



Meander Valley Council
Working Together

AGENDA

ORDINARY COUNCIL MEETING

Tuesday, 11 June 2024

Time 3.00pm

Location Council Chambers
26 Lyall Street
Westbury, Tasmania

Telephone (03) 6393 5300

Our Values

Our seven values help guide our decisions and underpin all we do.

Respect, listen and care for one another

Be trustworthy, honest and tolerant

Be positive and receptive to new ideas

Be innovative, creative and learn

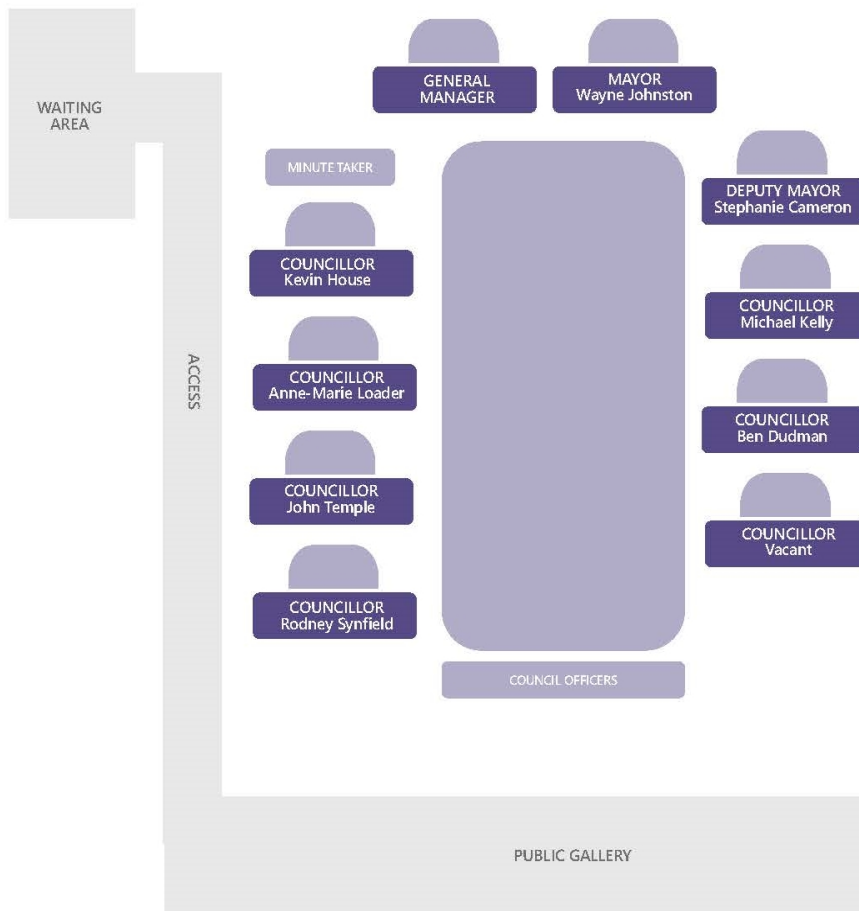
Take a fair, balanced and long term approach

Use sound business practices

Work together

Council Chambers

Seating Plan



Going to a Council Meeting

Members of the community are encouraged to engage with Council's monthly meetings. You can submit questions online or attend in person.

The Council's website offers handy fact sheets with information about what to expect at a Council Meeting, including how to participate in Public Question Time.

In accordance with Policy No. 98: Council Meeting Administration, this Meeting will be recorded and live streamed to the general public.

Hard copies of Agendas and Minutes are also available to view at the Council's offices.

Learn More

Click here to find fact sheets about attending a Council Meeting, or to submit a question online.

A copy of the latest Agenda and Minutes are available to view at the Council's offices in Westbury.

Click here to view Agendas and Minutes online or listen to audio of our Meetings.

After the Meeting, you will find Minutes and an Audio Recording online. The recording will remain available to the public for six months.

You can also contact the Office of the General Manager by telephone on (03) 6393 5317, or email ogm@mvc.tas.gov.au to ask any questions, to submit a question or learn more about opportunities to speak at a Council Meeting.

Public Access to Chambers

Where there is a need to manage demand, seating will be prioritised as follows:

For planning decisions: Applicants and representors have first priority. A representor is a community member who writes to Council to object to or support a planning application (statutory timeframes apply for becoming a representor during the planning process).

For all decisions: Members of the media are welcome to take up any seats not in use by the public, or email ogm@mvc.tas.gov.au to request specific information about a Council decision. Media requests received by email before close of business (or the end of the meeting) will receive a same-day response.

Attendees are requested to consider the health and wellbeing of others in attendance.

If you are symptomatic or in an infectious state then you are requested to stay away or follow good-practices to minimise risk to others. This includes measures such as social distancing, wearing of face-masks and the use of hand sanitisers.

Conduct at Council Meetings

Visitors are reminded that Council Meetings are a place of work for staff and Councillors.

Council is committed to meeting its responsibilities as an employer and as host of this important public forum, by ensuring that all present meet expectations of mutually respectful and orderly conduct.

It is a condition of entry to the Council Chambers that you cooperate with any directions or requests from the Chairperson or the Council's Officers.

The Chairperson is responsible for maintaining order at Council Meetings. The General Manager is responsible for health, wellbeing and safety of all present. The Chairperson or General Manager may require a person to leave the Council's premises following any behaviour that falls short of these expectations. It is an offence to hinder or disrupt a Council Meeting.

Access and Inclusion

Council supports and accommodates inclusion for all who seek participation in Council Meetings, as far as is practicable.

Any person with a disability or other specific needs is encouraged to contact the Council before the meeting on (03) 6393 5300 or via email to ogm@mvc.tas.gov.au to discuss how we can best assist you with access.

Certificate of Qualified Advice

A General Manager must ensure any advice, information or recommendation is given to Council by a person with the necessary qualifications or experience: section 65, *Local Government Act 1993*.

Council must not decide on any matter without receiving qualified advice, or a certification from the General Manager.

Accordingly, I certify that, where required:

- (i) the advice of a qualified person was obtained in preparation of this Agenda; and
- (ii) this advice was taken into account in providing general advice to Meander Valley Council; and
- (iii) A copy of any such advice (or a written transcript or summary of oral advice) is included with the Agenda item.



Jonathan Harmey
General Manager

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Opening of Meeting - Attendance and Apologies

Acknowledgment of Country

I begin today by acknowledging the Pallitore and Panninher past peoples, the Traditional Owners and Custodians of the land on which we gather today and I pay my respects to Elders past and present. I extend that respect to all Aboriginal and Torres Strait Islander peoples here today.

Confirmation of Minutes

Motion That Council receives and confirms the Minutes of the last Ordinary Council Meeting held on 14 May 2024.

Vote Simple majority

Declarations of Interest

No Declarations of Interest were received for this Agenda

Council Workshop Report

Topics Discussed – 28 May 2024

Planning Applications to be Presented at June Council Meeting

Councillors received an overview of upcoming Planning Applications.

External Presentation – TasNetworks Upgrade – North West Transmission Development

Councillors received a presentation from TasNetworks regarding the North West Transmission Developments.

2024-25 Budget Estimates Draft Discussion

Councillors were asked to provide input into budget considerations.

2024-25 Annual Plan Draft Targets

Councillors discussed 2024-25 financial year targets and provided any proposed amendments.

Proposed Waste Fees for 2024-25 Financial Year

Councillors were advised of the proposed changes to waste disposal fees for the 2024-25 financial year.

New Landfill Facility Investigation Resource Allocation

Councillors provided opinion on the next stages of the investigation.

Draft Eastern Place Space Strategy Update

Councillors discussed community feedback on the Play Space Strategy.

Review of Policy No. 13: Subdivision Servicing

Councillors reviewed and discussed the Subdivision Servicing Policy.

Public Toilets Disability Access

Councillors considered public toilet facilities against the Australian Standards assessment.

Request for Council Resources – Mole Creek Community Group

Councillors received a request from Mole Creek Pool representatives and provided input into a response.

Request for Funding – Deloraine Community Group

Councillors considered a request from the Pocket Park Project Committee and provided input into a response.

Gastronomy Northern Tasmania Request

Councillors discussed continued membership of Gastronomy Northern Tasmania.

Councillor Synfield – Preparation of Council Documents

Councillors discussed possible changes to Council Meeting and Workshop Agenda distribution.

Items for Noting

Final Deloraine Racecourse Precinct Masterplan

Economic Development Forum Update

Mayor and Councillors' Reports

Councillors' Official Activities and Engagements Since Last Meeting

Mayor Wayne Johnston

Attended the following events:

- 18 May 2024 – Fireworks at Meander
- 22 May 2024 – Northern Tasmania Development Corporation Meeting
- 29 May 2024 – Meeting with the Acting Commander Nathan Johnston – TasPolice
- 5 June 2024 – Meeting with The Hon Jane Howlett MP – Minister for Primary Industries and Water and Minister for Racing

Councillor Kevin House

Attended the following events:

- 14 May 2024 – Carrick Hall Committee Meeting
- 17 May 2024 – IDAHOBIT Flag Raising Ceremony
- 29 May 2024 – Prospect Vale and Blackstone Heights Structure Plan Drop-in Session

Councillor Anne-Marie Loader

Attended the following events:

- 14 May 2024 – Carrick Hall Committee Meeting
- 15 May 2024 – Great Western Tiers Tourism Association Networking Event and Visual Arts Exhibition
- 17 May 2024 – IDAHOBIT Flag Raising Ceremony
- 24 May 2024 – Australian Local Government Women's Association Tasmanian Branch Meeting
- 29 May 2024 – Prospect Vale and Blackstone Heights Structure Plan Drop-in Session

Councillors' Announcements and Acknowledgements

Petitions

For further information about petitions, refer to the *Local Government Act 1993*: sections 57-60A.

No Petitions were received as part of this Agenda

Community Representations

Community representations are an opportunity for community members or groups to request up to three minutes to address Council on a topic of particular interest.

Requests received at least 14 days prior to a Council Meeting will be considered by the Chairperson. For further information, contact the Office of the General Manager on (03) 6393 5317 or email ogm@mvc.tas.gov.au.

No Community Representations were received as part of this Agenda

Public Question Time

Members of the public may ask questions in person or using the form available on the Council's website.

A minimum of 15 minutes is available, as required, for members of the public to ask questions provided with or without notice. Council will accept up to two *Questions With Notice* and two *Questions Without Notice* per person, per meeting.

[Click here](#) to submit an online question.

Refer to pages 3 and 4 of this Agenda for more information about attending a Council Meeting.

Public Questions With Notice

No Public Questions With Notice were received as part of this Agenda

Public Questions Without Notice

Councillor Question Time

Councillors' Questions With Notice

No Councillor Questions With Notice were received as part of this Agenda

Councillors' Questions Without Notice

Council as a Planning Authority

In planning matters, Council acts as a Planning Authority under the *Land Use Planning and Approvals Act 1993*. The following applies to all Planning Authority reports:

Strategy Council has an Annual Plan target to process planning applications in accordance with delegated authority and statutory timeframes.

Policy Not applicable.

Legislation Council must process and determine applications under the *Land Use Planning and Approvals Act 1993* (LUPAA) and its Planning Scheme. Each application is made in accordance with LUPAA, section 57.

Consultation The Agency Consultation section of each Planning Authority report outlines the external authorities consulted during the application process.

Community consultation in planning matters is a legislated process. The Public Response – Summary of Representations section of each Planning Authority report outlines all complying submissions received from the community in response to the application.

Budget and Finance Where a Planning Authority decision is subject to later appeal to the Tasmanian Civil and Administrative Tribunal (Resource and Planning Stream), the Council may be liable for costs associated with defending its decision.

Risk Management Risk is managed by all decision-makers carefully considering qualified advice and inclusion of appropriate conditions on planning permits as required.

Alternative Motions Council may approve an application with amended conditions, or may refuse an application.

Regardless of whether Council seeks to approve or refuse an application, a motion must be carried stating its decision and outlining reasons. A lost motion is not adequate for determination of a planning matter.

Motion Simple majority

Planning Authority Report

111A Meander Valley Road, Westbury

| | |
|------------------------------|--|
| Proposal | Multiple Dwellings (10 Units), Demolition of Outbuildings |
| Report Author | George Walker Planning Consultant |
| Authorised By | Krista Palfreyman Director Development and Regulatory Services |
| Application Reference | PA\24\0117 |
| Decision Due | 12 June 2024 |
| Decision Sought | It is recommended that Council approves this application. <i>See section titled Planner's Recommendation for further details.</i> |

Applicant's Proposal

| | |
|--------------------|---|
| Applicant | Wykeham Developments Pty Ltd |
| Property | 111A Meander Valley Road, Westbury (CT 184301/1) |
| Description | The applicant seeks planning permission for the use and development of multiple dwellings (10 Units) and demolition of outbuildings. <i>Documents submitted by the Applicant are attached, titled Application Documents.</i> |



Figure 1: Aerial view of the site (Source: Adapted from The LIST)



Figure 2: Site Plan (Source: iDesign Residential 2024)



Figure 3: Frontage of 111A Meander Valley Road, Westbury (Source: adapted from Google Maps 2024)



Figure 4: Subject site, viewed internally facing south towards Holy Trinity Catholic Church



Figure 5: Access strip of subject site, viewed internally and facing south



Figure 6: Subject site, viewed internally and facing north



Figure 7: Oak tree and public stormwater outlet headwall within 12 Quamby Street, adjacent northwestern corner of 111A Meander Valley Road (dated 27 May 2024)

Planner's Report

| | |
|--|--|
| Planning Scheme | Tasmanian Planning Scheme - Meander Valley (the Planning Scheme) |
| Zoning | Village |
| Applicable Overlays | Nil |
| Existing Land Use | Vacant |
| Summary of Planner's Assessment | Generally, Residential use for multiple dwellings is classed as permitted in this zone (Village). |
| Discretions | For this application, seven discretions are triggered. This means Council has discretion to approve or refuse the application based on its assessment of: <ul style="list-style-type: none"> 12.4.1 P1 Residential density and servicing for multiple dwellings 12.4.3 P2 Setbacks C2.6.2 P1 Design and layout of parking areas |

- C2.6.5 P1 Pedestrian access
- C2.6.8 P1 Siting of parking and turning areas
- C3.5.1 P1 Traffic generation at a vehicle crossing, level crossing or new junction
- C9.5.2 P1 Sensitive use within an attenuation area

Before exercising a discretion, Council must consider the relevant Performance Criteria, as set out in the Planning Scheme.

See attachment titled Planner's Advice - Performance Criteria for further discussion.

Performance Criteria and Applicable Standards

This proposal is assessed as satisfying the relevant Performance Criteria and compliant with all Applicable Standards of the Scheme.

See attachments titled Planner's Advice – Performance Criteria and Planner's Advice – Applicable Standards for further discussion.

Public Response

Four responses (representations) were received from the public. All responses were representations.

See attachment titled Public Response – Summary of Representations for further information, including the Planner's advice given in response.

Agency Consultation

TasWater

The application was referred to TasWater. TasWater provided a Submission to Planning Authority Notice – Reference Number TWDA 2023/1524-MVC on 23 May 2024.

See attachment titled Agency Consultation – TasWater

Department of State Growth

The application was referred to the Department of State Growth who confirmed by return email on 23 May 2024, that they had no objections to the proposal.

See attachment titled Agency Consultation – Department of State Growth.

TasNetworks

The application was referred to TasNetworks who, on 21 November 2023, confirmed by return email that the proposed development is unlikely to have an adverse effect on TasNetworks operations.

See attachment titled Agency Consultation – TasNetworks.

Internal Referrals

Infrastructure Services

The Meander Valley Council Infrastructure Services Department is the relevant Stormwater Authority for this development. It is noted that part of existing stormwater network is not suitably sized to service the existing stormwater catchment. It would be sensible for the Council to consider contributing financially towards the upgrade of an undersized main for the benefit of the greater drainage network. Noting that onsite stormwater detention is a requirement, there may be a possible solution to further reduce this requirement, given its location at the downstream end of the catchment.

The Council's Infrastructure Services Team has advised that roadside garbage and recycling collection for 10 units will not be provided on Meander Valley Road.

The risk to the Council's infrastructure is considered low, provided the development is undertaken in accordance with the recommended conditions and notes below, should it be approved. The input from the Council's Road and Stormwater Authority has been provided where appropriate to the matters raised in the representations and in the assessment of the Performance Criteria.

The Conditions and Notes recommended by Infrastructure Services have been included in the Planner's recommendation.

Environmental Health

After considering the information provided and with specific focus on C9.5.2 P1, *Sensitive use within an attenuation area*, it is apparent that there are existing sensitive uses within the attenuation area, each acting as monitoring stations in their own right and collectively reporting on odour issues over a significant period of time. It is noted that the regulation of the existing activity has not caused to bring about any restriction or interference, on the basis of the history of complaints, to the existing activity.

Also, it is notable that the proposed development lies further distant from the existing attenuating activity than the existing sensitive uses, therefore, it is a reasonable and sound conclusion that the actual odour detection capability (effective sensitivity) of the sensitive uses will not become more acute due to the presence of more distant sensitive uses. On that basis and considering that existing regulation has not interfered with or constrained the existing activity, it is reasonable to conclude that the proposed development will not *interfere with or constrain* the existing activity.

Planner's Recommendation to Council

The Planner's recommendation, based on a professional assessment of the planning application and its compliance with the Planning Scheme, is set out below.

Council must note the qualified advice received before making any decision, then ensure that reasons for its decision are based on the Planning Scheme. Reasons for the decision are also published in the Minutes.

For further information, see Local Government Act 1993, section 65, Local Government (Meeting Procedures) Regulations 2015, section 25(2) and Land Use and Approvals Act 1993, section 57.

Recommendation

This application by Wykeham Developments Pty Ltd for Multiple Dwellings (10 Units) and demolition of outbuildings on land located at 111A Meander Valley Road, Westbury (CT 184301/1) is recommended for approval generally in accordance with the Endorsed Plans and recommended Permit Conditions and Permit Notes.

Endorsed Plan

- (a) iDesign Residential; Dated: 27/03/2024; Development Plans for Proposed 10 Villa Complex; Job No.: 4101; Rev: D; Pages: 01-26;
- (b) Traffic and Civil Services; Dated: 28 March 2024; Traffic Impact Assessment; Revision: 5;
- (c) ESD Consulting; Dated: 9 April 2024; Odour Risk Assessment; Version: 3.

Permit Conditions

1. Prior to the commencement of works and to the satisfaction of the Council's Director Infrastructure Services, the following must be submitted to the Council:
 - (a) Detailed engineering design documentation for stormwater services and road signage, including the upgrades of any of the Council's services required in accordance with the recommendations of the endorsed Traffic Impact

Assessment prepared by Traffic and Civil Services. Detailed engineering documentation must be prepared by a suitably qualified civil engineer or other person approved by the Council's Director Infrastructure Services. The design documentation must include the following:

- (i) upgrade the public stormwater system to a minimum 450mm diameter pipe between the existing 450mm diameter pipe and the existing downstream outlet headwall proximate to the western boundary of 6 Quamby Street, Westbury (CT 182121/2), as shown within the endorsed plans;
 - (ii) design detail, including invert levels, showing the stormwater connection point and upgrade to the existing open stormwater drain to provide sufficient depth and fall, in accordance with Condition 2; and
 - (iii) installation of *No Stopping* and *Shared Zone* signs in accordance with Condition 4 and 6.
2. Prior to the commencement of any works, a landscape plan prepared by a suitably qualified person must be submitted for approval to the satisfaction of the Council's Town Planner. The plan must be drawn to scale with dimensions and detail landscaping treatments within the access strip that will soften the appearance of the visitor parking area when viewed from Meander Valley Road and must include the following details:
- (a) existing and proposed areas and plantings, including a schedule of all proposed trees, shrubs and groundcover including common name, botanical name and likely mature height throughout the access strip surrounding the vehicle access and visitor parking.

Once approved, the plans will be endorsed and will then form part of the permit. The landscaping required by the endorsed plan must be installed and maintained throughout the lifetime of the permit.

3. Areas set aside for the parking of vehicles, together with the aisles, maneuvering and access lanes must, to the satisfaction of the Council's Director Infrastructure Services, be:
- (a) provided with an impervious all-weather seal of adequate thickness as necessary to prevent the formation of potholes and depressions according to the nature of the subgrade and vehicles which use the areas;
 - (b) provided with shared zone speed limit signage in accordance with the recommendation contained in section 9 of the endorsed Traffic Impact Assessment;
 - (c) constructed, drained and maintained in a continually useable condition;
 - (d) marked or provided with clear physical means to delineate vehicle parking spaces dedicated to each dwelling; and
 - (e) the visitor parking spaces must be clearly dedicated through incidental signage and line marking.

4. Stormwater discharged from the impervious areas (including vehicle areas, paving and building roofed areas) of the development must be drained and directed to the Council's stormwater network, to the satisfaction of the Council's Director Infrastructure Services.
5. No Stopping (R5-35) signs to be installed along the southern side of Meander Valley Road opposite the driveway to 111A Meander Valley Road in accordance with the recommendation of the endorsed Traffic Impact Assessment prepared by Traffic and Civil Services.
6. Solid fencing with a minimum height above existing ground level of 1.8m must be installed along the western boundary of the access strip, to minimise the visual impact of the visitor parking spaces when viewed from adjoining properties.
7. Prior to the commencement of use, the following must be completed to the satisfaction of the Council:
 - (a) the infrastructure works must be completed as shown in the endorsed plans or as modified by the Council in the approved engineering design documentation, to the satisfaction of the Council's Director Infrastructure Services and in accordance with Conditions 1, 3 and 5.
 - (b) landscaping treatments planted in accordance with Condition 2.
 - (c) internal vehicle access and parking constructed in accordance with Condition 3.
 - (d) stormwater discharged in accordance with Condition 4.
 - (e) fencing installed in accordance with Condition 5.
8. The development must be in accordance with the Amended Submission to Planning Authority Notice issued by TasWater (TWDA 2023/1524-MVC dated 23/05/2024) which is attached.

Permit Notes

1. Stormwater detention is required for this development. Please see attached letter regarding the provision of detention and the requirements of the Council acting as the Stormwater Authority in accordance with the *Urban Drainage Act 2013*. The Council notes that there is an opportunity to upgrade the capacity of the public stormwater system towards Quamby Brook. If this is achievable, a reduced detention requirement may be considered by the Council. If you would like to discuss further at this time, please contact the Director, Infrastructure Services on 6393 5300.

2. The Council's Infrastructure Services Team has advised that the development is not able to be serviced by the Council's kerbside waste contractor and a private contractor will be required at the cost of the property owner/body corporate. If you would like to discuss further at this time, please contact the Council's Project Manager Waste Services on 6393 5300.
3. Works in the road reserve to install the required no stopping signs must be completed by a suitably qualified contractor using appropriate work health and safety and traffic management processes. Prior to any construction being undertaken in the road reserve, separate consent is required by the Road Authority. It is strongly recommended that the property owner contact the Department of State Growth to discuss the works before engaging a contractor for these works. An application for an Access Works Permit can be found at <http://www.transport.tas.gov.au/roads/permits/road-access> .
4. Any other proposed development or use (including amendments to this proposal) may require separate planning approval. For further information, contact the Council.
5. This permit takes effect after:
 - (a) the 14-day appeal period expires; or
 - (b) any appeal to the Tasmanian Civil and Administrative Tribunal (TASCAT) is determined or abandoned; or
 - (c) any other required approvals under this or any other Act are granted.
6. Planning appeals can be lodged with TASCAT Registrar within 14 days of the Council serving notice of its decision on the applicant. For further information, visit the TASCAT website.
7. This permit is valid for two years only from the date of approval. It will lapse if the development is not substantially commenced. The Council has the discretion to grant an extension by request.
8. All permits issued by the permit authority are public documents. Members of the public may view this permit (including the endorsed documents) at the Council Offices on request.
9. If any Aboriginal relics are uncovered during works:
 - (a) all works to cease within delineated area, sufficient to protect unearthed or possible relics from destruction;
 - (b) presence of a relic must be reported to Aboriginal Heritage Tasmania; and
 - (c) relevant approval processes for State and Federal Government agencies will apply.

Attachments

1. Public Response - Summary of Representations [12.1.1 - 8 pages]
2. Representation 1 - Bryant [12.1.2 - 1 page]
3. Representation 2 - Hall [12.1.3 - 9 pages]
4. Representation 3 - Davies [12.1.4 - 1 page]
5. Representation 4 - Spencer and Frobose [12.1.5 - 1 page]
6. Planner's Advice - Applicable Standards [12.1.6 - 10 pages]
7. Planner's Advice - Performance Criteria [12.1.7 - 27 pages]
8. Application Documents [12.1.8 - 195 pages]
9. Agency Consultation - TasWater Amended Submission to Planning Authority Notice [12.1.9 - 3 pages]
10. Agency Consultation - Department of State Growth [12.1.10 - 3 pages]
11. Agency Consultation - TasNetworks [12.1.11 - 2 pages]

12.1.1 Public Response - Summary Of Representations

Public Response

Summary of Representations

A summary of concerns raised by the public about this planning application is provided below. Four responses (representations) were received during the advertised period. This summary is an overview only and should be read in conjunction with the full responses (see attached). In some instances, personal information may be redacted from individual responses.

Council offers any person who has submitted a formal representation the opportunity to speak about it before a decision is made at the Council Meeting.

Name R Bryant – Representation 1

Concern

- a) Concern that the existing stormwater infrastructure within the drainage easement in 6 Quamby Street, Westbury is sub-standard and questions whether this will be upgraded as part of this application.
- b) Queries Council's intention regarding the end point of Council's public stormwater system which currently discharges into 12 Quamby Street, Westbury.

Planner's Response

a) The existing drainage easement within 6 Quamby Street Westbury, has a standard width of 3m.

The stormwater assessment which was undertaken by the applicant in conjunction with the Council's Infrastructure Services identified a section of stormwater main within the adjoining drainage easement as being undersized for the current and expected stormwater loading. This section of the public stormwater system is recommended to be upgraded from a current 300DN pipe to a 450DN pipe. The Council's Infrastructure Services Department will work with the applicant to ensure that the requisite upgrades will improve the capacity and efficiency of this section of the stormwater system and undertaken in a sensitive manner. These upgrades will be undertaken by or on behalf of Council as the drainage authority under the controls of the *Urban Drainage Act 2013* (UDA).

Any planning permit must ensure the stormwater network downstream of the stormwater connection has sufficient capacity. In this regard a series of conditions have been recommended to be included on any

12.1.1 Public Response - Summary Of Representations

permit relating to the requirement to undertake stormwater upgrades as part of the development.

- b) This is a matter separate to the planning application but has been raised with the Council's Infrastructure Services Department.

As the stormwater authority, the Council is able to undertake upgrades and improvements to the public stormwater system under the UDA. Select works and development associated with stormwater infrastructure are also exempt under clause 4.2.2 of the Scheme.

Name R & G Hall – Representation 2

- Concern*
- a) *Concern that the proposed upgrading of Council's stormwater pipe may interfere with the established oak tree within 12 Quamby Street, Westbury (proximate to the shared corner of the three properties).*
 - b) *Concern that the proposed upgrading of Council's existing stormwater pipe may interfere with the landscaping within 6 Quamby Street, Westbury and suggests that the public system be realigned to run through 111A Meander Valley Road or the connection point for the development be provided further down the network.*

Planner's Response

- a) This is a matter separate to the planning application but has been raised with the Council's Infrastructure Services Department.

As the stormwater authority, the Council is able to undertake upgrades and improvements to the public stormwater system under the UDA. Select works and development associated with stormwater infrastructure are also exempt under clause 4.2.2 of the Scheme.

- b) The existing public stormwater infrastructure located within 6 Quamby Street is contained within a 3m wide drainage easement and, in theory, should not contain any significant vegetation such as trees or shrubs the roots of which would conflict with the underground stormwater pipe. Works required within the drainage easement would be undertaken in consultation with the owners of 6 Quamby Street as prescribed by the UDA which will enable opportunity to ensure impacts upon the landscaping within 6 Quamby Street are minimised.

Name T Davies – Representation 3

- Concern*
- a) *Concern that the proposed development is within the buffer zone of the sewage treatment ponds, with particular reference to EPAs advice*

12.1.1 Public Response - Summary Of Representations

contained within the display documents that recommends no new sensitive uses within the attenuation distance.

- b) Concern that future residents of the development would experience environmental nuisances as a result of the nearby wastewater treatment plant, with particular reference to the Environmental Management and Pollution Control Act 1994.*
- c) That the northern part of 111A Meander Valley Road floods during heavy rain and the potential for stormwater impacts downstream.*
- d) The location of the visitor parking is too close to the dwelling at 113 Meander Valley Road and 'prove disruptive if cars are coming and going at all hours.'*
- e) Environmental nuisances, such as noise and light, caused by the development onto adjoining properties.
- f) That each unit should have enough space to accommodate all visitor parking.

Planner's Response

- a) The relevant standard of the planning scheme (C9.5.2) requires that the sensitive use must not interfere with or constrain the existing attenuating activity.

The relevant activity is the Westbury Wastewater Treatment Plant(WTP) which includes both an aerobic and an aerated lagoon with a resultant attenuation buffer of 350m and encompasses a notable portion of the northwestern part of Westbury.

The obligation is therefore upon the proposed sensitive uses to demonstrate that they will not interfere with or constrain the TasWater wastewater treatment plant. This is not equivalent to requiring that the use does not introduce unreasonable impacts on health and safety of the proposed uses (as would be considered if introducing a new attenuating activity).

While the proposal will introduce new residents and increase the number of residences that are within the attenuation area, the proposed development does not introduce a new receptor who would be exposed to a greater risk of nuisance than that which arises for the existing receptors that are closer to the source of the emission. By not reducing the existing extent of encroachment of sensitive uses into the buffer area, the proposed dwellings do not reduce the existing

12.1.1 Public Response - Summary Of Representations

available separation between the WTP and sensitive receptors and thereby does not interfere with or constrain the WTP.

Finally, it's noted that the EPA are required and obligated to ensure that environmental nuisance does not occur beyond the boundary of the Wastewater Treatment Plant site through virtue of conditions within their EPN for the activity, despite their assertion that the condition is not likely to be enforceable.

- b) In addition to the response to concern (a) above, TasWater has also included in their SPAN the following condition:

STP ATTENUATION AREA

Plans and or documents submitted with the application for a Certificate(s) for Certifiable Work (Building and/or Plumbing) must, to TasWater's satisfaction outline how the developer intends to mitigate odours impacting on the dwellings constructed within the attenuation distance from Westbury Sewage Treatment Plant (STP).

Taswater have advised that the intent of the condition is to compel the developer to consider incorporating passive design measures into the design of the development which may assist in mitigating the potential for odour complaints. Examples of passive design features provided by TasWater include (i) green roofs and green walls, (ii) natural ventilation, (ii) odour blocking materials (e.g. dense materials), (iii) odour-absorbing filters, (iv) landscaping and green buffer zones, (v) aligning the building so as to minimise entry of prevailing winds carrying potential nuisance, and (v) sealing entry points.

Noting that Council must include any condition that TasWater requires, in accordance with s56Q of the *Land Use Planning and Approvals Act 1993*, this will provide additional measures to minimise odour impacts occurring upon the proposed dwellings from the WTP.

- c) The application considers downstream stormwater capacity and includes the upgrading of Council's public stormwater pipe from 300mm to 450mm to improve the networks capacity to absorb stormwater flows, including during stormwater surges. There would

12.1.1 Public Response - Summary Of Representations

also be future consideration of providing onsite stormwater detention to address stormwater surge events.

- d) The proposed visitor parking spaces are 3m wide, with their pavement being 0.5m from the shared boundary with 113 Meander Valley Road. The dwelling at 113 Meander Valley Road is approximately 5m from the shared boundary, which would also be provided with a new 1.8m solid fence. This represents a 5.5m separation distance inclusive of a solid barrier from the nearest parking space. This exceeds the standard acceptable separation distance of 2.5m (and 1m where a solid barrier is provided). The remaining visitor parking spaces would be progressively further away from the dwelling at 113 Meander Valley Road.

Notwithstanding, landscaping throughout the access handle (as depicted within the submitted 3D perspectives) is recommended to ensure that the streetscape character and amenity is maintained and that loss of amenity to adjoining properties is minimised.

- e) No relevant discretions provide for direct consideration of noise and light nuisance that may be generated by vehicle movements. Notwithstanding, unreasonable loss of amenity can be considered in respect to the location of the visitor parking spaces in front of the building line in this instance. No onsite lighting of parking spaces is provided nor required by the Planning Scheme.
- f) Each unit provides dedicated parking spaces for two vehicles and the proposal complies with the minimum number of parking spaces required for shared visitor parking.

Name F Spencer and O Frobose – Representation 4

- Concern*
- a) *The development 'is not in keeping with the style and character of the surrounding and nearby buildings', with reference to heritage listed properties at the adjoining 115 Meander Valley Road and those adjacent to the Village Green*
 - b) *Proposed density 'is too high and not consistent with the density of established properties in the area.'*
 - c) *'The proposed access is inadequate for that number and density of dwellings and given the need for access by larger vehicles including rubbish trucks.'*

12.1.1 Public Response - Summary Of Representations

Planner's Response

- d) 'There is far too little visitor parking.'
 - e) 'The increased traffic, and likelihood of increased on street parking in front of adjacent residences will disrupt the amenity of nearby residences and pedestrian access to and from the Village Green by local residents.'
 - f) 'The development will result in an unreasonable loss of amenity for adjoining properties and should not be approved in its current form.'
- a) Consideration of the character existing on established properties in the area, in this instance, is limited by the Scheme where it requires for the siting of buildings to ensure they do not create an unreasonable loss of amenity to adjoining properties as a result of buildings being within all side and rear boundaries.

The diagram below shows all parts of the buildings that will be within 3m of side and rear boundaries which is illustrated by the 3m Building Setback Envelope (red transparency layer). The diagram illustrates that small portion of the south-western end of proposed Unit 1, the southern end of proposed Unit 10 and eastern corner of proposed Unit 7 and the northern face of the protrusion of proposed Units 5 and 6 will be within 3m of the corresponding boundaries.



Figure 1: Site Plan showing 3m building setback envelope(adapted from iDesign Residential, 2024).

12.1.1 Public Response - Summary Of Representations

The assessment against Performance Criteria 12.4.3 P2 of the Planning Scheme determined that the siting of the proposed dwellings and, in particular, the portion of dwellings that will be within 3m of a corresponding boundary, will not result in an unreasonable impact upon the amenity of adjoining residential uses. Furthermore, there are several properties within the surrounding area have setbacks less than 3m from side or rear boundaries that are comparable to the proposed setbacks ensuring that the proposed multiple dwelling development will be in keeping with the character of the surrounding area. It is also noted that the character of the Village Green is distinctly different from properties on the northern side of Meander Valley Road and does not form an adjoining property to the site.

- b) The proposed multiple dwellings have been assessed as having a site area per dwelling of approximately 531m². Assessment of the proposed density against Performance Criteria 12.4.1 P1.1(b) of the Planning Scheme determined that the proposed dwelling density will be consistent with the (residential) density existing on established properties in the area.

In this regard, multiple dwellings identified within the surrounding area have a density range of between 1 dwelling per 1,458m² and 1 dwelling per 339.1m². The proposed residential density will sit at the lower end of the (residential) density scale within the context of the surrounding area. The proposed density is within the range of existing densities within the area and is not at the extreme of either end, and is therefore consistent with the (residential) density of established properties within the area.

- c) The proposed vehicle access has a width of 6.8m. This exceeds the minimum width of 5.5m required by Table C2.2 of the Parking and Sustainable Transport Code of the Planning Scheme when more than 21 parking spaces are proposed. The submitted Traffic Impact Assessment ('TIA') demonstrates that the vehicle access provides sufficient manoeuvring space for garbage trucks to exit and enter the site.

12.1.1 Public Response - Summary Of Representations

- d) The minimum requirement for visitor parking within the Village Zone is 1 visitor space for every 5 multiple dwellings (rounded up to the nearest whole number). The proposal is for 10 multiple dwellings and must therefore provide at least 2 visitor parking spaces. The proposal includes 4 visitor parking spaces and therefore exceeds the minimum requirement. Surplus parking above the minimum requirements of the Scheme is considered to be a positive feature of the development given the number and size of dwellings proposed and the arrangement of the internal lot where the additional visitor parking spaces within the access strip will provide for vehicles to pull off from the driveway or park where there are higher levels of vehicle activity within the site.

- e) The proposal provides 26 parking spaces, including four visitor parking spaces and is capable of accommodating anticipated parking demand onsite within the context of the Planning Scheme. Where lawful parking of vehicles may occur within the public road network, this would not represent an unreasonable impact upon residential amenity. Pedestrian access to and from the Village Green is predominantly provided by a footpath on the southern side of Meander Valley Road and would be unaffected.

- f) Consideration of potential loss of amenity for adjoining properties, in this instance, is limited by the planning scheme to ensuring that there is no unreasonable loss of amenity to adjoining properties as a result of boundary setbacks. Matters relating to impacts to residential amenity have been addressed in the response to concern (a).

Note: The planning application was advertised in a local newspaper and on Council's website for a statutory period of 14 days from 27 April 2024 to 13 May 2024. The property was also signposted.

12.1.2 Representation 1 - Bryant

From: [REDACTED]
Sent: Fri, 10 May 2024 11:29:10 +1000
To: "Planning @ Meander Valley Council" <planning@mvc.tas.gov.au>
Subject: Application for planning approval

Wykeham DevelopmentsPTY Ltd = PA24\0117

Attention Tom Wakenacht

Dear Sir ,

as the time for representations for the aforementioned planning application is fast approaching and since i have not heard from you, after we spoke on the third of May, re the possibility of me having a face face meeting with council, regarding my concerns , i wish now to formerly advise you, of my concerns regarding this application .

RE- Urban Drainage Act 2013

firstly, the councils drainage easement ,running along outside, of the northern boundary of the proposed development , is this being brought up to the required legal standard?, as iam aware that it currently is not .

Secondly , what is councils intention, regarding ceasing the illegal draining of storm water over the writers land known as 12 Quamby street Westbury.

Iam happy to work in with council with respect to making this happen at minimal cost to council.

Yours Faithfully

Robert Bryant

12.1.3 Representation 2 - Hall

Thomas Wagenknecht

From: [REDACTED]
Sent: Friday, 10 May 2024 8:53 AM
To: Meander Valley Council Email
Subject: Proposed development 111a Meander Valley Road R&G HALL
Attachments: Affected area and oak tree .jpeg; Affected garden, vehicles and oak tree.jpeg; Oak tree and affected area .jpeg; Adjoining fence with 111a Meander Valley Road.jpeg; Area over easement shows vacant land on 111a .jpeg; Inspection Point left for viewing by HBC .jpeg; Oak tree root system 9.jpeg

Good Morning

We would like to lodge a representation/objection to the proposed development at 111a Meander Valley Road, Westbury - PA\24\0117.

Our representation is in relation to the stormwater infrastructure over our property at 6 Quamby Street, Westbury.

We acknowledge there is a 3m drainage easement on our title. However, over many years this area has been beautifully landscaped, with 'Rustville' now being a popular tourist attraction for Westbury. The area also contains a very old established oak tree, which we understand to have links to the Moriarty family of the Willows in the 1830s -

(see attached photo's).

Many years ago before we commenced the landscaping of our property we contacted and worked with Dennis Hampton from Meander Valley Council, who advised us on the size of pipe required to be installed so the existing open drain at the time could be filled in, we installed a 300mm pipe and filled in the open drain all at our cost, with no contribution from Council.

We request an onsite meeting with the Council, the Developer and Councillors to consider putting the required stormwater infrastructure on the property at 111a Meander Valley Road, Westbury. This is vacant land at the moment and would not interfere with our landscaping or the established oak tree.

We would be available to meet on site after 16th May 2024, as we are away at the moment, to discuss and hopefully come up with a suitable solution to all parties.

If this is not possible, we would like confirmation in writing on the following:

- It appears from the plans that the existing pipe will need to be upgraded to a larger pipe?
- If this is correct, and a larger pipe is to be installed will excavation occur on our property in our landscaped area?
- Will the developer be responsible physically and financially to replace our landscaping to its current condition?
- Will there be an undertaking that the large oak tree and it's roots will not be damaged?

12.1.3 Representation 2 - Hall

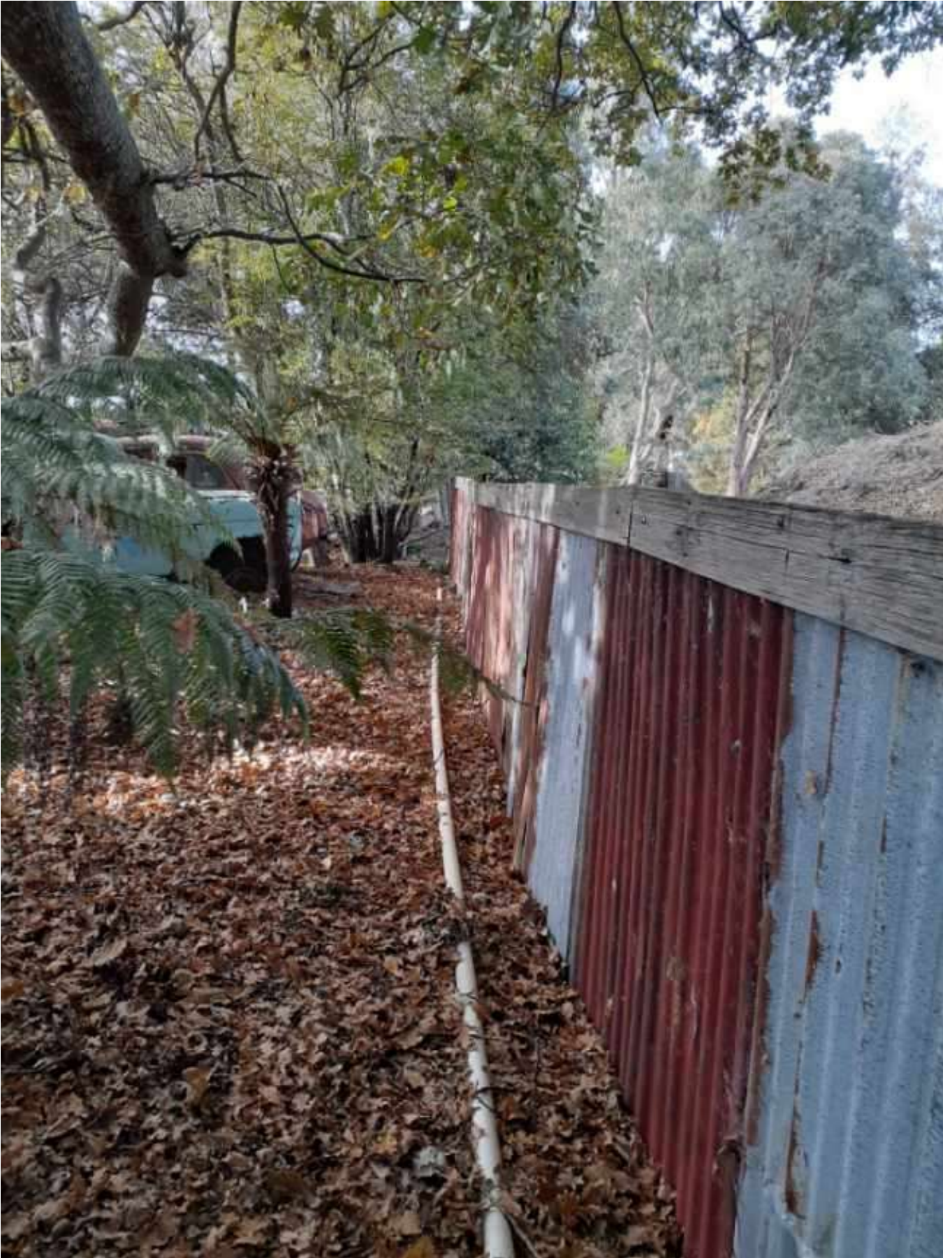
- According to the submitted plan a proposed stormwater main is to be installed for some distance on 111a Meander Valley Road to deal with some of the stormwater. We cannot see why the proposed stormwater main to be installed could not continue down this boundary on 111a Meander Valley Road and then connect into the connection at 12 Quamby Street, Westbury. This would save entering our property and digging up our landscaping.

Please don't think we are objecting to the development, that is far from the truth...we are just concerned about the impact the stormwater infrastructure will have on our gardens.

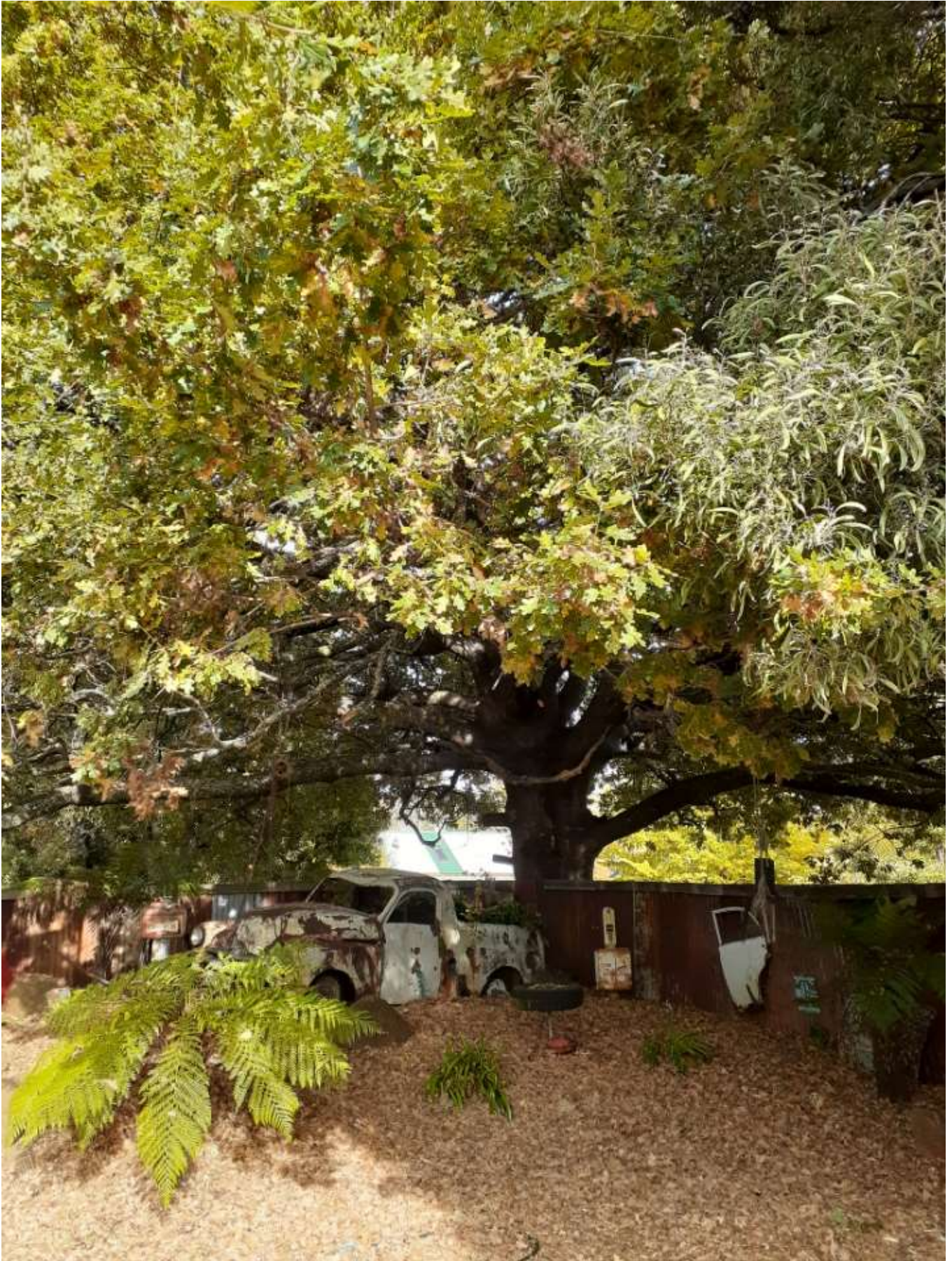
Regards and thank you for your time.

Royce and Gaylene Hall

12.1.3 Representation 2 - Hall



12.1.3 Representation 2 - Hall



12.1.3 Representation 2 - Hall



12.1.3 Representation 2 - Hall



12.1.3 Representation 2 - Hall



12.1.3 Representation 2 - Hall



12.1.3 Representation 2 - Hall



12.1.4 Representation 3 - Davies

From: [REDACTED]
Sent: Sun, 12 May 2024 18:19:39 +1000
To: "Planning @ Meander Valley Council" <planning@mvc.tas.gov.au>
Subject: PA\24\0117 111A Meander Valley Rd Westbury

Dear Sir/Madam

I live at 113 Meander Valley Rd and I have a number of concerns regarding this development.

1. I am concerned that the proposed development is within the buffer zone of the sewage treatment ponds considering the director of the EPA does **not recommend** that sensitive land uses such as residential development be considered within the buffer zone of the sewage treatment ponds.

I can say categorically that since I have lived here (18yrs) the odour issues have increased exponentially, as the number of complaints received by Taswater can attest to. Suffice to say, this will continue to get worse with the number of dwellings being constructed within Westbury and the now inadequate sewage treatment system. I find it difficult to comprehend that an argument has been put forward that as there are already sensitive uses within this buffer zone then a few more wont matter?? So much for the unsuspecting potential residents who will undoubtedly be impacted by the odour especially during summer and with the prevailing north westerly winds. There have been days only this last summer when I have had to come indoors and shut all windows and doors to avoid the odour which as you can imagine is revolting. Under the Environmental Management & Pollution Control Act 1994 we are all entitled to enjoy the environment without being subjected to environmental nuisance.

2. I also have a concern regarding stormwater as the northern end of this block is subject to flooding during heavy rain so is there potential for the increased stormwater to impact on existing residences?
3. The proposed visitor parking is right on my boundary less than 3m from the house and my living areas. This will prove very disruptive if cars are coming and going at all hours. Noise and light from this area will potentially cause me an environmental nuisance. Surely each unit should have enough space to accommodate **all** visitor parking

Regards
Tessa Davies

[REDACTED]

12.1.5 Representation 4 - Spencer & Frobose

From: [REDACTED]
Sent: Sun, 12 May 2024 18:58:01 +1000
To: "Planning @ Meander Valley Council" <planning@mvc.tas.gov.au>
Subject: Representation in relation to development application PA/24/0117

To the General Manager

We are the owners of the property at 115 Meander Valley Road which adjoins the proposed development at 111A Meander Valley Road.

We oppose the proposed development and submit that it should not be approved.

The proposed development is not in keeping with the style and character of the surrounding and nearby buildings, a number of which, including our property and properties near the historic Village Green, are heritage listed.

The proposed development would introduce an entirely different character and density of dwellings to adjoining and nearby existing dwellings. The density of dwellings proposed (10 x 3 bedroom units) is too high and not consistent with the density of established properties in the area.

The proposed access - a single access road from Meander Valley Road – is inadequate for that number and density of dwellings and given the need for access by larger vehicles including rubbish trucks. There is far too little visitor parking.

The increased traffic, and likelihood of increased on street parking in front of adjacent residences including our property due to the restricted access and lack of visitor parking will disrupt the amenity of nearby residences and pedestrian access to and from the Village Green by local residents.

Overall the proposed development will result in an unreasonable loss of amenity for adjoining properties and should not be approved in its current form.

Please keep us advised of any decisions made and further opportunity for submissions in relation to this application.

Yours sincerely

Fiona Spencer and Oliver Frobose
[REDACTED]

12.1.6 Planner's Advice - Applicable Standards

Planner's Advice: Applicable Standards

Background

The application involves the construction and use of 10 multiple dwellings on land located at 111A Meander Valley Road, Westbury ('the site' - refer to Figure 1).



Figure 1 – aerial image showing the location and spatial extent of the site.

The site comprises a single internal lot that has an area of 6,015m² (as shown on the Plan of Title). Land contained within the site is observable as being generally level with a gradual fall of approximately 1.14% downslope in a general north-west direction (from Meander Valley Road to the north-west corner of the site).

The access strip of the site has a width of 13.28m and average length of 54.27m. The body of the internal lot is oblong in shape with an average depth (north-south) of 69.96m and average width (east-west) of 75.87m.

The site comprises a driveway which leads to a large outbuilding, four greenhouses and a series of smaller outbuildings in the south-western corner of the body of the internal

12.1.6 Planner's Advice - Applicable Standards

lot. The balance area of the site comprises maintained lawn which is interspersed with an array of trees.

The site and adjoining lots to the south are assigned to the Village Zone (refer to Figure 2). Adjoining lots to the north and east are assigned to the General Residential zone and adjoining lots to the west are assigned to the Rural zone. Meander Valley Road and William Street are assigned to the Utilities zone.

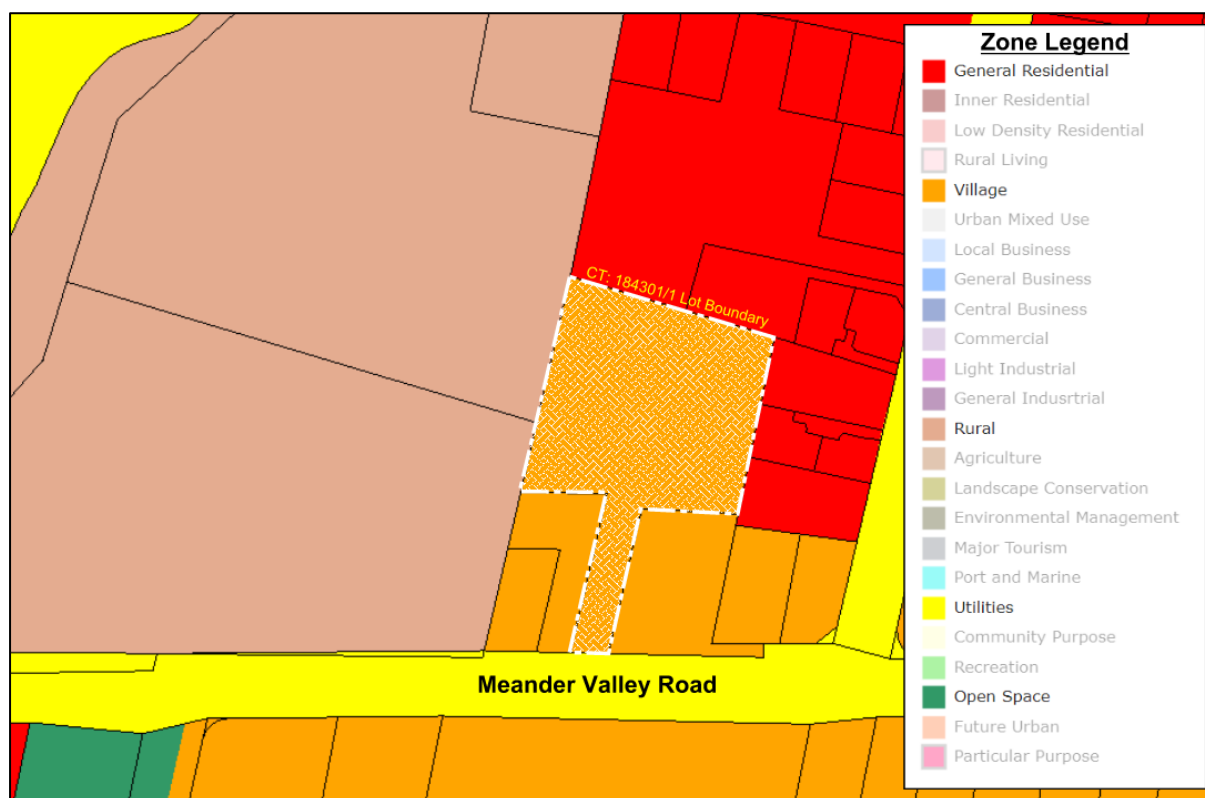


Figure 2 - zone map illustrating the zoning of the site, adjoining lots and adjacent lots.

The proposed multiple dwellings will be located within the body of the internal lot. The configuration of the proposed dwellings within the site including the arrangement of the driveway, visitor parking spaces and bin storage area is shown in Figure 3.

Four villa types are proposed. Proposed Units 1-4 will comprise Villa Type 4, proposed Unit 5 will comprise Villa Type 3, proposed Unit 6 will comprise Villa Type 2 and proposed units 7-10 will comprise Villa Type 1.

All Villa Types will comprise 3 bedrooms one of which will be a master bedroom with an ensuite and walk in robe, bathroom, open plan kitchen, dining and living area and an attached garage. Villa Type 1 will have an overall height of 5.06m, Villa Types 2 and 3 will have an overall height of 4.96m and Villa Type 4 will have an overall height of 5m.

12.1.6 Planner's Advice - Applicable Standards

All proposed units will be provided with 2 car parking spaces. Vehicle parking for proposed Units 5 and 6 will be provided with a double car garage with remaining units provided with a single car garage and an additional single parking space adjacent to their spur driveways off the shared driveway.

Four visitor parking spaces will be provided on the western side of the driveway within the access strip with a communal bin storage area to be provided on the eastern side of the entry within the access strip.



Figure 3 - aerial image showing the location and configuration of the proposed development on the site within the context of adjoining and adjacent use and development.

Incidental development that has been identified as being necessary to facilitate the proposed multiple dwellings is upgrading of the existing stormwater main located on the adjoining lot to the north (6 Quamby Street) which is contained within an established 3m wide drainage easement in addition to modifications to the discharge point of the stormwater main within the adjoining lot to the north-west (12 Quamby Street). The location and extent of the proposed stormwater upgrades are shown in Figure 4.

12.1.6 Planner's Advice - Applicable Standards



Figure 4 - aerial image illustrating the location of the proposed stormwater upgrades within the context of the proposed development and adjoining lots.

Summary of Planner's Advice

This application was assessed against General Provisions Standards, as well as the Applicable Standards for this Zone and any relevant Codes.

All Standards applied in this assessment are taken from the Planning Scheme.

This application is assessed as compliant with the relevant Acceptable Solutions, except where "Relies on Performance Criteria" is indicated (see tables below).

Council has discretion to approve or refuse the application based on its assessment of the Performance Criteria, where they apply. Before exercising discretion, Council must consider the relevant Performance Criteria, as set out in the Planning Scheme.

For the purposes of clause 6.2.1 of the Planning Scheme, the proposed use and development is categorised into the Residential Use Class within the sub-use category of multiple dwellings. Use of land for multiple dwellings is listed as a 'Permitted' use within Table 12.2 of the Planning Scheme.

The proposed stormwater upgrades are assessed as being a separate use class on the basis that they will function as part of the broader public stormwater system which services the applicable catchment of Westbury which comprises a mixture of use and development.

12.1.6 Planner's Advice - Applicable Standards

Use of land for collecting and disposing of stormwater is categorised into the Utilities Use Class in accordance with the definition provided in Table 6.2. Specifically, the extent of development associated with the stormwater infrastructure meets the definition of 'minor utilities' set out in Table 3.1 of the Planning Scheme on the basis that the stormwater infrastructure upgrades are for the reticulation of local stormwater services.

Use and development of land for minor utilities is identified as 'No Permit Required' within the General Residential and Rural zones and the proposed stormwater development satisfies all Acceptable Solutions of applicable standards of respective zones and codes of the Planning Scheme. Accordingly, the proposed stormwater infrastructure development complies with the 'No Permit Required Use or Development' pathway set out in clause 6.6 of the Scheme and therefore does not require a planning permit.

The assessment is therefore limited to the proposed multiple dwellings within the Village zone and other applicable codes of the Scheme.

For a more detailed discussion of any aspects of this application reliant on Performance Criteria, see the attachment titled "Planner's Advice - Performance Criteria".

12.0 Village Zone

| <i>Scheme Standard</i> | Planner's Assessment | Assessed Outcome |
|------------------------|--|---------------------------------------|
| 12.4.1 | <i>Residential density and servicing for multiple dwellings</i> | Relies on Performance Criteria |
| A1 | <p>The Planning Scheme defines the term 'site area per dwelling' as:</p> <p><i>means the area of a site, excluding any access strip, divided by the number of dwellings on that site.</i></p> <p>In this instance the site has an area of 5,311m² (excluding the area of the access strip) and 10 dwellings are proposed.</p> <p>Accordingly, the site area per dwelling equates to 1 dwelling per 531m² which does not satisfy Acceptable Solution A1(a) of 1 dwelling per 600m².</p> <p>The site has a connection to reticulated sewerage, stormwater and full water supply service satisfying Acceptable Solution A1(b).</p> | |
| 12.4.2 | <i>Building Height</i> | Complies |
| A1 | The proposed dwellings will have a maximum building height of 5.06m. | |
| 12.4.3 | <i>Setback</i> | Complies |
| A1 | Proposed Unit 10 will be the closest building from the frontage where it will be setback approximately 54.25m from the frontage (on a horizontal plane). | |
| A2 | The proposed buildings will have the following maximum and minimum setbacks from respective boundaries: | Relies on Performance Criteria |

12.0 Village Zone

Scheme Standard

Planner's Assessment

Assessed Outcome

Side Setbacks:

- Unit 1: 1.5m and 2.012m (adjoining 113 Meander Rd and 115 Meander Valley Rd)
- Unit 7: 2.732m (26 William St)
- Unit 10: 1.5m (adjoining 111 Meander Valley Rd)

Rear Setbacks:

- Unit 5: 2.803m (6 Quamby St)
- Unit 6: 2.791m (22 William St)

12.4.4 Site coverage

A1

The Planning Scheme defines the term 'site coverage' as follows:

Complies

means the proportion of a site, excluding any access strip, covered by roofed buildings.

In this instance, the proposed dwellings will have a combined roofed area of approximately 1,866.7m² and the site has an area of 5,311m² (excluding the area of the access strip).

Accordingly, the site coverage of the proposed development will be approximately 35.14% which satisfies the Acceptable Solution of 50%.

C2 Parking and Sustainable Transport Code

Scheme Standard

Planner's Assessment

Assessed Outcome

C2.5.1 Car parking numbers

A1

Table C2.1 requires 2 car parking spaces per 3 bedrooms plus 1 visitor space for every 5 multiple dwellings.

Complies with Acceptable Solution

12.1.6 Planner's Advice - Applicable Standards

| C2 Parking and Sustainable Transport Code | | |
|---|--|---------------------------------------|
| <i>Scheme Standard</i> | Planner's Assessment | Assessed Outcome |
| | Each dwelling has three bedrooms and is provided at least 2 dedicated parking spaces. Four visitor parking spaces are provided. | |
| C2.5.2 | <i>Bicycle parking numbers</i> | |
| A1 | Table C2.1 does not require bicycle parking spaces to be provided for multiple dwellings. | Complies with Acceptable Solution |
| C2.5.3 | <i>Motorcycling parking numbers</i> | |
| A1 | The tandem driveway for each proposed dwelling is capable of being used as a motorcycle parking space. | Complies with Acceptable Solution |
| C2.5.4 | <i>Loadings Bays</i> | |
| A1 | Loading bays are not required to be provided for the Residential Use Class pursuant to clause C2.2.3 of the Scheme. | Complies with Acceptable Solution |
| C2.6.1 | <i>Construction of parking areas</i> | |
| A1 | The parking areas and manoeuvring spaces would be constructed with a durable all-weather pavement, be drained to the public stormwater system and be surfaced with concrete. | Complies with Acceptable Solution |
| C2.6.2 | <i>Design and layout of parking areas</i> | |
| A1.1 | The design and layout of the proposed parking, accessways, manoeuvring and circulation spaces satisfy all subclauses of Acceptable Solution A1(a) with the exception of A1(a)(ii) which requires all vehicles to be able to enter and exit in a forward direction where providing for more than 4 car parking spaces. In this instance, all pedestrian vehicles (B85 vehicles) are capable of entering | Relies on Performance Criteria |

C2 Parking and Sustainable Transport Code

| <i>Scheme Standard</i> | Planner's Assessment | Assessed Outcome |
|------------------------|--|---------------------------------------|
| A1.2 | <p>and existing the site in a forward direction which has been illustrated in a series of swept path diagrams.</p> <p>However, the application will require waste collection trucks to enter the site in reverse and exit in a forward motion which does not satisfy subclause A1(a)(ii).</p> <p>Not applicable.</p> | Complies with Acceptable Solution |
| C2.6.3 | <i>Number of accesses for vehicles</i> | |
| A1 | The proposed use and development will utilise and existing vehicle access and no new vehicle accesses are proposed. | Complies with Acceptable Solution |
| C2.6.5 | <i>Pedestrian access</i> | Relies on Performance Criteria |
| A1 | The application requires more than 10 parking spaces and does not include a 1m wide footpath separated from the access ways and parking aisles, which does not satisfy subclause A1.1(a). | Relies on Performance Criteria |
| A1.2 | Not applicable. | |
| C2.6.8 | <i>Siting of parking and turning areas</i> | Relies on Performance Criteria |
| A1 | Visitor parking spaces will be located within the access strip which is forward of the building line associated with proposed Units 1 and 10. | Relies on Performance Criteria |

12.1.6 Planner's Advice - Applicable Standards

C3 Road and Railway Assets Code

| <i>Scheme Standard</i> | Planner's Assessment | Assessed Outcome |
|------------------------|---|---------------------------------------|
| C3.5.1 | <i>Traffic generation at a vehicle crossing, level crossing or new junction</i> | |
| A1.1 | Meander Valley Road is not a category 1 road. | Relies on Performance Criteria |
| A1.2 | The proposed use and development will utilise and existing vehicle crossing. | |
| A1.3 | The application does not proposed a new private level crossing. | |
| A1.4 | The proposal will generate 66 vehicle movements per day ('vpd') of vehicles up to 5.5m in length onto Meander Valley Road which does not satisfy the acceptable solution of 40 vpd. | |
| A1.5 | Meander Valley Road is not a major road. | |

C9 Attenuation Code

| <i>Scheme Standard</i> | Planner's Assessment | Assessed Outcome |
|------------------------|---|---------------------------------------|
| C9.5.2 | <i>Sensitive use within an attenuation area</i> | |
| A1 | <p>The application is for sensitive uses within the attenuation area of Westbury Sewage Treatment Plant.</p> <p>The proposed multiple dwellings will be located within an existing attenuation area and there is no Acceptable Solution. Assessment against the corresponding Performance Criteria is therefore required.</p> | Relies on Performance Criteria |

12.1.7 Planner's Advice - Performance Criteria

| 12.4.1 Residential density and servicing for multiple dwellings | |
|---|--|
| Planning Scheme Provision | <p>Objective</p> <p><i>That the density of multiple dwellings:</i></p> <p><i>(a) makes efficient use of land for housing; and</i></p> <p><i>(b) optimises the use of infrastructure and community services.</i></p> |
| | <p>Performance Criteria P1.1</p> <p><i>For a site that has a connection to or is capable of being connected to, a reticulated sewerage, stormwater and full water supply service, multiple dwellings must only have a site area per dwelling that is less than 600m² if the number of dwellings:</i></p> <p><i>(a) have a site area per dwelling that does not exceed the capacity of the reticulated infrastructure services; and</i></p> <p><i>(b) are consistent with the density existing on established properties in the area; or</i></p> <p><i>(c) the development provides a specific accommodation need with significant social or community benefit.</i></p> |
| | <p>Performance Criteria P1.2</p> <p><i>For a site that is not capable of being connected to a reticulated sewerage, stormwater and full water supply service, multiple dwellings must have a site area that:</i></p> <p><i>(a) is sufficient for on-site wastewater and stormwater disposal and water supply; and</i></p> <p><i>(b) a regulated entity has provided written advice stating that the site is unable to be connected to a full water supply service or a reticulated sewerage system.</i></p> |
| | |

Summary of Planner's Advice

The development is assessed as satisfying Performance Criteria P1.1, and is consistent with the objective.

Details of the planner's assessment against the provision are set out below.

| Scheme Provision | Planner's Assessment |
|--|--|
| <p>12.4.1 Performance Criteria P1.1</p> | <p>The application involves the construction and use of 10 multiple dwellings. Excluding the access strip, the site has an area of 5,311m² which equates to a site area per dwelling of 531m² which does not satisfy the Acceptable Solution of 1 dwelling per 600m². The application therefore relies upon the corresponding Performance Criteria (P1.1) to demonstrate compliance with the Standard.</p> <p>The site has a connection, or is capable of being connected, to the reticulated water, sewer and stormwater system and thereby satisfies Acceptable Solution A1(b).</p> |

12.1.7 Planner's Advice - Performance Criteria

| <p style="text-align: center;">Scheme Provision</p> | <p style="text-align: center;">Planner's Assessment</p> |
|---|---|
| <p style="text-align: center;">12.4.1 Performance Criteria P1.1(a)</p> | <p>The site is located within an area that is serviced by reticulated water and sewer infrastructure which is regulated by TasWater. The application was referred to TasWater in accordance with the statutory requirements under the <i>Land Use Planning and Approvals Act 1993</i> and the <i>Water and Sewerage Industry Act 2008</i>. TasWater provided conditional consent for the proposed use and development by way of their Submission to Planning Authority Notice ('SPAN') with reference number TWDA 2023/01524-MVC. On this basis, it is contended that TasWater are satisfied that the proposed multiple dwellings will not exceed the capacity of their service infrastructure by virtue of providing consent through their SPAN.</p> <p>With respect to stormwater, the site is located within an area that is serviced by a public stormwater system which is under the authority of, and regulated by, Council. The application included an engineering stormwater assessment which identified that an upgrade to the existing 300DN section of stormwater line that is located on the adjoining lot to the north (6 Quamby Street), the location and extent of which is indicatively shown in Figure 4 of this report, is required. Additionally, the assessment process has identified some sections of the public stormwater system within the vicinity of the site as being undersized or requiring improvement. Council's Infrastructure Services Department have reviewed the application including the stormwater assessment and have determined that the proposed multiple dwelling development will be within the capacity of the public stormwater system subject to some minor upgrades and improvements to the infrastructure within vicinity of the site. The necessary upgrades and improvements will be undertaken on behalf of Council as the stormwater authority under the <i>Urban Drainage Act 2013</i> in consultation with the applicant and landowners whose land the public stormwater system is located within. A series of conditions have been recommended requiring the relevant stormwater infrastructure upgrades and improvements to be made should Council elect to approve the application.</p> <p>With respect to road infrastructure, Meander Valley Road is under the authority and management of the Department of State Growth ('DSG'). The application is accompanied by a Traffic Impact Assessment ('TIA') which determined that the increase in traffic movement as a result of the proposed multiple dwellings will be within the capacity of Meander Valley Road. The application, including the TIA, was referred to DSG who confirmed by return email on 23 May 2024 that they had no objections to the application.</p> |

12.1.7 Planner's Advice - Performance Criteria

| Scheme Provision | Planner's Assessment |
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| | <p>On this basis, the application will not exceed the capacity of water, sewer, stormwater or road infrastructure services therefore satisfying Performance Criteria P1.1(a).</p> |
| <p>12.4.1 Performance Criteria P1.1(b)</p> | <p>Performance Criteria P1.1(b) requires the number of dwellings to be consistent with the density existing on established properties in the area.</p> <p>The term 'area' is not defined by the Planning Scheme.</p> <p>In determining the spatial extent of the area, the Resource Management and Planning Appeals Tribunal, in <i>J Collier v Launceston City Council and Ors</i>¹ (Collier) accepted at [28] that the surrounding area should be "<i>significantly large, to enable an assessment of the prevailing characteristics, but not so large to dilute the character of the area around the proposal.</i>"</p> <p>It is noted that the determination related to the term 'surrounding area' rather than just 'area'. However, the terms are sufficiently similar to arrive at the same outcome. Drawing upon the decision of Collier, the following criteria provide a guide in order to determine the spatial extent of the area for the purposes of assessing P1.1(b):</p> <ol style="list-style-type: none"> 1. the area is more than the adjoining and adjacent lots; 2. the area is broader than the streetscape; 3. the area should, where possible, comprise lots predominately within the same zone or zones with a similar function which assists to provide continuity of character; 4. the area includes distinct and similar characteristics and qualities which may form a prevailing character; and 5. the area includes common vehicle and pedestrian linkages, enabling density to be readily perceived within the context of the area. <p>In this instance, the site is located at the western end of the Village zone of Westbury on the northern side of Meander Valley Road which forms the spine of the Westbury village. The site adjoins General Residential zoned</p> |

¹ [2020] TASRMPAT 31.

12.1.7 Planner's Advice - Performance Criteria

| Scheme Provision | Planner's Assessment |
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| | <p>land to the north and east and Rural zoned land to the west. The General Residential zone provides a significantly lower density for multiple dwellings than the Village zone by way of Acceptable Solution of 1 dwelling per 325m².</p> <p>The area identified within the density assessment prepared by a planning consultant which forms part of the application limits the area to urban zones within the spatial parameters of Meander Valley Road, William Street and the Western Line (railway line). This area is considered to be consistent with the guiding criteria listed above.</p> <p>The density assessment associated with this area found that the site area per dwelling for single and multiple dwellings within the following ranges:</p> <ul style="list-style-type: none"> • Single Dwellings: 349m² - 5,740m² • Multiple Dwellings: 405m² - 792m² <p>Notwithstanding this, for the purposes of this report, the spatial extent of the area has been selected to be a 400m radius from the centre of the site which includes:</p> <ul style="list-style-type: none"> • the Village and General Residential zones only; and • whole lots within located within the radius. <p>The 400m radius has been selected on the basis that this is considered to be a reasonable walking distance with to public transport and activity centres within the context of the multiple dwelling density considerations within clause 8.4.1 P1(b)(ii). This area includes the area associated with the density assessment which forms part of the application.</p> <p>The spatial extent of the area and the density of identified multiple dwelling sites within the area is illustrated in the diagram below. The location and proposed dwelling density of the site is also shown within the diagram.</p> |

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| Scheme Provision | Planner's Assessment |
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| | <p>Figure 1: Existing multiple dwellings within the identified 'surrounding area' (Source: adapted from <i>The LIST</i>, 2024).</p> <p>Multiple dwelling density within the area is summarised as follows:</p> <ul style="list-style-type: none"> • there are a total of 15 sites that contain multiple dwellings; • the lowest density is 1 dwelling per 1,458m² which is 18 Franklin Street (it is noted that this lot is owned by Homes Tasmania with the vacant land within the lot likely to be developed for residential use in the future which will increase the residential density of this land); • the highest density is 1 dwelling per 339.1m² which is 12 Franklin Street; • multiple dwelling sites are generally contained within a rectangular area framed by the Western Line to the north, Franklin Street to the east, Lyall Street to the south and the Village and General Residential zone boundary to the west; • the dwelling density of the proposed multiple dwelling will be within the existing site area per dwelling range for multiple dwellings within |

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| Scheme Provision | Planner's Assessment | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|--|---------|------------------------|--------------------|-------|----------------|-------|---------------------|-------|--------------------|-------|--------------------|-------|-------------------|-------|------------------|-----|-------------------|-------|-------------------|-------|----------------|-------|-----------------|-------|-------------------|-------|---------------------------------|--------------|-------------------|-------|------------------|-------|--------------------|--------|
| | <p>the area which is represented within the table below. It illustrates that the proposed multiple dwellings will be at the lower end of residential density within the area when compared to residential density existing on established properties in the area.</p> <p><i>Table 1: Dwelling density of multiple dwellings within surrounding area.</i></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #92d050;"> <th style="text-align: center;">Address</th> <th style="text-align: center;">Site Area Per Dwelling</th> </tr> </thead> <tbody> <tr><td style="text-align: center;">12 Franklin Street</td><td style="text-align: center;">339.1</td></tr> <tr><td style="text-align: center;">6 Alison Court</td><td style="text-align: center;">355.1</td></tr> <tr><td style="text-align: center;">32A Franklin Street</td><td style="text-align: center;">360.3</td></tr> <tr><td style="text-align: center;">26 Franklin Street</td><td style="text-align: center;">399.0</td></tr> <tr><td style="text-align: center;">28 Franklin Street</td><td style="text-align: center;">399.3</td></tr> <tr><td style="text-align: center;">28 William Street</td><td style="text-align: center;">415.1</td></tr> <tr><td style="text-align: center;">1A Quamby Street</td><td style="text-align: center;">443</td></tr> <tr><td style="text-align: center;">6 Franklin Street</td><td style="text-align: center;">447.0</td></tr> <tr><td style="text-align: center;">24 William Street</td><td style="text-align: center;">458.9</td></tr> <tr><td style="text-align: center;">1 Lyall Street</td><td style="text-align: center;">465.6</td></tr> <tr><td style="text-align: center;">5 Quamby Street</td><td style="text-align: center;">470.1</td></tr> <tr><td style="text-align: center;">45 William Street</td><td style="text-align: center;">480.8</td></tr> <tr><td style="text-align: center; color: red;">111A Meander Valley Road</td><td style="text-align: center; color: red;">531.1</td></tr> <tr><td style="text-align: center;">19 William Street</td><td style="text-align: center;">534.3</td></tr> <tr><td style="text-align: center;">4 William Street</td><td style="text-align: center;">814.5</td></tr> <tr><td style="text-align: center;">18 Franklin Street</td><td style="text-align: center;">1458.0</td></tr> </tbody> </table> <p>Based on the density analysis, it is evident that the number of dwellings proposed on the site will be consistent with the density on established</p> | Address | Site Area Per Dwelling | 12 Franklin Street | 339.1 | 6 Alison Court | 355.1 | 32A Franklin Street | 360.3 | 26 Franklin Street | 399.0 | 28 Franklin Street | 399.3 | 28 William Street | 415.1 | 1A Quamby Street | 443 | 6 Franklin Street | 447.0 | 24 William Street | 458.9 | 1 Lyall Street | 465.6 | 5 Quamby Street | 470.1 | 45 William Street | 480.8 | 111A Meander Valley Road | 531.1 | 19 William Street | 534.3 | 4 William Street | 814.5 | 18 Franklin Street | 1458.0 |
| Address | Site Area Per Dwelling | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 Franklin Street | 339.1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 Alison Court | 355.1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 32A Franklin Street | 360.3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 Franklin Street | 399.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 28 Franklin Street | 399.3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 28 William Street | 415.1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1A Quamby Street | 443 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 Franklin Street | 447.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 William Street | 458.9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 Lyall Street | 465.6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 Quamby Street | 470.1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 45 William Street | 480.8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 111A Meander Valley Road | 531.1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19 William Street | 534.3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 William Street | 814.5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18 Franklin Street | 1458.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

12.1.7 Planner's Advice - Performance Criteria

| Scheme Provision | Planner's Assessment |
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| | properties within the area. Accordingly, the application satisfies Performance Criteria P1.1(b). |
| 12.4.1 Performance Criteria P1.1(c) | Performance Criteria P1.1(c) provides an alternative pathway to allow higher residential density within the Village zone where Performance Criteria P1.1(b) is unable to be relied upon. In this instance, the application relies upon, and demonstrates compliance with, Performance Criteria P1.1(b) rendering Performance Criteria P1.1(c) not applicable. |
| 12.4.1 Performance Criteria P1.1 Conclusion | The proposed multiple dwellings have been assessed as satisfying Performance Criteria P1.1(a) and (b). In this regard, the proposed development will be within the capacity of infrastructure services and that the number of dwellings on the site will be consistent with the density existing on established properties in the area. |


| 12.4.3 Setback | |
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| Planning Scheme Provision | Objective |
| | <i>That building setback is compatible with the streetscape and does not result in an unreasonable impact on amenity of adjoining properties.</i> |
| | Performance Criteria P2 <i>Buildings must be sited so that there is no unreasonable loss of amenity to adjoining properties, having regard to:</i> <ul style="list-style-type: none"> <i>(a) the topography of the site;</i> <i>(b) the size, shape and orientation of the site;</i> <i>(c) the setbacks of surrounding buildings;</i> <i>(d) the height, bulk and form of existing and proposed buildings;</i> <i>(e) the existing buildings and private open space areas on the site;</i> <i>(f) sunlight to private open space and windows of habitable rooms on adjoining properties; and</i> <i>(g) the character of development existing on established properties in the area.</i> |

Summary of Planner's Advice

The development is assessed as satisfying Performance Criteria P2, and is consistent with the objective.

12.1.7 Planner's Advice - Performance Criteria

Details of the planner's assessment against the provision are set out below.

| <p style="color: green;">Scheme Provision</p> | <p style="color: blue;">Planner's Assessment</p> |
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| <p style="color: green;">12.4.3 Performance Criteria P2</p> | <p>The proposed buildings will be located within 3m of the northern, eastern, western and southern boundaries of the main body of the internal lot which forms the site which does not satisfy Acceptable Solution 12.4.3 A2(a). Assessment against the corresponding Performance Criteria is therefore required. The diagram below illustrates the extent of which the proposed dwellings will be located outside the 3m building setback envelope.</p> <div style="text-align: center;">  </div> <p style="text-align: center;"><i>Figure 2: Existing multiple dwellings within the identified surrounding area.</i></p> <p>The primary test of Performance Criteria 12.4.3 P2 is for the siting of buildings not to cause an unreasonable loss of amenity to adjoining properties having regard to subclauses (a) to (g). "Unreasonable loss of</p> |

12.1.7 Planner's Advice - Performance Criteria


| Scheme Provision | Planner's Assessment |
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| | <p><i>amenity</i>" has previously been considered by the Tribunal who held that something is <i>unreasonable</i> if it is 'immoderate' or 'exorbitant'². The following assessment against each subclause is within this context.</p> |
| <p>12.4.3 Performance Criteria P2(a)</p> | <p>The site is observable as being generally level with a gradual fall of approximately 1.14% downslope in a general north-west direction from Meander Valley Road. The generally level topography of the site will therefore have a neutral impact upon the amenity of the adjoining lots. That is, the topography of the site does not increase or decrease impacts of the proposed development within the context of adjoining lots.</p> |
| <p>12.4.3 Performance Criteria P2(b)</p> | <p>The site is an internal lot with an area of 6,015m². Its long axis is in a general north-south alignment. The access strip is located in a largely central position relative to the southern end of the main body of the lot. The size, shape and orientation of the site allows a central driveway to form the spine of the development enabling dwellings to be located in a herring bone arrangement, extending perpendicularly from the central driveway. The perpendicular arrangement of the dwellings relative to the eastern and western boundaries breaks up the massing and scale of the buildings when viewed from the corresponding adjoining lots through variations in boundary setbacks and the provision of gaps between dwellings within the site.</p> <p>The arrangement of buildings on the site will also result in:</p> <ul style="list-style-type: none"> • Proposed Unit 1 will present as one dwelling at the rear of 113 Meander Valley Road; • Proposed Unit 10 presenting as one dwelling to the rear of 111 Meander Valley Road; • Proposed Unit 5 presenting as one dwelling to the rear of 6 Quamby Street; • Proposed Unit 6 presenting as one dwelling to the side of 22 William Street. |

² A & N McCullagh v Glamorgan Spring Bay Council [2019] TASRMPAT 30 at [24]

12.1.7 Planner's Advice - Performance Criteria

| Scheme Provision | Planner's Assessment |
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| | Accordingly, the size, shape and orientation of the site allows for the dwellings to be sited in a way that alleviates impacts upon the amenity of adjoining lots in terms of visual bulk and scale and provides views to the site that will be consistent with the residential character of the area. |
| 12.4.3 Performance Criteria P2(c) | The siting of the proposed buildings will be consistent with the boundary setbacks of surrounding buildings relative to their rear and side boundaries. In this regard, there are buildings on surrounding lots within the Village and General Residential zones which are located on or within 3m of their rear and/or side boundaries. The siting of the proposed dwellings provides for variation and articulation in boundary setbacks which will assist to alleviate impacts upon the amenity of adjoining dwellings. |
| 12.4.3 Performance Criteria P2(d) | The proposed dwellings will be single storey with a maximum height of 5.06m which satisfies the Acceptable Solution building height of 8.5m in clause 12.4.2 A1 of the Village zone. The height and single storey form of the proposed dwellings will therefore be consistent with the height and predominant single storey form of dwellings on adjoining lots. |
| 12.4.3 Performance Criteria P2(e) | All existing buildings on the site will be removed and will not be impacted by the proposed dwellings. |
| 12.4.3 Performance Criteria P2(f) | <p>The adjoining lots that will mostly be affected by the proposed building in terms of overshadowing of private open space and windows of habitable rooms are 111 and 113 Meander Valley Road which are located to the south of proposed Units 1 and 10.</p> <p>Shadow diagrams prepared for the proposed dwelling development within the month of June (which contains the shortest day of the year - 21 June) illustrate that overshadowing of the identified adjoining lots to the south will be limited to the northern extent of the adjoining lots which is a considerable distance from the footprint of respective dwellings. The shadow diagrams also illustrate relatively large expanses of private open spaces to the north and south of respective dwellings being free from overshadowing caused by the proposed development. Accordingly, the</p> |

12.1.7 Planner's Advice - Performance Criteria

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| <p>Scheme Provision</p> | <p>Planner's Assessment</p> |
| | <p>level of overshadowing caused by the proposed dwellings upon the adjoining lots to the south is not considered to be unreasonable.</p> |
| <p>12.4.3 Performance Criteria P2(g)</p> | <p>The following diagram illustrates that the siting of the proposed dwellings will be consistent with the character of development existing on established properties in the area. The diagram shows building footprint on lots within the area within the context of the location of buildings proposed on the site. The diagram confirms that the siting of the proposed dwellings will be consistent with the character of buildings on established lots in the area insofar as they share similar side and rear boundaries the location of buildings centrally within lots and dwellings in rows behind one another relative to the frontage of lots.</p>  <p><i>Figure 3: Proposal within the context of surrounding placement of buildings.</i></p> |
| <p>12.4.3 Performance Criteria P2 Conclusion</p> | <p>The proposed multiple dwellings satisfy Performance Criteria 12.4.3 P2 insofar as the siting of the dwellings will not cause an unreasonable loss of amenity to adjoining properties.</p> |

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| Planning Scheme Provision | C2.6.2 Design and layout of parking areas |
| | <p>Objective</p> <p><i>That parking areas are designed and laid out to provide convenient, safe and efficient parking.</i></p> |
| | <p>Performance Criteria P1</p> <p><i>All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:</i></p> <ul style="list-style-type: none"> <i>(a) the characteristics of the site;</i> <i>(b) the proposed slope, dimensions and layout;</i> <i>(c) useability in all weather conditions;</i> <i>(d) vehicle and pedestrian traffic safety;</i> <i>(e) the nature and use of the development;</i> <i>(f) the expected number and type of vehicles;</i> <i>(g) the likely use of the parking areas by persons with a disability;</i> <i>(h) the nature of traffic in the surrounding area;</i> <i>(i) the proposed means of parking delineation; and</i> <i>(j) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.</i> |

Summary of Planner's Advice

The development is assessed as satisfying Performance Criteria P1, and is consistent with the objective.

Details of the planner's assessment against the provision are set out below.

| Scheme Provision | Planner's Assessment |
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| <p>C2.6.2 Performance Criteria P1</p> | <p>The design and layout of the proposed parking, accessways, manoeuvring and circulation spaces satisfy all subclauses of Acceptable Solution C2.6.2 A1.1 with respect to B85 vehicle types which are passenger sized light vehicles.</p> <p>However, with respect to subclause A1.1(a)(ii), which requires for all vehicles to enter and exit the site in a forward direction where more than 4 parking spaces are provided, it has been identified that waste collection trucks will need to enter the site in reverse and exit in a forward direction. Accordingly, assessment against the corresponding Performance Criteria is required with respect to this matter.</p> |

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| | The primary test of the Performance Criteria is that all parking, access ways, manoeuvring and circulation spaces are to be designed and readily identifiable to provide convenient, safe and efficient parking having regard to the following subclauses. |
| C2.6.2 Performance Criteria P1(a) | The characteristics of the site will not prevent safe and efficient manoeuvring and circulation for waste collection trucks to enter the site in reverse. In this regard, the bins will be stored at the entry point on the eastern side of the access strip which has a width of approximately 13.28m. The width and straight alignment of the access strip and associated driveway will allow good sight lines between Meander Valley Road, the driveway and associated parking spaces to ensure waste disposal trucks are readily identifiable when manoeuvring. |
| C2.6.2 Performance Criteria P1(b) | The driveway is unaffected by slope, dimensions and layout with respect to the ability for a waste disposal truck to enter the site in a reverse motion. |
| C2.6.2 Performance Criteria P1(c) | The driveway will be constructed of concrete which will allow for use in all weather conditions. |
| C2.6.2 Performance Criteria P1(d) | The TIA recommends that pedestrian and vehicle '10km/hr Shared Zone' and 'End Shared Zone' be installed within the driveway to limit vehicle speed within the driveway and alert users to the shared vehicle and pedestrian nature of the driveway. Adoption of this recommendation will improve vehicle and pedestrian safety within the driveway. To this effect, it is recommended that a condition be applied to any permit requiring the shared zone signage to be installed prior to the commencement of the use. |
| C2.6.2 Performance Criteria P1(e) | The nature of the use and development is residential for the purpose of 10 multiple dwellings. Typically, use of the driveway will be by residents who will be familiar with the frequency and duration of vehicle movements within the driveway including the times waste disposal vehicles arrive at the site to |

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| | pick up waste which will improve safety associated with the use of the driveway. |
| C2.6.2 Performance Criteria P1(f) | The TIA expects the proposed multiple dwellings to generate up to 66 vehicle movements per day with approximately 6 vehicle movements per hour at peak periods. Vehicles will predominately be light passenger vehicles. The frequency of vehicle movements and types of vehicles using the driveway will be consistent with urban use and development which is compatible with the surrounding land use and current mix of vehicles using Meander Valley Road. |
| C2.6.2 Performance Criteria P1(g) | Each proposed dwelling unit will be provided with 2 parking spaces within close proximity to respective dwellings which will be capable of being used for people with a disability if required. |
| C2.6.2 Performance Criteria P1(h) | Traffic within the surrounding area is a mixture of residential and commercial with the site being accessed from Meander Valley Road and in proximity to William Street which are both arterial roads. Meander Valley Road is under the authority of DSG who have reviewed the application and did not identify any specific issues associated with the application in terms of vehicle and pedestrian safety associated with the proposed multiple dwellings. |
| C2.6.2 Performance Criteria P1(i) | All car parking spaces will be delineated by kerbing or line marking. It is recommended that a condition be applied to any permit requiring the visitor parking spaces within the driveway to be line marked and delineated to make it clear their intention for general visitor parking use. |
| C2.6.2 Performance Criteria P1(j) | The TIA indicates that most aspects of the proposed parking, access ways, manoeuvring and circulation areas satisfy the <i>provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.</i> |

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| C2.6.2 Performance Criteria P1 Conclusion | The application complies with Performance Criteria C2.6.2 P1 insofar as the proposed use and development will be provided with convenient safe and efficient parking. |

| C2.6.5 Pedestrian access | |
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| Planning Scheme Provision | Objective |
| | <i>That pedestrian access within parking areas is provided in a safe and convenient manner.</i> |
| | Performance Criteria P1 <i>Safe and convenient pedestrian access must be provided within parking areas, having regard to:</i> <ul style="list-style-type: none"> <i>(a) the characteristics of the site;</i> <i>(b) the nature of the use;</i> <i>(c) the number of parking spaces;</i> <i>(d) the frequency of vehicle movements;</i> <i>(e) the needs of persons with a disability;</i> <i>(f) the location and number of footpath crossings;</i> <i>(g) vehicle and pedestrian traffic safety;</i> <i>(h) the location of any access ways or parking aisles; and</i> <i>(i) any protective devices proposed for pedestrian safety.</i> |

Summary of Planner's Advice

The development is assessed as satisfying Performance Criteria P1, and is consistent with the objective.

Details of the planner's assessment against the provision are set out below.

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| C2.6.5 Performance Criteria P1 | <p>The proposed driveway will not be provided with a dedicated pedestrian pathway in accordance with the requirements of Acceptable Solution C2.6.4 A1.1. Assessment against the corresponding Performance Criteria is therefore required.</p> <p>The TIA included consideration of and assessment against Performance Criteria C2.6.5 P1.1. It concluded that the proposed multiple dwelling development will be provided with safe and convenient pedestrian access having regard to the following.</p> |
| C2.6.5 Performance Criteria P1(a) | <p>The characteristics of the site will not prevent safe and convenient pedestrian access. In this regard, the access strip has a width of approximately 13.28m. The width and straight alignment of the access strip and associated driveway will allow good sight lines between Meander Valley Road, the driveway and associated parking spaces to ensure pedestrians and vehicles are readily identifiable within the driveway. The width of the driveway also provides refuge on either side of the sealed pavement for pedestrians to use in the event passing traffic presents a conflict. Notwithstanding this, the driveway will allow for two way traffic to use the driveway concurrently providing opportunity for vehicles and pedestrians to buffer themselves from each other.</p> |
| C2.6.5 Performance Criteria P1(b) | <p>The proposed use of the development is residential for the purpose of multiple dwellings within a low-speed environment (defined as being less than 30km/hr).</p> |
| C2.6.5 Performance Criteria P1(c) | <p>The proposed use and development will be provided with a total of 26 parking spaces all of which will be located off the main trafficable surface of the driveway. All dwellings will be provided with a minimum of 2 car parking spaces within or adjacent to respective dwellings which will minimise pedestrian travel between parking spaces and dwellings. Informal parking in tandem in the spur driveways in front of the garages for each dwelling is also capable of containing a car park which is able to be used by visitors which will reduce the need to use the visitor parking spaces located within</p> |

12.1.7 Planner's Advice - Performance Criteria

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|--|---|
| | the access strip of the driveway and therefore minimising pedestrian activity between these parking spaces and dwellings. |
| C2.6.5 Performance Criteria P1(d) | The TIA expects the proposed multiple dwellings to generate up to 66 vehicle movements per day with approximately 6 vehicle movements per hour at peak periods. Vehicles will predominately be light passenger vehicles. The frequency of vehicle movements and types of vehicles using the driveway will be consistent with urban use and development which is compatible with the surrounding land use and current mix of vehicles using Meander Valley Road. |
| C2.6.5 Performance Criteria P1(e) | Each proposed dwelling unit will be provided with 2 parking spaces within close proximity to respective dwellings which will be capable of being used for people with a disability if required. |
| C2.6.5 Performance Criteria P1(f) | Formalised pedestrian footpaths are not proposed. |
| C2.6.5 Performance Criteria P1(g) | The TIA recommends that pedestrian and vehicle '10km/hr Shared Zone' and 'End Shared Zone' be installed within the driveway to limit vehicle speed within the driveway and alert drivers to the shared vehicle and pedestrian nature of the driveway. Adoption of this recommendation will improve vehicle and pedestrian safety within the driveway. |
| C2.6.5 Performance Criteria P1(h) | Apart from the driveway, no dedicated accessways or parking aisles are proposed. |
| C2.6.5 Performance Criteria | The TIA recommends the shared zone signage as the only protective device to improve pedestrian safety within the development. It is recommended |

12.1.7 Planner's Advice - Performance Criteria

| Scheme Provision | Planner's Assessment |
|--|---|
| P1(i) | that a condition be applied to any permit requiring the shared zone signage to be adopted as prescribed by the TIA. |
| C2.6.5 Performance Criteria P1 Conclusion | The application satisfies Performance Criteria C2.6.5 P1 insofar as pedestrian access within parking areas and the driveway will be provided in a safe and convenient manner. |

| C2.6.8 Siting of parking and turning areas | |
|--|---|
| Planning Scheme Provision | Objective |
| | <i>That the siting of vehicle parking and access facilities in an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone or Central Business Zone does not cause an unreasonable visual impact on streetscape character or loss of amenity to adjoining properties.</i> |
| | Performance Criteria P1 |
| | <i>Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas, may be located in front of the building line where this is the only practical solution and does not cause an unreasonable loss of amenity to adjoining properties, having regard to:</i> |
| | <i>(a) topographical or other site constraints;</i> |
| | <i>(b) availability of space behind the building line;</i> |
| | <i>(c) availability of space for vehicle access to the side or rear of the property;</i> |
| | <i>(d) the gradient between the front and the rear of existing or proposed buildings;</i> |
| | <i>(e) the length of access or shared access required to service the car parking;</i> |
| | <i>(f) the location of the access driveway at least 2.5m from a window of a habitable room of a dwelling;</i> |
| | <i>(g) the visual impact of the vehicle parking and access on the site;</i> |
| | <i>(h) the streetscape character and amenity;</i> |
| | <i>(i) the nature of the zone in which the site is located and its preferred uses; and</i> |
| | <i>(j) opportunities for passive surveillance of the road.</i> |

Summary of Planner's Advice

12.1.7 Planner's Advice - Performance Criteria

The development is assessed as satisfying Performance Criteria P1, and is consistent with the objective.

Details of the planner's assessment against the provision are set out below.

| Scheme Provision | Planner's Assessment |
|--|--|
| C2.6.8 Performance Criteria P1 | <p>Four visitor parking spaces will be provided parallel to the western boundary of the access strip which is in front of the building line relative to proposed Units 1 and 10. Assessment against the corresponding Performance Criteria is therefore required.</p> <p>The location of the proposed visitor parking spaces is considered to be the only practical solution and will not cause an unreasonable loss of amenity to adjoining properties having regard to the following.</p> |
| C2.6.8 Performance Criteria P1(a) | <p>The site is observable as being level and the topography does not present any constraints with respect to the provision of parking on the site.</p> |
| C2.6.8 Performance Criteria P1(b) | <p>Vehicle parking for each dwelling is provided behind the building line of proposed Units 1 and 10. These parking spaces will be used by residents and will be the most actively used parking spaces within the development. There is limited available space to provide the requisite visitor parking spaces behind the building line when balancing the need to provide reasonable separation between dwellings and sufficient private open space for each dwelling which will provide a higher standard of residential within the site compared with additional vehicle parking behind the building line.</p> |
| C2.6.8 Performance Criteria P1(c) | <p>There is no opportunity for vehicles to access the side or rear of the property from other locations or between proposed buildings.</p> |
| C2.6.8 Performance Criteria | <p>There is no observable gradient between the front and rear of the proposed buildings that will prevent or impede the provision of vehicle parking.</p> |

12.1.7 Planner's Advice - Performance Criteria

| Scheme Provision | Planner's Assessment |
|--|---|
| <i>P1(d)</i> | |
| C2.6.8 Performance Criteria P1(e) | The visitor parking spaces that will be located in the front of the building line will be located within the access strip of the site which will contain the driveway. The parking spaces will therefore be located within a space that will have a vehicle access function and the presence of the car parking spaces will not be foreign within the context of the site and streetscape. |
| C2.6.8 Performance Criteria P1(f) | The access driveway within the access strip will be located greater than 2.5m from the adjoining dwellings to the east and west. Notwithstanding this, it is recommended that additional treatment in terms of fencing and landscaping adjacent to the visitor parking spaces within the access strip be provided which will further assist to reduce potential noise emissions to adjacent dwellings. A condition to this effect has been recommended in the event a permit is granted. |
| C2.6.8 Performance Criteria P1(g) | The vehicle parking in front of the building line will form part of the driveway which will be used by vehicles to access the site. The presence of vehicles in this location will not result in a visual impact in this regard. |
| C2.6.8 Performance Criteria P1(h) | The vehicle parking in front of the building line will form part of the driveway which will be used by vehicles to access the site. The presence of vehicles in this location will not result in a visual impact in this regard. |
| C2.6.8 Performance Criteria P1(i) | The vehicle parking in front of the building line will form part of the driveway which will be used by vehicles to access the site. The presence of vehicles in this location will not result in a visual impact within the streetscape in this regard. Furthermore, vehicle access and parking areas are located between the Meander Valley Road frontage and respective vehicles at 109 and 115 Meander Valley Road. The presence of vehicle parking in this location will therefore be compatible with the streetscape in this regard. |

12.1.7 Planner's Advice - Performance Criteria

| Scheme Provision | Planner's Assessment |
|--|---|
| C2.6.8 Performance Criteria P1(j) | The location of the vehicle parking spaces in front of the building line will allow opportunities for mutual passive surveillance between the road and the parking spaces and dwellings. |
| C2.6.8 Performance Criteria P1 Conclusion | The application complies with the Performance Criteria on the basis that the location of the visitor parking spaces in front of the building line will not cause an unreasonable visual impact on the streetscape character or amenity of adjoining properties, subject to the recommended conditions relating to landscaping within the access strip surrounding the visitor parking spaces. |

| C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction | |
|--|---|
| Planning Scheme Provision | Objective |
| | <i>To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.</i> |
| | <p>Performance Criteria P1</p> <p><i>Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:</i></p> <ul style="list-style-type: none"> <i>(a) any increase in traffic caused by the use;</i> <i>(b) the nature of the traffic generated by the use;</i> <i>(c) the nature of the road;</i> <i>(d) the speed limit and traffic flow of the road;</i> <i>(e) any alternative access to a road;</i> <i>(f) the need for the use;</i> <i>(g) any traffic impact assessment; and</i> <i>(h) any advice received from the rail or road authority.</i> |

Summary of Planner's Advice

The development is assessed as satisfying Performance Criteria P1, and is consistent with the objective.

Details of the planner's assessment against the provision are set out below.

12.1.7 Planner's Advice - Performance Criteria

| Scheme Provision | Planner's Assessment |
|---|---|
| <i>C3.5.1 Performance Criteria P1</i> | <p>The Traffic Impact Assessment has determined that the proposal will generate approximately 66 vehicle movements per day which does not satisfy Table C3.1. The application therefore relies upon the corresponding Performance Criteria to demonstrate compliance with the Standard.</p> <p>In this instance, a Traffic Impact Assessment has been prepared by Traffic and Civil Services which addresses Performance Criteria C3.5.1 P1. Specifics of the responses against each of the criteria within the TIA are provided below.</p> |
| <i>C3.5.1 Performance Criteria P1(a)</i> | <p>The proposed development is expected to generate up to 66 vehicle movements to and from the site per day.</p> |
| <i>C3.5.1 Performance Criteria P1(b)</i> | <p>The nature of the traffic generated by the proposed use will be predominately passenger type vehicles associated with urban use and development which will be compatible with the surrounding land use and current mixture of vehicles using Meander Valley Road.</p> |
| <i>C3.5.1 Performance Criteria P1(c)</i> | <p>Meander Valley Road is an arterial road. Additional vehicle movements generated by the proposed development are expected to be within the capacity of the road without adversely impacting current users. The application was referred to DSG who are the road authority for Meander Valley Road who did not identify any capacity issues with respect to the proposed multiple dwelling development and the use of Meander Valley Road. Notwithstanding this, a submitted TIA includes a recommendation for no stopping signage to be installed within Meander Valley Road. The TIA is recommended to form an endorsed document of any permit and an additional condition reinforcing the installation of the no stopping signage has been recommended for inclusion on any permit.</p> |
| <i>C3.5.1 Performance Criteria</i> | <p>The speed limit passing the site is 50km/hr which corresponds with the central activity centre of the Westbury village. Meander Valley Road and the broader road network has capacity to absorb the additional vehicle</p> |

12.1.7 Planner's Advice - Performance Criteria

| Scheme Provision | Planner's Assessment |
|---|---|
| <i>P1(d)</i> | movements without causing adverse safety, traffic efficiency or residential amenity impacts with the current level of traffic service to be maintained. |
| <i>C3.5.1 Performance Criteria P1(e)</i> | There are no alternative accesses to a road on the basis that all other lot boundaries adjoin developed lots and the site does not have another frontage. |
| <i>C3.5.1 Performance Criteria P1(f)</i> | Population growth necessitates the demand for more housing. The proposed development represents urban infill within an established residential area where it will integrate into the established neighbourhood character and is well located to promote the use of active transport modes. |
| <i>C3.5.1 Performance Criteria P1(g)</i> | The TIA did not determine any reason as to why the proposed use and development should not proceed on traffic related grounds |
| <i>C3.5.1 Performance Criteria P1(h)</i> | DSG and Council (with respect to the internal layout of the proposed multiple dwelling development) reviewed the TIA and agreed with the conclusions and recommendations. |
| <i>C3.5.1 Performance Criteria P1 Conclusion</i> | The application satisfies Performance Criteria C3.5.1 P1 on the basis that Meander Valley Road and the broader road network has capacity to absorb the additional vehicle movements without causing adverse safety, traffic efficiency or residential amenity impacts with the current level of traffic service to be maintained. |

12.1.7 Planner's Advice - Performance Criteria

| C9.5.2 Sensitive use within an attenuation area | |
|---|--|
| Planning Scheme Provision | <p>Objective</p> <p><i>To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.</i></p> |
| | <p>Performance Criteria P1</p> <p><i>Sensitive use within an attenuation area, must not interfere with or constrain an existing activity listed in Tables C9.1 or C9.2, having regard to:</i></p> <ul style="list-style-type: none"> <i>(a) the nature of the activity with potential to cause emissions including:</i> <ul style="list-style-type: none"> <i>(i) operational characteristics of the activity;</i> <i>(ii) scale and intensity of the activity; and</i> <i>(iii) degree of hazard or pollution that may be emitted from the activity;</i> <i>(b) the nature of the sensitive use;</i> <i>(c) the extent of encroachment by the sensitive use into the attenuation area;</i> <i>(d) measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions of the activity;</i> <i>(e) any advice from the Director, Environment Protection Authority; and</i> <i>(f) any advice from the Director of Mines.</i> |

Summary of Planner's Advice

The development is assessed as satisfying Performance Criteria P1, and is consistent with the objective.


Details of the planner's assessment against the provision are set out below.

| Scheme Provision | Planner's Assessment |
|--|---|
| <p>C9.5.2 Performance Criteria P1</p> | <p>The site, and proposed multiple dwellings, are located within the attenuation area of the Westbury Wastewater Treatment Plant (WTP) and there is no Acceptable Solution. Assessment against the corresponding Performance Criteria is therefore required.</p> <p>The application is accompanied by an Odour Risk Assessment with respect to the interpretation and construction of Performance Criteria C9.5.2 P1 where the primary test is that (proposed) sensitive uses within an attenuation area must not interfere or constrain the operation of the WTP.</p> <p>Consideration of these assessments is reflected in the following responses.</p> |

12.1.7 Planner's Advice - Performance Criteria

| Scheme Provision | Planner's Assessment |
|---|--|
| C9.5.2 Performance Criteria P1(a)(i-iii) | <p>The nature of the activity with potential to cause emissions is the WTP which has a design flow of 1,375 KL/d. The eastern boundary of the WTP is located approximately 173m from the site. The WTP is regulated by the EPA and is subject to a suite of conditions relating to the management of odorous gases.</p> <p>Initial advice from TasWater to both the applicant and Council indicated that the activity was comprised of facultative lagoons, which resulted in a 550m attenuation distance for the applicable design flow. Following further inquiries by Council, TasWater now advise that the activity includes one aerobic lagoon and one aerated lagoon, resulting in a revised attenuation distance of 350m.</p> |
| C9.5.2 Performance Criteria P1(b) | <p>The nature of the sensitive use is 10 multiple dwellings.</p> |
| C9.5.2 Performance Criteria P1(c) | <p>The proposed multiple dwellings will be located within the prescribed attenuation area, as depicted below. There is between 50 and 60 dwellings within the same setback from the WTP within the context of the 350m attenuation area. Notwithstanding this, and importantly, the proposed multiple dwellings will not reduce the existing separation distance between the WTP lagoons and the nearest sensitive receptor (single dwelling located at 115 Meander Valley Road).</p> |

12.1.7 Planner's Advice - Performance Criteria

| <p>Scheme Provision</p> | <p>Planner's Assessment</p> |
|---|--|
| |  <p>Figure 4: Westbury Treatment Plant and surrounding 350m Attenuation Buffer in relation to subject site (Source: adapted from The LIST, 2024).</p> |
| <p>C9.5.2 Performance Criteria P1(d)</p> | <p>The Odour Risk Assessment does not recommend any specific design measures associated with the sensitive use to eliminate, mitigate or manage the effects of odour emissions from the WTP.</p> |
| <p>C9.5.2 Performance Criteria P1(e)</p> | <p>Advice from the EPA infers that the increase in the number of dwellings in this location may increase the number of complaints received with respect to the operation of the WTP. Such a risk does not equate to a constraint or interference with the operation of the WTP which is the primary test of the Performance Criteria. In this regard, the constraint upon the operation of the WTP currently exists. It is created by the presence of existing sensitive receptors (dwellings) within the attenuation area, some of which will be located closer to the WTP lagoons than the proposed dwellings.</p> |

12.1.7 Planner's Advice - Performance Criteria

| Scheme Provision | Planner's Assessment |
|--|---|
| | <p>The proposed multiple dwellings do not further reduce existing encroachment within the attenuation area and, while the proposal will introduce new residents and increase the number of residences that are within the attenuation area, the change is not substantial relative to the number of sensitive receptors already within the attenuation distance.</p> <p>It is also noted that, when considering the history of complaints, the ongoing regulation of the WTP has not caused to bring about any meaningful constraint or interference to the existing activity.</p> <p>Accordingly, the proposed multiple dwellings are not expected to result in a constraint or cause interference to the operation of the WTP particularly within the context of the existing controls the WTP is required to operate under as prescribed by the EPA.</p> |
| C9.5.2 Performance Criteria P1(f) | The attenuating activity is not regulated by the Department of Mines. |
| C9.5.2 Performance Criteria P1 Conclusion | The application satisfies Performance Criteria C9.5.2 on the basis that the proposed multiple dwellings will not interfere or constrain the operation of the WTP. |

APPLICATION FORM



Meander Valley Council
Working Together

PLANNING PERMIT

Land Use Planning and Approvals Act 1993

- Application form & details MUST be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

OFFICE USE ONLY

Property No: Assessment No: -

DA\ PA\ PC\

- Is your application the result of an illegal building work? Yes No Indicate by ✓ box
- Have you already received a Planning Review for this proposal? Yes No
- Is a new vehicle access or crossover required? Yes No

PROPERTY DETAILS:

Address: Certificate of Title:

Suburb: Lot No:

Land area: m² / ha

Present use of land/building: (vacant, residential, rural, industrial, commercial or forestry)

- Does the application involve Crown Land or Private access via a Crown Access Licence: Yes No
- Heritage Listed Property: Yes No

DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box Building work Change of use Subdivision Demolition
 Forestry Other

Total cost of development (inclusive of GST): Includes total cost of building work, landscaping, road works and infrastructure

Description of work:

Use of building: (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area: m² New building height: m

Materials: External walls: Colour:
 Roof cladding: Colour:

Meander Valley Council

Planning Permit Attachment

Property Details

Address 111A Meander Valley Road, Westbury Tas
7303

Certificate of Title 184301

Lot No 1

Land Area 6,015m² m²/ha

Present Use of land/building Vacant

- Does the application involve Crown Land or Private access via a Crown Access Licence Yes **No X**
- Heritage Listed Property Yes **No X**

Property Details

Address 6 Quamby Street, Westbury Tas 7303

Certificate of Title 182121

Lot No 2

Land Area 0.6215 Hectares m2/ha

Present Use of land/building Dwelling Garage or Car
Port Garage and Vacant Land

- Does the application involve Crown Land or Private access via a Crown Access Licence Yes **No X**

Heritage Listed Property Yes **No X**

Property Details

Address 12 Quamby Street, Westbury Tas 7303

Certificate of Title 124290

Lot No 2

Land Area 2.023 Hectarces m2/ha

Present Use of land/building Vacant

- Does the application involve Crown Land or Private access via a Crown Access Licence Yes **No X**



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

| | |
|------------------|------------------------------|
| VOLUME 184301 | FOLIO 1 |
| EDITION 1 | DATE OF ISSUE 14-Mar-2023 |

SEARCH DATE : 22-Apr-2024
SEARCH TIME : 01.58 PM

DESCRIPTION OF LAND

Town of WESTBURY
Lot 1 on Plan 184301
Being the land described in Conveyance No. 54/9143
Excepting thereout Lots 1, 2 & 9, 7675m2 (SP 33210)
Lot 1, 1825m2 (SP 184300)
Derivation : Part of Lot 1, 10 Acres and Part of Lot 2,
7A-0R-11P Gtd. to Ellen Moriarty
Prior CT 33860/1

SCHEDULE 1

M952207 TRANSFER to WYKEHAM DEVELOPMENTS PTY LTD Registered
30-May-2022 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
M985330 BURDENING EASEMENT: a Pipeline and Services Easement
in favour of Tasmanian Water and Sewerage Corporation
Pty Limited over the land marked Taswater Easement 3.
00 wide on Plan 184301 Registered 14-Mar-2023 at 12.
01 PM

UNREGISTERED DEALINGS AND NOTATIONS

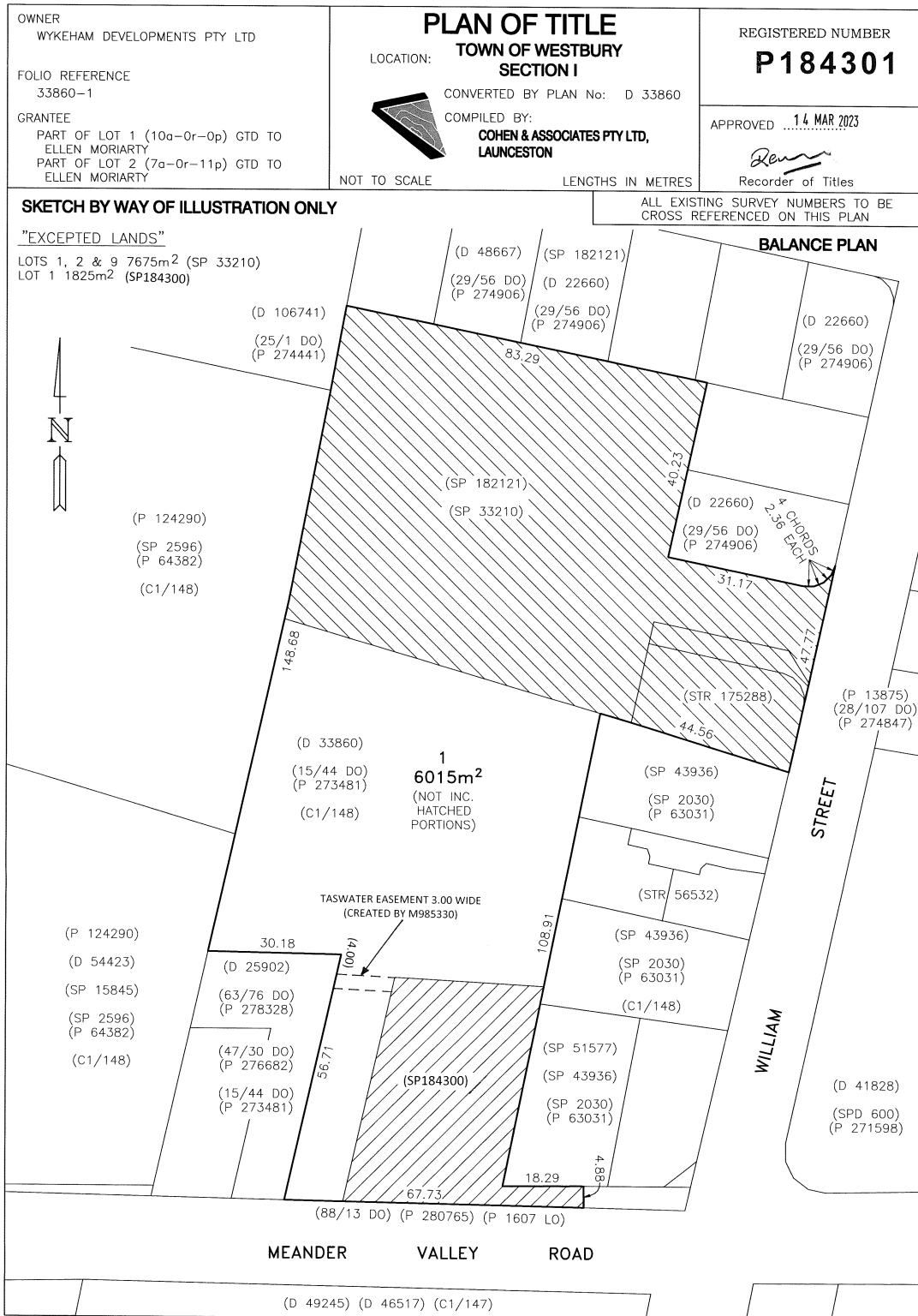
No unregistered dealings or other notations

12.1.8 Application Documents



FOLIO PLAN
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

| | |
|------------------|------------------------------|
| VOLUME 182121 | FOLIO 2 |
| EDITION 1 | DATE OF ISSUE 11-Feb-2022 |

SEARCH DATE : 22-Apr-2024

SEARCH TIME : 01.58 PM

DESCRIPTION OF LAND

Town of WESTBURY
 Lot 2 on Sealed Plan 182121
 Derivation : Part of Lot 2, 7A-0R-11P Gtd. to Ellen Moriarty
 Prior CTs 22660/3 and 33210/1

SCHEDULE 1

B174885 TRANSFER to ROYCE EDWARD HALL and GAYLENE ANNE HALL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP182121 EASEMENTS in Schedule of Easements
 SP182121 FENCING COVENANT in Schedule of Easements
 SP 33210 FENCING PROVISION in Schedule of Easements
 26/3176 CONVEYANCE - Condition as to Fencing
 32/6603 CONVEYANCE Made Subject to Boundary Fences Condition

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

| | |
|--|-------------------|
| SCHEDULE OF EASEMENTS | Registered Number |
| NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED. | SP 182 121 |

PAGE 1 OF 3 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lots 1 and 2 on the Plan are ^{each} subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE & SERVICES EASEMENT 3.00 WIDE" on the Plan. ^(as defined herein)

Lots 1 and 2 on the Plan are ^{each} subject to a right of drainage in gross in favour of the Meander Valley Council over the land marked "DRAINAGE EASEMENT 3.00 WIDE" on the Plan.

Lots 1 ^{& 2} on the Plan ^{are each} is subject to a right of drainage in gross in favour of the Meander Valley Council over the land marked "DRAINAGE EASEMENT ~~3.00~~ WIDE" on the Plan. ^{2.00 v CSP 33210}

Lots 1 & 2 on the plan are each subject to a right of drainage (appurtenant to Lot 2 on Sealed Plan 33210) over the land marked Drainage Easement 2.00 wide (SP33210) on the plan.

^{Definitions} PIPELINE & SERVICES & DRAINAGE EASEMENT means:-

FIRSTLY, THE FULL RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;

| | |
|--|--|
| SUBDIVIDER: ROYCE EDWARD HALL & GAYLENE ANNE HALL FOLIO REF: Certificates of Title Volume 33210 Folio 1 & Volume 22660 Folio 3 SOLICITOR & REFERENCE: Julie Byrne Legal JLB.20210319 | PLAN SEALED BY: MEANDER VALLEY COUNCIL DATE: 8 December 2021 PA/20/0207 REF NO. Council Delegate |
| <p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p> | |

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

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|--|--|
| <p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 3 PAGES</p> | <p>Registered Number</p> <p>SP 182121</p> |
| <p>SUBDIVIDER: ROYCE EDWARD HALL & GAYLENE ANNE HALL FOLIO REFERENCES: 33210/1 & 22660/3</p> | |

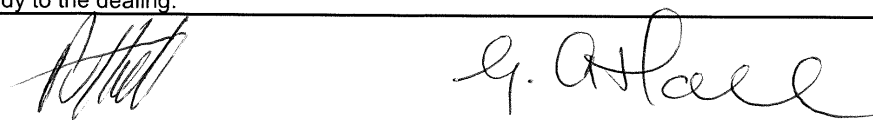
- (5) run and pass sewerage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (i) without doing unnecessary damage to the Easement Land; and
 - (ii) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lots from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietors of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lots in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained (which cannot be unreasonably refused) and only in compliance with any conditions which form the consent:
 - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (c) remove anything that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (d) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or their employees, contractors, agents and all other persons duly authorised by it; or
 - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater are not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

| | |
|--|--|
| <p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 3 PAGES</p> | <p>Registered Number</p> <p>SP. 182 121</p> |
| <p>SUBDIVIDER: ROYCE EDWARD HALL & GAYLENE ANNE HALL FOLIO REFERENCES: 33210/1 & 22660/3</p> | |

- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
 - (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
 - (a) reinstate the ground level of the Easement Land; or
 - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (c) replace anything that supported, protected or covered the Infrastructure.

INTERPRETATION

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) anything reasonably required to support, protect or cover any of the Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

FENCING COVENANT

The Owner of each Lot on the Plan covenants with Royce Edward Hall and Gaylene Anne Hall ^{the vendor} (~~called "the Owner"~~) that the ~~Owner~~ ^{Vendor} shall not be required to fence

Signed by **ROYCE EDWARD HALL** and *[Signature]*

GAYLENE ANNE HALL as the registered *[Signature]*

proprietors of the land comprised in)

Certificates of Title Volume 22660 Folio 3)

and Volume 33210 Folio 1 in the)

presence of *[Signature]*

*Jenny Fellows - 56 Corniston Rd. RIVERSIDE
ADMIN. OFFICER*

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

| | |
|------------------|------------------------------|
| VOLUME 124290 | FOLIO 2 |
| EDITION 9 | DATE OF ISSUE 23-Aug-2019 |

SEARCH DATE : 22-Apr-2024
 SEARCH TIME : 01.59 PM

DESCRIPTION OF LAND

Town of WESTBURY
 Lot 2 on Plan 124290
 Derivation : Part of Lots 1 and 2 Section I. Gtd. to E.
 Moriarty.
 Prior CT 250289/1

SCHEDULE 1

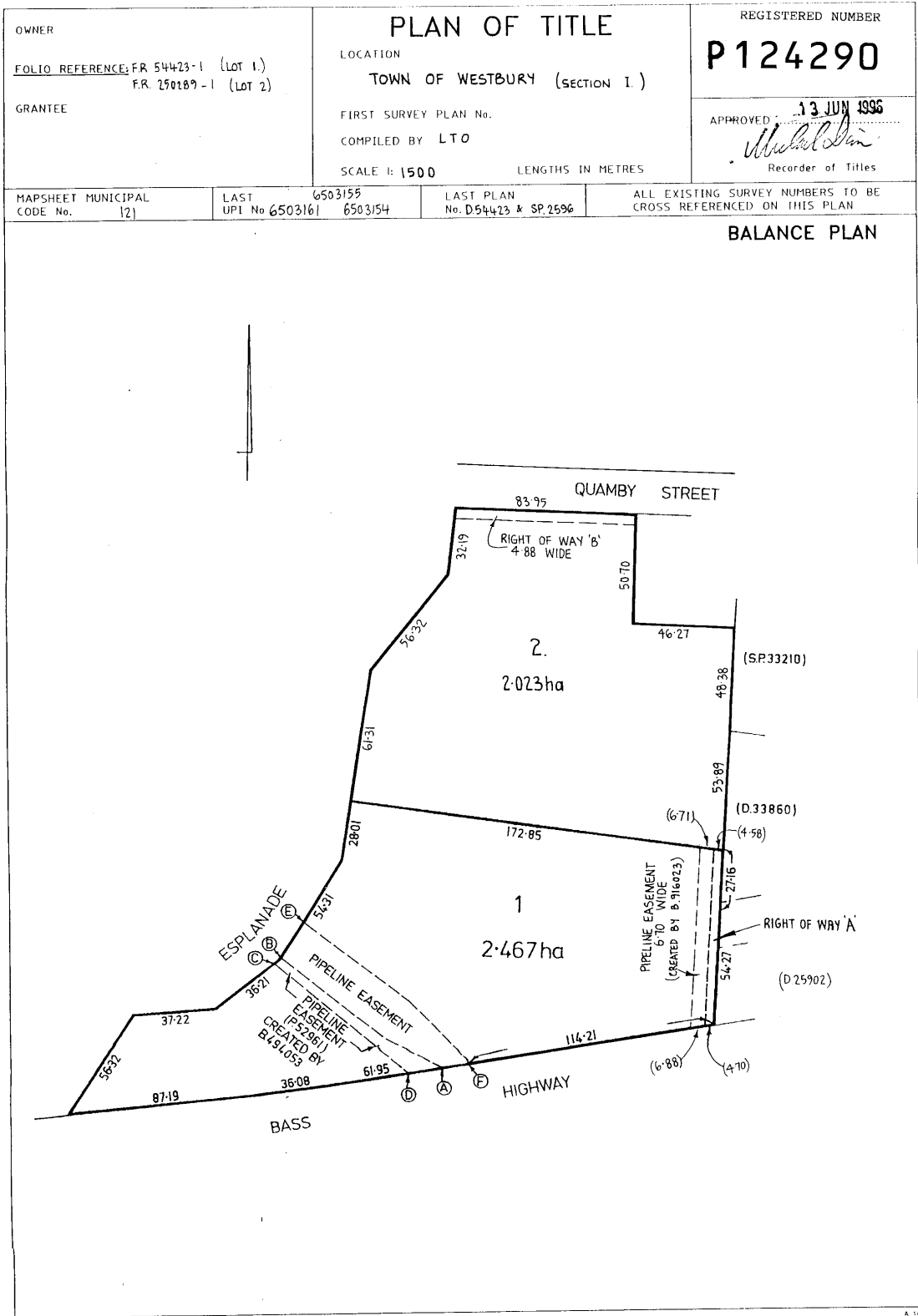
M283375 TRANSFER to ROBERT ALEXANDER MACLEOD BRYANT
 Registered 03-Jun-2010 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 Benefiting easement: a right of carriage way over the land
 marked RIGHT OF WAY `A' shown passing through Lot 1
 on P.124290
 Burdening easement: a right to go pass and repass over and
 upon the land marked RIGHT OF WAY `B' 4.88 WIDE shown
 passing through the said land within described
 created by and more particularly described in
 Conveyance Registered No. 8/364
 SP 2596 FENCING COVENANT in Schedule of Easements
 B916023 Benefiting easement: pipeline rights over the land
 marked `PIPELINE EASEMENT 6.70 WIDE' on P.124290
 (Subject to the condition contained therein)
 Registered 14-Aug-1996 at 12.01 PM
 E192555 MORTGAGE to Bendigo and Adelaide Bank Limited
 Registered 23-Aug-2019 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



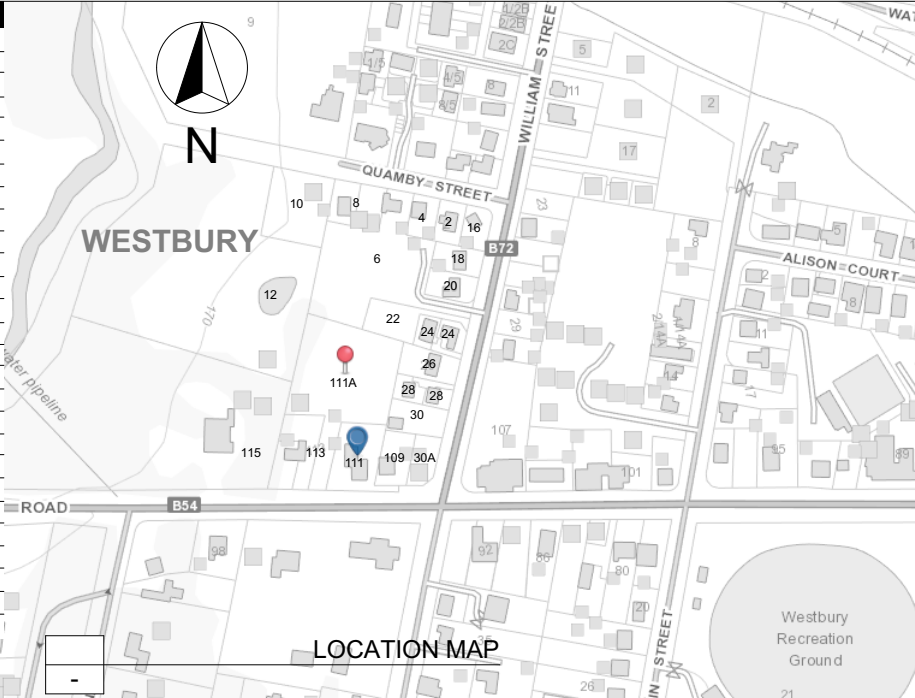
A 143

12.1.8 Application Documents

DEVELOPMENT APPLICATION

PROPOSED 10 x VILLA COMPLEX
 CLIENT: WYKHAM DEVELOPMENTS PTY LTD
 ADDRESS: 111A MEANDER VALLEY ROAD, WESTBURY, TAS, 7303
 TITLE REFERENCE: 184301/1 PROPERTY ID: 2137481

| DRAWING INDEX | |
|---------------|--------------------------|
| PAGE | TITLE |
| 01 | COVER PAGE |
| 02 | 3D PERSPECTIVES (1 OF 2) |
| 03 | 3D PERSPECTIVES (2 OF 2) |
| 04 | DEMO SITE PLAN |
| 05 | SITE PLAN (1:400) |
| 06 | SITE PLAN (STAGE 1) |
| 07 | SITE PLAN (STAGE 2) |
| 08 | SITE PLAN (ENTRY ACCESS) |
| 09 | B85 SWEEP PATHS (1 OF 3) |
| 10 | B85 SWEEP PATHS (2 OF 3) |
| 11 | B85 SWEEP PATHS (3 OF 3) |
| 12 | VILLA 1- 3D PERSPECTIVES |
| 13 | VILLA 1- FLOOR PLAN |
| 14 | VILLA 1- ELEVATIONS |
| 15 | VILLA 2- 3D PERSPECTIVES |
| 16 | VILLA 2- FLOOR PLAN |
| 17 | VILLA 2- ELEVATIONS |
| 18 | VILLA 3- 3D PERSPECTIVES |
| 19 | VILLA 3- FLOOR PLAN |
| 20 | VILLA 3- ELEVATIONS |
| 21 | VILLA 4- 3D PERSPECTIVES |
| 22 | VILLA 4- FLOOR PLAN |
| 23 | VILLA 4- ELEVATIONS |
| 24 | SUN DIAGRAM- JUNE 9AM |
| 25 | SUN DIAGRAM- JUNE 12PM |
| 26 | SUN DIAGRAM- JUNE 3PM |



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 M: 0433 090 758 E: darren@designresidential@gmail.com
 ABN: 66 825 523 617 TAS: 220983406/VBA DP-AD 64131/QBCC: 15042468

CLIENT SIGNATURE _____ DATE _____

CLIENT SIGNATURE _____ DATE _____

| REV | AMENDMENTS | DATE | INT |
|-----|--|----------|-----|
| A | DEVELOPMENT APPLICATION | 27.09.23 | DM |
| B | ADDRESSED PLANNING RFI #1 | 14.12.23 | DM |
| C | CHANGED ENTRY FENCES TO 1.2M HIGH | 25.01.24 | DM |
| D | ADDED SW GRATES & NEIGHBOURING ADDRESSES | 27.03.24 | DM |
| E | | | |
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PROJECT: DEVELOPMENT APPLICATION

DISCLAIMER:
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CLIENT: WYKHAM DEVELOPMENTS PTY LTD

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| 10 x VILLA COMPLEX | | |
|--------------------|----------------|--------|
| COVER PAGE | | |
| DRAWN: DM | DATE: 27.03.24 | REV: D |
| CHECKED: DM | SCALE: | |
| SHEET: 1 OF 26 | JOB NO: 4101 | |

12.1.8 Application Documents



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10 x VILLA COMPLEX

3D PERSPECTIVES (1 OF 2)

| | | |
|----------------|----------------|--------|
| DRAWN: DM | DATE: 27.03.24 | REV: D |
| CHECKED: DM | SCALE: | |
| SHEET: 2 OF 26 | JOB NO: 4101 | |

Version: 1, Version Date: 26/04/2024

12.1.8 Application Documents



113 TO 111A MEANDER VALLEY ROAD



111 TO 111A MEANDER VALLEY ROAD

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CLIENT: WYKEHAM DEVELOPMENTS PTY LTD

SITE ADDRESS: 111A MEANDER VALLEY ROAD, WESTBURY, TAS, 7303

| | | |
|--------------------------|----------------|--------|
| 10 x VILLA COMPLEX | | |
| 3D PERSPECTIVES (2 OF 2) | | |
| DRAWN: DM | DATE: 27.03.24 | REV: D |
| CHECKED: DM | SCALE: | |
| SHEET: 3 OF 26 | JOB NO: 4101 | |

Version: 1, Version Date: 26/04/2024

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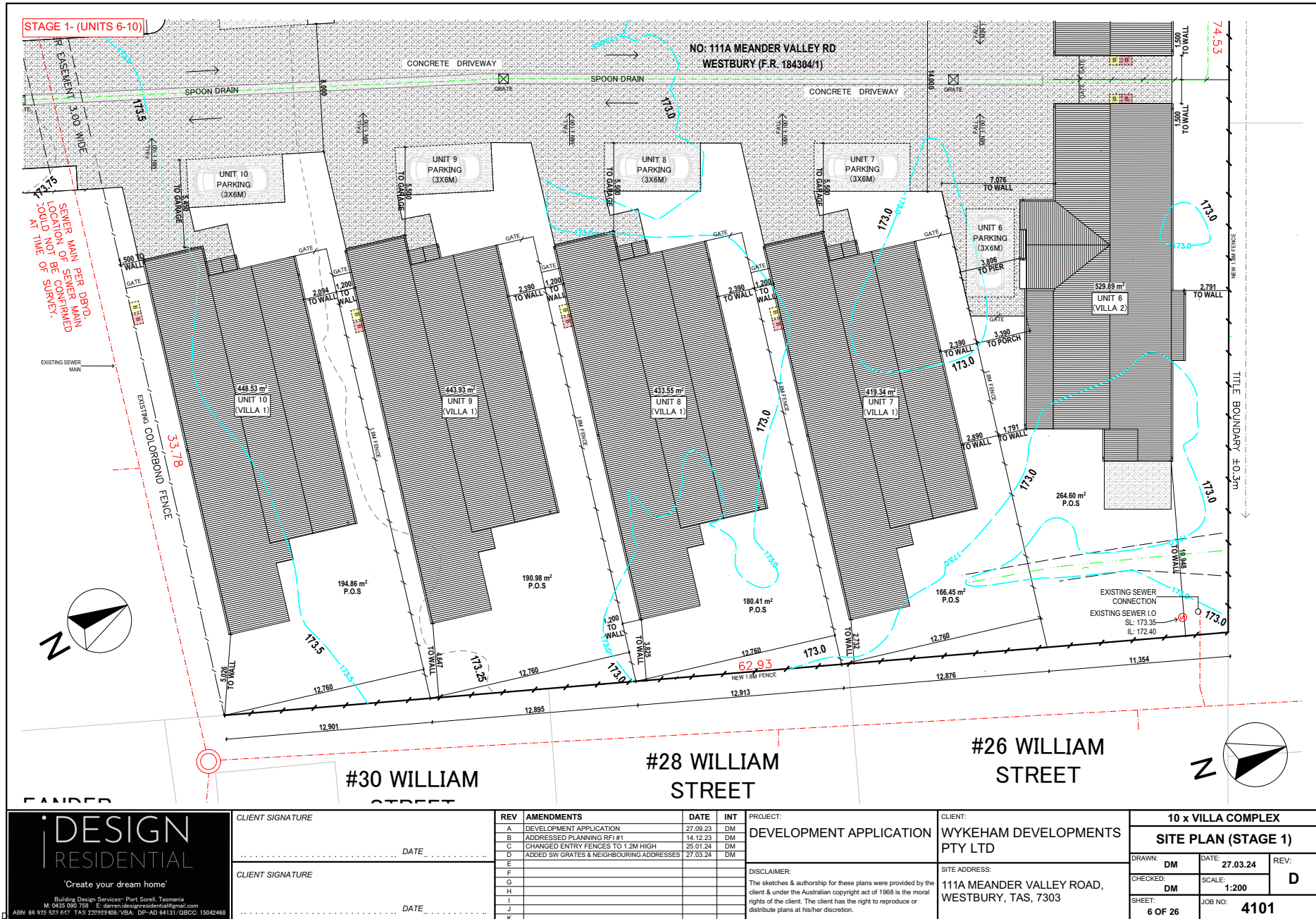
CLIENT: WYKEHAM DEVELOPMENTS PTY LTD

SITE ADDRESS: 111A MEANDER VALLEY ROAD, WESTBURY, TAS, 7303

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| 10 x VILLA COMPLEX | | |
| SITE PLAN (1:400) | | |
| DRAWN: DM | DATE: 27.03.24 | REV: D |
| CHECKED: DM | SCALE: 1:400 | |
| SHEET: 5 OF 26 | JOB NO: 4101 | |

Version: 1, Version Date: 26/04/2024

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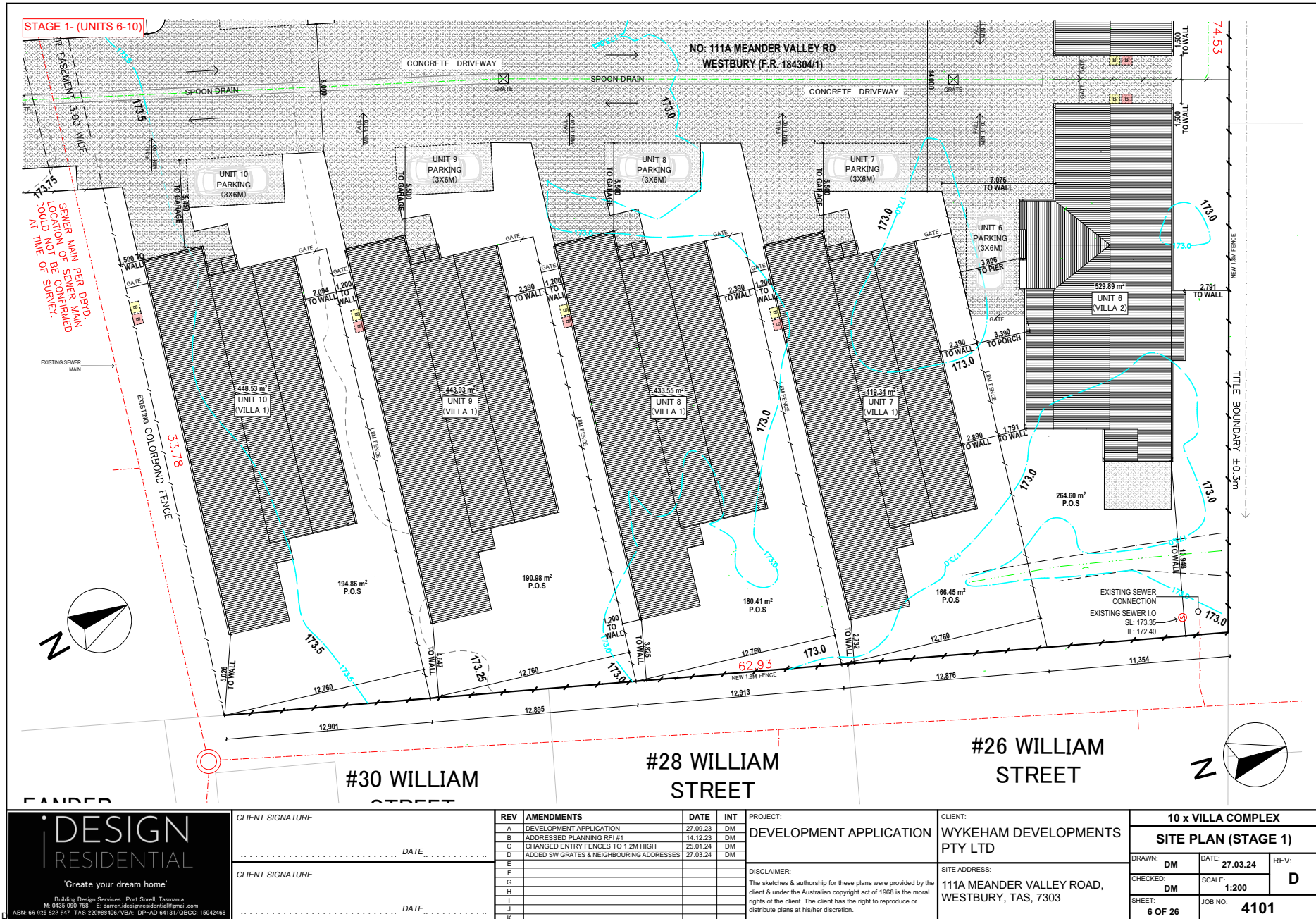
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SITE ADDRESS:
 111A MEANDER VALLEY ROAD,
 WESTBURY, TAS, 7303

| 10 x VILLA COMPLEX | | | |
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| SITE PLAN (STAGE 1) | | | |
| DRAWN: DM | DATE: 27.03.24 | REV: D | |
| CHECKED: DM | SCALE: 1:200 | | |
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Version: 1, Version Date: 26/04/2024

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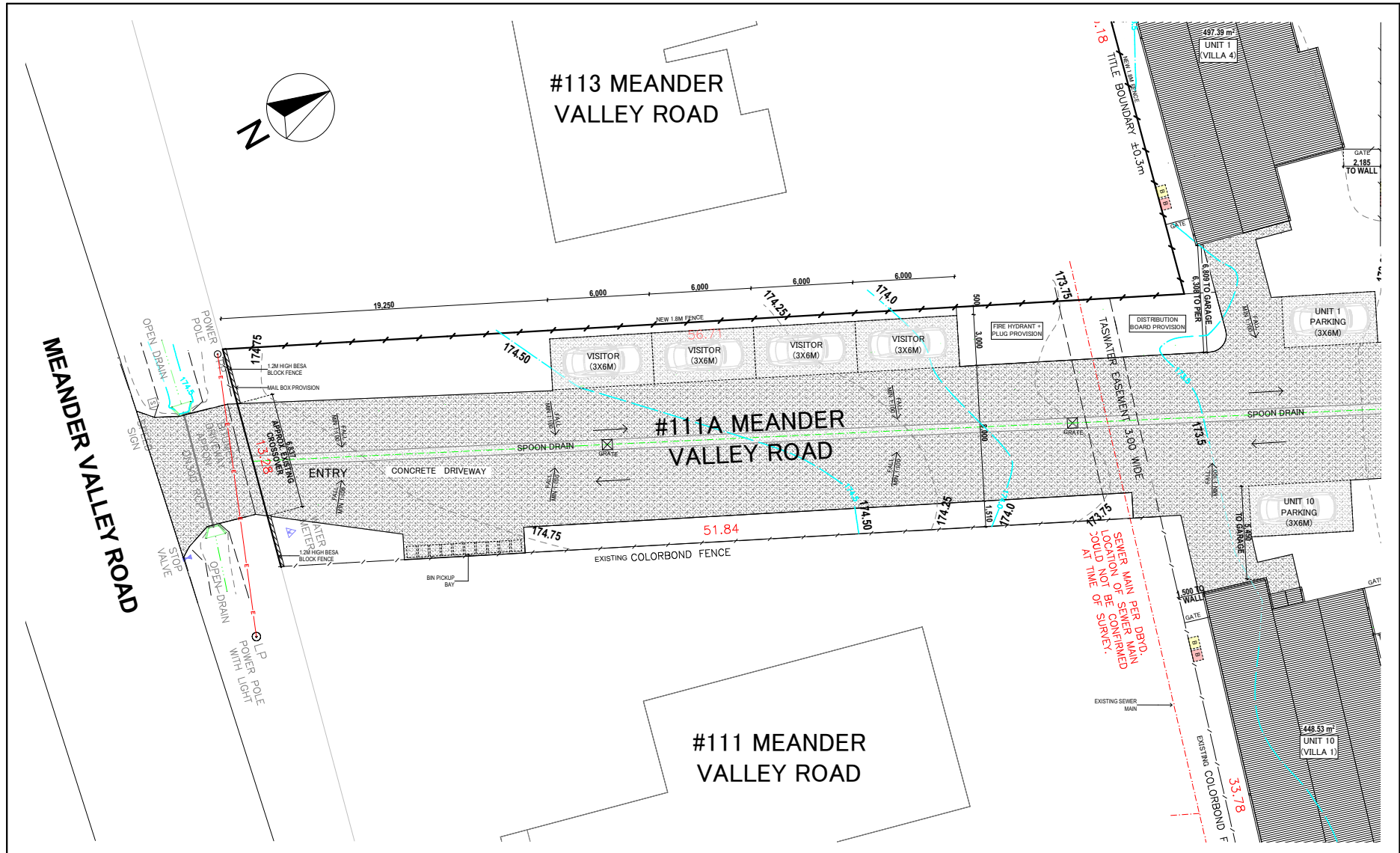
CLIENT: WYKEHAM DEVELOPMENTS PTY LTD

SITE ADDRESS:
 111A MEANDER VALLEY ROAD,
 WESTBURY, TAS, 7303

| 10 x VILLA COMPLEX | | | |
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| SITE PLAN (STAGE 1) | | | |
| DRAWN: DM | DATE: 27.03.24 | REV: D | |
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| SHEET: 6 OF 26 | JOB NO: 4101 | | |

Version: 1, Version Date: 26/04/2024

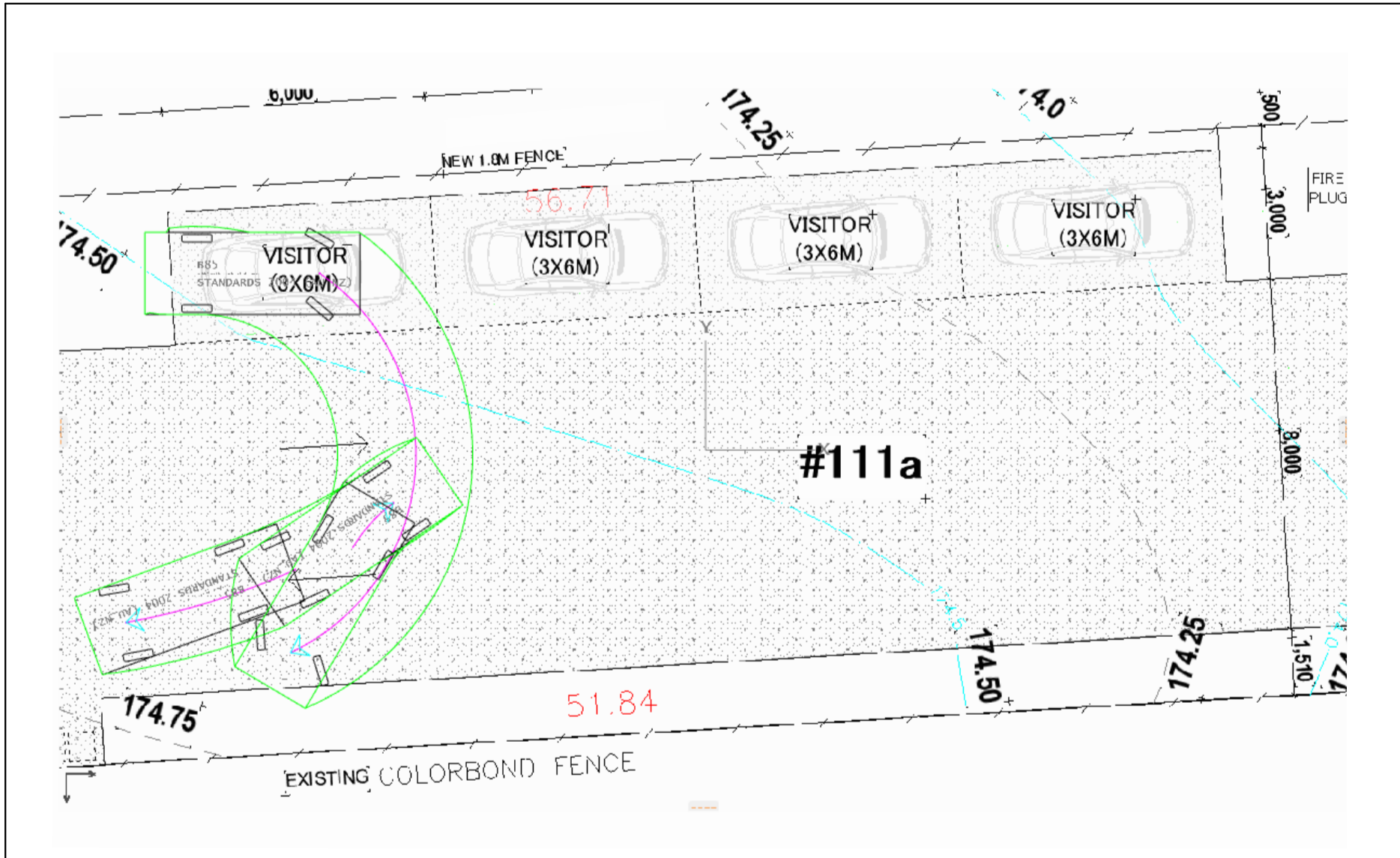
12.1.8 Application Documents



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| <p>'Create your dream home'</p> <p>Building Design Services - Port Sorell, Tasmania M: 0433 090 758 E: darren@designresidential@gmail.com ABN: 66 825 923 617 TAS: 220789406/VBA DP-AD 64131/QBCC: 15042468</p> | CLIENT SIGNATURE | REV | AMENDMENTS | DATE | INT | PROJECT: | CLIENT: | 10 x VILLA COMPLEX | | |
| | DATE | A | DEVELOPMENT APPLICATION | 27.09.23 | DM | DEVELOPMENT APPLICATION | WYKEHAM DEVELOPMENTS PTY LTD | SITE PLAN (ENTRY ACCESS) | | |
| | CLIENT SIGNATURE | B | ADDRESSED PLANNING RFI #1 | 14.12.23 | DM | | | DRAWN: DM | DATE: 27.03.24 | REV: D |
| | DATE | C | CHANGED ENTRY FENCES TO 1.2M HIGH | 25.01.24 | DM | DISCLAIMER: | SITE ADDRESS: | CHECKED: DM | SCALE: 1:200 | |
| | D | ADDED SW GRATES & NEIGHBOURING ADDRESSES | 27.03.24 | DM | The sketches & authorship for these plans were provided by the client & under the Australian copyright act of 1968 is the moral rights of the client. The client has the right to reproduce or distribute plans at his/her discretion. | 111A MEANDER VALLEY ROAD, WESTBURY, TAS, 7303 | SHEET: 8 OF 26 | JOB NO: 4101 | | |

Version: 1, Version Date: 26/04/2024

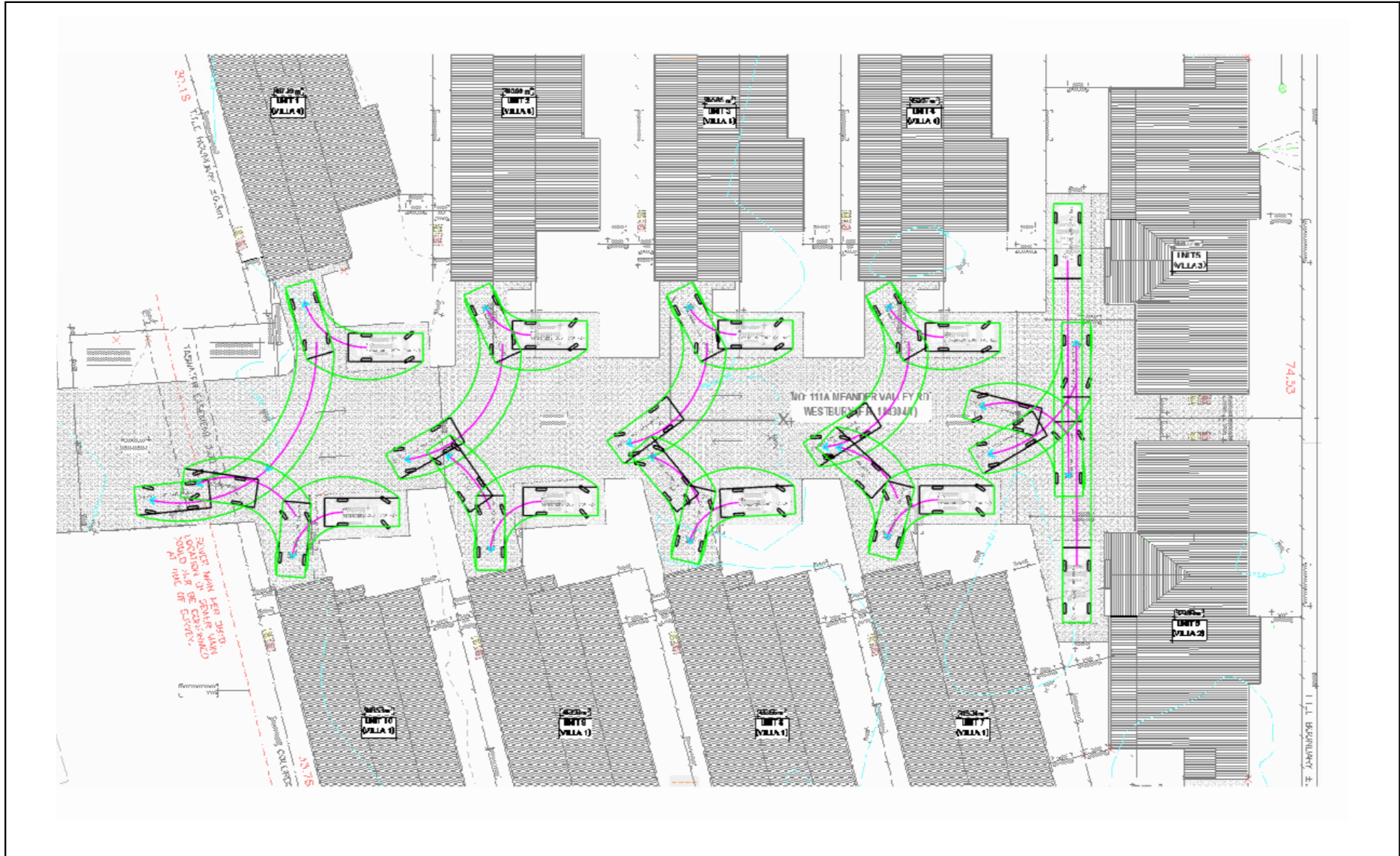
12.1.8 Application Documents



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| | DATE | A | DEVELOPMENT APPLICATION | 27.09.23 | DM | DEVELOPMENT APPLICATION | WYKEHAM DEVELOPMENTS PTY LTD | B85 SWEEP PATH (1 OF 3) | | |
| | CLIENT SIGNATURE | B | ADDRESSED PLANNING RFI #1 | 14.12.23 | DM | | | DRAWN: DM | DATE: 27.03.24 | REV: D |
| | DATE | C | CHANGED ENTRY FENCES TO 1.2M HIGH | 25.01.24 | DM | DISCLAIMER: | SITE ADDRESS: | CHECKED: DM | SCALE: | |
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Version: 1, Version Date: 26/04/2024

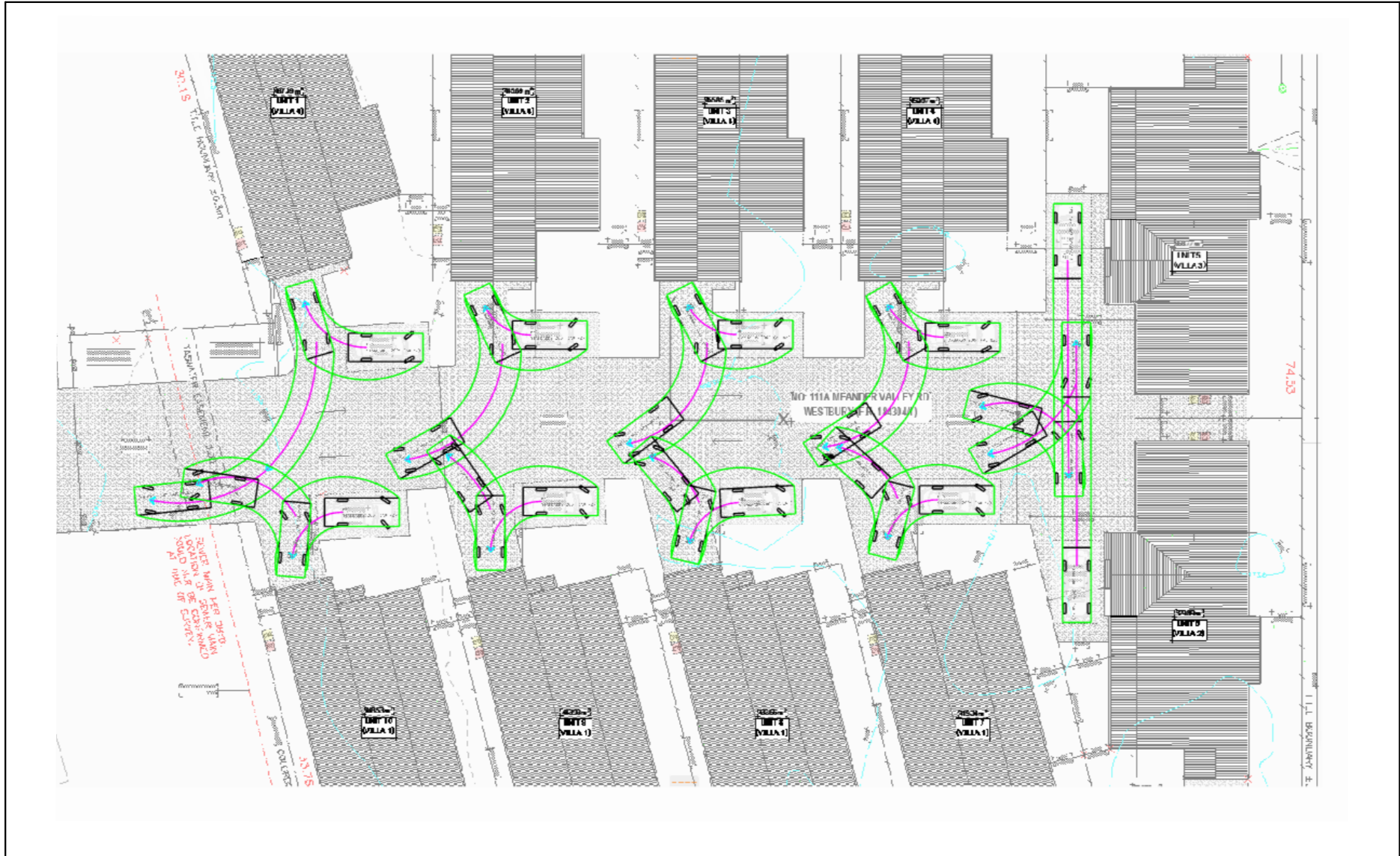
12.1.8 Application Documents



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| | DATE | A | DEVELOPMENT APPLICATION | 27.09.23 | DM | DEVELOPMENT APPLICATION | WYKEHAM DEVELOPMENTS PTY LTD | B85 SWEEP PATHS (2 OF 3) | | |
| | CLIENT SIGNATURE | B | ADDRESSED PLANNING RFI #1 | 14.12.23 | DM | DISCLAIMER: The sketches & authorship for these plans were provided by the client & under the Australian copyright act of 1968 is the moral rights of the client. The client has the right to reproduce or distribute plans at his/her discretion. | SITE ADDRESS: | DRAWN: DM | DATE: 27.03.24 | REV: D |
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| | D | ADDED SW GRATES & NEIGHBOURING ADDRESSES | 27.03.24 | DM | SHEET: 10 OF 26 | | | | | |
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12.1.8 Application Documents



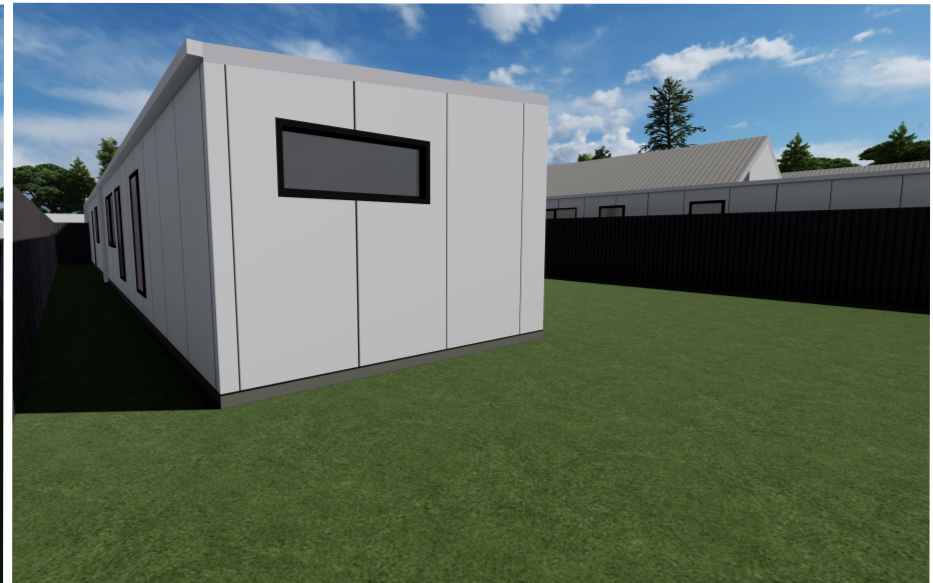
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| | DATE | C | CHANGED ENTRY FENCES TO 1.2M HIGH | 25.01.24 | DM | | 111A MEANDER VALLEY ROAD, WESTBURY, TAS, 7303 | CHECKED: DM | SCALE: | |
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Version: 1, Version Date: 26/04/2024

12.1.8 Application Documents

VILLA 1

COLORS TO BE CONFIRMED



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ABN: 66 925 523 617 TAS: 220983406/VBA DP-AD 64131/QBCC: 15042468

CLIENT SIGNATURE
..... DATE

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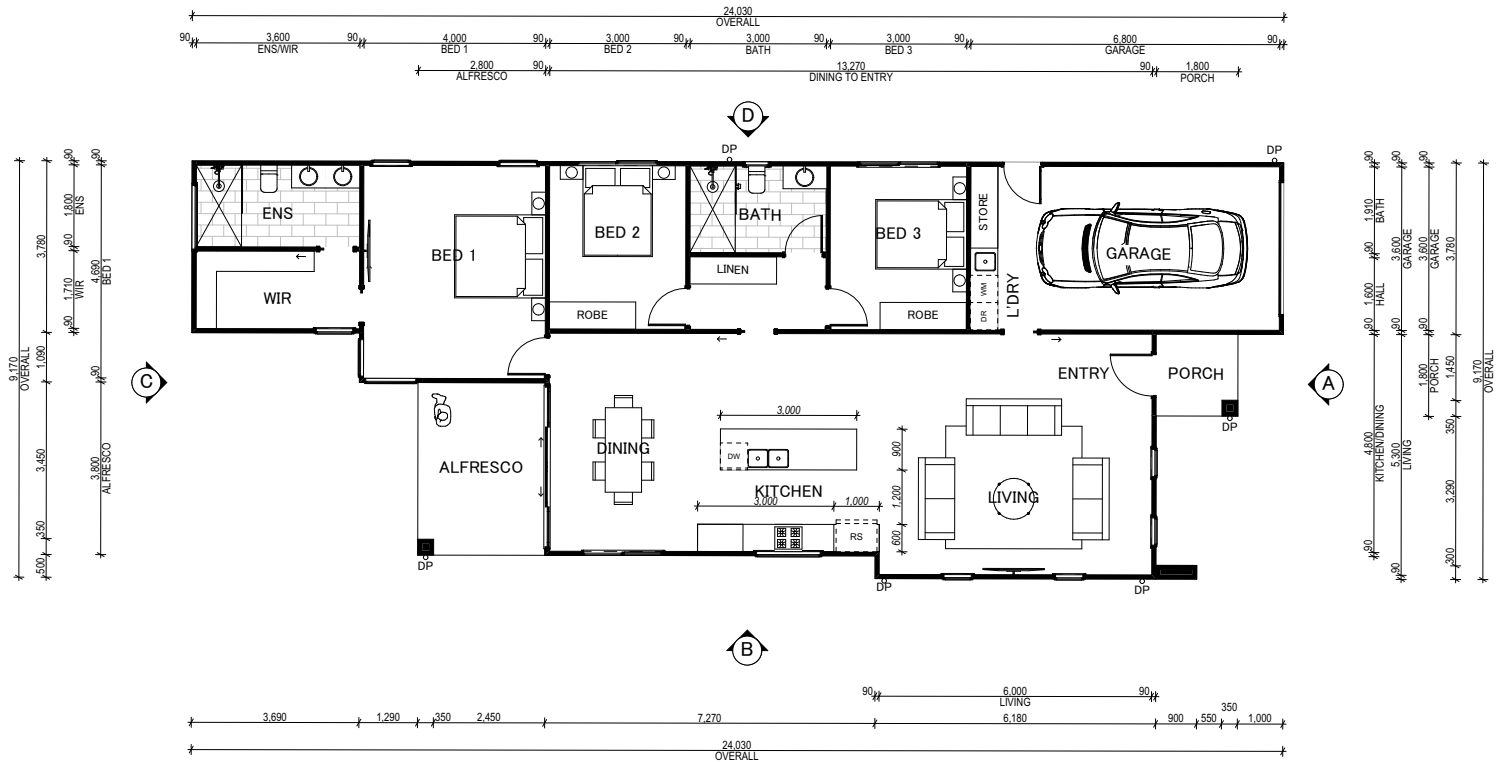
CLIENT: WYKEHAM DEVELOPMENTS PTY LTD

SITE ADDRESS: 111A MEANDER VALLEY ROAD, WESTBURY, TAS, 7303

| 10 x VILLA COMPLEX | | | |
|---------------------------------|----------------|--------|--|
| VILLA 1- 3D PERSPECTIVES | | | |
| DRAWN: DM | DATE: 27.03.24 | REV: D | |
| CHECKED: DM | SCALE: | | |
| SHEET: 12 OF 26 | JOB NO: 4101 | | |

Version: 1, Version Date: 26/04/2024

12.1.8 Application Documents



| VILLA 1- AREAS | |
|----------------|------------------|
| PORCH | 3.24 M2 |
| INDOOR LIVING | 164.42 M2 |
| ALFRESCO | 10.64 M2 |
| TOTAL | 178.30 M2 |

DESIGN RESIDENTIAL
 'Create your dream home'
 Building Design Services - Port Sorell, Tasmania
 M: 0435 090 758 E: darren.ide@presidential@gmail.com
 ABN: 66 825 923 617 TAS: 220789406/VBA DP-AD 64131/QBCC: 15042468

CLIENT SIGNATURE _____ DATE _____

CLIENT SIGNATURE _____ DATE _____

| REV | AMENDMENTS | DATE | INT |
|-----|--|----------|-----|
| A | DEVELOPMENT APPLICATION | 27.09.23 | DM |
| B | ADDRESSED PLANNING RFI #1 | 14.12.23 | DM |
| C | CHANGED ENTRY FENCES TO 1.2M HIGH | 25.01.24 | DM |
| D | ADDED SW GRATES & NEIGHBOURING ADDRESSES | 27.03.24 | DM |
| E | | | |
| F | | | |
| G | | | |
| H | | | |
| I | | | |
| J | | | |
| K | | | |

PROJECT: DEVELOPMENT APPLICATION

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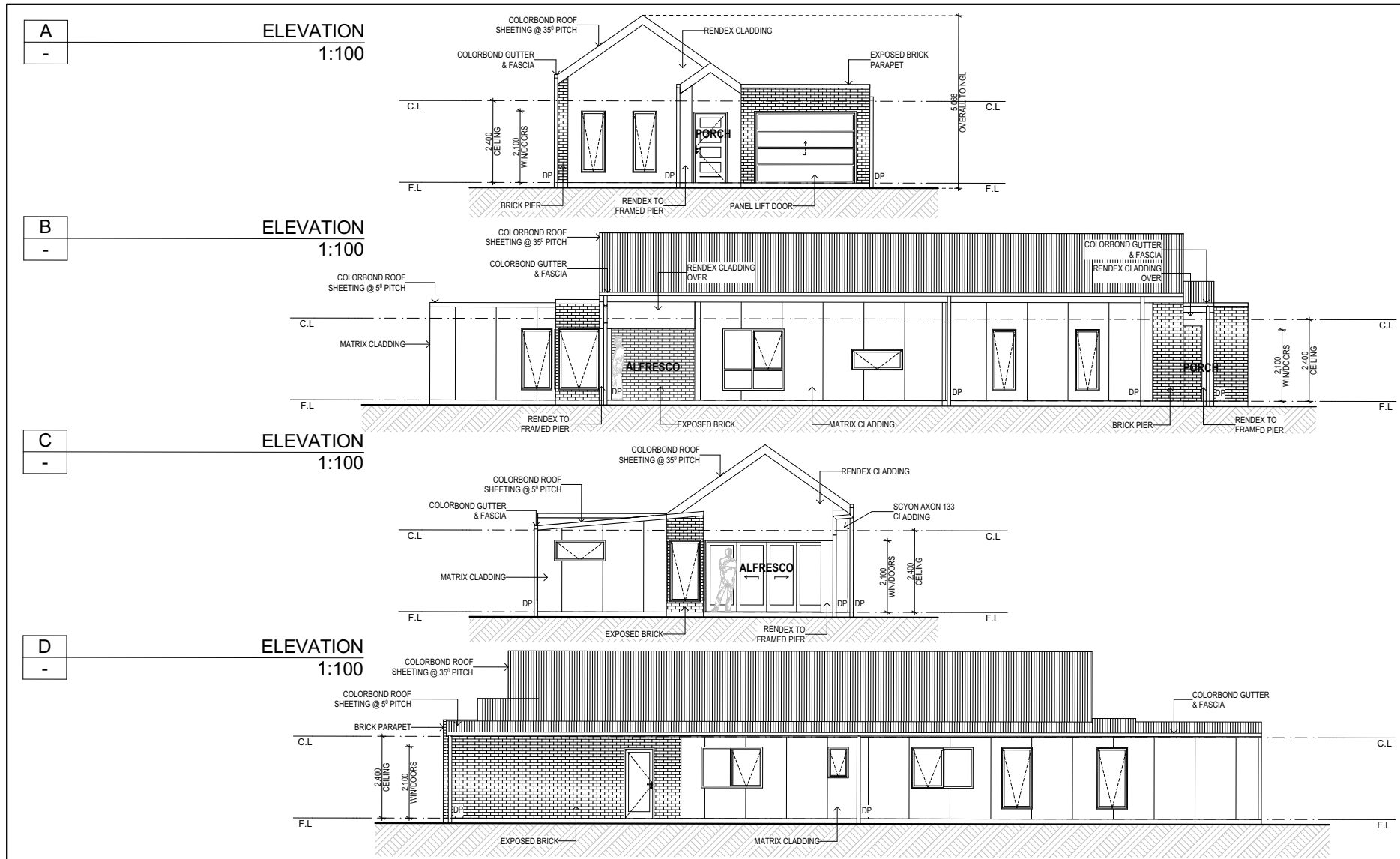
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| 10 x VILLA COMPLEX | | | |
|----------------------------|----------------|--------|--|
| VILLA 1- FLOOR PLAN | | | |
| DRAWN: DM | DATE: 27.03.24 | REV: D | |
| CHECKED: DM | SCALE: 1:100 | | |
| SHEET: 13 OF 26 | JOB NO: 4101 | | |

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12.1.8 Application Documents



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CLIENT SIGNATURE
 _____ DATE _____
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 _____ DATE _____

| REV | AMENDMENTS | DATE | INT |
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| A | DEVELOPMENT APPLICATION | 27.09.23 | DM |
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| D | ADDED SW GRATES & NEIGHBOURING ADDRESSES | 27.03.24 | DM |
| E | | | |
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| | | | |
|----------------------------|----------------|--------|--|
| 10 x VILLA COMPLEX | | | |
| VILLA 1- ELEVATIONS | | | |
| DRAWN: DM | DATE: 27.03.24 | REV: D | |
| CHECKED: DM | SCALE: 1:100 | | |
| SHEET: 14 OF 26 | JOB NO: 4101 | | |

Version: 1, Version Date: 26/04/2024