

Telephone 03 6269 0000
Fax 03 6269 0014
sorell.council@sorell.tas.gov.au
www.sorell.tas.gov.au

14 December 2021

DEVELOPMENT / USE PERMIT

Sorell Interim Planning Scheme 2015

Application No: DA 2021 / 314 - 1

Submitted by: THE YOUNG GROUP

For: RESIDENTIAL - MULTIPLE DWELLINGS X 8

At: 11A GORDON STREET, SORELL
CT127636/1

This permit is granted, subject to the conditions set out below.

Conditions:

1. Development shall generally be in accordance with the development application submitted on 21/09/2021 and endorsed amended plans submitted on 19/10/2021 except as may be amended by the conditions of this permit.
2. Amended plans showing changes to the south facing window of Unit 1, to be a highlight window, approximately 1500mm from finished floor level and a privacy screen is to be added to the eastern end of the balcony of Unit 6 must be submitted and approved by Council's Senior Planner prior to the commencement of the use/development. When approved, the plans will form part of the permit.
3. Landscaping must be completed prior to the commencement of the use and maintained in accordance with Sheet AO2.
4. The five (5) car parking spaces dedicated to the existing Veterinary Clinic and as shown on Sheet AO2, must be clearly marked and used solely for the purposes of the Veterinary Clinic.

Environmental Health Conditions:

5. All civil and building construction work associated with the development must be within the following hours:
 - a) 7.00. a.m. to 7.00. p.m. from Monday to Friday;
 - b) 8.00 a.m. to 6.00 p.m. on Saturdays; and
 - c) No works are permitted on Sundays or public holidays.

Approval must be obtained from the Manager Regulatory Services for any works outside of these hours.



6. Airborne dust from construction works, roads, disturbed areas, storage heaps, or machinery operating on the land must not create an environmental nuisance. Areas must be dampened, covered, compacted or otherwise treated to reduce dust emissions.
7. Any vegetation removed as part of the construction works, must not be burnt on-site.
8. Before the units are occupied, the applicant is to provide a waste management plan to the satisfaction of the Manager Regulatory Services detailing the proposed method of waste and recycling collection and the wheelie bin storage area/s.

Engineering Conditions:

9. A vehicular crossing application shall be submitted to Council and an associated permit must be granted prior to any works commencing within the road reservation.
10. The existing concrete access and crossover shall be widened to Council's Standard Drawings TSD-R09-v3 and TSD-R16-v3. The access shall have 150mm thick reinforced concrete over a minimum 100mm compacted base material.
11. The concrete shall start at the edge of the existing bitumen in Gordon Street, shall have a minimum width of 6.0 metres, and shall extend for 6 metres or to the property boundary, whichever is greater. Any damaged sections of the existing footpath shall be repaired / replaced as required to match the existing construction.
12. Drainage from the sealed access must not cause ponding within the Council's road reserve.
13. A Council engineering officer must inspect the completed base prior to laying asphalt or pouring concrete. Please call Council on 6269 0000 to arrange a time giving at least 24 hours' notice. Off-street car parking shall comply with the following requirements:
 - a) Off street parking requirements (including layout, line marking, signage and the installation of wheel stops) shall comply with Australian Standard AS 2890.1;
 - b) Off street driveway, car parking and turning areas shall be constructed of reinforced concrete;
 - c) Unit parking, visitor parking spaces, and turning bays are to be designated as such on site;
 - d) Lighting and landscaping must be implemented for the car parking and vehicular circulation areas as per the landscaping schedule and lighting shown on the approved Ground Floor Plan, A02 revision L, by Matt Gilley dated September 2021.

14. Stormwater shall be discharged to the existing piped Council stormwater system to the satisfaction of the Manager Engineering & Regulatory Services (ME&RS) and the following:

- a) The post-development peak stormwater discharge must not exceed the pre-development peak discharge. A stormwater detention system must be implemented in accordance with the Stormwater Report completed by Aldanmark Consulting Engineers, 20E52-58 revision A, dated 31/08/2021.
- b) All stormwater pipes collecting runoff from driveways, car parking, turning areas and other hard surfaces shall be designed to suit the calculated stormwater runoff from the property but with a minimum size of DN150;
- c) A concrete kerb shall be installed along the entire length of the internal driveway, car parking and turning areas to direct stormwater into the stormwater system. Grated pits shall be installed at suitable locations, as per the drainage plan;
- d) All grated pits, grated drains and stormwater lot connections shall be constructed to a trafficable standard;
- e) No ground stormwater runoff generated from the development shall be directed onto neighbouring properties;
- f) Council must be notified and all stormwater works within the road reserve must be inspected by Council prior to any backfilling. Please call Council on 6269 0000 to arrange a time giving at least 24 hours' notice.

15. All stormwater leaving the site shall be treated by a stormwater filtration system to the satisfaction of the Manager Engineering & Regulatory Services (ME&RS) and as follows:

- a) Include best practice Water Sensitive Urban Design (WSUD) to achieve the State Stormwater Strategy 2010 targets and prevent 80% of Total Suspended Solids (TSS), 45% of Total Nitrogen (TN), and 45% Total Phosphorus (TP) from leaving the site;
- b) Maintenance of the filtration system shall not be completed by Council and shall be the responsibility of the property owner / body corporate;
- c) A signed maintenance contract shall be provided to the satisfaction of Council's ME&RS prior to the sealing of the Strata Plan. This contract shall include, but not be limited to, details on the procedure and frequency of both the maintenance required and testing to ensure continued compliance with the State Stormwater Strategy 2010 targets identified above.
- d) Once agreed to and accepted by Council, the maintenance contract must be acted on.

16. The developer shall be responsible for the location of any existing services and Council infrastructure.
17. The existing light pole located in the road reserve in front of the property shall be relocated to allow for the construction of the new crossover. Organisation of, and all costs associated with, this relocation are the responsibility of the developer.
18. All works shall be undertaken by the developer at the developer's cost.
19. Any existing Council infrastructure that is damaged or modified in any way, as a consequence of these works, shall be repaired or reinstated by the developer to its original condition, as soon as reasonably practicable, at the developer's cost.
20. Prior to Council sealing the Strata plan for this development, all Engineering conditions in this permit must be satisfied.
21. During the works period, the developer shall contain all materials within the property boundaries and maintain the site so as not to cause a hazard to pedestrian or vehicular traffic.

Taswater Conditions:

- | | |
|------------------------------|--------------------|
| 22. Refer to TasWater Notice | T04 (attached) |
| Reference: | TWDA 2021/0628-SOR |
| Dated | 13 October 2021 |

NOTE: THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:

- This Permit shall lapse at the expiration of two (2) years from the date on which it is granted if the development and use is not substantially commenced within that period.
- Council recommends contacting Dial-Before-You-Dig (phone 1100 or www.1100.com.au) before undertaking any works.
- This permit does not imply that any other approval required under any other by-law or legislation has been granted.
- Separate building and plumbing approval may be required prior to the commencement of the development/use.

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



John Molnar
Senior Planner



Submission to Planning Authority Notice

Council Planning Permit No.	5.2021.314.1		Council notice date	27/09/2021
TasWater details				
TasWater Reference No.	TWDA 2021/01628-SOR		Date of response	13/10/2021
TasWater Contact	Al Cole	Phone No.	0439605108	
Response issued to				
Council name	SORELL COUNCIL			
Contact details	sorell.council@sorell.tas.gov.au			
Development details				
Address	11A GORDON ST, SORELL		Property ID (PID)	1861734
Description of development	Multiple Dwellings x8			
Schedule of drawings/documents				
Prepared by	Drawing/document No.	Revision No.	Date of Issue	
Aldanmark	Layout Plan	A	31/08/2021	
Conditions				
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> A suitably sized water supply with metered connections and sewerage system and connections to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. Advice: The water metering must be designed to meet TasWater's boundary backflow containment requirements with respect to the Vet business. A master meter must be installed at the boundary with sub-metering, if requested, to be in accordance with TasWater's Water Metering Guidelines. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. Advice: IF not already in situ, an IO to surface must be installed 1.0m inside the property boundary to mark the end of TasWater's responsibility for sewer. Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>56W CONSENT</p> <ol style="list-style-type: none"> Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the <i>Water and Sewerage Industry Act 2008</i> for its consent in respect of that part of the development which is built within a TasWater easement or over or within two metres of TasWater infrastructure. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> The applicant or landowner as the case may be, must pay a development assessment fee of 				



\$363.57, to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

For information on TasWater development standards, please visit

<http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.

Further information can be obtained from TasWater

- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies
- (c) TasWater will locate residential water stop taps free of charge
- (d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

56W Consent

The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) will need to show footings of proposed buildings located over or within 2.0m from TasWater pipes or inspection opening and will need to be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes/infrastructure. These plans will need to also include a cross sectional view through the footings which clearly shows;

- (a) Existing pipe depth and proposed finished surface levels over the pipe;
- (b) The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;
- (c) A note on the plan indicating how the pipe location and depth were ascertained.
- (d) The location of the property service connection and sewer inspection opening (IO).
- (e) The entirety of Unit 6, including eaves and gutters, must be a minimum of 1.0m from the sewer IO.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by

Jason Taylor

Development Assessment Manager

Uncontrolled when printed

Page 2 of 3
Version No: 0.2





TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

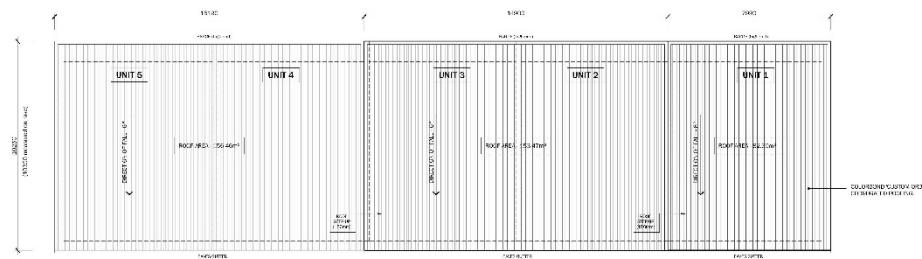
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Page 3 of 3
Version No: 0.2

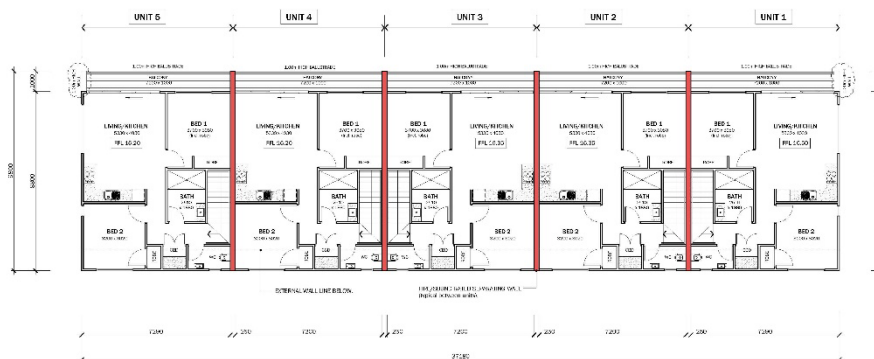




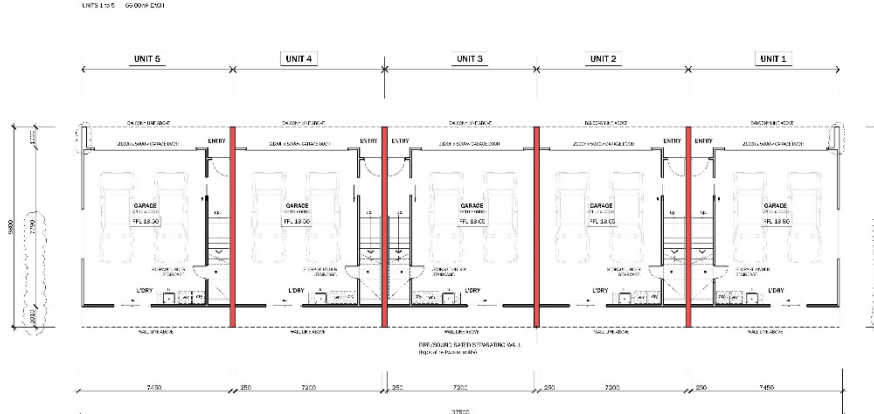




ROOF PLAN 1:100



FIRST FLOOR PLAN 1:100



GROUND FLOOR PLAN 1:100

MATT GILLEY
BUILDING DESIGNER

10 ROBERTS ROAD, SULLY, TAS 7243
081 462 788
081 462 788

PROJECT

UNIT DEVELOPMENT

No. 11A BORDON STREET

SORELL

THE YOUNG GROUP

DATE: MAR 2022

PROJECT NO: 1000

REVISIONS

A. PLANNING PERMIT 20/02/22
B. PRELIMINARY PERMIT 21/02/22
C. PRELIMINARY PERMIT 21/02/22
D. PRELIMINARY PERMIT 21/02/22
E. PRELIMINARY PERMIT 21/02/22
F. PRELIMINARY PERMIT 21/02/22

G. PRELIMINARY PERMIT 21/02/22

H. PRELIMINARY PERMIT 21/02/22

I. PRELIMINARY PERMIT 21/02/22

J. PRELIMINARY PERMIT 21/02/22

K. PRELIMINARY PERMIT 21/02/22

L. PRELIMINARY PERMIT 21/02/22

M. PRELIMINARY PERMIT 21/02/22

N. PRELIMINARY PERMIT 21/02/22

O. PRELIMINARY PERMIT 21/02/22

P. PRELIMINARY PERMIT 21/02/22

Q. PRELIMINARY PERMIT 21/02/22

R. PRELIMINARY PERMIT 21/02/22

S. PRELIMINARY PERMIT 21/02/22

T. PRELIMINARY PERMIT 21/02/22

U. PRELIMINARY PERMIT 21/02/22

V. PRELIMINARY PERMIT 21/02/22

W. PRELIMINARY PERMIT 21/02/22

X. PRELIMINARY PERMIT 21/02/22

Y. PRELIMINARY PERMIT 21/02/22

Z. PRELIMINARY PERMIT 21/02/22

AA. PRELIMINARY PERMIT 21/02/22

AB. PRELIMINARY PERMIT 21/02/22

AC. PRELIMINARY PERMIT 21/02/22

AD. PRELIMINARY PERMIT 21/02/22

AE. PRELIMINARY PERMIT 21/02/22

AF. PRELIMINARY PERMIT 21/02/22

AG. PRELIMINARY PERMIT 21/02/22

AH. PRELIMINARY PERMIT 21/02/22

AI. PRELIMINARY PERMIT 21/02/22

AJ. PRELIMINARY PERMIT 21/02/22

AK. PRELIMINARY PERMIT 21/02/22

AL. PRELIMINARY PERMIT 21/02/22

AM. PRELIMINARY PERMIT 21/02/22

AN. PRELIMINARY PERMIT 21/02/22

AO. PRELIMINARY PERMIT 21/02/22

AP. PRELIMINARY PERMIT 21/02/22

AQ. PRELIMINARY PERMIT 21/02/22

AR. PRELIMINARY PERMIT 21/02/22

AS. PRELIMINARY PERMIT 21/02/22

AT. PRELIMINARY PERMIT 21/02/22

AU. PRELIMINARY PERMIT 21/02/22

AV. PRELIMINARY PERMIT 21/02/22

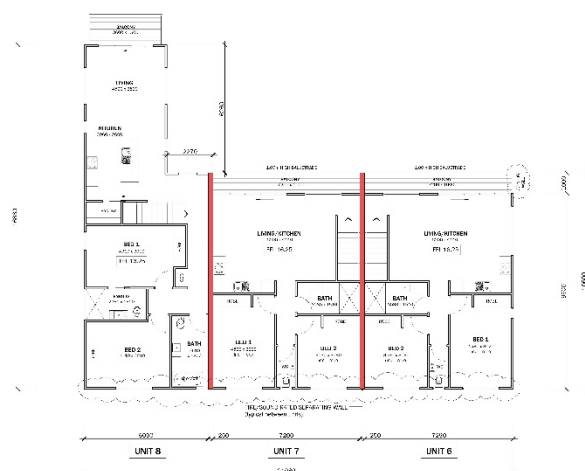
AW. PRELIMINARY PERMIT 21/02/22

AX. PRELIMINARY PERMIT 21/02/22

AY. PRELIMINARY PERMIT 21/02/22

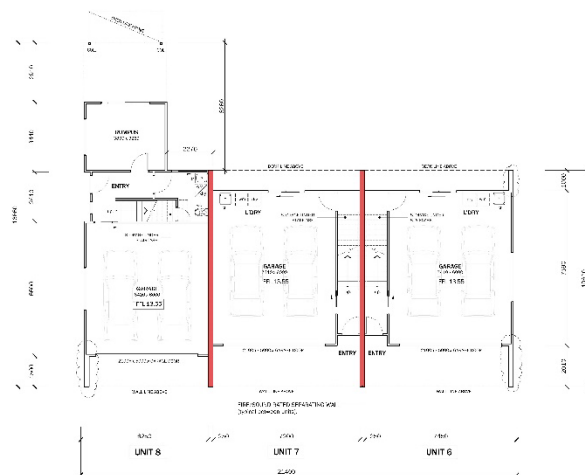
AZ. PRELIMINARY PERMIT 21/02/22





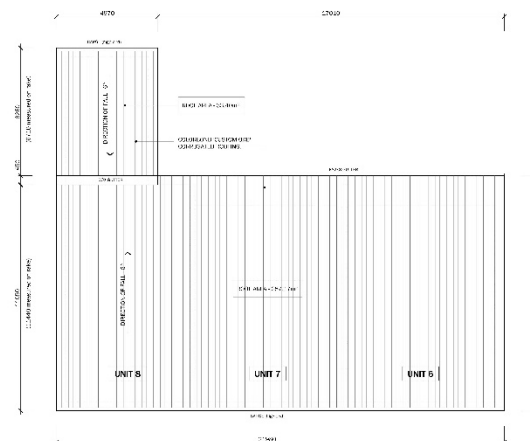
FIRST FLOOR PLAN 1:100

DATE: 15/05/2022
 DRAWN: J. GILLEY
 CHECKED: J. GILLEY



GROUND FLOOR PLAN 1:100

DATE: 15/05/2022
 DRAWN: J. GILLEY
 CHECKED: J. GILLEY



ROOF PLAN 1:100

MATT GILLEY
 BUILDING DESIGNER

15/05/2022 14:00:00
 15/05/2022 14:00:00
 15/05/2022 14:00:00

UNIT DEVELOPMENT

THE YOUNG GROUP				
1	2	3	4	5
1000	1000	1000	1000	1000

ROOM	AREA	AREA
1	1000	1000
2	1000	1000
3	1000	1000
4	1000	1000
5	1000	1000



FLOOR PLANS UNITS 6 - 8

DATE: 15/05/2022
 DRAWN: J. GILLEY

A05

DATE: 15/05/2022
 DRAWN: J. GILLEY





09	VERTICAL COLORADO SHIPPIING WALL GLAZING	08	COLORADO CUSTOMER CORRUGATED ROOFING	00	5000 WIDE X 2' 00 HIGH PANEL-LIFT GARAGE DOOR
1	THIRTEEN SEVEN FOUR FOUR EIGHT SPECIAL WALL COLORADO PAINTED FINISH	00	ALUMINUM WINDOW GLAZING DOOR FINISH DOUBLE GLAZING TO ALL WINDOWS, POWERCOAT FINISH	10	CONCRETE BLOCK ON FRAMEWORK WITH RAILED FLOOR, 10000 WIDE X 20' 00 HIGH AND 10' 00 HIGH

PO BOX 224 LEBANON TN 37037-0224
mailto:info@500ppd.com
(615) 495-2238
LEBANON, TN 37037

UNIT DEVELOPMENT

SCHILL

THE YOUNG GROUP	
DATE	MAR 2022
PROJECT No.	189

ISSUES:	
A. TOP FIVE BY ESOP	04.01.00
B. PRIORITY 2004	01.00.00
C. 3A ISSUE	05.04.00
D. LEADERS TO WATCH 2004	07.06.00
E. J. & J. WINE VALUE	31.10.00

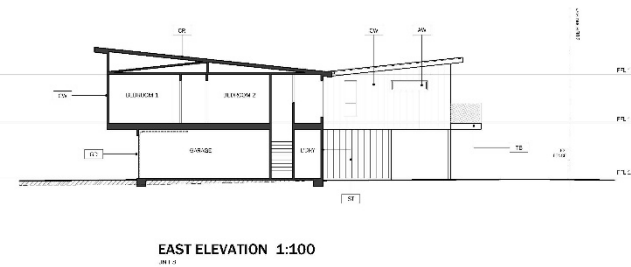
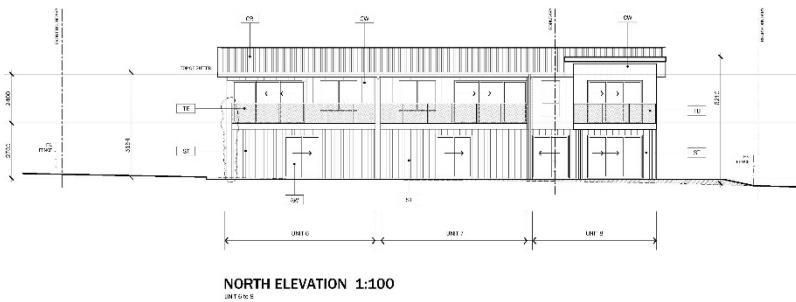
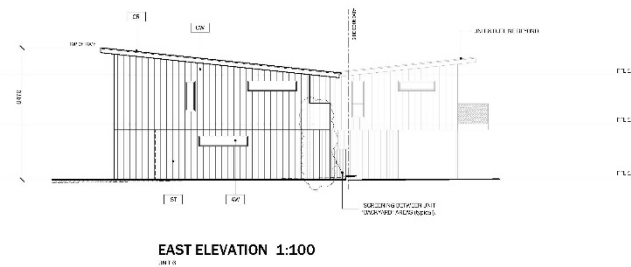
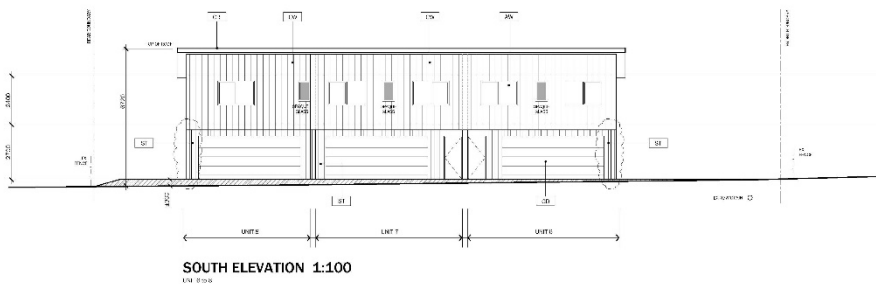
ELEVATIONS

804. F	1:101 (6%)
804.2000. Tax	

A06

6 of 21





MATT GILLEY
BUILDING DESIGNER

P.O. BOX 2741 LINDSEY PARK GLENDALE, WA 6013
 email: glib@bigpond.com
 0857 436 278
 LIBRARY No. CC55650

UNIT DEVELOPMENT

No. 11A GORDON STREET
SORELL

THE YOUNG GROUP

DATE:	MAR 2022
PROJECT No.	1080

RESERVE	
A. PRELIMINARY BOLD	01.00.21
B. POSTERIOR BOLD	01.00.21
C. ON BOLD	00.00.21
D. LIES L. BOLD (SHE)	00.00.21
E. LIES L. BOLD (SHE)	01.00.21

ELEVATIONS

DATE	TIME (H:M)
0000000000	

A07

SHEET: 7 OF 7



AGENDA
DEVELOPMENT ASSESSMENT SPECIAL COMMITTEE (DASC) MEETING
31 MAY 2022

4.3 DEVELOPMENT APPLICATION NO. DA 2022 / 00032 - 1**APPLICANT: LOCI ARCHITECTURE OBO SORELL COUNCIL****PROPOSAL: PUBLIC TOILET FOR LEWISHAM BOAT RAMP****ADDRESS: 101 LEWISHAM SCENIC DRIVE, LEWISHAM****RECOMMENDATION**

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* and the *Sorell Interim Planning Scheme 2015*, Council resolve that Development Application DA 2022 / 00032 - 1 for a new public toilet at 101 Lewisham Scenic Drive, Lewisham be approved, subject to the following conditions:

1. Development shall generally be in accordance with the endorsed plans submitted on 17/02/2022 except as may be amended by the conditions of this permit.

ON-SITE WASTEWATER

2. At least 70m² of land must be reserved on-site for wastewater treatment which is located at least 100 m from the downslope boundary and 1.5m from all other boundaries.
3. Driveways, parking areas, impervious sealing and buildings are not permitted in the area wastewater land application area. A barrier, such as a fence or large rocks will be required.
4. An Advanced Enviroseptic (or equivalent) must be used for wastewater treatment.

NOTE: THE FOLLOWING ADVICE APPLIES TO THIS PERMIT

- This permit shall lapse at the expiration of two (2) years from the date on which it is granted if the development and use is not substantially commenced within that period.
- This permit does not imply that any other approval required under any other by-law or legislation has been granted.
- Separate Building Approval may be required prior to commencement of the development.
- Council recommends contacting Dial-Before-You-Dig (phone 1100 or www.1100.com.au) before undertaking any works.

You may appeal against the above condition/s, any such appeal must be lodged within fourteen (14) days of service of this notice to the Tasmanian Civic and



Administrative Tribunal, 38 Barrack Street, Hobart 7000. Ph ☎ 1800 657 500 or email resourceplanning@tascat.tas.gov.au.

Introduction

The application seeks approval for a new public toilet at the Lewisham Boat Ramp.

Strategic plan

The proposal will not affect implementation of Council's Strategic Plan 2019 – 2029.

Annual plan

The proposal will not affect implementation of Council's Annual Plan 2021/2022.

Environmental implications

There are no significant environmental implications associated with this proposal.

Asset management implications

The new building will be a Council asset and managed in accordance with existing asset management strategies.

Risk management implications

There are no significant risk management implications associated with this proposal.

Community implications

There are no significant implications for the community associated with this proposal.

Statutory implications

Zone: Environmental Management

Overlays: Nil. The waterway and coastal protection area overlay applies to part of the site but not to the area of works.

Codes: Stormwater Management

Use Classification: Pleasure Boat Facility (Discretionary)



Representations

The application was advertised in accordance with the requirements of section 57 of the *Land Use Planning and Approvals Act 1993* (LUPAA) on 7 May 2022 and representations closed on 23 May 2022. Three representations were received.

Referrals

The application was referred to Council's Engineering, Plumbing and Environmental Health Departments. If approved, conditions are required in response to the EHO referral.

Date of Receipt of Application

17 February 2022, and made valid on 27 April 2022.

Date by Which a Decision Must be Made

8 June 2022.

Report

The application seeks approval for a public toilet at the Lewisham Boat Ramp resulting from State Government grant funding.

The building is located close to Lewisham Scenic Drive with a frontage setback of 5m and with side setbacks of more than 20m. The building is 5.2m x 2.3m x 2.7m (high) and is clad in a mix of Colorbond and imitation timber similar to other new public toilets in the municipal area. The wastewater system is a 4,000 litre dual purpose septic tank with an in-ground Advanced Enviro-Septic (AES) bed. Water is source from a new tank.

The site is a Crown owned lot used for largely informal boat trailer parking and informal vehicle access to several adjoining residential properties. Sorell Council holds a current lease over the land.

The Environmental Management Zone applies to the site and foreshore. Adjoining residential land is zoned Low Density Residential. The waterway and coastal protection area overlay applies to the foreshore side of the site but no overlays apply to the development footprint.

Environmental Management Zone

The application complies with the acceptable solutions for the following Use and Development Standards:



- 29.4.1 Building Height A1 – height is less than 7.5m;
- 29.4.2 Setback A3 – separation of +100m to the Environmental Living Zone;
- 29.4.2 Setback A4 – separation of +100m to the Rural Resource Zone and + 200m to the Significant Agriculture Zone;
- 29.4.2 Setback A5 – separation of +500m to the Tasmanian Wilderness World Heritage Area;
- 29.4.3 Design A1 – works do not require clearing of native vegetation;
- 29.4.3 Design A2 – colours have light reflectance value no greater than 40%; and
- 29.3.2 Design A4 – fill and excavation is no more than 1m.

The proposal is subject to performance criteria for use, frontage setback and side setback, as discussed below.

A. 29.3.1 Use Standards for Reserved Land P1

The objective of Standard 29.3.1 is to “provide for use consistent with any strategies for the protection and management of reserved land”. The acceptable solution for 29.3.1 requires that use be in accordance with a reserve management plan. As there is no reserve management plan for this site, the following performance criteria applies:

Use must satisfy all of the following:

- (a) *be complementary to the use of the reserved land;*
- (b) *be consistent with any applicable objectives for management of reserved land provided by the National Parks and Reserves Management Act 2002;*
- (c) *not have an unreasonable impact upon the amenity of the surrounding area through commercial vehicle movements, noise, lighting or other emissions that are unreasonable in their timing, duration or extent.*

It is considered that the performance criteria is satisfied as:

- The public toilet will complement the existing use of the land and provide necessary infrastructure for boat ramp users;
- There are no applicable management objectives to consider;
- The toilet will not generate commercial vehicle movements, lighting or other emissions;
- Noise emissions will be generated by users of the facility which will principally be associated with the boat ramp and therefore not considered unreasonable in timing, duration or extent.

B. 29.4.2 Setback P1

The acceptable solution for 29.4.2 A1 provides a frontage setback of 30m. The performance criteria provides:

Building setback from frontage must satisfy all of the following:

- (a) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape;
- (b) minimise adverse impact on the landscape as viewed from the road;
- (c) be consistent with the prevailing setbacks of existing buildings on nearby lots;
- (d) minimise loss of native vegetation within the front setback where such vegetation makes a significant contribution to the landscape as viewed from the road.

It is considered that the performance criteria are satisfied as:

- There are no Desired Future Character Statements for the area to consider;
- The site has no particular landscape value being within an urban setting;
- The structure is small in scale, is consistent with the prevailing setback of the surrounding residential area and will have no adverse visual impact to road users; and
- Has no impact on native vegetation.

C. 29.4.2 Setback P2

The acceptable solution for 29.4.2 A2 provides a side and rear boundary setback of 30m. The performance criteria provides:

Building setback from side and rear boundaries must satisfy all of the following:

- (a) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape;
- (b) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by:
 - (i) overlooking and loss of privacy;
 - (ii) visual impact, when viewed from adjoining lots, through building bulk and massing.

It is considered that the performance criteria are satisfied as:

- There are no Desired Future Character Statements for the area to consider;
- The site has no particular landscape value being within an urban setting;
- The structure is sited centrally on site with setbacks of 20m to the southern side boundary and 25m to the northern side boundary;
- The structure is sufficiently separated from residential land to avoid overlooking and loss of privacy impacts; and

- The structure is small in scale and cannot cause any impact through bulk or massing.

Codes

The application is subject to the following Codes:

- Stormwater Management Code
- Onsite Wastewater Management Code

Stormwater Management Code

Stormwater is to be collected via a tank with overflow to be managed onsite. The site is sufficient in size for onsite management.

Onsite Wastewater Management Code

The report and system design from Rock Solid Geotechnics demonstrates that each acceptable solution of the Code is complied with. Council's Manager Regulatory Services provides the following comments:

*The application is to construct a Public Toilet at **Lewisham Scenic Drive, Lewisham**. A SSE report and proposed design prepared by Peter Hofto demonstrating compliance with the relevant performance criteria and acceptable solutions specified in E23 – On-site Wastewater Management Code has been received.*

A septic tank and Advanced Enviroseptic sand filter are proposed to treat wastewater.

The wastewater design will be resolved at the Plumbing Application stage, including protection of the LAA from vehicle parking and subsurface drainage.

LAA sizing is based on 7L/person per day for toilet and hand basin. An average daily usage of 100 is proposed.

Estimating usage is difficult, however the day of the week and time of year will significantly influence loading.

The sizing of the system is consistent with a similar toilet that has been installed at the Primrose Sands, Gypsy Bay boat ramp car park.

AES system have the capacity to cope with 'peak' loads well, however a larger size septic tank is recommended to protect the system in the event of a very high 'peak' load caused by a leaking toilet or basin.

Upslope and sub-soil drainage will also be required, this will be resolved when the plumbing application is assessed.

Representations

Three representations were received and one submission received outside of time. The majority of issues relate to the scope of work or the management of the site and fall outside the scope of the planning scheme. The issues are outlined in the following table:

Issue	Officer comment
Not all adjoining owners were notified in writing of the proposal.	Each directly adjoining owner and occupier received written notification of the application. Some nearby property owners are separated from the site but a strip of land in separate title.
Odour.	Subject to adequate maintenance of the wastewater system, odour issues will not arise.
Car parking, including lack of detail, need for asphalt surface and to manage hooning behaviour. A sealed car park is a higher priority.	Car parking is not proposed. Behavioural issues are not relevant to the planning scheme.
Anti-social behaviour. Need for CCTV.	Behavioural issues are not relevant to the planning scheme.
Traffic safety and conflict between children and vehicles.	The car parking area is a low speed environment. The toilet is some 10m to the side of the vehicle crossing and vehicles at this point are moving slowly as they enter or exit the site.
No details on the wastewater or drainage system.	A septic and AES system is proposed.
Building should be as close as possible to the tree.	The distance of the building from the tree is not specified in the plans but the building is located just outside the canopy.
Devaluation of properties.	This issue is not a relevant consideration under the planning scheme.
Cleaning and rubbish removal schedule.	This is a management issue and is not a relevant consideration under the planning scheme.
Colour of materials.	Colour of Colorbond cladding is Woodland Grey.
Is landscaping proposed? Is the existing tree near the building to remain?	Landscaping is not proposed. The application does not seek removal of the tree.

Conclusion

In considering the development and site, with the application of appropriate conditions, the application is recommended for approval with conditions.

SHANE WELLS SENIOR PLANNER

Attachments:

Proposal Plan

Onsite wastewater design by Rock Solid Geotechnics

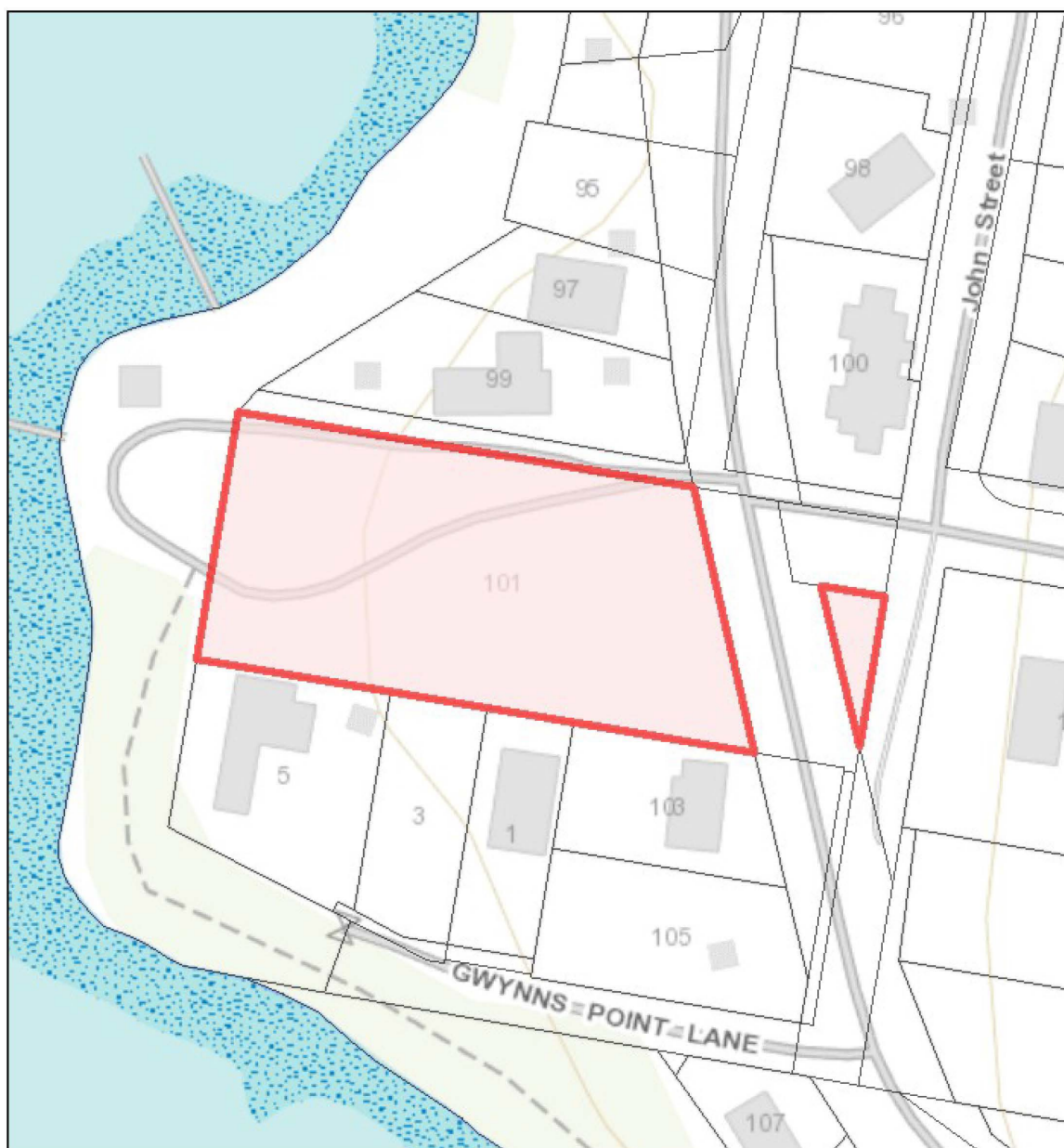
Property Report (A Certificate of Title does not exist for this site)

Representations X3

Submission received outside of time



PROPERTY ID: **5919497**
 PROPERTY ADDRESS: **101 LEWISHAM SCENIC DRIVE**
LEWISHAM TAS 7173
 CONSTRUCTION YEAR:



PREMIUM PROPERTY Information Report

PROPERTY DETAILS - 101 LEWISHAM SCENIC DR LEWISHAM

Property Name:	
Land Use:	Other - PARK,RECREATION AREA AUTHORITY (valuation purposes only)
Improvements:	PUBLIC OPEN SPACE
Improvement Sizes (Top 3 by Size):	Improvement: OTHER Area: IMPROVEMENTS
Number of Bedrooms:	
Construction Year of Main Building:	
Roof Material:	
Wall Material:	
Land Area:	0.5412 hectares
Title References:	
Municipality:	SORELL View Municipality Information Report
Title owner:	
Interested parties:	MUNICIPALITY OF SORELL
Postal address:	PO BOX 126
(Interested Parties)	SORELL TAS 7172

OWNERSHIP HISTORY - 101 LEWISHAM SCENIC DR LEWISHAM

TYPE	NAME	ADDRESS	FROM	TO
Crown Land Administration	DPIPWE	GPO BOX 44 HOBART TAS 7001	24/02/1997	24/02/1997
Crown Land Lessee	MUNICIPALITY OF SORELL	PO BOX 126 SORELL TAS 7172	01/07/1982	
Ownership	DPIPWE	GPO BOX 44 HOBART TAS 7001	01/07/1982	

SALES STATISTICS - (Other - PARK,RECREATION AREA AUTHORITY) - LEWISHAM (Last 12 Months)

Number of Sales:	0
Highest Sales Price:	
Median Sales Price:	
Mean Sales Price:	
Lowest Sales Price:	



17/12/2021

Mr Denis Wall 0458761965
Engineering Officer – Sorell Council
denis.wall@sorell.tas.gov.au

cc. loci Architecture Mr Jonathan Blood
loci.hobart@gmail.com

GEOTECH 21-308

ROCK SOLID GEOTECHNICS PTY LTD
Peter Hofto
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Orielton
TAS 7172

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ONSITE WASTEWATER SYSTEM DESIGN – LEWISHAM BOAT RAMP, LEWISHAM

This report and design information has been sought by Sorell Council in support of a Development Application for a proposed toilet block at the Lewisham Boat Ramp, Lewisham (Figure 1). The information in this report provides the Design, Plans and Specifications suitable for inclusion in supporting documentation to enable the client to apply for a Special Plumbing Permit of an on-site wastewater management system under the Plumbing Regulations 2004.

The Sorell Council proposes to construct a small public toilet facility at or near the Lewisham Boat Ramp to service the local boat launching ramp facility: the area is unsewered. Usage is primarily by recreational boat users, mainly during daylight hours, with greatest activity (and therefore toilet usage) at weekends and holiday periods, particularly during the warmer months.

The toilet unit will consist of a building that will house a single toilet, and a single washbasin with a spring-loaded tap. Water for the system will be from an onsite water tank.

SITE ASSESSMENT

A site assessment was completed on Thursday 9 December, 2021. Four test holes were completed using a 4WD mounted SAMPLA25 drill rig with 100mm diameter solid flight augers. The positions of the test holes are marked on Figure 2.

The Tasmanian Geological Survey 1:50000 Geological Atlas "Sorell indicates that the site is underlain by Jurassic dolerite.

The land has been used as a parking area for the boat ramp for several years and has a surface cover of road gravel and grass. A single mature tree is present to the immediate south of the proposed toilet building adjacent to the roadside property boundary.

The site generally slopes to the west (towards the foreshore reserve) at 5 degrees.

1



Typical of the profiles encountered in the **TEST HOLES** was:

0 - 0.10m	GRAVEL
0.10 – 0.60m	SAND: fine grained, light greyish brown, dry
0.60 – 1.40m	sandy CLAY: medium plasticity, brown / light olive brown, 35+% fine to medium grained sand, moist
1.40 – 2.40m	SAND: fine grained, light brown / light yellowish brown, trace clay, dry
2.40m+	Hole terminated at required depth – 2.40m

Groundwater was not encountered in any of the test holes.

Plate 1 - Test Hole #1



2

COMPLIANCE WITH THE 2015 INTERIM PLANNING SCHEME

The Sorell Council's Planning Scheme (2015) delineates the wastewater requirements for new developments.

Compliance Table		Code E23
Acceptable Solutions	Performance Criteria	Compliance achieved by
E23.10 Development Standards for Land Application Areas		
A1 Horizontal separation distance from a building to a LAA must comply with one of the following: (a) be no less than 6m; (b) be no less than; (i) 2m from an upslope or level building; (ii) if primary treated effluent be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) if secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a down slope building.	P1 Horizontal separation distance from a building to a LAA must satisfy all of the following: (a) effluent must be no less than secondary treated effluent standard and applied through a subsurface land application system; (b) be no less than 2m.	Complies with A1 LAA >6m from any building.
A2 Horizontal separation distance from downslope surface water to a LAA must comply with any of the following: (a) be no less than 100m; (b) if the site is within a high rainfall area or the site soil category is 4, 5 or 6, be no less than the following; (ii) if primary treated effluent standard or surface application, 50m plus 7m for every degree of average gradient from downslope surface water; (ii) if secondary treated effluent standard and subsurface application, 50m plus 2m for every degree of average gradient from down slope surface water. If the site is not within a high rainfall area or the site soil category is not 4, 5 or 6, be no less than the following; (i) if primary treated effluent 15m plus 7m for every	P2 Horizontal separation distance from downslope surface water for a LAA must satisfy all of the following: (a) effluent must be no less than secondary treated effluent standard and applied through a subsurface land application system; (b) be no less than 15m; If the surface water is not of high resource or environmental value; (d) the average gradient is no more than 16 degrees; (e) the site is not in a flood prone area with an ARI of no less than 20 years; (f) either of the following applies: (i) the site soil category is 1, 2 or 3; (ii) a raised bed is used.	Complies with A2 Secondary treated effluent. Setback required. $15m + (2m \times 5^\circ) = 25m$ setback.

3

degree of average gradient from downslope surface water; (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient from down slope surface water.		
A3 Horizontal separation distance from a property boundary to a LAA must comply with either of the following: (a) be no less than 40m from a property boundary; (b) be no less than: (i) 1.5m from an upslope or level property boundary; and (ii) if primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) if secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a LAA must satisfy all of the following: (a) effluent must be no less than secondary treated effluent standard and applied through a subsurface land application system; (b) be no less than 1.5m (c) the average gradient is no more than 16 degrees; (d) either of the following applies: (i) the vertical separation between the land application area and groundwater or any limiting layer is no less than 1.5m; (ii) a raised bed is used to achieve a minimum vertical separation of 1.5m between the land application area and groundwater or any limiting layer.	Complies with A3 LAA > 1.5m from up and side-slope boundaries and > 6.5m from downslope boundary.
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a LAA must be no less than 50m.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a LAA must satisfy all of the following: (a) effluent must be no less than secondary treated effluent standard and applied through a subsurface land application system; (b) be no less than 15m; © the water is not high resource value water.	Complies with A4 No known potable bores in the immediate area.
A5 Vertical separation distance between groundwater and a LAA must be no less than 1.5m.	P5 Vertical separation distance between groundwater and a LAA must satisfy all of the following: (a) effluent must be no less than secondary treated effluent standard and applied through a subsurface land application system; (b) vertical separation distance must be no less than 0.5m, (whether 'in ground' or by use of a raised bed).	Complies with A5 Groundwater not encountered.

A6 Vertical separation distance between a limiting layer and a LAA must be no less than 1.5m.	P6 Vertical separation distance between a limiting layer and a LAA must satisfy all of the following: (a) effluent must be no less than secondary treated effluent standard and applied through a subsurface land application system; (b) vertical separation distance must be no less than 0.5m, (whether 'in ground' or by use of a raised bed).	Complies with A6 Limiting layer not encountered.
A7 The arrangement of a LAA must comply with both of the following: (a) not include areas beneath buildings, driveways or other hard stand areas; (b) have a minimum horizontal dimension of 3m.	P7 No performance criteria.	Complies with A7

ONSITE WASTEWATER SYSTEM DESIGN

The site is underlain by sandy clay over dry SAND. It is proposed to install an in-ground Advanced Enviro-Septic (AES) bed at a depth where the effluent is disposed of into the dry SAND at approximately 1.40m depth (CLASS 2 sandy LOAM).

It is proposed to collect the wastewater in a 4000 litre (minimum), dual purpose, septic tank, sited adjacent to the toilet facility. The septic tank should not be fitted with an outlet filter. The effluent leaving the septic tank is to be gravity fed to an in-ground Advanced Enviro-Septic (AES) bed.

The following calculations determine the size of the AES Bed designed to service the toilet facility.

100 toilet uses/day	7 litres/toilet and handbasin usage
Wastewater Flow Rate	$100 \times 7 = 700 \text{ litres / day}$
Design Loading Rate (DLR)	20mm/day
DLR	20 litres / m ² / day
Basal Area of Land Application Area	$700 / 20 = 35\text{m}^2$

The Advanced Enviro Septic (AES) system utilizes a modular distribution layout consisting of pipework laid in "system sand" of minimum width 1350mm. The module consists of a minimum of 2 x 300mm diameter AES pipes, 150mm apart, with 300mm side-wall clearance on each side - total width 1350mm.

This installation will require a total of 8 x 3m AES pipe lengths. The distribution unit will consist of 2 rows, each with 4 pipe lengths:

Distribution unit length	=	AES pipe length + (0.3m x 2)
		12m + 0.6m = 12.6m
Width of 2-pipe wide AES unit	=	1.35m
Area of AES (without system sand extension)	=	12.6m x 1.35m = 17m²
Area of system sand extension	=	Required basal area – system sand area
		35m ² – 17m ² = 18m²
Width of system sand extension	=	1.43m
AES Bed Total Dimensions	=	12.6m x 2.78m

The area designated for the AES Bed should be fenced and protected from vehicular traffic.

Given the demographics of the recreational trailer boating population, it is anticipated that most of the users will be male. It is strongly recommended that a waterless urinal be investigated to minimise usage of water for flushing.

The AES system should be installed by a plumber who has been accredited by Chankar Environmental Proprietary Limited to install Advanced Enviro Septic systems, and who has appropriate experience. It is strongly recommended to engage either Chris Lewis Plumbing (0412 046 349) or Ben Harris Plumbing (0438 689 585) to ensure that the system is installed in compliance with the design specifications.

Site Preparation

- Rope off the site to prevent damage to the area during other construction activity on the lot.
- Vehicular traffic over the area must be prohibited to avoid compaction.
- Excavate the existing soil surface, parallel with the contour (cross slope) to a depth of 1400mm over the selected wastewater land application area.
- Rake/scarify the exposed soil surface.
- Install septic tank and AES bed in accordance with the AES site instructions (see below) and the design plans attached.
- The AES pipe must be laid in a bed of approved "system sand". This is a coarse sand meeting the specifications as listed below.

AES system sand specifications

- Percentage Restrictions - 35% or less of the total sand may be gravel. 40%-90% of the total sand is to be coarse and very coarse sand.
- Gravel Quality Restrictions - No gravel is to exceed 9mm in diameter. No gravel is smaller than 2mm in diameter.
- Coarse Sand Quality Restrictions - No coarse sand is smaller than 0.5mm in diameter.
- Fines Quality Restrictions - No more than 2% of the total sand may pass through a 75µ m sieve.

Venting – AES system and septic tank

- Ensure that roof vent comprises a minimum of single 80mm diameter pipe or 2 x 40mm diameter vent pipes.
- Roof vent to be a minimum of 3m above ground vent.
- Venting of the septic tank is to be consistent with NCC Pt 3 Tas F101.2.
- Ground vent as per AES pipe layout plan (Low vent at end of pipework).

CONDITIONS OF INVESTIGATION

This report remains the property of Rock Solid Geotechnics Pty. Ltd. (RSG). It must not be reproduced in part or full, or used for any other purpose without written permission of this company. The investigations have been conducted, & the report prepared, for the sole use of the client or agent mentioned on the cover page. Where the report is to be used for any other purpose RSG accepts no responsibility for such other use. **The Form35 is not transferable to another body without consultation (reissue) from RSG.** The information in this report is current and suitable for use for a period of two years from the date of production of the report, after which time it cannot be used for Building or Development Application.

This report should not be used for submission for Building or Development Application until RSG has been paid in full for its production. RSG accepts no liability for the contents of this report until full payment has been received.

The results & interpretation of conditions presented in this report are current at the time of the investigation only. The investigation has been conducted in accordance with the specific client's requirements &/or with their servants or agent's instructions.

This report contains observations & interpretations based often on limited subsurface evaluation. Where interpretative information or evaluation has been reported, this information has been identified accordingly & is presented based on professional judgement. RSG does not accept responsibility for variations between interpreted conditions & those that may be subsequently revealed by whatever means.

Due to the possibility of variation in subsurface conditions & materials, the characteristics of materials can vary between sample & observation sites. RSG takes no responsibility for changed or unexpected variations in ground conditions that may affect any aspect of the project. The classifications in this report are based on samples taken from specific sites. The information is not transferable to different sites, no matter how close (ie if the development site is moved from the original assessment site an additional assessment will be required).

It is recommended to notify the author should it be revealed that the sub-surface conditions differ from those presented in this report, so additional assessment & advice may be provided.

Investigations are conducted to standards outlined in Australian Standards:

- **AS1547-2012:** **Onsite Domestic Wastewater Management**

Any assessment that has included an onsite wastewater system design will require a further site visit once the system has been installed if a "Certificate of Completion" is required (to verify that the system has been installed as per RSG's design & the council issued Special Plumbing Permit). An additional fee applies for the site visit & issuing the certificate.


RSG is not responsible for the correct installation of wastewater systems. Any wastewater installation is the sole responsibility of the owner/agent and certified plumber. Any variation to the wastewater design must be approved by RSG, and an amended Special Plumbing Permit obtained from the relevant council. The registered plumber must obtain a copy and carefully follow the details in the council issued Special Plumbing Permit. A "Certificate of Completion" will be based on surface visual inspection only, to verify the location of the system. All underground plumbing works are the responsibility of the certified plumber.

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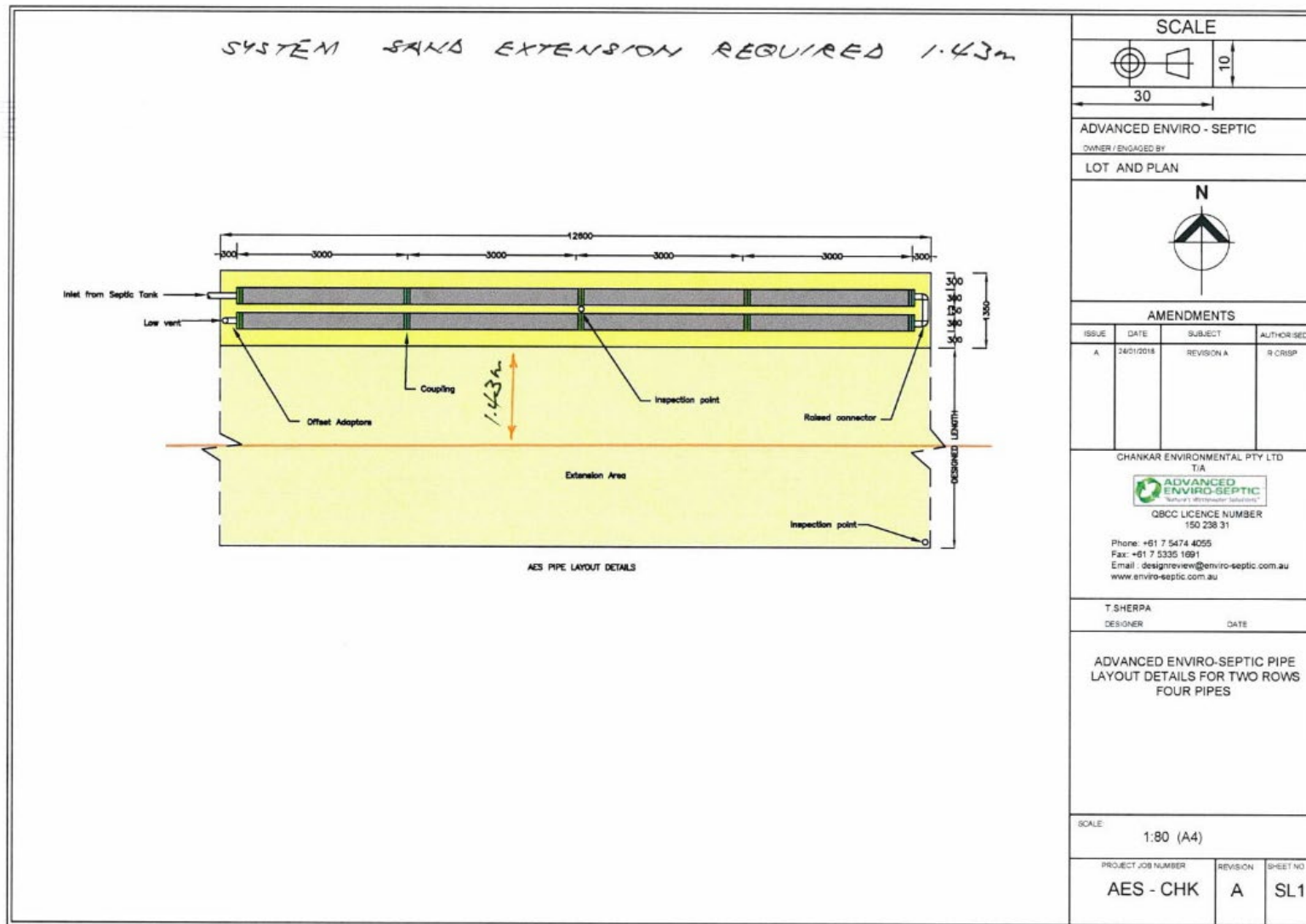
PETER HOFTO
ROCK SOLID GEOTECHNICS PTY LTD

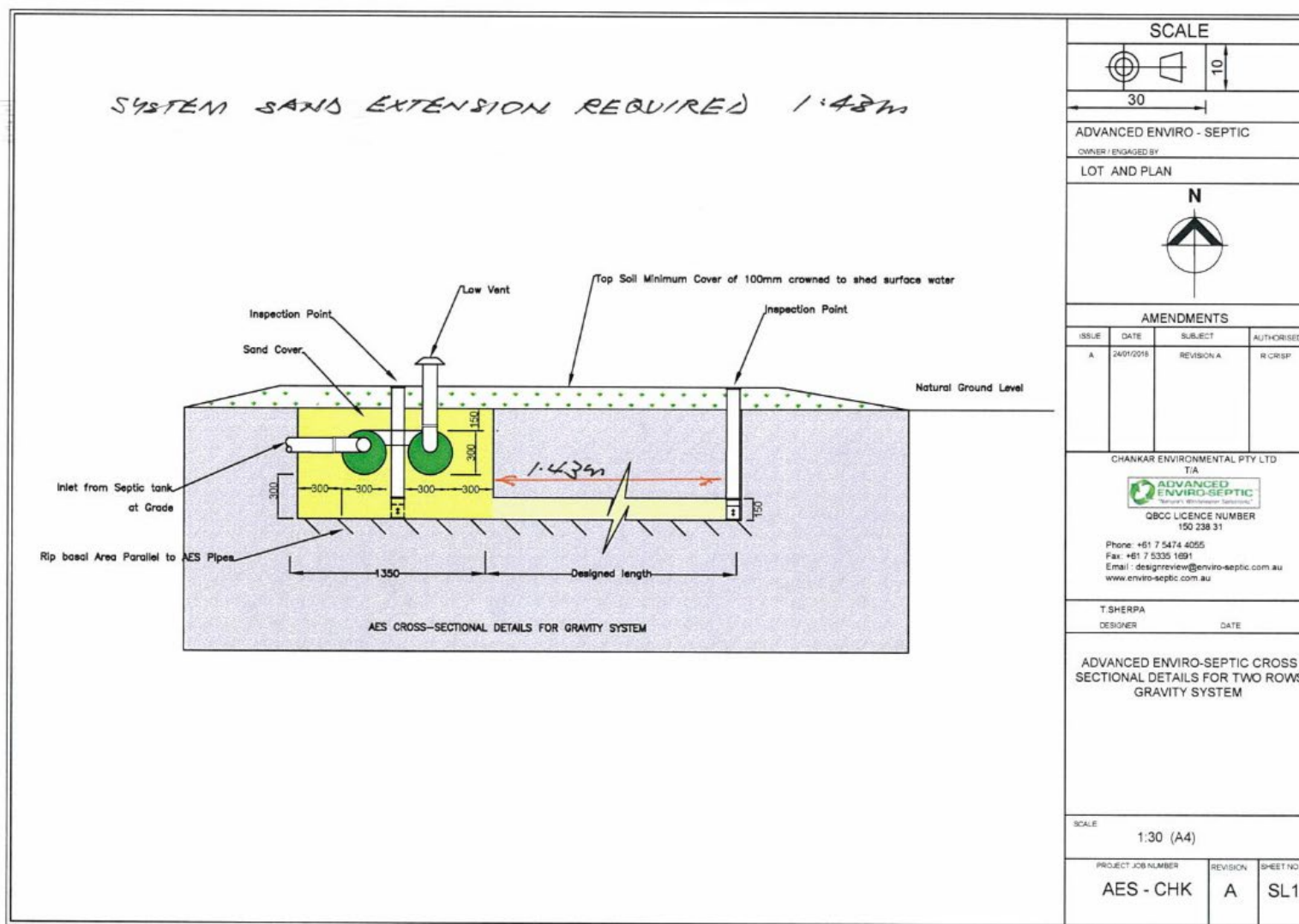


 Advanced Enviro-septic Design Calculator v8.8 ©	
Leader in Passive Solutions	
Site Address	Lewisham Boat Ramp - Lewisham
State	Tasmania
Post Code	7173
Client Name	Sorell Council
Date of Site Visit	9/12/21
Designers Name	Peter Hofto - Rock Solid Geotechnics P/L
Designers Ph Number	417960769
Designers Lic Number	CC61591
Plumber Name	To be announced
Plumber Ph Number	
Plumber / Drainer Lic Number	
Council Area	Sorell Council
Designers AES Cert Number	1463
Date	17/12/21
This Calculator is a guide only, receiving soil classification, surface water, water tables and all other site constraints addressed by the qualified designer.	
System Designers site and soil calculation data entry	
IMPORTANT NOTES	
Enter AES L/m loading rate, "30" for ADV Secondary or "38" Secondary	38 >> This design is for a SECONDARY system.
Is this a new installation Y or N	y >> Minimum single vent size is 80mm or 2 x 50mm house vents
Number of person	100 a septic tank outlet filter is NOT RECOMMENDED
Daily Design Flow Allowance Litre/Person/Day	7
Number of rows required to suit site constraints	2 >>The maximum length of a single AES pipe run is 30 meters
Infiltration surface Soil Cat as est by site/soil evaluation. CATEGORY	2
Design Loading Rate based on site & soil evaluation DLR (mm/day)	20
Bore log depth below system Basal area	1000 >>Min depth below basal area 600mm check water table/restrictive layer
Enter System footprint Slope in % for std AES systems to calc extension	0
Is this design a gravity system with no outlet filter? Y or N	y >> A House Vent & LOW VENT required on this system
PLEASE CHECK YOU HAVE FILL FROM TANK TO AES SYSTEM PIPES	
COMMENTS :- " The outcome must be important to everyone. "	
- Plumbers are reminded that good construction techniques as per AS1547 are especially important in these soil types. Refer AS1547 & AES installation Instructions	
AES System Calculator Outcomes	
Total System load - litres / day (Q).	700 l/d
Min Length of AES pipe rows to treat loading	9.2 1m
Number of FULL AES Pipe lengths per row	4 lths
Total Capacity of AES System pipe in Litres	1696 ltr.
AES dimensions	
	AES System System Extension
Lth m : (L)	12.6 12.6
Width m:(W)	1.35 1.43
Sand Depth :	0.75 0.15
Area m2	17.0 18.0
USE CUT LENGTHS OF PIPE IN THIS DESIGN? (ENTER Y)	
IF YOU WISH TO USE A TRENCH EXTENSION DESIGN OPTION ENTER "Y"	
Enter Custom Width in metre	
AES INFILTRATION FOOT PRINT AREA - $L = Q / (DLR \times W)$	
for this Basic Serial design is	
Length	Width
12.6 x	2.78 = 35.0 m2 total
Chankar Environmental Use Only	
Code	AES System Bill of Materials
AES-PIPE	AES 3 mtr Lths required 8 lths
AESC	AESC Couplings required 6 ea
AESO	AESO Offset adaptors 4 ea
AESODV	AES Oxygen demand vent 1 ea
AES-IPB	AES 100mm Inspection point base 2 ea
AES Equ	AES Speed Flow Equaliser ea
AES DESC	Double Offset Adaptors ea
TOTAL SYSTEM SAND REQUIRED (Guide Only) 19 m3	
PLEASE email your AES CALC and Drawings to DESIGNREVIEW@ENVIRO-SEPTIC.COM.AU	
Designreview@enviro-septic.com.au	
> The AES Calculator is a design aid to allow checking of the AES components and configuration and is a guide only. Site and soil conditions referencing the AS 1547 standard are calculated and designed by a Qualified Designer.	
> Chankar Environmental has no responsibility for the soil evaluation, loading calculations or DLR entered by the designer for this calculator.	
> AES pipes can be cut to length on site. They are supplied in 3 meter lths only.	
AES-Design-V8.8-Calculator © Copy Right - Chankar Environmental Pty Ltd 14/3/2016	









Sorell Council
denis.wall@sorell.tas.gov.au

17/12/2021

ROCK SOLID GEOTECHNICS PTY LTD
 Peter Hofto
 163 Orielson Rd
 Orielson
 TAS 7172
 0417960769
peter@rocksolidgeotechnics.com.au

Loading Certificate for Onsite Wastewater System - Lewisham Boat Ramp, Lewisham

- 1 System Capacity:
 - (medium/long term) 700 litres/day
- 2 Design Criteria Summary:
 - Primary Treated Effluent 4000 litre (minimum) Dual purpose septic tank.
 - Soil Category Class 2 sandy LOAM
 - Land Application System AES Bed (12.6m long and 2.78m wide)
- 3 Reserve Area:
 - Suitable available reserve areas – there is ample available land for the construction of at least 2 additional beds if required in the future.
- 4 Variation from design flows etc:
 - The system should successfully assimilate additional peak loadings of up to 1000 litres/day on weekends.
- 5 Consequences of overloading the system:
 - Long-term input of more than 700 litres/day may result in overloading of the system, surfacing of effluent, public and environmental health nuisances, pollution of surface water etc.
- 6 Consequences of under-loading the system:
 - Nil.
- 7 Consequences of lack of operation, maintenance and monitoring attention:
 - The septic tank should be pumped at every 2 years.

Peter Hofto
 Rock Solid Geotechnics Pty Ltd



General Notes:

- Comply with relevant Australian Standards and BCA at all times.
- Comply with relevant Work Safe Codes of Practice at all times.
- If an unidentified safety hazard is identified on site consult site specific SMP prior to proceeding.
- Based on Sorell Council Drawings. Report any discrepancies before proceeding.
- Work in accordance with the *Work Health and Safety Act 2012* at all times.
- Work in accordance with Safe Work Australia Construction Work Code of Practice.

DRAWING INDEX

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CD 08 PROPOSED LANDSCAPE	1/1

NOTES:

- These drawings are to be used in conjunction with Engineer's drawings, State Office Schedule and Construction Notes.
- Timber and/or steel members to be protected in accordance to Engineer's details.
- All glass to be in accordance with AS 1288.
- All joinery to be in accordance with AS 1580 and Engineer's details.
- All construction to comply with the Building Code of Australia and local requirements.
- All dimensions and any given details are to be checked prior to commencement of work. Unless otherwise stated, dimensions are given in millimetres. If in doubt, ask.
- All plumbing shall be to relevant authority approvals. The owner is responsible for obtaining all necessary approvals. Downfall Water discharge to the land part of discharge. Suspended storm water (where applicable) to be piped under foot and to a water saving pit.
- All access to structural members and hot/dry gutters.
- Self Classification - refer and report (where relevant).
- Provide a minimum air space of 8000 m³ under door leaf.
- Maximum eave height to be max 25 ft above ground.
- Provide 1000mm clearance to the ground where door is less than 1000mm from ground.
- All work to comply with the MHS Act. Any provision or provision safety shall be reported to the Authority immediately.
- All work to be to the water proofing per installation requirements of AS 1562:2010 - compliant to manufacturer's instructions.
- All work to be in accordance with relevant Australian Standards and the BCA.

loci architecture + planning

PO BOX 785 NORTH HOBART 7002
Phone 0245 6221 Mobile 0428 285 225
Accessories 04 22084444 042844 440000

LEWISHAM BOAT RAMP TOILET
Lewisham Scenic Drive, Lewisham 7173

Sorell Council
47 Cole Street, Sorell, TAS 7172

SITE PLAN 01

DATE: 09.03.22	BY: JLB	SCALE: 1:1000
DATE: 21/10	BY: JLB	SCALE: 1:500
DATE: 21/10	BY: JLB	SCALE: 1:500



LEWISHAM BOAT RAMP TOILET- SITE PLAN

CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT - IF IN DOUBT, ASK!



AGENDA
DEVELOPMENT ASSESSMENT SPECIAL COMMITTEE (DASC) MEETING
31 MAY 2022



01 SITE PLAN
CD02

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CONSTRUCTION DRAWINGS	
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CD02: SITE PLAN	NA
CD03: SITE PLAN	NA
CD04: PROPOSED FLOOR PLAN	NA
CD05: INTERIOR ELEVATIONS	NA
CD06: PROPOSED ELEVATIONS	NA
CD07: PROPOSED ELEVATIONS	NA
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NOTES	
1. These drawings are to be used for construction purposes only. They do not constitute a contract.	
2. The architect does not warrant the accuracy of the information provided in these drawings.	
3. All work shall be in accordance with AS 1200.	
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loci architecture + planning
PO BOX 705 NORTH HOBART 7002
Phone: 0842 851 1000 Mobile: 0842 851 1000
Accreditation: NCC 394 H. RAA 11 45363
LEWISHAM BOAT RAMP TOILET
Lewisham Scenic Drive, Lewisham 7173

Sorell Council
47 Cole Street, Sorell, TAS 7172
Sorell Council
47 Cole Street, Sorell, TAS 7172

SITE PLAN 02
CD03

CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT - IF IN DOUBT, ASK!



AGENDA
DEVELOPMENT ASSESSMENT SPECIAL COMMITTEE (DASC) MEETING
31 MAY 2022



- Work in accordance with Safe Work Australia Construction Work Code of Practice.

[illegible]

Sorell Council
47 Cole Street, Sorell, TAS 7172

6. SEARCHED INDEXED FILED APR 11 1964 FBI - MEMPHIS

7. COMMUNICATIONS SECTION

8. TELETYPE UNIT

9. TELEPHONE UNIT

10. MAIL ROOM

11. RECORDS SECTION

12. TRAINING SCHOOL

13. LABORATORY

14. CHIEF OF POLICE

15. DEPUTY CHIEF OF POLICE

16. ADJUTANT GENERAL

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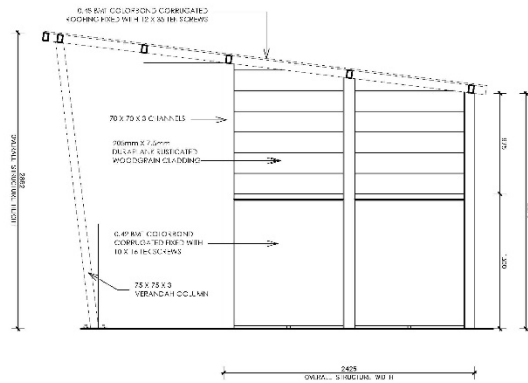
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214. RECORDS CLERK

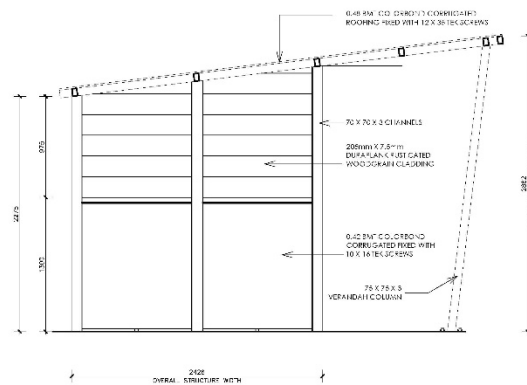
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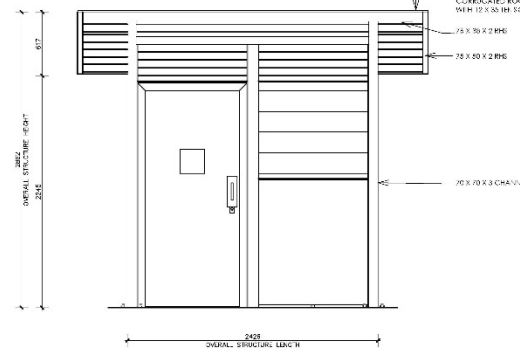
217. CHIEF OF POLICE



01 TOILET - SOUTH ELEVATION



02 TOILET - NORTH ELEVATION



03 TOILET - WEST ELEVATION

General Notes:

- Ensure all setbacks, clearances, fittings and fixtures and fixing heights comply with AS1428.1-2009. Report any discrepancies before proceeding.
- Comply with relevant Australian Standards and BCA at all times.
- Comply with relevant Work Safe Codes of Practice at all times.
- If an unidentified safety hazard is identified on site consult site specific SMP prior to proceeding.
- Work in accordance with the Building Code of Australia and all applicable requirements.
- Work in accordance with the Work Health and Safety Act 2012 at all times.
- Work in accordance with Safe Work Australia Construction Work Code of Practice.

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CD 05 INTERNAL ALLEYS	1/1
CD 06 PROPOSED ALLEYS	1/1
CD 07 WASTE DRAWING	1/1
CD 08 SITE WALL PLAN	1/1

NOTES:	
1. These drawings are to be used in conjunction with Engineer's drawings, DCC's and other relevant documents.	
2. Timber and other materials to be protected against decay and insect attack.	
3. All work to be in accordance with AS 1580.	
4. All work to be in accordance with AS 1580 and Engineer's details.	
5. All work to be in accordance with the Building Code of Australia and all applicable requirements.	
6. All materials and any products are to be checked to ensure they are free from moisture, water, oil, grease, dirt, and other contaminants before use.	
7. All work to be done in accordance with the relevant Australian Standards and Codes of Practice.	
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CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT - IF IN DOUBT, ASK!



AGENDA
DEVELOPMENT ASSESSMENT SPECIAL COMMITTEE (DASC) MEETING
31 MAY 2022

loci architecture + planning
PO BOX 705 NORTH HOBART 7002
Ph: 03 6231 8200, Mobile: 08 9438 2522
Accreditation # CC00044 H. PAUL M. 40085
From
LEWISHAM BOAT RAMP TOILET
Lewisham Scenic Drive, Lewisham 7173
For
Sorell Council
47 Cole Street, Sorell, TAS 7172
From
PROPOSED ELEVATIONS



15.05.2022

To:
Sorell Council
Sorell
Tas 7172

Attention: Shane Wells- Senior Planning Officer
Reference: DA 2022/32-1 Proposed Toilet at Lewisham
Boat Ramp

Dear Sir,

While we consider a toilet is needed in this area we feel the applicant has not given enough detail and therefore object to it.

Our concerns may be alleviated after discussions with Council. There is no mention of what type of system is envisaged , no mention of the drainage system , no mention of the parking area surface , no mention of bad smells and rubbish and no mention of lighting and safety.

A guarantee that the toilet will be built as close as possible to the adjacent tree without affecting the tree and perhaps to be no more than 3 meters from the road boundary may help.

This toilet will attract night time hoons so something needs to be included in the proposal to stop this hooning activity in this area. Asphalt may be required to stop this.

Do you have an example of the wall materials and colour?.

Does Council intend to install and maintain landscaping?.

Yours Faithfully

1



SORELL COUNCIL

19 MAY 2022

18.05.2022

To:
Sorell Council
Sorell 7172
Tasmania

RECEIVED

Attention: Senior Planning Officer
Reference: DA 2022/32-1-Proposed Toilet
 Lewisham boat ramp

Dear Sir,

We object to this proposal for a number of reasons, some of which are listed below. We would like to discuss this application with council and think some of our concerns would be alleviated by discussion.

Points of objection include:

- Devaluation of property values in the immediate area
- No mention of whether the large tree beside the toilet will stay
- No mention of where the drain is to be located
- No mention of the type of toilet and sewage system
- No mention of guarantee of no smell
- No mention of when it will be cleaned and by whom
- Has Council an example of the expected colour code?
- We have serious concerns about night time hoon traffic and the spraying of rocks and dust if a traffic management plan is not included with this proposal
- We would like to see locating pegs to clarify the position

Yours Faithfully



SORELL COUNCIL**23 MAY 2022****RECEIVED****22/05/2022**

**Planning Officer
Sorell Council,
Sorell
TAS 7172**

Dear Sir/ Madam

I am writing in respect to our objection to the planned toilet block at the Lewisham Boat Ramp, DA2022/32-1, for several reasons as listed below.

It is our opinion that a public toilet close to a children's swim school with no CCTV is irresponsible.

The Lewisham Boat Ramp has become an area for anti-social behaviour including hooning and public alcohol use, at times requiring the attendance of local Police. The addition of a public toilet may lead to this behaviour increasing and possibly may include damage to the toilet in the absence of a CCTV system.

If the approval process is favorable towards the toilet being built, I strongly urge the council to consider installing CCTV cameras as is the case at both the Dodges Ferry Boat Ramp Toilets (as signage indicates) and the public toilets in Sorell. By not doing so is putting the residents who are living adjacent to the toilet to an immediate disadvantage.

As you are aware, the area of boat ramp is a shared zone. It is used by recreational boaters, pedestrians parking and walking the waterfront track, and children visiting the swim school. Currently, there is no signage signaling any speed restrictions, the fact that children may be playing, or that there are pedestrians that may also be utilizing the area. Vehicles towing boats are travelling past proposed toilet at speeds that would make stopping for a child or pedestrian impossible on the gravel surface. If a toilet is installed, we submit that a traffic management plan should also be implemented at the time of construction.

We would also welcome further discussion with the council regarding the type of system to be installed, its exact location, and the frequency of cleaning/ rubbish removal as these have not yet been addressed.

Sorell Council
Sorell 7172
Tasmania

24/5/2022

Attention: Planning

Dear Sir

Unfortunately, we were left off the mailing list and did not receive the letter regarding the Proposed toilet block on the reserve at Lewisham Scenic Drive.

We have a number of concerns in regard to the toilet block being built here and would appreciate our concerns being taken to the council meeting and hopefully have the opportunity to discuss these concerns with you in person.

Firstly, we are aware that the council are to maintain the reserve but not accountable for any upgrades.

In our opinion the addition of a toilet block is an upgrade to the reserve. We strongly feel that before a toilet block is added there is a far greater issue in regard to the gravel road and the amount of dust that enters our spouting & water tanks and the potential health risks associated with this. Sealing of this road should take precedence over a toilet block.

The road is frequently used by hooners in the evenings in their cars as they speed into the reserve and then decided to do doughnuts which sprays our vehicles and property with gravel. Toilet blocks at night are known to attract these types of people, whether it be a meeting place or a place for drug use, this is of a high concern to us. How is this toilet block going to be monitored?

Our other concerns are what type of sewerage system is to be used? Is there a guarantee of no smell? Will this toilet block have security cameras installed? As this in itself may be a deterrent for the above behaviour or possible vandalism and could assist police if necessary.

We look forward to your reply.

Yours faithfully

- -