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DEVONPORT CITY COUNCIL
ABN: 47 611 446 016
PO Box 604 Devonport TAS 7310 – 137 Rooke Street, Devonport
Telephone 03 6424 0511
Email council@devonport.tas.gov.au Web www.devonport.tas.gov.au

PLANNING PERMIT APPLICATION FORM

Devonport City Council
Land Use Planning and Approvals Act 1993 (LUPAA)
Tasmanian Planning Scheme – Devonport 2020

Use or Development Site

Development Address

31 Gunn Street
Devonport 7310

Certificate of Title Reference No.:

22249

Applicant's Details

Who is applying

Individual

Full Name

Christopher Spillane

Postal Address

38 Jetty Road
Dodges Ferry, Tas 7173
Australia

Telephone

0419393530

Email

cspillaneokabc@gmail.com

Do you own the property that is being developed?

Yes

Assessment of an application for a Use or Development

Sufficient information must be provided to enable assessment against the requirements of the planning scheme.



Submission Date: 24/06/2022

What is proposed?

A three unit development and demolition of existing dwelling

Description of how the use will operate

The demolition of a timber frame cottage and the construction of 3 brick veneer units with attached garages and associated site works

Supporting Documents for Proposal (Optional)

- [PLANNING-AP.pdf](#)

Value of use and/or development

\$ 750,000,000.00

Upload Files

The following information and plans must be provided as part of an application unless the planning authority is satisfied that the information or plan is not relevant to the assessment of the application:

Upload copy of certificate of title, including title plan and schedule of easements

- [title-folio-and-drainage.pdf](#)

A site analysis and site plan showing:

- The existing and proposed use(s) on the site
- The boundaries and dimensions of the site
- Topography including contours showing AHD levels and major site features
- Natural drainage lines, watercourses and wetlands on or adjacent to the site
- Soil type
- Vegetation types and distribution, and trees and vegetation to be removed
- The location and capacity of any existing services or easements on the site or connected to the site
- Existing pedestrian and vehicle access to the site
- The location of existing adjoining properties, adjacent buildings and their uses
- Any natural hazards that may affect use or development on the site
- Proposed roads, driveways, car parking areas and footpaths within the site
- Any proposed open space, communal space, or facilities on the site
- Main utility service connection points and easements
- Proposed subdivision lot boundaries, where applicable
- Details of any proposed fencing

Upload a detailed site plan that includes a floor plan, layouts and elevations

- [PLANNING-AP-1.pdf](#)

Are you planning on constructing a building?

Yes



Submission Date: 24/06/2022

Where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions showing:

- Setbacks of buildings to property (title) boundaries
- The internal layout of each building on the site
- The private open space for each dwelling
- External storage spaces
- Car parking space location and layout
- Elevations of every building to be erected
- The relationship of the elevations to natural ground level, showing any proposed cut or fill
- Shadow diagrams of the proposed buildings and adjacent structures showing the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites
- Materials and colours to be used on roofs and external walls

Are you proposing any landscaping?

No

Notification of Landowner/s

(s.52 Land Use Planning and Approvals Act, 1993)

Who owns the land?

Individual / Company

I,
Christopher Spillane

declare that the owner/s of the land has / have been notified of my intention to make this application.

Date

24/06/2022

Agreement

I apply for consent to carry out the development described in this application. I declare that all the information given is true and correct. I also understand that:

- if incomplete, the application may be delayed or rejected; and
- more information may be requested in accordance with s.54 (1) of LUPAA.

PUBLIC ACCESS TO PLANNING DOCUMENTS - DISCRETIONARY PLANNING APPLICATIONS (s.57 of LUPAA)

✓ I understand that all documentation included with a discretionary application will be made available for inspection by the public.

Privacy Policy



Submission Date: 24/06/2022

✓ I agree to the privacy policy of the Devonport City Council.

[Click Here to view our Privacy Policy \(Opens in a new tab\)](#)

Date

24/06/2022

PRIVACY ACT The personal information requested on this form is being collected by Council for processing applications under the Land Use and Planning Approvals Act 1993 and will only be used in connection with the requirements of this legislation. Council is to be regarded as the agency that holds the information.

DEVONPORT



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 22249	FOLIO 1
EDITION 8	DATE OF ISSUE 28-Sep-2015

SEARCH DATE : 11-Jul-2022

SEARCH TIME : 01.27 PM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 1 on Diagram 22249

Being the land described in Conveyance No. 59/1745

Derivation : Part of Lot 282 Gtd. to C.S. Thomas

Prior CT 4069/17

SCHEDULE 1

M283705 TRANSFER to CHRISTOPHER RICHARD SPILLANE Registered
18-Jun-2010 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

E23129 MORTGAGE to ING Bank (Australia) Limited Registered
28-Sep-2015 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

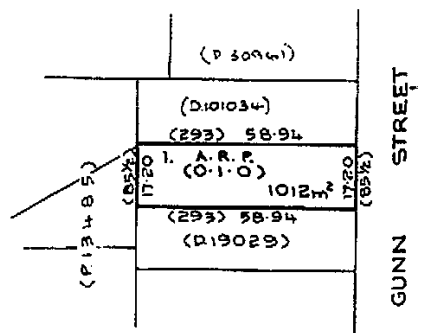
No unregistered dealings or other notations

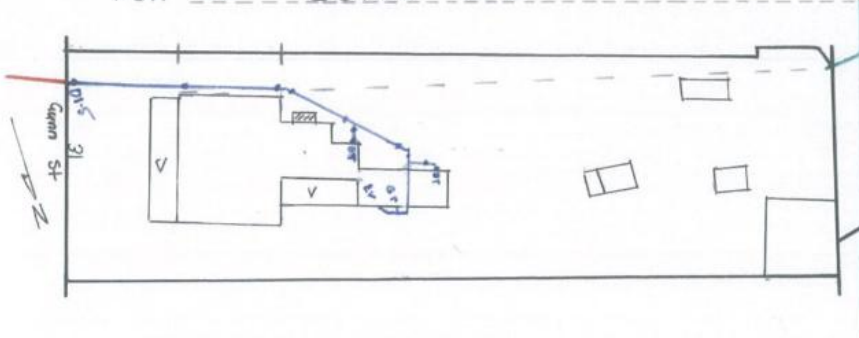
APPROVED FROM - 3 FEB 1984 <i>P. Brander</i>	CONVERSION PLAN	REGISTERED NUMBER D.22249
ACTING DEPUTY RECORDS OF TITLES FILE NUMBER Y.1849	GRANTEE PART OF LOT 282 500 0 0 CHARLES STANHOPE THOMAS.	B HILL 2 2 84

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF DEVONPORT
LAND DISTRICT OF
PARISH OF
LENGTHS ARE IN METRES, NOT TO SCALE
LENGTHS IN BRACKETS IN LINES FEET & INCHES

D.22249



DEVONPORT CITY COUNCIL	
DETAIL PLAN _____	P.R.NO. <u>8502</u>
DRAINAGE PLAN NO. <u>1022</u>	
B.A.NO. _____	BOOK _____
OTHER NOS. _____	
PLAN OF DRAINAGE	
FOR <u>31</u> <u>GUNN ST</u>	
	
DATE <u>5-7-86</u>	LOCALITY PLAN SCALE <u>1:500</u>
DRAWN <u>PMI</u>	CHECKED _____
DESIGN _____	CHECKED _____

Heritage Conservation Architect

ABN 16 1223 94450

ACN1223 94450

Rose Villa, 32 Wright Street, EAST DEVONPORT, TASMANIA 7310

p.+61 0427 432 720 e. admin@carste.com.au www.carste.com.au



HERITAGE FABRIC ASSESSMENT

+

STATEMENT OF HERITAGE IMPACT

Project No. 22-49

Multi Unit Development
31 Gunn Street,
Title Reference: 22249 Folio: 1
DEVONPORT 7310
TASMANIA



Figure 1: Street view of the subject site and building. Source: carste STUDIO p 1

for

Mr Christopher Spillane

Prepared by: Stephen Booker

B.Sc.,(Arch.), B.Arch., M. Herit. Cons., ACA, MICOMOS, APTi, IA

Nominated Architect ARB NSW 4613

ARB Tas 1129

12th June, 2023

Draft Issue 4th July 2023

2nd Issue 3rd August 2023



Nominated Architect: Stephen Booker

B.Sc.(Arch.), B.Arch., M.Herit. Cons., ACA, M.ICOMOS, APTi, IA

ARB NSW Reg. No. 4613

ARB TAS Reg. No. 1129

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The following table forms part of the quality management control of carste STUDIO pty ltd in monitoring the intellectual property as issued.

Issue	Description	Date	Written by	Reviewed	Issued
1	Draft Issue	4/07/2023	SB	SB	SB
Final	Issue for DA				

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1. INTRODUCTION

- 1.0.1 carste STUDIO has been engaged by **Mr Christopher Spillane** to prepare a Heritage Fabric Assessment and Statement of Heritage Impact following Devonport Council having placed their Planning Application PA2022.0105 on hold pending their addressing of the Development Standards for Local Heritage Precincts.

This report adopts the methodology outlined in *Assessing Historic Heritage Significance for application with the Historic Cultural Heritage Act 1995*. It has been undertaken in accordance with the principles of the *Burra Charter, 2013*.

The subject site is within the Steele Street Local Heritage Precinct (DEV-C6.2.7) and is subject to the Development Standards for Local Heritage Precincts within the Devonport Planning Scheme.

This Assessment and Statement of Heritage Impact together with recommendations for development were prepared by Stephen Booker.

The site was inspected by Stephen Booker on the 10th May, 2023.



Figure 2: Aerial Photo. Source: Google maps

1.0.7 Limitations:

- .1 This report is based upon an assessment of the heritage issues only and does not purport to have reviewed planning or compliance issues.
- .2 It is assumed that compliance with non-heritage related aspects of Council's planning instruments, the BCA and any issues relate to services, contamination, structural integrity, legal matters or any other non-heritage related matter is assessed by others.
- .3 It is beyond the scope of this report to address indigenous associations with the subject site.
- .4 It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.
- .5 It is beyond the scope of this report to assess items of movable heritage.

2. HISTORICAL CONTEXT

2.1 Historical Background of Devonport

This section was reproduced from Devonport Council's website "Early Explorers and settlers to Devonport".

"Early explorers and settlers to Tasmanian tended to bypass the Mersey River, as it was blocked by a sandbar and the banks were heavily timbered.

It wasn't until 1826 that the first close investigations of the River were made by the advance party of the Van Diemen's Land company, and on 7 July of that year, the river received its name, after the River Mersey in Liverpool, England.

In 1835, the Frogmore settlement – now known as Latrobe – became the focus of life in the district, as vessels small enough to cross the bar could sail up the river to this point and there was plenty of good land along the Mersey flats.

The first settler, Charles Oldaker, established himself beside the Mersey estuary on the eastern shore of the river in 1851. It was here that coal was discovered. The discovery of coal came at a crucial time for the development of the Mersey, attracting both population and capital. An increase in shipping activity on the river also created an easier escape route for convicts wishing to escape from Victoria. The estuary became the main port, serving the region.

By the mid-1850s, the level of activity in the region gave rise to the development of the twin settlements of Formby (on the western side of the river) and Torquay (on the eastern side of the river). Timber fast became the most profitable industry in the surrounding forests of the Mersey, and in 1854 a sawmill was established at Torquay, just below the site of the Victoria Bridge. To serve this mill and its settlement, the first wharf was constructed.

John Drake and William Holyman established the first shipyards at Torquay in 1855, providing the settlement with a solid basis for future growth. In 1856 the first roads were built, which cemented the Mersey River as the hub of the Devon region.

By 1860 both Torquay and Formby were well established, with Torquay the clear leader with a police post, magistrate, at least three hotels, shipyards and stores. By comparison, Formby was a straggling little community.

Over the next ten years, the road network continued to grow, and light bridge was constructed over the Mersey at Latrobe, with others spanning the Don, Forth and Leven Rivers also constructed.

Between 1870-1880 the shipping industry increased. Several attempts were made to deepen the sand bar, and it wasn't until 1890 that real progress was made, with the deepening of the entrance to its present 24 feet (8 metres).

The first regular steamer service operating directly between the Mersey and Melbourne was established in the 1880s, and by 1885 the railway was extended from Deloraine to Formby.

The North West Post – Formby's first newspaper – began circulation in 1887 and continued until 1916 when it was amalgamated with *The Advocate*.

The Mersey Bluff Lighthouse was completed in 1889.

The railway made a significant difference to life in Formby during the early 1900s, combining a railhead and port facilities in the one place. A wharf was created on the west side of the bank close to the railway, and railway sidings, goods yards and warehouses were situated in the main wharf area. The railway brought a building boom to Formby, which now surged ahead of Torquay in size and importance.

A public vote held in 1890 united Torquay and Formby into one estuary town – Devonport. The two sides of Devonport were joined when the first Victoria Bridge was opened in 1901. By 1903 electricity had come to Devonport via a steam-driven

lighting plant, and by 1908 the Devonport Municipality began operating, covering the region between the Mersey and Forth Rivers.

2.2 Early History of Devonport

The following is reproduced from an article in August 1932, in the Burnie Advocate.

"EARLY HISTORY OF DEVONPORT. (By Native of Mersey.)

It is always interesting to read about early times and early settlers, especially to those who have known the latter personally, but sometimes writers who mentally look-back into the dim, distant past make slight mistakes, which are quite, excusable. With regard to the ship building which Capt. John Griffiths carried on at Formby, it is quite true that the Leslie was built at Port Sorell, but a relative of mine watched the Eveline slide, flag bedecked, into the water on the Esplanade at West Devonport. The cut in the bank may still be seen opposite Mr. F. L. Richards' residence. The J.L. Griffiths was launched later at the same place.

It was also stated that Mr. Joseph Raymond was associated with the late Mr. Robert Stewart on the East side. This is a mistake. I was personally acquainted with Mr. Raymond and his family; also with Mr. Stewart and family, with the Fenton family, and with Mr. Jas. Fenton. I might mention that Mr. Fenton knew the Mersey in 1839, when, to use his own expression, "it was silent and solitary," and there was not a single settler. Mr. Fenton was one of the earliest to settle at Forth and seems to have taken note of all settlers who first came to the Coast - Mersey and other parts.

He wrote: "Strange as it may appear now, that river (the Mersey) was much behind the Forth, Don and Port Sorell. There were flourishing settlements at those three places in the year 1844. Previous to 1850 there was no land taken up at the Mersey except Miss Moriarty's grant at Frogmore. Formby was reserved for a township about 1853. Messrs. B. W. and C. Thomas had selected a block south of the port. Morgan, a brick layer and plasterer, was the first to build a cottage on Formby, but the first two buildings on the west side of the river were two American cottages (brought in sections) erected by Mr. Charles Thomas on Wenvoe estate, adjoining Formby." This block is between the Esplanade and Wenvoe Street, and Heath's weighbridge is on the Esplanade frontage.) Mr. Thos. Hainsworth later occupied these American cottages (so-called), one as a residence and the other as a school. Mr. B. W. Thomas built his house (Appledore) and resided there. Capt. Hedstrom, a Swede, late harbormaster at Levuka, Fiji, was one of the first to buy an allotment at Formby. Capt. Hedstrom later returned to Fiji. His grandson, Sir_ Hedstrom, is frequently mentioned at the present time in Fiji news. (Capt. Hedstrom's property in my childhood had a general store on it, kept by William Bennett, opposite the present railway station.)

Messrs. G. and D. Best, bought land from Mr. C. Thomas and built, as did other settlers named Beaumont, Carter, Lodge, Laycock (Yorkshiresmen), Raymond (a gentleman from Nova Scotia) and Roberts. They rented land from the Thomas estate and commenced to clear it. This was in the year 1853. To quote Mr. Fenton once more: "In 1833 Mr. C H. Huxtable and Mr. E. Cummings arranged to start a sawmill at Don. The latter was a gentleman newly arrived in the Colony with his brother Stephen from Canada, where he had had large experience in the lumber trade." Mr. Fenton recalls how Mr. Huxtable could not carry out the arrangement (it is too long to give in detail). In 1884 Mr. Cummings was joined by another brother. Anderson Cummings, and Mr. Joseph Raymond (from Nova Scotia, who had been but a short time at Formby before he entered into partnership with Mr. Cummings. He, too, had had experience in the lumber trade in Nova Scotia. Mr. Fenton goes on to tell about Messrs. Cummings and Raymond's operations at Don, and the construction of tramways, and so on. It is quite evident that this firm was going strong at Don in 1844-55.

To return to the Mersey and Mr. Fenton's acquaintance with Mr. Robert Stewart, the latter gentleman came to the Mersey in 1844, built his mill, and contributed materially to the advancement of the district. Another early pioneer was Mr. Muggeridge, a black smith and worker in iron generally at East Devonport. Mr. Stephen Cummings and two others were unfortunately drowned on January 25, 1854, by the swamping of a boat off Don Heads while taking a load of iron round from the Mersey. Only one body was recovered, and this was buried at the Forth graveyard. Mr. Fenton does not say that Mr. Raymond was associated with Mr. Stewart in any way, and as he was in partnership with Messrs. Cummings Bros. in 1844, he could not have also been with Mr. Stewart in 1844. Mr. Raymond could only have been a short time at Formby. When the Canadian and Nova Scotian (both with lumber experience) found each other, they seemed to have "foregathered" and remained together from the beginning to the conclusion of the firm of Cummings and Raymond, when the latter partner retired.

MERSEY SHIPPING.

The Titania was the first steamer to enter and trade in the River Mersey. The Governor Wynyard was a sailing vessel, with Capt. Daniel Phillips as master. The Governor Wynyard when in port was anchored opposite Capt. Phillips' home, situated on the Esplanade between Steel street and King Edward street (the latter street was not formed nor named then). Captain Phillips built a cottage beside his own house, and the new cottage occupied the corner block of Steel street and the Esplanade and was first inhabited by Captain Griffiths while his own three storied residence was being built.

When the Esplanade was widened and Mr. Phillips' house and cottage were removed, the latter was moved up Steel Street, and it now stands in use as offices by Messrs. Cocker, Bell and Co. Another building that was moved into Steel Street is the present Congregational school-room. It was first built on the foreshore in front of Greystone House. The latter was erected by Mr. Eastland out of ballast stone, and the shed, which occupied a little cove in front of the house, was Mr. Eastland's boat-building shed. Mr. George Best bought Greystone House and shed. He renovated and improved the house, and the first tenant was Mr. H. T. A. Murray, a police magistrate at Formby. Other occupiers were Captain Thomson (of the Swallow), Rev. F. E. O. Snell, Sir Adye Douglas and family, and Colonel Angelo. Latterly it was the property of Misses Yaxley, and the place was known as Greystone House. It was afterwards bought by Holyman's. The house was pulled down and Holyman's shipping office now occupies the site. Mr. Wood had the use of the shed on the foreshore. When the Marine Board needed the site for wharf improvements the cove was filled in and the shed was removed by Mr Best to Steel Street."¹

2.3 Gunn Street: Origins of the Name.

"Gunn, William and Ronald Streets were named after the Gunn brothers. William was the more adventurous of the two. In the Hobart archives is a photograph of him with his arm shot off after he had fought with Brady, the outlaw, at Sorell. He was in a regiment stationed at Hobart in 1824, and pursued and captured several bushrangers before coming to grips with the notorious Brady.

His brother Ronald, discoverer of Gunn's Plains, was interested in arts and science. He discovered the plains while investigating reports of gold with "Philosopher" Smith."²



Figure 3: William "Wingy" Gunn Source: Tasmanian Police Museum.
Facebook entry 17th May 2016. Lieutenant William "Wingy" Gunn
(1800-1868)

¹ Advocate (Burnie, Tas. : 1890 - 1954) Sat 27 Aug 1932 Page 12 EARLY HISTORY OF DEVONPORT.

² iBid. Saturday 5 June 1954. P 15. ORIGIN OF SOME STREET NAMES IN DEVONPORT

2.4 Later Developments

In October 1909, the North Western Advocate and Emu Bay Times reported that the council were "...considering the carrying out of a partial sewerage scheme for Devonport, to embrace the centre of the town, bounded by Gunn Street on the west, Parker Street on the north, Appledore on the south, and the river on the east..."³

Residential allotments (unnumbered) in Oldaker and Gunn Streets were advertised for sale by Mr P. Mourant.⁴

Three new houses were completed in Gunn Street (July 1937) leading to a request for the street to have a footpath constructed to serve the occupants of the new buildings on the east side of Gunn Street between Best and Stewart Streets.⁵ February 1939 the Advocate newspaper reported⁶ that the Gunn Street footpath was requested by a number of residents to be widened and a concrete gutter constructed.

In January 1945, the Advocate reported that materials for roofing 10 Government houses in Gunn Street has been arriving at intervals, there being a general shortage of essential materials⁷ due to the war.

Gunn Street was the location of new housing development, three (3) of the homes mentioned above were already occupied by June 1945 the remainder on the way to completion. The article stated that there was a keen demand for housing. The government was already arranging for the erection of an additional nineteen (19) homes which called for the making of a new street at the rear of Gunn Street for their service (possibly Tasman Place behind the subject site). Gunn Street was being extended by Municipal employees in front of the new homes.⁸

By July of 1945, many private homes were commencing construction despite the significant escalation in timber prices.⁹

The range of housing styles and periods of development is a clear marker of this area around Gunn Street having its initial development early in the history of settlement of Formby and being the subject of waves of subdivision and infill residential development of both public and private housing.

3. STATEMENT OF SIGNIFICANCE OF THE STEELE STREET HERITAGE PRECINCT

The following is the statement of local historic heritage significance of the Steele Street Heritage Precinct provided in the Planning Scheme:

The principal streetscape is Steele Street which contains a number of fine early residences. The area extends into Gunn Street, which also contains a fine group of buildings from a range of periods on its western side.

The area also includes Sumberg Street. This is an unpretentious streetscape with several good examples on the corners of Tasman and Symbister Streets and the balance of the street providing a typical intact early twentieth century development. While the balance of housing in this area is not highly distinctive, collectively it provides a very fine streetscape of consistent elements.

3.1 Character and Curtilage

The subject building is located on the eastern side of Gunn Street between Tasman Street and Steele Street.

³ North Western Advocate and Emu Bay Times. Wednesday 6 October 1909. P2. DEVONPORT

⁴ Ibid. Wednesday 25 March 1908. P4. DEVONPORT

⁵ Ibid. Tuesday 20 July, 1937, p6. DEVONPORT

⁶ Ibid Tuesday 14 Feb 1939 p 6 DEVONPORT

⁷ Ibid Tuesday 30 Jan, 1945. p4. DEVONPORT

⁸ Ibid Saturday 2 June 1945. p4 DEVONPORT

⁹ Ibid Tuesday 24th July 1945. p4. DEVONPORT

The street scape in this locality has an enclave of residences with consistency of the age of its early buildings possibly dating from the early 1890s including the subject building to 1920.



Figure 5: The adjacent southern dwelling consistent in age with the subject building. Source: The writer



Figure 4: The subject building from the north. Source: The writer



Figure 7: The northern adjacent dwelling consistent in age with the subject building. The three contiguous sites are of the same development period Source: The writer



Figure 6: The buildings to the north of the site from around 1900, Italianate in style. Source: The writer



Figure 8: The north eastern dwelling from the early 1920s. Source: The writer



Figure 9: A medley of buildings to the north east of the site presenting forms sensitive to the prevailing building stock. Source: The writer



Figure 11: A medley of buildings opposite from the late 1940s to the 60s, to the south east of the site presenting forms sensitive to the prevailing building stock.



Figure 10: The southern street vista. Source: The writer

Later buildings, representing an extension of Gunn Street south range from the 1940s to the early 1960s.

The street is kerbed and guttered and has a concrete footpath serving both sides of the street. A grassed verge is provided between the road reserve and the footpath.

There are very few street trees, with vegetation being largely a matter of private residence's landscaping.

The street edge is generally hard edged, defined by low masonry fences rendered and painted, some face brickwork and 3 instances of high, painted masonry fences. A number of timber picket, woven chain wire and piers and dwarf walls and aluminium palisade fences are present.

Building setbacks are consistent between 4500 and 5500 mm, presenting the street as a wide thoroughfare.

Buildings within the immediate vicinity of the subject site provide a snapshot of the late nineteenth century residential character and as a group they provide an important urban element in this locality.

3.2 31 Gunn Street: External Description

- .1 The subject site is 1,013.7 square metres in area.
- .2 The building is oriented on an east to west alignment, with good northern exposure.
- .3 A weatherboards and iron residence is located at the eastern end of the allotment setback from the street frontage approximately 6500mm and from the northern boundary approximately 4600mm. The northern boundary fence is largely timber paling and is in a partial state of collapse.
- .4 Other improvements/developments on the subject site include a covered carport to the east of a masonry walled and steel roofed garage which sits on the northern boundary.
- .5 The front fence is a low, rendered brick structure with an Art Deco (c1930s) motif embellishing the street side of the wall, setting it apart in detail from other fences in this section of Gunn Street.
- .6 A screen of Pittosporum shields the cottage from direct view from the street, offering good privacy.
- .7 The cottage comprises a two (2) roomed hipped roof core with the western two (2) adjoining rooms beneath a skillion roof. The eastern room has a floor set down from the adjacent. A low pitched hipped roof covers the eastern verandah, which has a concrete floor.
- .8 A succession of additions have been carried out at the rear of the building (west). They include a Kitchen with a gable roof, the ridge running north to south, a lower gable roofed Bathroom, its ridge running east to west, a Laundry and adjacent WC

under a skillion roof which slopes to the south and linked by an enclosed verandah which has a skillion roof sloping down to the north. In relation to the main host building, they are intrusive and haphazard interventions detracting from the host building.

- .9 An existing site and floor plan are included below, the measurements for which were taken during the site inspection.

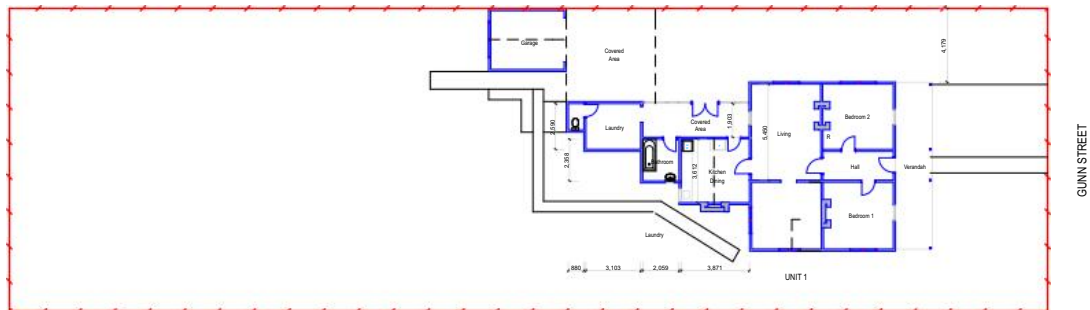


Figure 12: Site Plan. Source: The writer/ carste STUDIO

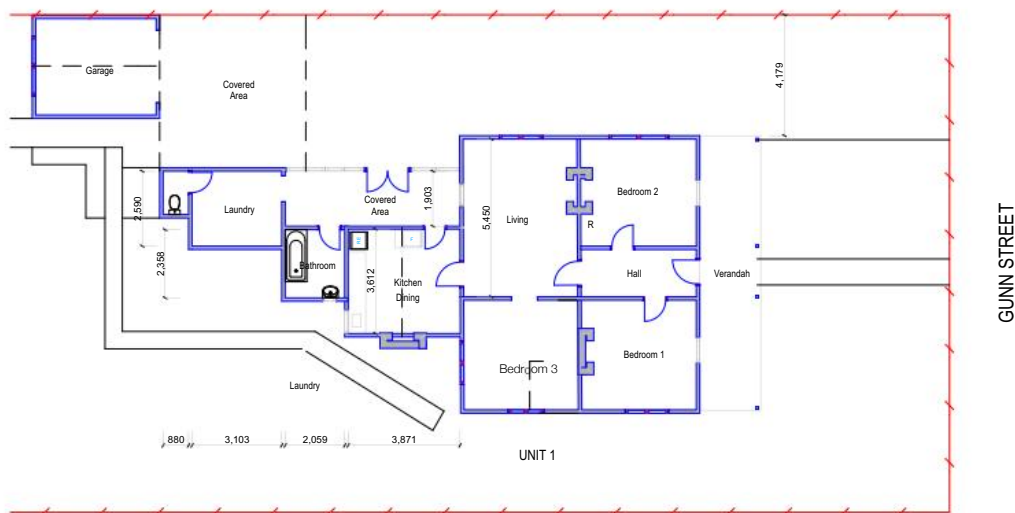


Figure 13: Existing Floor Plan. Source: The writer/ carste STUDIO

- .10 An enclosed verandah runs along the northern side of the Kitchen linking the Kitchen, Bathroom, Laundry and terminates at the WC.
- .11 The building is weatherboard clad some of which has deteriorated through water penetration to joints such as the external corners, boards abutting windows and window head in one instance on the north. The walls to the skillion roofed area of the Living Room and Bedroom 3 have fared worst.
- .12 The Laundry and WC are clad with fibre cement planks jointed with PVC "H" moulds.
- .13 The Kitchen has an external brick fireplace on the south wall.
- .14 The whole building exterior walls are founded on basalt subfloor walls, consistent with building practice in that era.
- .15 A carport extends north from the enclosed verandah to within 1 metre of the boundary fence, abutting the Garage to its west end.
- .16 The rear yard is substantial in size, beyond the residence footprint.

3.3 External Fabric Condition and Remediation

- .1 The exterior cladding requires some intervention by way of selective replacement of deteriorated weatherboards, removal of corner mouldings and cover battens and examination of the condition of the underlying corner posts within the timber frame.
- .2 Some of the weatherboard ends have rotted and can be cut back and matching weatherboards, no less than 900mm long could be indented, the cut ends being well primed prior to placement and fixing. Salvage of some boards from the areas to be demolished may be considered.
- .3 All corners should be vertically flashed to protect the framing and be well sealed and primed prior to replacement of the corner mould.
- .4 Windows in the succession of additions are in poor condition. Within the core building they are sound and require maintenance.
- .5 From an appearance standpoint, the windows that have been added into the north and south walls should be removed to restore the earlier form of the building.
- .6 Re-sheeting the roof is required, replacing capping and flashings particularly around the chimney penetrations. It is recommended that the chimneys to the main building be capped with colorbond steel covers that turn down the sides no greater than 50mm.
- .7 Rainwater goods replacement and tanks for harvesting are required. A number of the downpipes are not connected to the formal system of stormwater drainage leading to damp soil conditions adjacent to the building footings and dwarf walls.
- .8 The Kitchen, while in reasonable external condition, is poorly positioned for contemporary living needs. The fireplace brickwork is in poor condition and has a lean due to damp soil conditions and resultant differential settlement. The brickwork has at some stage been painted, the coating having deteriorated leaving an uneven residue.
- .9 The Bathroom, Laundry and WC are of poor construction, overall form and it is considered that the host building would be better interpreted if these accretions were removed and a more integrated addition incorporated.
- .10 The Garage and Carport are much later additions, maintaining the haphazard approach evident in the building additions on this site. They form an obstruction to better utilisation of the rear yard particularly on such a commodious site.
- .11 The added structures represent detracting elements from the overall presentation of the host building and to the character of the Heritage Precinct. This is exacerbated by the expanse of poor concrete driveway which has broken up badly.

3.4 Internal Fabric Condition

The following schedule relates to the floor plan and room names indicated on Figure 13.

Room	Walls	Floor	Ceiling	Joinery and Fittings	Comment
Bedroom 1	Plaster and Lath in good condition. South window is intrusive. Fireplace is blanked off. Minor diagonal cracks on south wall adjacent south east corner adjacent window and at high level.	Carpet over T and G hardwood. In sound condition Appears to be no bounce nor undulations in the floor. Limited access was available due to storage boxes and personal effects of tenant.	Plaster and lath. Square set cornice typical of the period detail	Original Late Victorian architraves. 4 panelled door and carpenter lock with broken keeper. Painted timber chimney piece to blanked off fireplace	The room shows fair wear and tear with sound finishes and fittings. Maintenance required on door hardware and paint finishes.
Hall	Decorative period entry 3 panelled door with patterned obscured glass sidelights and stained glass upper panel in door with waratah motif typical of the Federation period. Signs of mould on the western door head to Living Room	T and G hardwood. In sound condition. Boards run east – west orientation Doorway to Living area has a threshold board.	Plaster and lath. Square set cornice typical of the period detail	Original Late Victorian architraves. Lambs tongue skirtings	The northern skirting has come adrift from the wall. There are numerous chips in paint to architraves and door jambs
Bedroom 2	Plaster and Lath in good condition. North window is intrusive. Fireplace is blanked off and is double sided with the Living room.	Carpet over T and G hardwood. Appears to be no bounce nor undulations in the floor.	Plaster and lath. Square set cornice typical of the period detail. Small linear crack in ceiling on the north side of the fireplace.	Original Late Victorian architraves. 4 panelled door and carpenter lock with broken keeper. Painted timber chimney piece to blanked off fireplace	The room shows fair wear and tear with sound finishes and fittings. Maintenance required on door hardware and paint finishes.
Living Area	Plaster and Lath in good condition. Timber dado panel to approx. 900mm height with moulded capping. Damaged wall at door head to Kitchen as a result of roof leak. Heat pump mounted over window on north wall. Minor diagonal crack in east wall on north side of the fireplace at high level.	T and G floor boards running north – south as opposed to the eastern areas. Cupping of boards is evident, possibly due to poor sub floor ventilation. Some imperfections/ damaged boards.	Raking ceiling under skillion roof. A crack along the square set cornice on the north western end of the west wall	Dado rail and capping as before. Lambs tongue skirting profile. Decorative chimney piece incorporating oval mirror with bevelled edging and Cast iron inly with tiled floor apron and timber fender. Four panelled door between Hall and Living room	Personal effects of the tenant precluded full access to north areas of the floor and fireplace. The space is in sound condition with the exception of roof leak damage. Window in west wall is missing its counter weight cords, the weights having dropped into the jamb box.
Bedroom 3	Plaster and Lath in good condition. Some water damage to walls in south west corner and below the southern window. Western window area could not be accessed due to tenant's personal effects. The western window is in poor condition	Carpeted. Substrate not determined. The floor steps down from the adjacent Living area 150mm	Possibly plasterboard raking ceiling under skillion roof. Coved plasterboard cornice. No cracking evident in ceiling nor cornices	Four panelled door between Bedroom and Living room. Late Victorian architraves of slightly differing profile to other areas. 4 panelled door and rim lock. Skirting is lambs tongue profile but narrower than other areas.	This room may have been an addition accounting for the lower floor level and different trim profiles. Tenant's personal effects prevented ease of access to all floor area.

Room	Walls	Floor	Ceiling	Joinery and Fittings	Comment
Kitchen	Plaster and lath. East wall has a curved upper section between the door head to the Living Room and the ceiling. Possibly fibrous plaster judging from the manner of cracking and deformation. Cracking in the south wall from the fireplace diagonally upwards to the west wall. Fireplace is bricked in internally. A dado panel runs around the wall perimeter Cracking / deformation adjacent the south side of the western window.	Timber with vinyl floor covering. Floor steps down from Living Room.	Flat sheet ceiling lining with battened surface application in a grid pattern.	Simple c1950s cupboards to west wall with three overhead cupboards. Timber chimneypiece to fireplace similar in detail to eastern Bedrooms. Four panelled door to enclosed verandah. Simple unembellished rectangular profile architraves to north doorway and west window. Architraves to Living Room doorway as per Victorian profile mouldings throughout the house. North window is double hung box framed window with single glazing bar dividing each of the two sashes in half. Heavy sill board and simple architraves	The Kitchen of a relatively poor standard having suffered from past roof leaks probably due to the gutter connection between the Kitchen gable roof and the skillion roof forming a box gutter.
Covered Area	Exterior bull nosed weatherboards on the south, west and east. Plasterboard on north wall beneath windows and centrally located glazed French double doors.	Slate tiles on concrete substrate. In sound condition.	No Ceiling. Exposed underside of corrugated galvanised steel roof sheeting with exposed rafters.	Western red cedar window and door units on the north wall. Corner cupboard in south western corner	Joinery is in serviceable condition with damage to painted surfaces
Bathroom	Prefinished melamine sheet and splashbacks. Small Western red cedar hopper window in south wall. One sash openable one sash fixed. Poor sealing around bathtub shows mould growth.	Vinyl timber-look floor covering. Unknown substrate	Reeded pine boarded ceiling, unpainted. The ceiling has a deflection bow in it.	Enamel faced bathtub in west of room with shower curtain. Bath enamel is worn thin with the steel base showing through. Ledged and boarded door with stowage rack on back. Lock provided by chute bolt. Vanity basin and cupboard located on south wall	The room is very small and provides minimal amenity with no built in storage available. As an addition to the building it does not provide a positive aesthetic nor amenity contribution to the building nor property within the Heritage Precinct.
Laundry	Sheet plasterboard linings on timber structure. The north wall has an aluminium window with fixed glass located centrally.	Sheet vinyl on concrete slab. The floor level is approximately 100mm lower than the adjacent covered area.	Plasterboard lined raking ceiling sloping down to the south. Standard coved cornice. Poor ventilation has led to mould growth on the ceiling	Contemporary bevelled architraves and skirtings.	There is no laundry tub provided. Water supplied via a wall mounted hose tap. The structure does not make a positive contribution to the overall value of the property within the Heritage Precinct.

Room	Walls	Floor	Ceiling	Joinery and Fittings	Comment
WC	V jointed horizontal boards with a clear polyurethane finish. A high mounted fixed glass window in the north wall.	Sheet vinyl on concrete slab.	Lining as for the walls. Ceiling is raking with cornice trim of timber quad moulding.	WC with plastic moulded wall mounted cistern	

3.5 Summary of Relative Heritage Precinct Contributions

- .1 The eastern section of the building including Bedrooms 1,2 and 3 together with the Living Area and the eastern verandah represent the elements that make the greatest positive contribution to the streetscape of the Heritage Precinct. This is particularly so as the building sits within a cohesive group of similarly aged and styled buildings.
- .2 Those elements which are clearly additions from the Living Area to the west including the Kitchen, Bathroom, Laundry and WC and the adjacent Carport and masonry Garage are **intrusive to the appreciation of the host building**.
- .3 The interface between the former and latter additions has caused damage and deterioration of some of the significant fabric of the host building, but not to the extent that the core building could not be reasonably rectified and reused in a redevelopment.
- .4 A suggested scope of demolitions which would form the basis for suitable contemporary additions to the remaining host building is included below, enabling the redevelopment of the rear of the site.
- .5 Such a reuse of the significant heritage contributing sections of the host building, would fulfil the Heritage Precinct objectives through retaining contributory fabric and form, and maintaining the important aspects of the Gunn Street streetscape in the process.

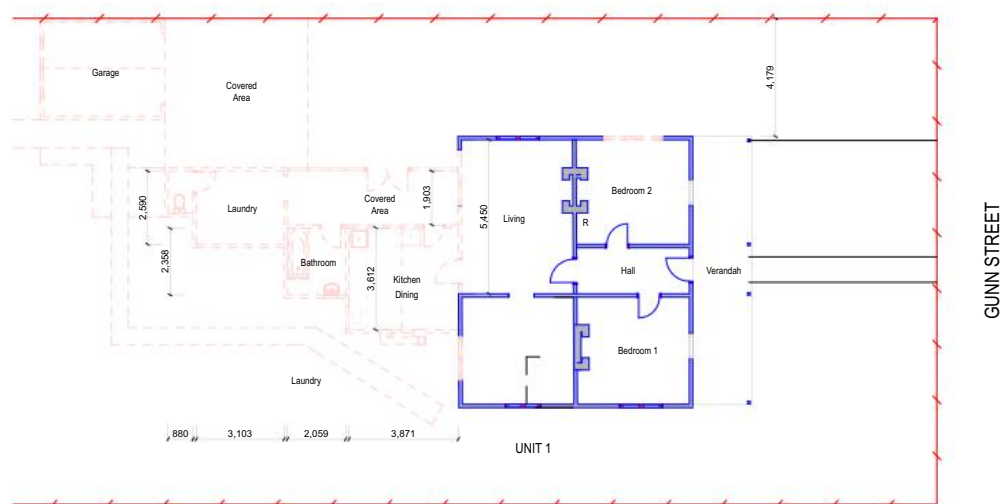


Figure 14: Proposed Demolition Plan. Source: The writer/ carste STUDIO

4. PHOTOS OF THE EXISTING BUILDING

- .1 These are a selection of photographs taken by the writer during the inspection of the premises, that demonstrate the condition of the structure.

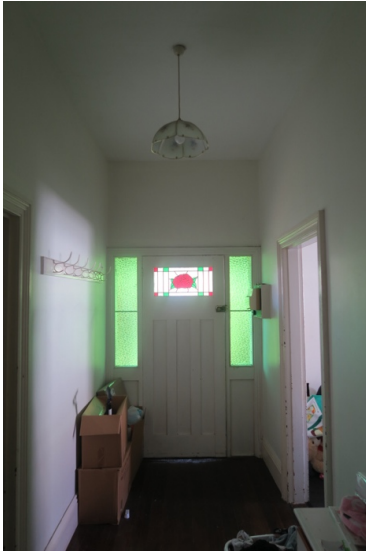


Figure 16: Hallway looking east Source: carste STUDIO



Figure 15: Hallway looking west Source: carste STUDIO



Figure 18: Crack Bedroom 1, SE corner Source: carste STUDIO



Figure 17: Fireplace Bedroom 1 Source: carste STUDIO



Figure 19: North wall Bedroom 2 Source: carste STUDIO

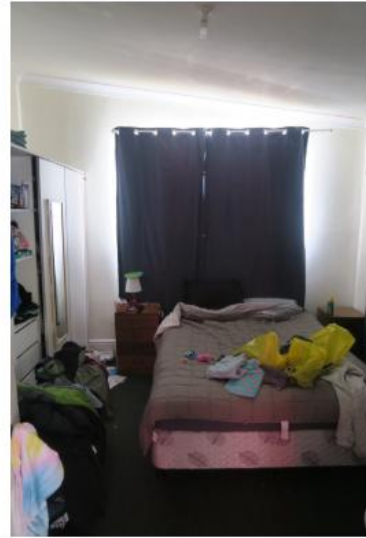


Figure 20: West wall Bedroom 3 Source: carste STUDIO



Figure 21: North wall Living Area Source: carste STUDIO

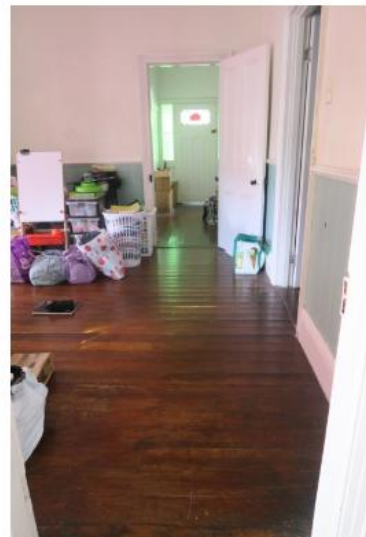


Figure 22: East across Living Area Source: carste STUDIO



Figure 23: South view Living Area Source: carste STUDIO

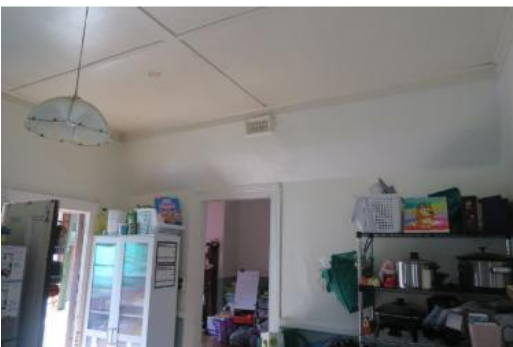


Figure 25: East wall Kitchen Source: carste STUDIO



Figure 24: South west corner Kitchen Source: carste STUDIO



Figure 27: South wall Kitchen Source: carste STUDIO



Figure 26: West wall Kitchen Source: carste STUDIO



Figure 29: West view along Enclosed verandah
Source: carste STUDIO



Figure 28: Part North view Enclosed verandah
Source: carste STUDIO



Figure 31: South view Bathroom
Source: carste STUDIO



Figure 30: North view Bathroom
Source: carste STUDIO



Figure 33: West view Laundry
Source: carste STUDIO



Figure 32: South West corner view WC
Source: carste STUDIO



Figure 34: View east from the west end of the yard Source: carste STUDIO



Figure 35: North western boundary Source: carste STUDIO



Figure 36: South western boundary Source: carste STUDIO



Figure 37: Art Deco detailed front fence Source: carste STUDIO



Figure 39: Northern driveway Source: carste STUDIO



Figure 38: Northern view of the verandah
Source: carste STUDIO



Figure 41: North wall has sustained the greatest deterioration
Source: carste STUDIO



Figure 40: Northern carport
Source: carste STUDIO



Figure 42: Northern Living Area window. Rot in window head and jamb boards and possibly lintel.
Source: carste STUDIO



Figure 43: North wall west corner timber and paint decay
Source: carste STUDIO



Figure 45: Some damage to boards. I would advocate window to be removed and wall weatherboard clad.
Source: carste STUDIO



Figure 44: Some damage to boards. I would advocate window to be removed and wall weatherboard reclad.
Source: carste STUDIO



Figure 47: The main southern wall is sound
Source: carste STUDIO



Figure 46: Southern view of the verandah and east wall cladding which is sound. Source: carste STUDIO



Figure 51: Minor detachment of weatherboards on south wall skillion section (Bedroom 3) Source: carste STUDIO



Figure 48: detail view of weatherboards on south wall skillion section (Bedroom 3) Source: carste STUDIO



Figure 50: Aluminium window on south wall skillion section (Bedroom 3) showing the rotted architraves at the head. Source: carste STUDIO



Figure 49: South western view showing (from right to left), Bedroom 3, Kitchen and chimney and Bathroom exterior. Bedroom 3 west wall boards are badly rotted. Note also the disconnected downpipe to the Bathroom. Source: carste STUDIO



Figure 53: West and south west wall of the garage and west wall of the WC. Car port is beyond.. Source: carste STUDIO



Figure 52: North wall of enclosed verandah from the covered area
Source: carste STUDIO



Figure 55: North wall of enclosed verandah. Source: carste STUDIO



Figure 54: North wall of Laundry and WC from Carport.
Source: carste STUDIO



Figure 56: Carport and garage from the east. Source: carste STUDIO



Figure 57: Carport north wall showing Alsynite cladding and north paling fence condition. Source: carste STUDIO

5.1 Documents

Documents reviewed in preparation of this Statement of Heritage Impact were prepared by WEEDA Drafting and Building Consultants Pty Ltd and are as follows:

Drawing No.	Title	Issue	Date
6822- 0	Cover		
6822- 01	Floor Plan of Units 1 and 2	0	10/5/2022
6822- 02	Floor Plan of Unit 3	0	10/5/2022
6822- 03	Elevations	0	10/5/2022
6822- 04	Unit 3 Elevations	0	10/5/2022
6822- 05	3D North elevations	0	10/5/2022
6822- 06	3D South Elevations	0	10/5/2022
6822- 07	Site Location Plan	0	10/5/2022
6822- 08	Site Location, Traffic Movement and Landscaping Plan	0	10/5/2022
6822- 09	Site Location and Service Plan	0	10/5/2022
6822- 10	Fence Details	0	10/5/2022
6822- 11	Shading Diagrams	0	10/5/2022

[illegible]

Figure 58: Planning Application layout (Assessment on Hold).

Source: The owner

The proposed replacement building has face brick walls on concrete slab floors and corrugated steel (Custom Orb) roof sheeting. No materials or colour schedule have been provided.

5.2 Suggested Redevelopment Options

The previous sections of this assessment have examined the building and the history of development of Devonport which places the buildings in Gunn Street into a historic context. The subject building and its neighbouring buildings represent an early phase in the development of the town of Formby. They are similar in form, scale and materiality and the allotment sizes are consistent and illustrate the pattern of early subdivision in late Victorian and early Federation periods.

The elements being critical contributors to the Heritage Precinct are recommended to be retained in order to preserve the character and "grain" of the locality, but through judicious removal of non-contributory or intrusive elements and replacement of amenities which are well designed in contemporary planning terms and integrate into the form of the host building, the subject building will continue to play an important urban role in the setting.

In recommending partial demolition, I have also prepared a plan scenario for additions to the building and reusing some of the currently proposed multi unit housing floor plans, demonstrate how the subject building will not burden the development potential.

The proposed floor plan options are included below showing the significant component of the host building within the red shaded area which is to be retained and the additions in a red fill.

As contemporary additions to the building, the proposals don't pretend to be integral with the oldest Victorian section of building, but addresses the form, scale and materiality respectfully and reinforces the streetscape and contributory heritage values of the host building.

By moving the additional dwellings back from and differentiating the detailing they become recessive from the street frontage and maintain the subdivision and driveway pattern of the original building including the front fence which is an important facet of the building and adds to the street edge definition that is prevalent in this section of Gunn Street.

Option 1

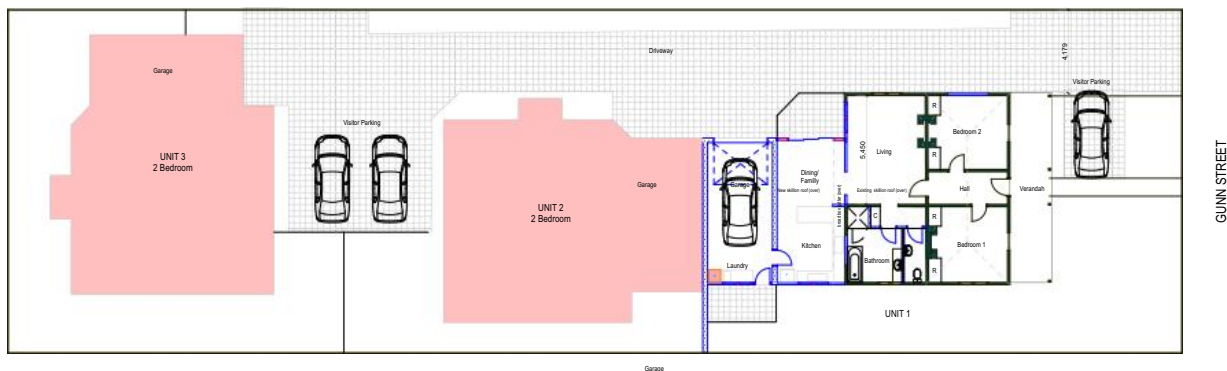


Figure 59: Redesign Option 1

Source: The writer

In both iterations the same areas of the existing building are shown to be demolished and the addition comprises a simple arrangement of Kitchen and Dining / Family room with the Garage adjacent and a Laundry located at the rear of the Garage. This is roofed by a gable, the ridge running east to west.

The front of the house remains as is with visitor parking shown in part of the current setback, and a new driveway formed, servicing all dwellings and located on the existing northern side of the property. Ostensibly, the streetscape remains unchanged and the necessary conservation and maintenance work is carried out on the host building.

This option uses the prevailing duplex planning, separating the units to reorient the western unit maximising open space and visitor parking. It does mean that the development is down by one Bedroom and a Garage space.

It is suggested that the roofs be a hipped form with a small gable roofed verandah or porch projection.

Walls should be made less homogenous with the addition of lightweight cladding in panels, using weatherboard or vertical boarding, not prefinished corrugated steel. This would introduce some articulation in the otherwise plain elevational treatments and give the opportunity to introduce materials and colour prevalent in the heritage Precinct.

Option 2

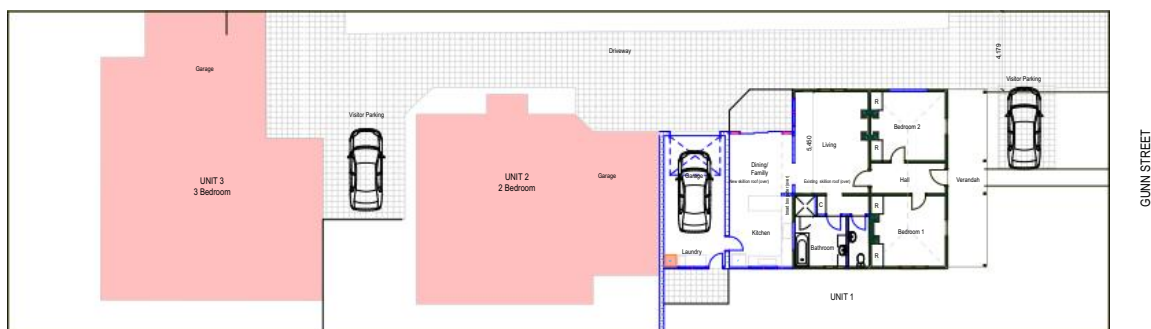


Figure 60: Redesign Option 2 Source: The writer

This option adopts the same approach to reuse of the retained existing / host building and street frontage.

The conjoined residence, Unit 2, is the same as the duplex in the current planning application.

The western dwelling is a 3 Bedroom unit, maintaining the yield, however it would need to be replanned to gain an additional Visitor parking space and retain the appropriate area required for private open space (POS).

All units achieve a northern oriented open space for clothes drying and entertainment and recreation purposes.

As before, walls should be made less homogenous with the addition of lightweight cladding in panels, using weatherboard or vertical boarding, not prefinished corrugated steel. This would introduce some articulation in the otherwise plain elevational treatments and give the opportunity to introduce materials and colour prevalent in the Heritage Precinct.

5.3 Materials

No materials and colour selection were provided in the Planning Application documents provided. The following is suggested for the reused host building.

ELEMENT	MATERIAL	COLOUR
Roof Rainwater goods	Zincalume Custom Orb or Colorbond Custom Orb	Natural or Slate Grey
Walls	Existing colour equivalent to	Haymes "Spruce" Flat
Window Frames	Timber	White gloss
Joinery (external elements)	Existing equivalent to	Haymes "Rich Red" gloss

Columns etc.		
Window and Door Architraves		Haymes "Biscuit". Gloss
Chimney stacks	Rendered brickwork	Haymes "Rich Red" flat

The new sections of the development

ELEMENT	MATERIAL	COLOUR
Walls	Brick	Red with no mottle and natural mortar
Lightweight cladding Or Rendered and painted brickwork or blueboard	Fibre Cement. Hardies Linear Or alternative	Haymes "Vellum" or "Eggshell" Low sheen
Windows	Aluminium Powdercoated	White
Joinery (Columns, architraves, doors)	Timber	White
Roof	Colorbond Steel Custom Orb	

6. ASSESSMENT OF IMPACTS

6.1 Introduction

Apart from an assessment of the heritage value and condition of the fabric of the existing building, the proposed replacement has been reviewed and the following is an assessment of the impacts of that proposal, described by the drawings listed in Section 5.1.

Within the Local Historic Heritage Code for Local Heritage Precincts C6.7.1 Demolition within a Local heritage Precinct states:

Objective: *That demolition within a local heritage precinct does not have an unacceptable impact on the local historic heritage significance of the precinct.*

Acceptable Solutions**A1**

Within a local heritage precinct, demolition of a building, works or fabric, including trees, fences, walls and outbuildings must:

- (a) *not be on a local heritage place;*
- (b) *not be visible from any road or public open space; and*
- (c) *not involve a value, feature or characteristic specifically part of a precinct listed in the relevant Local Provisions Schedule.*

A2

Within a local heritage precinct, new front fences and gates must be designed and constructed to match the existing original fences on the site.

Performance Criteria:**P1**

Within a local heritage precinct, demolition of a building, works or fabric, including trees, fences, walls and outbuildings, must not cause an unacceptable impact on the local historic heritage significance of the local heritage precinct as identified in the relevant Local Provisions Schedule, having regard to:

- (a) *the physical condition of the building, works, structure or trees;*
- (b) *the extent and rate of deterioration of the building, works, structure or trees;*
- (c) *the safety of the building, works, structure or trees;*
- (d) *the streetscape in which the building, works, structure or trees is located;*
- (e) *the special or unique contribution that the building, works, structure or trees makes to the streetscape or townscape values of the local heritage precinct identified in the relevant Local Provisions Schedule;*
- (f) *any options to reduce or mitigate deterioration;*
- (g) *whether demolition is a reasonable option to secure the long-term future of a building, works or structure; and*
- (h) *any economic considerations.*

C6.7.3 Building and works, excluding demolition**Objective:**

That development within a local heritage precinct or a local historic landscape precinct is sympathetic to the character of that particular precinct.

Acceptable Solutions**A1**

Within a local heritage precinct or local historic landscape precinct, building and works, excluding demolition, must:

- (a) not be on a local heritage place;*
- (b) not be visible from any road or public open space; and*
- (c) not involve a value, feature or characteristic specifically part of a local heritage precinct or local historic landscape precinct listed in the relevant Local Provisions Schedule.*

Performance Criteria**P1.1**

Within a local heritage precinct, design and siting of buildings and works, excluding demolition, must be compatible with the local heritage precinct, except if a local heritage place of an architectural style different from that characterising the precinct, having regard to:

- (a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule;*
- (b) the character and appearance of the surrounding area;*
- (c) the height and bulk of other buildings in the surrounding area;*
- (d) the setbacks of other buildings in the surrounding area; and*
- (e) any relevant design criteria or conservation policies for the local heritage precinct, as identified in the relevant Local Provisions Schedule.*

P1.2

Within a local heritage precinct, extensions to existing buildings must be compatible with the local heritage precinct, having regard to:

- (a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule;*
- (b) the character and appearance of the surrounding area;*
- (c) the height and bulk of other buildings in the surrounding area;*
- (d) the setbacks of other buildings in the surrounding area; and*
- (e) any relevant design criteria or conservation policies for the local heritage precinct, as identified in the relevant Local Provisions Schedule.*

P1.3

Within a local historic landscape precinct, design and siting of buildings and works, excluding demolition, must be compatible with the local historic landscape precinct, having regard to:

- (a) the landscape values identified in the statement of local historic heritage significance for the local historic landscape precinct, as identified in the relevant Local Provisions Schedule; and*
- (b) any relevant design criteria or conservation policies for the local historic landscape precinct, as identified in the relevant Local Provisions Schedule.*

P2

Within a local heritage precinct, new front fences and gates must be compatible with the local heritage precinct, having regard to:

- (a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule;*
- (b) height, form, style and materials of the proposed fence; and*
- (c) the style, characteristics and setbacks of fences and gates in the surrounding area.*

There are no design criteria or conservation policies for the precinct, therefore, the onus is on the applicant to justify why the demolition is necessary and how the proposed replacement building/s meet the performance criteria for new buildings in the heritage precinct.

6.2 Identification of Impacts

Potential impacts arising from the proposed development include:

- Compliance of the proposal with the Devonport Planning Scheme, Local Historic Heritage Code for Local Heritage Precincts.
- Impact of proposed building on the streetscape of Gunn Street;
- Impact of the proposal on the historical pattern of subdivision.
- Impact of the proposal in its form, mass, detail, materials and siting.

This Statement of Heritage Impact analyses the extent of these potential impacts and the measures taken to mitigate any negative impacts. The impact assessment is based on the known heritage significance of the setting and the policies and guidelines of the relevant planning instruments operating within Devonport Local Government Area and specifically for the The Steele Street Local Heritage Precinct DEV-C6.2.7.

.1 Compliance of the proposal with the Devonport Planning Scheme, Local Historic Heritage Code for Local Heritage Precincts.

Clause	Item	Compliance/Comment
C6.7.1	Demolition within a Local heritage Precinct	
Objective:	<i>That demolition within a local heritage precinct does not have an unacceptable impact on the local historic heritage significance of the precinct.</i>	The writer has confirmed that the building makes a positive contribution to the Heritage Precinct and has identified those elements which could reasonably be demolished in order to improve the building and its condition. Complete demolition would have a negative impact on the Heritage Precinct through loss of contributory elements.
A1(a)	<i>not be on a local heritage place;</i>	N/A
(b)	<i>not be visible from any road or public open space; and</i>	The proposal does not fulfill
(c)	<i>not involve a value, feature or characteristic specifically part of a precinct listed in the relevant Local Provisions Schedule.</i>	The proposal does not fulfil as the building makes a strong contribution to the Heritage Precinct
A2	<i>Within a local heritage precinct, new front fences and gates must be designed and constructed to match the existing original fences on the site.</i>	No new front fence is proposed following demolition of the existing Art Deco period fence. The proposal does not fulfill
Performance Criteria:	<i>Within a local heritage precinct, demolition of a building, works or fabric, including trees, fences, walls and outbuildings, must not cause an unacceptable impact on the local historic heritage significance of the local heritage precinct... having regard to:</i>	
	<i>(a) the physical condition of the building, works, structure or trees;</i>	a) The core of the building is capable of being integrated into a new development with modification.
	<i>(b) the extent and rate of deterioration of the building, works, structure or trees;</i>	The building has not substantially deteriorated, parts of the exterior have deteriorated through long term moisture contact and breakdown of paint coating. Refer to the fabric assessment.
	<i>(c) the safety of the building, works, structure or trees;</i>	There appears to be no imminent safety issue with regard to the building.
	<i>(d) the streetscape in which the building, works, structure or trees is located;</i>	Demolition of building, trees to the eastern streetfront and northern driveway, removal of the front fence together with relocation of the driveway access to the south side would have, compounded by the loss of the building in its setting amidst buildings of a similar age and style, a detrimental impact on the streetscape.
	<i>(e) the special or unique contribution that the building, works, structure or trees makes to the streetscape or townscape values of the local heritage precinct identified in the relevant Local Provisions Schedule;</i>	Loss of the streetfront building etc would have a detrimental impact on the Heritage Precinct.

Clause	Item	Compliance/Comment
	<i>(f) any options to reduce or mitigate deterioration;</i>	This report offers options to mitigate the negative impacts of the current proposal based on retention of the significant contributors to the Heritage Precinct and those that are of sound condition (based on visual inspection and assessment only). In the writer's opinion and experience a structural engineer's report would not condemn the building.
	<i>(g) whether demolition is a reasonable option to secure the long-term future of a building, works or structure; and</i>	The proposal does not fulfil this. However the options proposed by the writer selectively removes areas of the current building that are not of high contributory value and are in poor condition through amenity and fabric deterioration
	<i>(h) any economic considerations.</i>	Partial demolition and repair and additions will be a cheaper alternative to complete demolition and rebuilding and a superior social outcome.
C6.7.3	Building and works, excluding demolition	
Objective:	<i>That development within a local heritage precinct or a local historic landscape precinct is sympathetic to the character of that particular precinct.</i>	
Acceptable Solutions A1	<i>Within a local heritage precinct or local historic landscape precinct, building and works, excluding demolition, must:</i>	
	<i>(a) not be on a local heritage place;</i>	N/A
	<i>(b) not be visible from any road or public open space; and</i>	The current proposal does not fulfil this criterion
	<i>(c) not involve a value, feature or characteristic specifically part of a local heritage precinct or local historic landscape precinct listed in the relevant Local Provisions Schedule.</i>	The current proposal does not fulfil this criterion
Performance Criteria P1.1	<i>Within a local heritage precinct, design and siting of buildings and works, excluding demolition, must be compatible with the local heritage precinct, except if a local heritage place of an architectural style different from that characterising the precinct, having regard to:</i>	
	<i>(a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule</i>	The current proposal does not fulfil this criterion
	<i>b) the character and appearance of the surrounding area;</i>	While there are buildings within the precinct that are of a similar style to that proposed, this proposal would break the continuity of the streetscape and street edge, change the presentation of the pattern of subdivision from the street and be detrimental to the presentation and fabric of the Heritage Precinct. The current proposal does not fulfil this criterion
	<i>(c) the height and bulk of other buildings in the surrounding area</i>	The height and bulk is acceptable in consideration of the surroundings while at odds with the character, for which this precinct is identified and preserved.
	<i>d) the setbacks of other buildings in the surrounding area;</i>	The setbacks are consistent with the surrounding development
	<i>(e) any relevant design criteria or conservation policies for the local heritage precinct, as identified in the relevant Local Provisions Schedule.</i>	There are no design criteria or conservation policies for the precinct, therefore, the onus is on the applicant to justify why the demolition is necessary and how the proposed replacement building/s meet the performance criteria for new buildings in the heritage precinct.

Clause	Item	Compliance/Comment
P1.2	<i>Within a local heritage precinct, extensions to existing buildings must be compatible with the local heritage precinct.</i>	This is not applicable to the current proposal. However, the Options offered for consideration in this report meet the criteria a) – e).
P1.3	<i>Within a local historic landscape precinct, design and siting of buildings and works, excluding demolition, must be compatible with the local historic landscape precinct.</i>	There are no criteria relating to Development Control and building nor landscaping criteria nor policy for the precinct. The heritage assessment of the existing building and setting within the Heritage Precinct has identified that the current proposal does not fulfil what would be reasonably expected to be a sensitive intervention in Heritage Precinct and has made recommendations to remediate the negative impact through modification of the design and utilisation of the selected existing significant building fabric.
P2	<i>Within a local heritage precinct, new front fences and gates must be compatible with the local heritage precinct, having regard to:</i> <i>(a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule</i>	The Statement of Local heritage Significance refers to Gunn Street as follows: “The area extends into Gunn Street, which also contains a fine group of buildings from a range of periods on its western side.” This is a direct reference to the group of which comprises the subject site and building. Removal of part of that group as it affects the public domain represents a diminishing of the value of the Heritage Precinct. The current proposal does not fulfil this criterion.
	<i>b) height, form, style and materials of the proposed fence; and</i>	No fence replacement to the street frontage is proposed. The current proposal does not fulfil this criterion.
	<i>c) the style, characteristics and setbacks of fences and gates in the surrounding area</i>	The style of the existing fence with Art Deco detailing is unique within the locality. In materiality, scale, form and finish it provides a contiguous street edge definition and should be retained. Opening the street edge without solid definition including planting (despite it being relatively recent) would represent a detrimental change to the streetscape.

Assessment against the Devonport Planning Scheme, Local Historic Heritage Code for Local Heritage Precincts, indicates that the proposed development in its current form, does not fulfil the stipulated criteria.

The Options 1 and 2 (section 5.2 of this report) offered by way of recommendation for the modification of the current proposal to meet the heritage criteria, fulfills all the criteria listed above and represents a best practice heritage response to the setting and conservation of the significant built and landscape (soft and hard) elements which combined, provide the contributory qualities identified in the Statement of Significance.

.2 Impact of proposed building on the streetscape of Gunn Street

In its current form, the proposed development breaks the continuity of the streetscape of this section of Gunn Street though removal of the fencing, change to the site vehicular access, removal of landscaping and loss of the contributory built elements that in concert with the adjacent building stock, add to the physical qualities of the Heritage Precinct.

The proposal as it addresses the public domain is an unacceptable intervention.

.3 Impact of the proposal on the historical pattern of subdivision

While the boundaries remain as is, the positioning of the proposed building on the northern side of the allotment and the change to the driveway position to the south side of the site, alters the street edge pattern of presentation and format.

The continuity of the built forms addressing the street and read as a related group in style, form, detail and siting would be irreparably interrupted.

.4 Compatibility of the building to the Heritage Precinct.

While there are developments within the Heritage Precinct that are in line with the current proposal, they are in locations that include more recent interventions of a similar form, materiality and site arrangement.

Th Steele Street Heritage Precinct comprises a level of variability of buildings, ages, materials and extent and form of landscaping, or lack of. This particular site is one where there is a strong correlation between the various buildings in the manner they address the street and their built form and materiality.

The way that a multi unit development can be acceptable in this situation is for the retention, conservation and reuse of the contributory elements in a redevelopment that introduces new elements that are compatible in form and materials, detail and of a density that does not dominate the principal contributory building on the site.

7. RECOMMENDATIONS AND CONCLUSIONS

The following conclusions are made based on the Heritage Impact Assessment:

1. In its current form, the proposed multi unit redevelopment that necessitates the demolition of the existing building, represents an unacceptable negative impact on the character and quality of the Steele Street Heritage Precinct as identified in the assessment against the criteria of the **Local Historic Heritage Code for Local Heritage Precincts**.
2. This report has analysed the historical background of the development phases of Formby and Devonport and the waves of post war development in the area. The subject site represents an early phase in the history of the growth of the town and the urban fabric of that period.

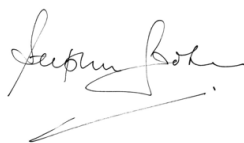
It has identified where the current proposal falls short of meeting the urban design and heritage criteria and suggested options for addressing these matters through the judicious removal of non-contributory fabric, remediation of the host building, which largely is carrying out repairs and maintenance.

Elements of the existing building, landscaping and setting have been graded, in order to establish what is of higher and lesser significance. New building on the site should comprise compatible building form, materials, colour and suitable landscaping to result in a better heritage outcome.

While the presented options are conceptual and require further resolution to meet other planning and BCA considerations, they provide a pathway for meeting the heritage criteria for this precinct.

Based on the assessment in this Statement of Heritage Impact, the proposal needs to be amended to incorporate the identified significant parts of the existing building, site arrangement, street frontage fencing and landscape elements to meet the criteria of the Local Historic Heritage Code for Local Heritage Precincts.

Such amendments could see the revised proposal being a suitable intervention on the site.



Stephen Booker
carste STUDIO pty ltd

PROPOSED TWO UNIT DEVELOPMENT & A EXTENSION & RENOVATION TO THE EXISTING DWELLING

31 GUNN STREET, DEVONPORT

FOR


**PLANNING PERMIT
APPLICATION ONLY**

CHRISTOPHER R. SPILLANE

Project No. 6822

TITLE REFERENCE VOL: 22249 FOLIO: 1	DESIGN WIND SPEED TBA	SOIL CLASS TBA	BUILDING CLASS 1A	CLIMATE ZONE SEVEN	ALPINE AREA NO	KNOWN SITE HAZARDS REFER TO SAFETY NOTES
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BUSHFIRE ATTACK
LEVEL - B.A.L. N/A

SHEET LIST				<p>NOTE: THE BUILDING CONTRACTOR SHALL ENSURE THAT THE WHOLE SET OF DRAWINGS AND SUPPORTING DOCUMENTATION IS PASSED ONTO ALL SUB CONTRACTORS & SUPPLIES PRIOR TO THOSE ENTITIES COMMENCING MANUFACTURING OR SUPPLYING MATERIALS FOR THE PROJECT. WEEDA DRAFTING & BUILDING CONSULTANTS Pty. Ltd. WILL NOT BE LIABLE FOR ANY ACTION IF THESE CONDITIONS ARE NOT FOLLOWED. IF THERE ARE ANY DISCREPANCIES IN THE DRAWINGS OR SUPPORTING DOCUMENTS, THEY MUST BE REFERRED TO THE DESIGNER / DRAFTSMAN FOR RESOLUTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT(c) AND SHALL NOT BE REPRODUCED OR ALTERED IN ANY WAY WITHOUT THE WRITTEN APPROVAL OF BOTH THE OWNERS AND WEEDA DRAFTING & BUILDING CONSULTANTS Pty. Ltd. PRIOR TO WORK COMMENCING ON SITE THE OWNER & BUILDING SHALL CHECK THAT THE APPROVED SET OF DRAWINGS ARE CORRECT & ARE THE SET OF DRAWINGS STATED IN THE BUILDING CONTRACT.</p>	 <p>WEEDA Drafting & Building Consultants Pty Ltd</p> <p>95 QUEEN STREET, WEST ULVERSTONE 7315 PHONE - (03) 6425 9333 MOBILE - 0427 333 129 EMAIL - admin@weedadrafting.com.au</p> <p>WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER ACCREDITATION NUMBERS ADAM: CC 5317 P Cui B.D.</p>
SHEET NAME	PROJECT No.	SHEET No.	TOTAL No. OF SHEETS		
COVER	6822	0			
FLOOR PLAN OF UNIT 1 & 2	6822	1	11		
FLOOR PLAN OF UNIT THREE	6822	2	11		
UNIT 1 & 2 ELEVATIONS	6822	3	11		
UNIT 3 ELEVATIONS	6822	4	11		
3D - NORTH ELEVATIONS	6822	5	11		
3D - SOUTH ELEVATIONS	6822	6	11		
SITE LOCATION PLAN	6822	7	11		
SITE LOCATION, TRAFFICE MOVEMENT & LANDSCAPING PLAN	6822	8	11		
SITE LOCATION & SERVICE PLAN	6822	9	11		
FENCE DETAILS	6822	10	11		
SHADING DIAGRAMS	6822	11	11		

AREA OF UNIT 1
 EXISTING 77.49 m²
 EXTENSION 28.22 m²
 GARAGE 26.56 m²
 EX -VERANDAH 21.67 m²
 TOTAL AREA 153.94 m²

AREA OF UNIT 2
 UNIT 92.48 m²
 GARAGE 26.63 m²
 TOTAL AREA 119.11 m²

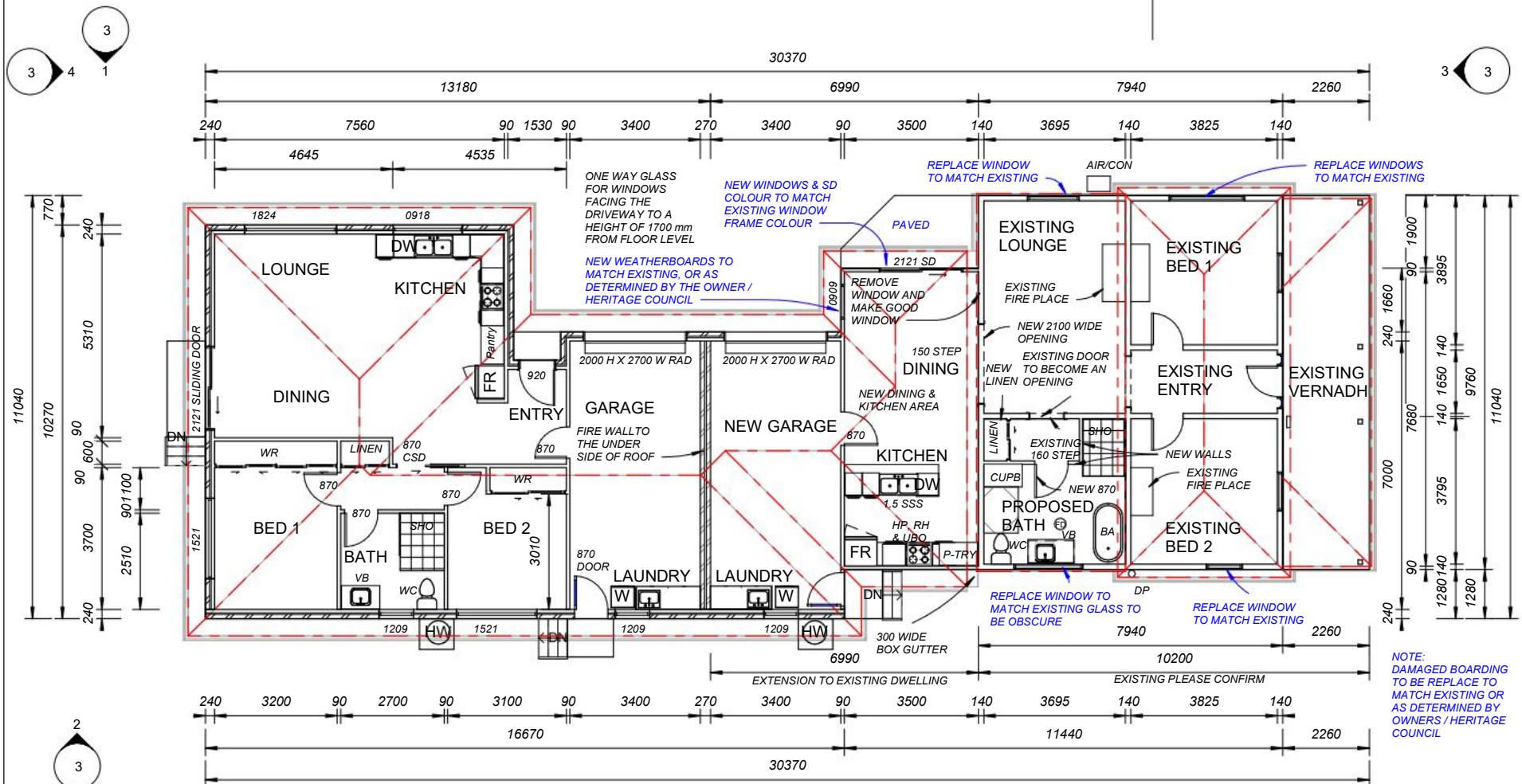
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PROPOSED FLOOR PLAN UNIT 1 & 2 1 : 100

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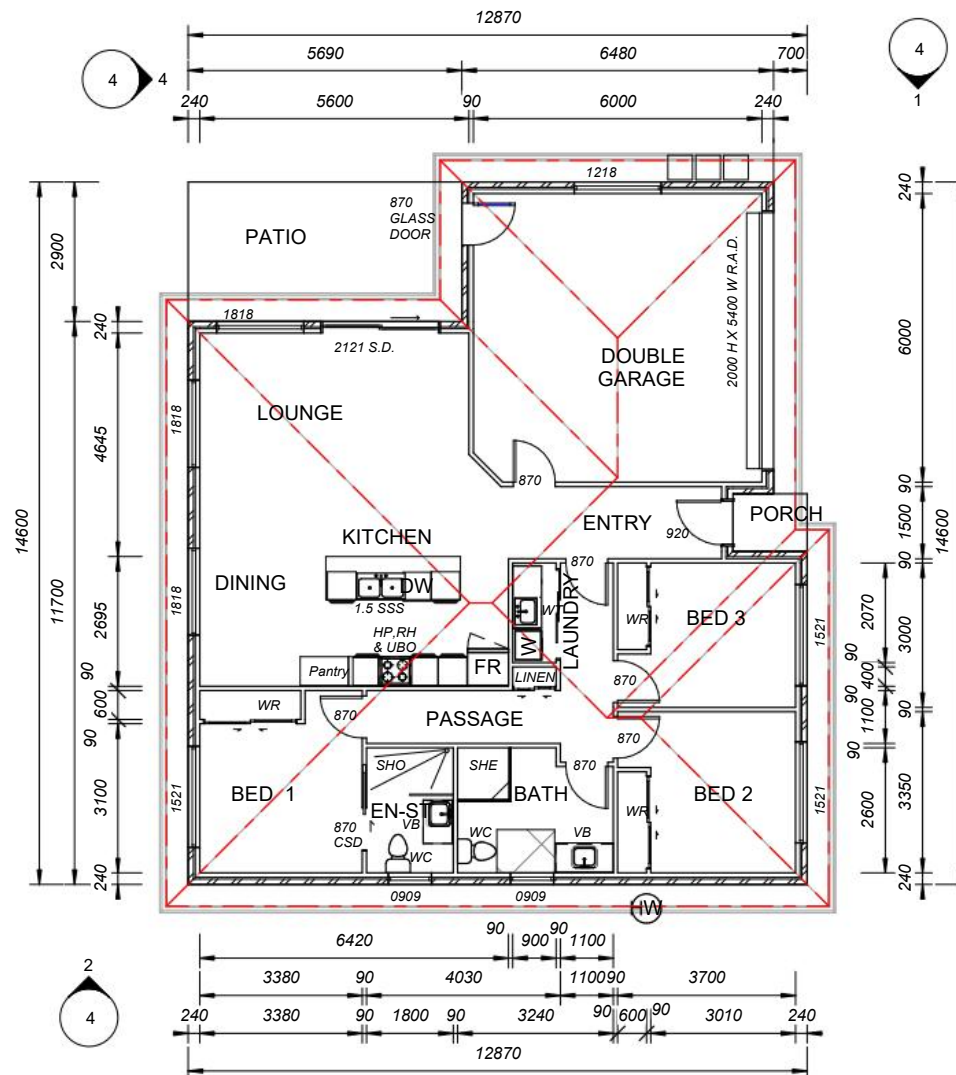
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LEGEND

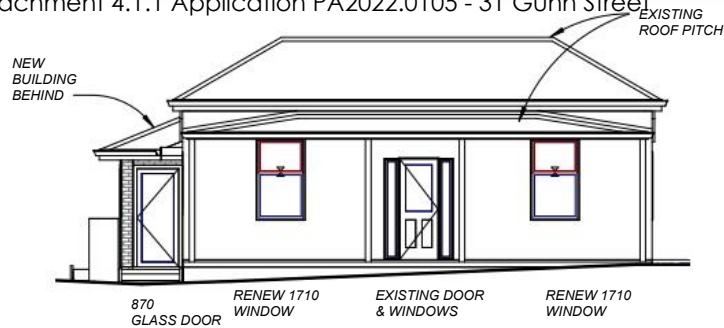
- WT- WASH TROUGH
 WM- WASHING MACHINE
 DR - CLOTHED DRYER
 WR- WARDROBE
 WIWR - WALK IN ROBE
 WC - TOILET
 VB- VANITY BASIN
 BA - BATH
 SHO- SHOWER OPEN
 SHE- SHOWER ENCLOSED
 HW- HOT WATER CYLINDER
 PTY - PANTRY
 ST- STOVE
 UBO - UNDER BENCH OVEN
 HP- HOT PLATES
 SSS - S/STEEL SINK
 MW - MICRO WAVE OVEN
 RH - RANGE HOOD
 MB- METER BOX
 FR- FRIDGE
 FRZ- FREEZER
 DW- DISHWASHER
 RAD- ROLLER DOOR
 AJ- ARTICULATION JOINT IN BRICKWORK
 SM- SMOKE DETECTOR
 TL - CERAMIC TILE
 SV - SHEET VINYL
 FF - FLOATING FLOOR
 CP - CARPET
 SD - SLIDER DOOR
 FD - FLOOR WASTE
 DP - DOWNPIPES
 SFV - SUB FLOOR VENTS
 IXL - BATHROOM FAN, LIGHT, HEATER.
 ☐ ROOF SPACE ACCESS HATCH
 FD - FLOOR WASTE GRATE

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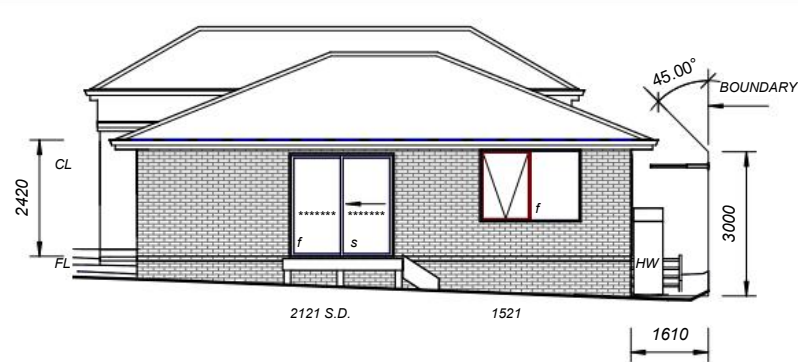


FLOOR PLAN OF UNIT THREE 1 : 100

AREA OF UNIT 3	
UNIT	124.54 m2
GARAGE	40.48 m2
PORCH'S	1.01 m2
TOTAL AREA	166.03 m2



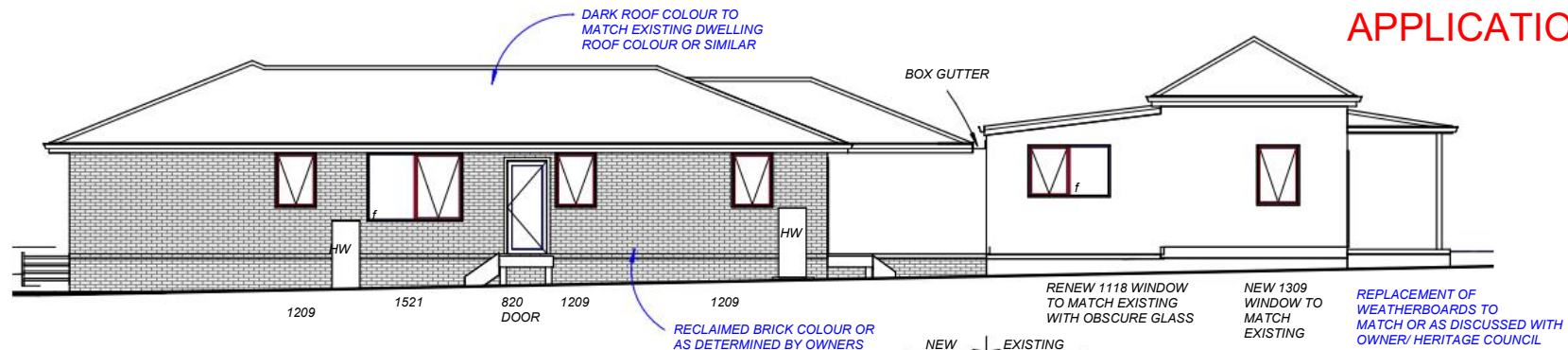
UNIT 1 & 2 EASTERN ELEVATION 1 : 100



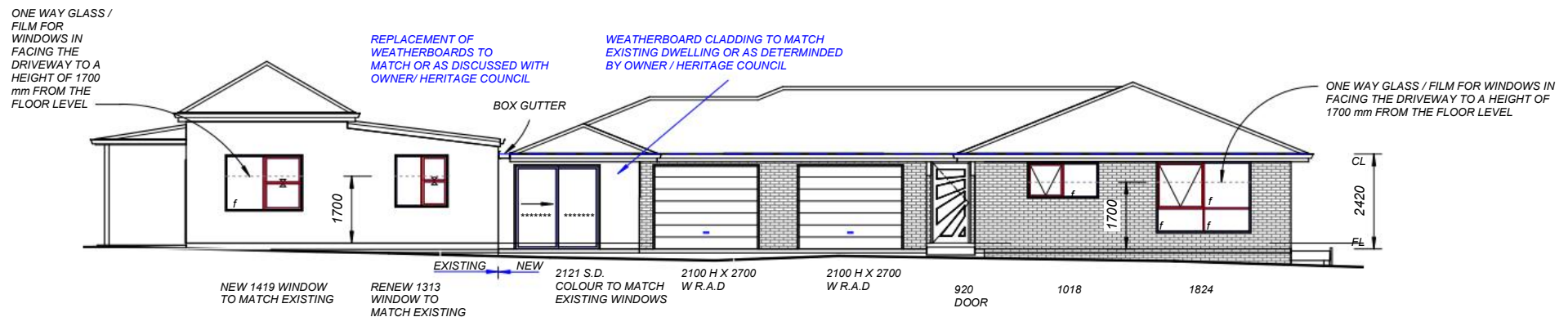
UNIT 1 & 2 WESTERN ELEVATION 1 : 100

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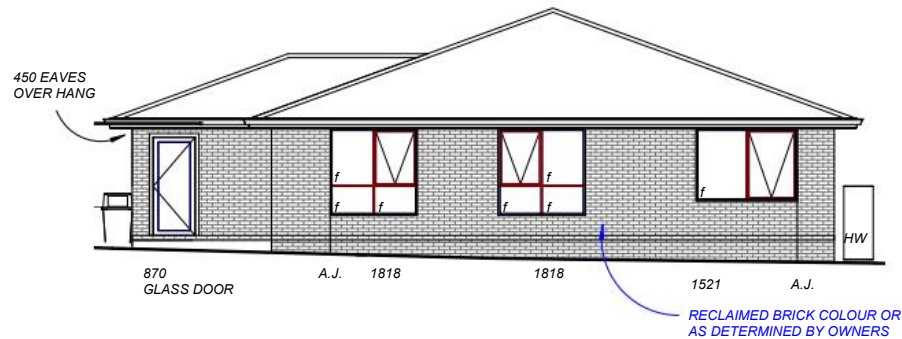
UNIT 1 & 2 SOUTHERN ELEVATION 1 : 100



UNIT 1 & 2 NORTHERN ELEVATION 1 : 100

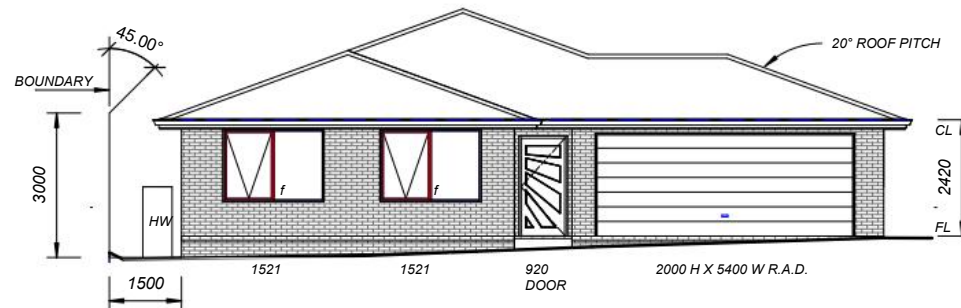
PROPOSED TWO UNIT DEVELOPMENT & A EXTENSION & RENOVATION TO THE EXISTING DWELLING AT 31 GUNN STREET, DEVONPORT, FOR CHRISTOPHER R. SPILLANE.

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UNIT 3 WESTERN ELEVATION 1 : 100

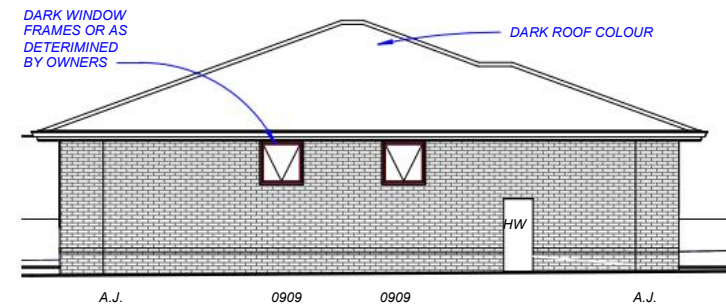
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UNIT 3 EASTERN ELEVATION 1 : 100



UNIT 3 NORTHERN ELEVATION 1 : 100



UNIT 3 SOUTHERN ELEVATION 1 : 100

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NORTH EAST



NORTH WEST

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SOUTH EAST

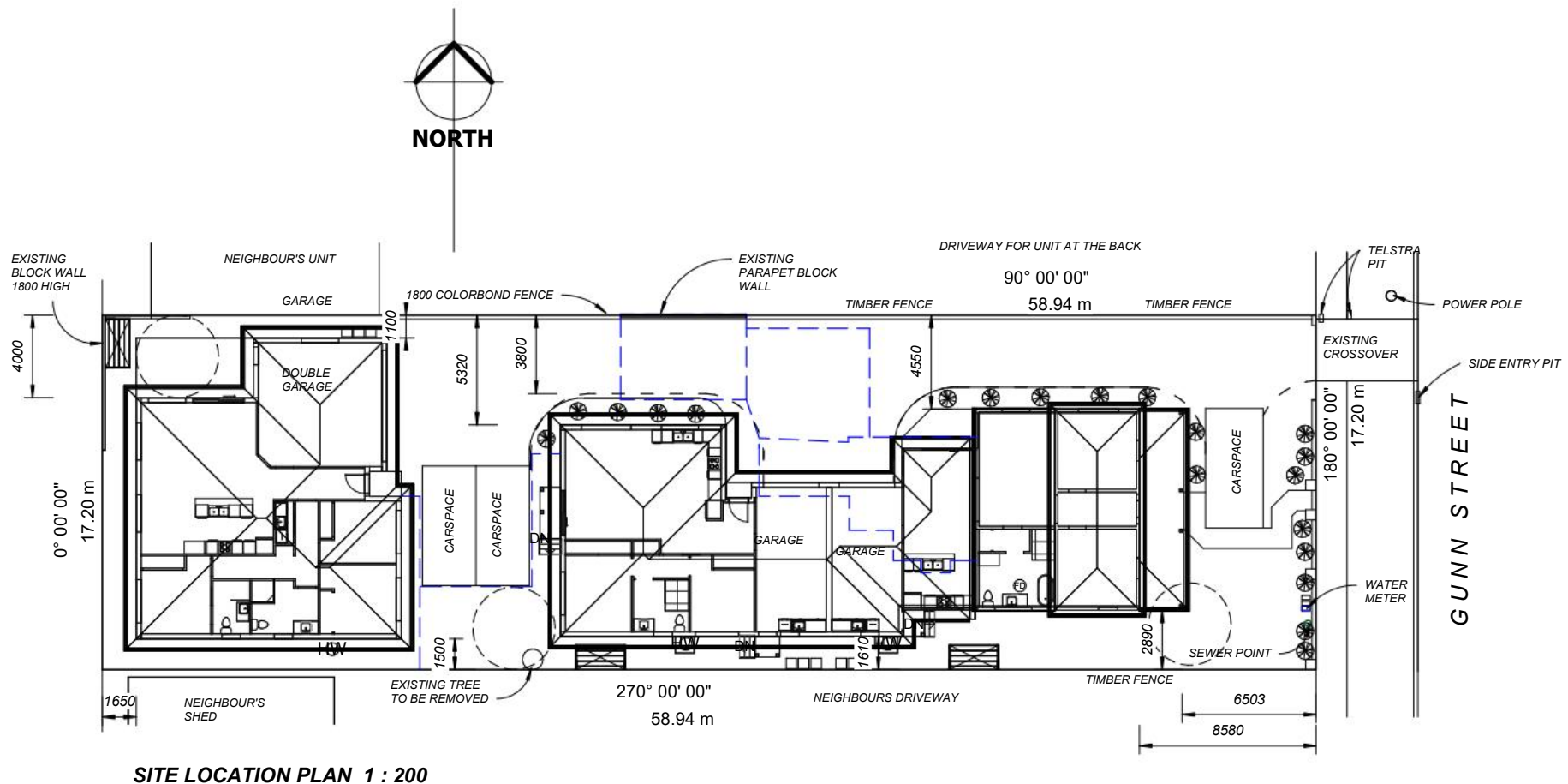


SOUTH WEST

**PROPOSED TWO UNIT DEVELOPMENT & A EXTENSION & RENOVATION TO THE EXISTING DWELLING AT 31
 GUNN STREET, DEVONPORT, FOR CHRISTOPHER R. SPILLANE.**

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**PROPOSED TWO UNIT DEVELOPMENT & A EXTENSION & RENOVATION TO THE EXISTING DWELLING AT 31
 GUNN STREET, DEVONPORT, FOR CHRISTOPHER R. SPILLANE.**

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Attachment 4.1.1 Application PA2022.0105 - 31 Gunn Street

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 ACCREDITATION NUMBER CC 5317 P.04 B.D.

- PRIVATE OPEN SPACE**
 MAINLY LAWNS AS SHOWN
- UNIT ONE 80.67 m²
 UNIT TWO 53.78 m²
 UNIT THREE 81.68 m²
 TOTAL UNITS 216.13 m²
- TOTAL PAVED / DECK AREA 47.94 m²**
- CONCRETE SEALED DRIVEWAY = 237.73 m²**
- CONCRETE SEALED VISITOR'S CARPARK = 15.08 m²**
- 2 CONCRETE SEALED CARSPACE = 31.33 m²**
- 4 m Ø CIRCLE AS PART OF P.O.S.**
- X = LOMANDRA TILGA SHRUBS
 Z = ACACIA LIMELIGHT SHRUBS

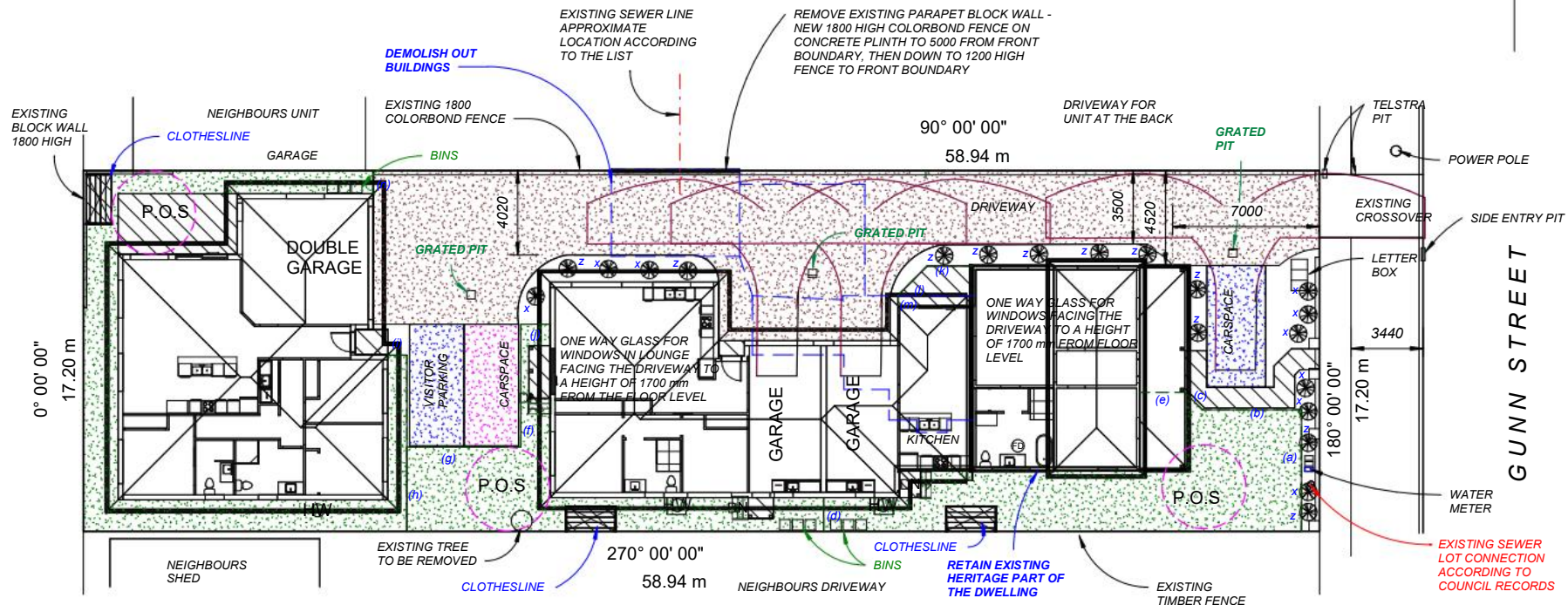
- 1800 mm HIGH GRAMLIN SCREEN FENCE REFER DETAIL**
 (a) = 5800 mm 1200 HIGH FENCE WITH 600 mm HIGH
 TRANSPARENCY FENCE
 (b) = 4732 mm (1200 HIGH FENCE WITH 600 HIGH
 TRANSPARENCY FENCE)
 (c) = 1167 mm
 (d) = 1610 mm
 (e) = 2160 mm WITH GATE (ON VERANDAH)
 (f) = 5860 mm
 (g) = 5430 mm
 (h) = 8380 mm
 (i) = 900 mm INC. GATE
 (j) = 1405 mm INC. GATE
 (k) = 2190 mm
 (l) = 1980 mm
 (m) = 500 mm
 (n) = 1100 mm INC GATE

EXISTING LOT AREA
 1012 m²
 UNIT ONE
 153.94 m²
 UNIT TWO
 119.11 m²
 UNIT THREE
 166.03 m²
 TOTAL BUILDINGS
 439.08 m²
 SITE COVERAGE
 43.39%

TOTAL SEALED AREA
 332.08 m²
 TOTAL BUILDINGS
 439.08 m²
 TOTAL HARDSTAND AREA
 771.16 m²
 SITE COVERAGE
 76.20%

AREA DRIVEWAY 237.73 m²
 AREA CARPARKING 46.41 m²
 AREA PATTEN PAVED 47.94 m²
 TOTAL AREA 332.08 m²

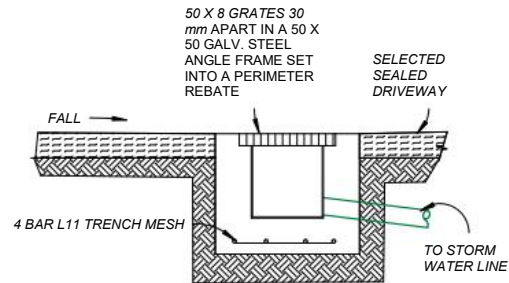
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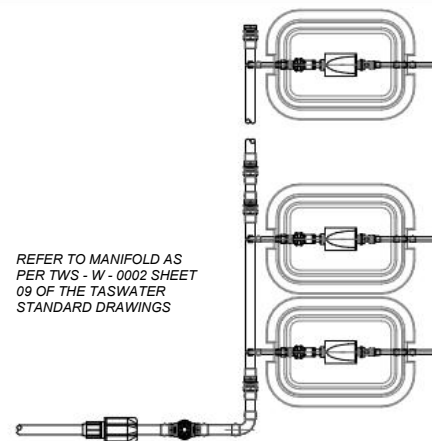
SITE LOCATION, TRAFFIC MANAGEMENT & LANDSCAPING PLAN
1 : 200

PROPOSED TWO UNIT DEVELOPMENT & A EXTENSION & RENOVATION TO THE EXISTING DWELLING AT 31 GUNN STREET, DEVONPORT, FOR CHRISTOPHER R. SPILLANE.

DATE:	SCALE:	CHECKED BY:	DRAWN BY:	DWG No:
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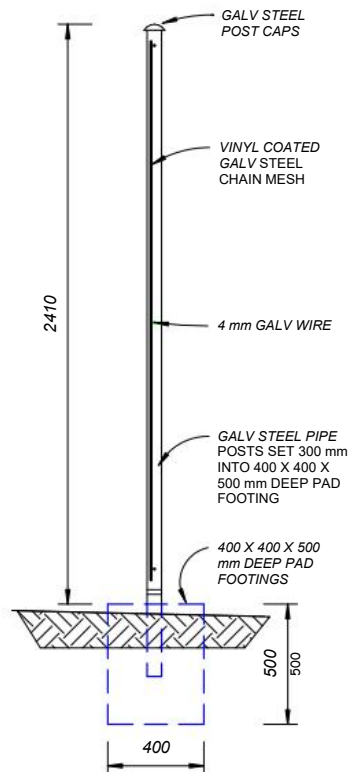
GRADED PIT DETAIL2 1 : 20



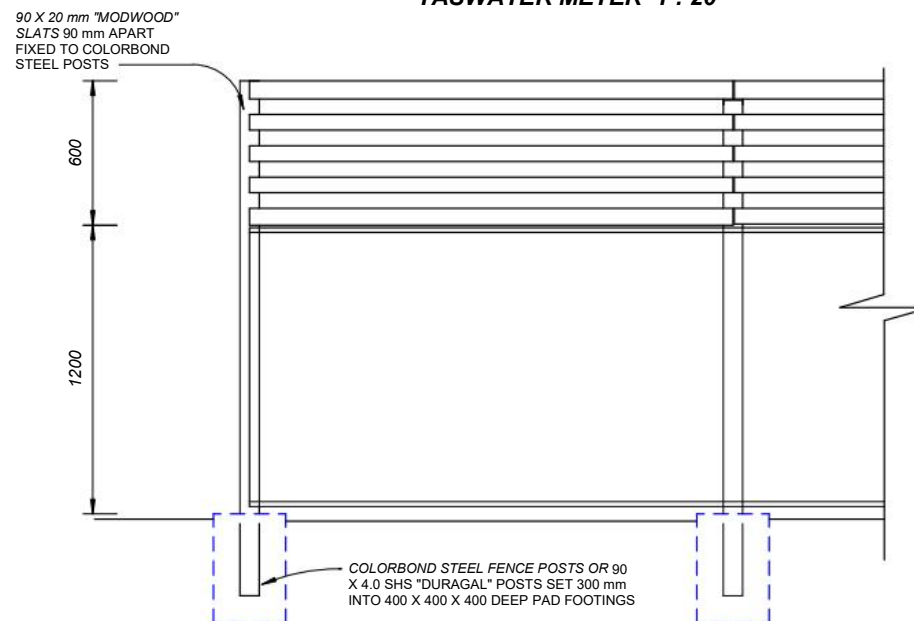
**PLAN VIEW
 BELOW GROUND 1:20**

TASWATER METER 1 : 20

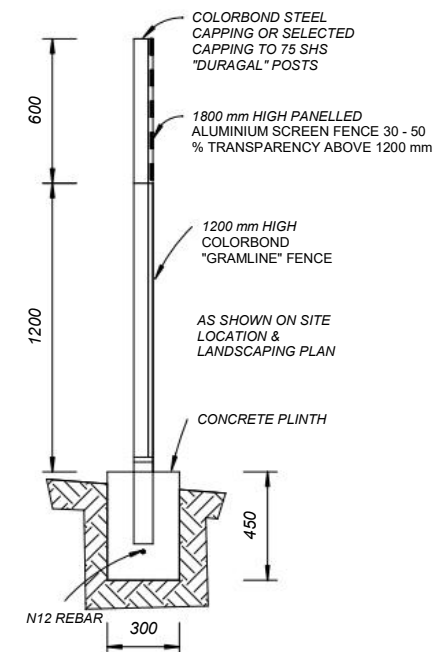
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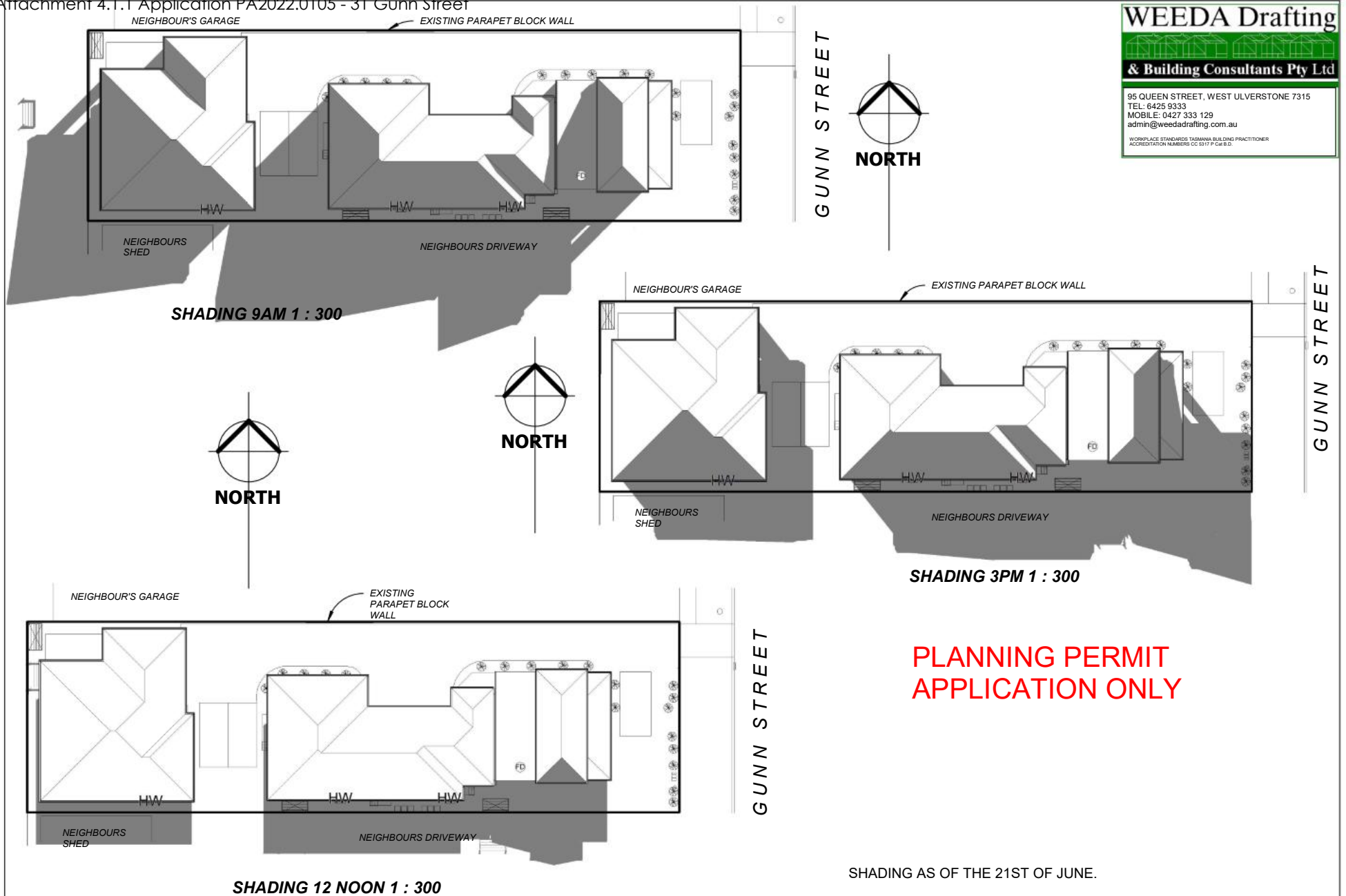
INTERNAL SCREEN FENCE 2400 HIGH DETAIL 1 : 20



INTERNAL SCREEN FENCE ELEVATION1 1 : 20



OPTIONAL INTERNAL SCREEN FENCE SECTION 1 : 20



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PROPOSED THREE UNIT DEVELOPMENT & A DEMOLITION OF EXISTING DWELLING

AT

SUPERSEDED

31 GUNN STREET, DEVONPORT

FOR


**PLANNING PERMIT
APPLICATION ONLY**

CHRISTOPHER R. SPILLANE

Project No. 6822

TITLE REFERENCE VOL: 22249 FOLIO: 1	DESIGN WIND SPEED TBA	SOIL CLASS TBA	BUILDING CLASS 1A	CLIMATE ZONE SEVEN	ALPINE AREA NO	KNOWN SITE HAZARDS REFER TO SAFETY NOTES
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**BUSHFIRE ATTACK
LEVEL - B.A.L. N/A**

SHEET LIST				<p>NOTE: THE BUILDING CONTRACTOR SHALL ENSURE THAT THE WHOLE SET OF DRAWINGS AND SUPPORTING DOCUMENTATION IS PASSED ONTO ALL SUB CONTRACTORS & SUPPLIES PRIOR TO THOSE ENTITIES COMMENCING MANUFACTURING OR SUPPLYING MATERIALS FOR THE PROJECT. WEEDA DRAFTING & BUILDING CONSULTANTS Pty. Ltd. WILL NOT BE LIABLE FOR ANY ACTION IF THESE CONDITIONS ARE NOT FOLLOWED. IF THERE ARE ANY DISCREPANCIES IN THE DRAWINGS OR SUPPORTING DOCUMENTS, THEY MUST BE REFERRED TO THE DESIGNER / DRAFTSMAN FOR RESOLUTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT(c) AND SHALL NOT BE REPRODUCED OR ALTERED IN ANY WAY WITHOUT THE WRITTEN APPROVAL OF BOTH THE OWNERS AND WEEDA DRAFTING & BUILDING CONSULTANTS Pty. Ltd. PRIOR TO WORK COMMENCING ON SITE THE OWNER & BUILDING SHALL CHECK THAT THE APPROVED SET OF DRAWINGS ARE CORRECT & ARE THE SET OF DRAWINGS STATED IN THE BUILDING CONTRACT.</p>	 <p>WEEDA Drafting & Building Consultants Pty Ltd</p> <p>95 QUEEN STREET, WEST ULVERSTONE 7315 PHONE - (03) 6425 9333 MOBILE - 0427 333 129 EMAIL - admin@weedadrafting.com.au</p> <p>WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER ACCREDITATION NUMBERS ADAM: CC 5317 P Cui B.D.</p>
SHEET NAME	PROJECT No.	SHEET No.	TOTAL No. OF SHEETS		
COVER	6822	0			
FLOOR PLAN OF UNIT 1 & 2	6822	1	11		
FLOOR PLAN OF UNIT THREE	6822	2	11		
ELEVATIONS	6822	3	11		
UNIT 3 ELEVATIONS	6822	4	11		
3D - NORTH ELEVATIONS	6822	5	11		
3D - SOUTH ELEVATIONS	6822	6	11		
SITE LOCATION PLAN	6822	7	11		
SITE LOCATION, TRAFFICE MOVEMENT & LANDSCAPING PLAN	6822	8	11		
SITE LOCATION & SERVICE PLAN	6822	9	11		
FENCE DETAILS	6822	10	11		
SHADING DIAGRAMS	6822	11	11		

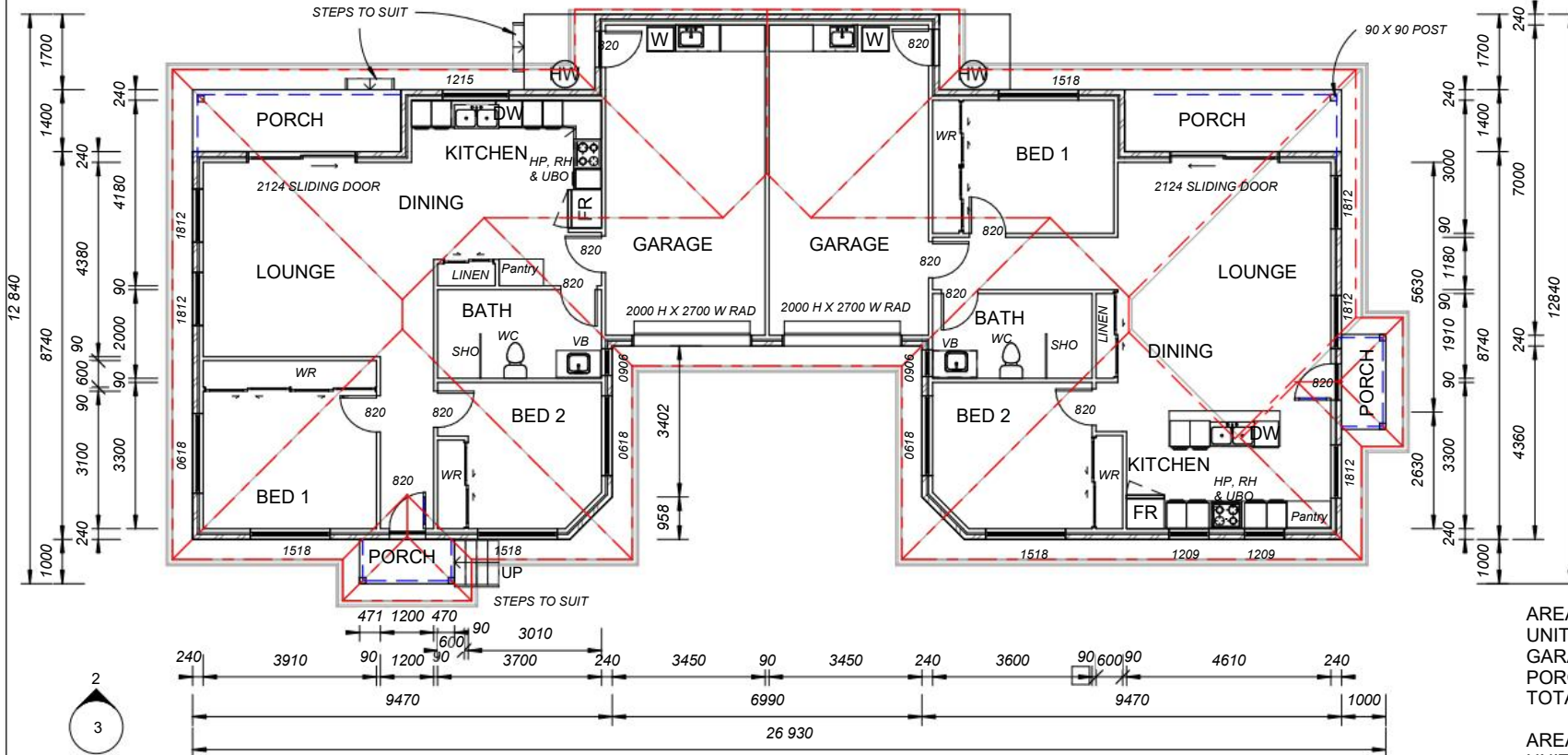
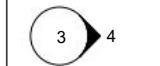
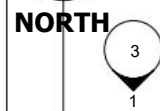
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WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER
ACCREDITATION NUMBERS CC 5317 P CC 6 D



FLOOR PLAN OF UNITS 1 & 2 1 : 100

AREA OF UNIT 1	
UNIT	88.95 m2
GARAGE	27.67 m2
PORCH'S	7.89 m2
TOTAL AREA	124.51 m2

AREA OF UNIT 2	
UNIT	88.12 m2
GARAGE	27.67 m2
PORCHES	8.72 m2
TOTAL AREA	124.51 m2

PROPOSED THREE UNIT DEVELOPMENT & A DEMOLITION OF EXISTING DWELLING AT 31 GUNN STREET,
DEVONPORT FOR CHRISTOPHER R. SPILLANE.

DATE:	SCALE:	CHECKED BY:	DRAWN BY:	DWG No:
10/5/2022	1 : 100	J WEEDA	J VAN SCHIE	6822 - 1 OF 11


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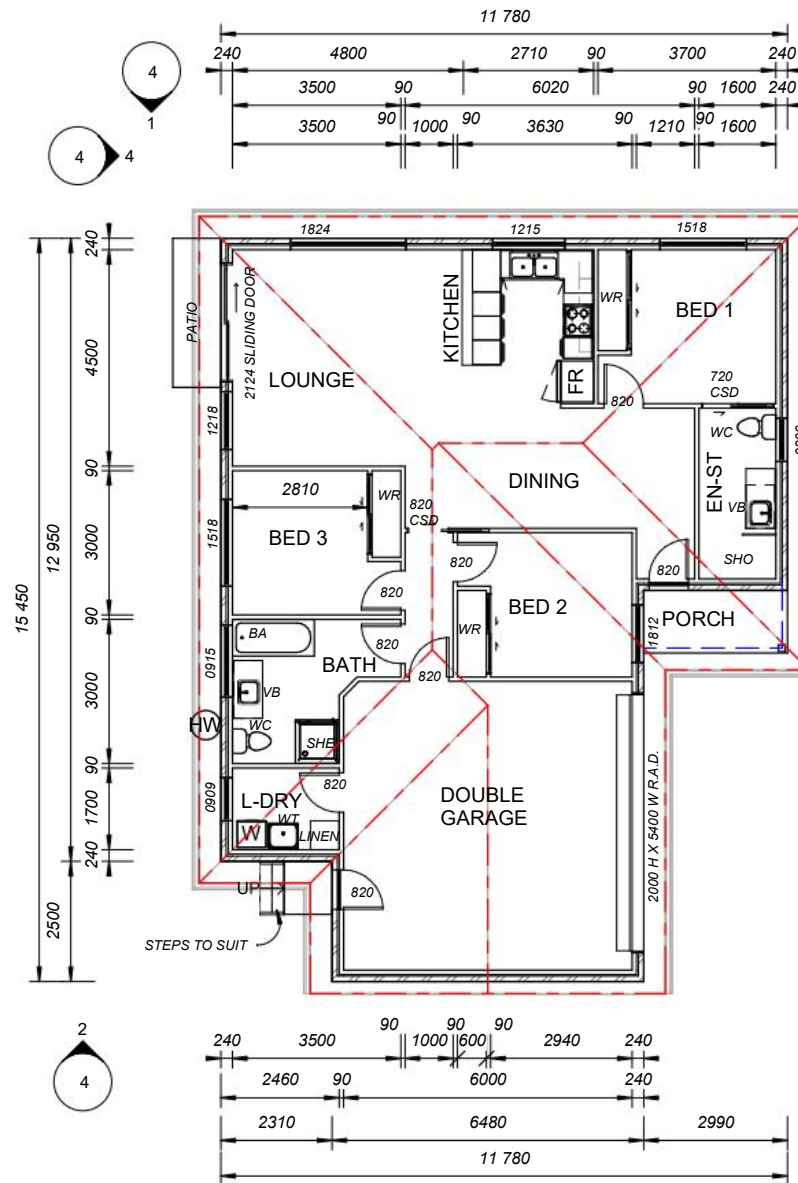
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WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER
 ACCREDITATION NUMBERS CC 5317 P C&B D

LEGEND

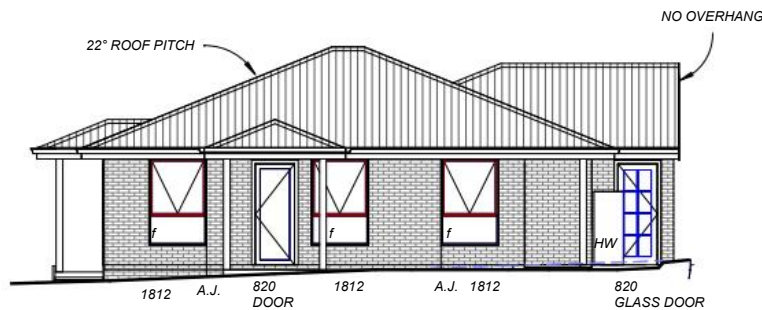
WT - WASH TROUGH
 WM - WASHING MACHINE
 DR - CLOTHED DRYER
 WR - WARDROBE
 WIWR - WALK IN ROBE
 WC - TOILET
 VB - VANITY BASIN
 BA - BATH
 SHO - SHOWER OPEN
 SHE - SHOWER ENCLOSED
 HW - HOT WATER CYLINDER
 PTY - PANTRY
 ST - STOVE
 UBO - UNDER BENCH OVEN
 HP - HOT PLATES
 SSS - S/STEEL SINK
 MW - MICRO WAVE OVEN
 RH - RANGE HOOD
 MB - METER BOX
 FR - FRIDGE
 FRZ - FREEZER
 DW - DISHWASHER
 RAD - ROLLER DOOR
 AJ - ARTICULATION JOINT IN BRICKWORK
 SM - SMOKE DETECTOR
 TL - CERAMIC TILE
 SV - SHEET VINYL
 FF - FLOATING FLOOR
 CP - CARPET
 SD - SLIDER DOOR
 FD - FLOOR WASTE
 DP - DOWNPIPES
 SFV - SUB FLOOR VENTS
 IXL - BATHROOM FAN, LIGHT, HEATER.
 ROOF SPACE ACCESS HATCH
 FD - FLOOR WASTE GRATE

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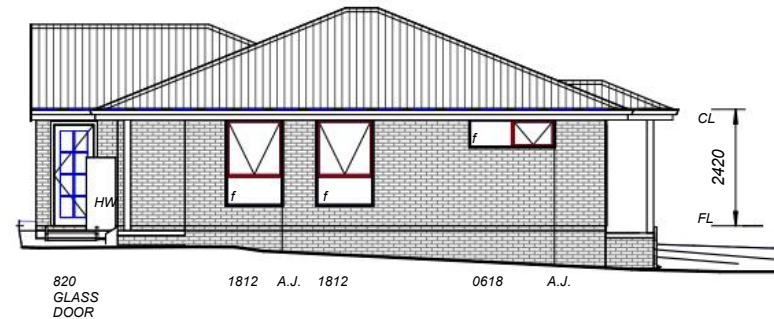
AREA OF UNIT 3	
UNIT	112.43 m ²
GARAGE	39.49 m ²
PORCH'S	3.89 m ²
TOTAL AREA	155.81 m ²

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 ACCREDITATION NUMBER CC 5317 P C&B D

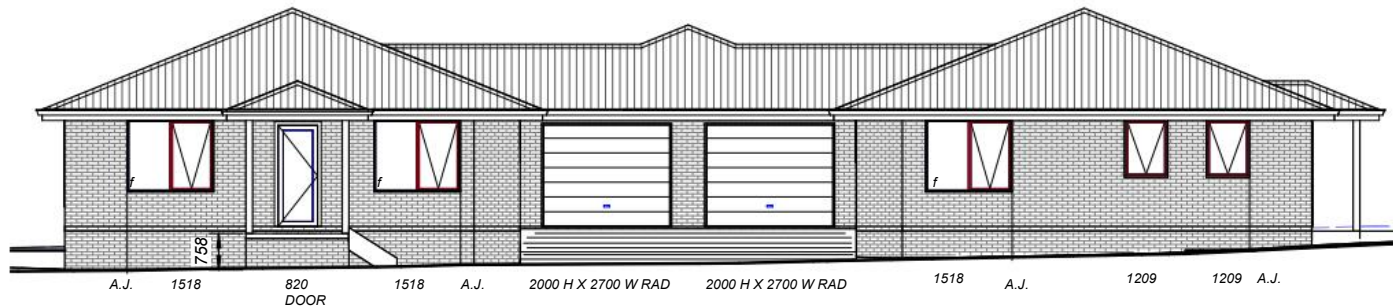


UNIT 1 & 2 EASTERN ELEVATION 1 : 100

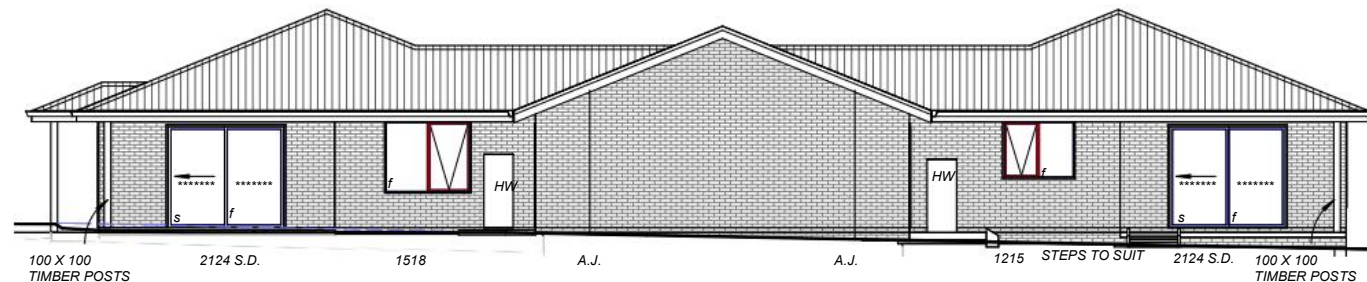


UNIT 1 & 2 WESTERN ELEVATION 1 : 100

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UNIT 1 & 2 SOUTHERN ELEVATION 1 : 100

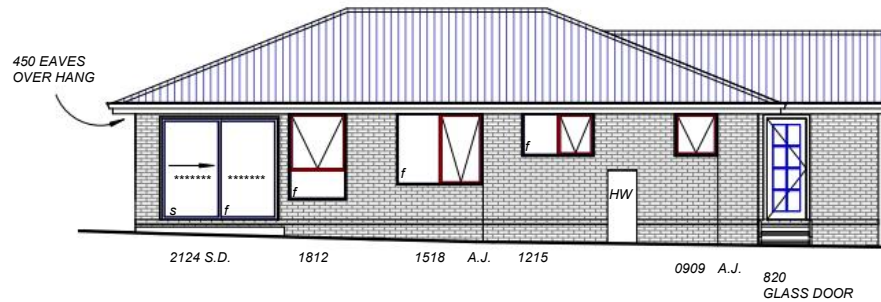


UNIT 1 & 2 NORTHERN ELEVATION 1 : 100

SUPERSEDED

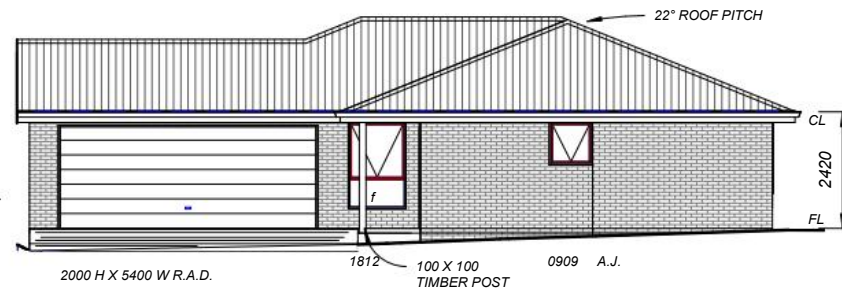
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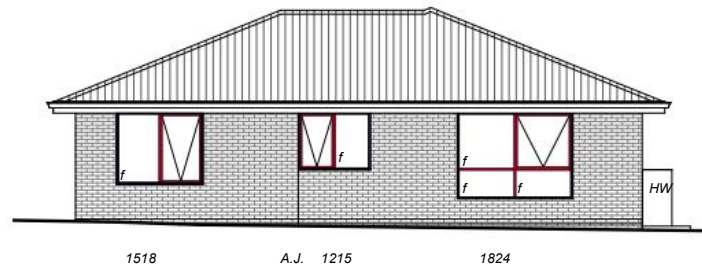


UNIT 3 WESTERN ELEVATION 1 : 100

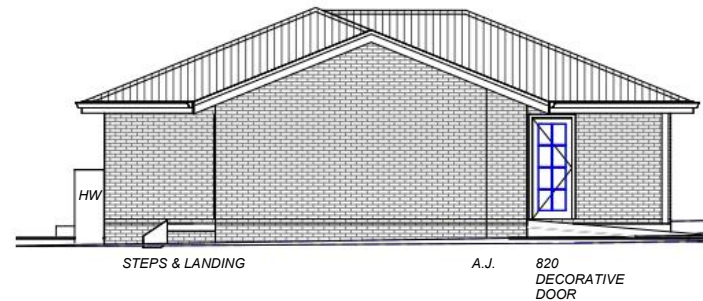
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UNIT 3 EASTERN ELEVATION 1 : 100



UNIT 3 NORTHERN ELEVATION 1 : 100



UNIT 3 SOUTHERN ELEVATION 1 : 100

SUPERSEDED

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NORTH EAST



NORTH WEST

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SOUTH EAST



SOUTH WEST



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10/5/2022	1 : 200	J WEEDA	J VAN SCHIE	6822 - 7 OF 11

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Attachment 4.1.1 Application PA2022.0105 - 31 Gunn Street

PRIVATE OPEN SPACE
MAINLY LAWNS AS SHOWN

UNIT ONE 48.89 m²
UNIT TWO 54.29 m²
UNIT THREE 100.05 m²
TOTAL UNITS 203.23 m²

TOTAL PAVED AREA 18.28 m²

CONCRETE SEALED DRIVEWAY = 283.49 m²

CONCRETE SEALED VISITOR'S CARPARK = 16.81 m²

2 CONCRETE SEALED CARSPACE = 34.13 m²

4 m Ø CIRCLE AS PART OF P.O.S.

1800 mm HIGH GRAMLINE SCREEN FENCE REFER DETAIL
(a) = 2000 mm & GATE
(b) = 1490 mm
(c) = 3310 mm
(d) = 6070 mm

1500 mm HIGH "GRAMLINE" SCREEN FENCE REFER DETAIL
(a) = 2820 mm INC. GATE
(b) = 3570 mm
(c) = 7460 mm
(d) = 7000 mm
(e) = 1200 mm INC. GATE

X = LOMANDRA TILGA SHRUBS
Z = ACACIA LIMELIGHT SHRUBS

AREA DRIVEWAY 283.49 m²
AREA CARPARKING 50.94 m²
AREA PATTEN PAVED 18.28 m²
TOTAL AREA 352.71 m²

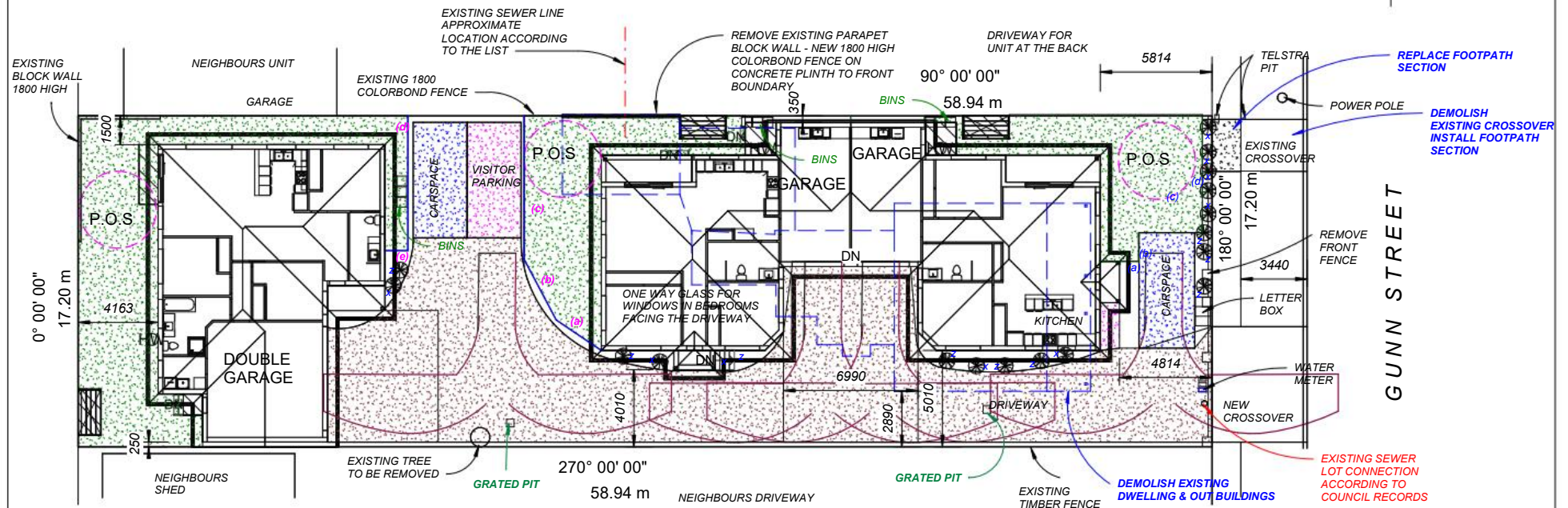
EXISTING LOT AREA 1012 m²
UNIT ONE 124.51 m²
UNIT TWO 124.51 m²
UNIT THREE 155.81 m²
TOTAL BUILDINGS 404.83 m²
SITE COVERAGE 40.00%

TOTAL SEALED AREA 352.71 m²
TOTAL BUILDINGS 404.83 m²
TOTAL HARDSTAND AREA 757.54 m²
SITE COVERAGE 74.56%

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SITE LOCATION, TRAFFIC MANAGEMENT & LANDSCAPING PLAN
1 : 200

**PROPOSED THREE UNIT DEVELOPMENT & A DEMOLITION OF EXISTING DWELLING AT 31 GUNN STREET,
DEVONPORT FOR CHRISTOPHER R. SPILLANE.**
Agenda - COUNCIL MEETING - 25 MARCH 2024 ATTACHMENTS

DATE:	SCALE:	CHECKED BY:	DRAWN BY:	DWG No:
10/5/2022	As indicated	J WEEDA	J VAN SCHIE	6822 - 8 OF 41

NOTES:

THE SITE LOCATION & SERVICES PLAN IS TO BE USED IN CONJUNCTION WITH THE ROOF PLANS. SERVICES SEPARATION SHALL BE ADHERED TO IN SECTION 7.2.7 AS/NZS 3000.3:2003. ANY CROSSOVER OF ANY SERVICE ANGLE SHALL NOT BE LESS THAN 45° AS SHOWN IN SECTION (k) FIGURE 7.2. GRADIENT LIMITS FOR HARD STAND AREAS REFER TO TABLE 8.1 ASSUME NO KERB CHANNELS UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

PLUMBING NOTES - DOMESTIC

PLUMBING SHALL BE INSTALLED TO:
A.S./N.Z. 3500.1-2021 WATER SUPPLY
A.S./N.Z. 3500.2-2021 SANITARY PLUMBING
A.S./N.Z. 3500.3-2021 STORM WATER
A.S./N.Z. 3500.4-2021 HOT WATER

FIXTURES:

1. TOILET
2. BATH/SPA
3. VANITY BASIN
4. WASH TROUGH
5. SINK
6. SHOWER
I.O. - INSPECTION OPENING
E.V. - EDUCT VENT
R.E. - ROD EYE

O.R.G.-OVERFLOW RELIEF GULLY
TOP OF O.R.G.'s SHALL BE A MINIMUM
OF 150mm BELOW THE LOWEST FIXTURE
A MINIMUM OF 75 mm ABOVE FINISHED
GROUND/SURFACE LEVEL.
CONCRETE SURROUND PLINTHS SHALL
BE PROVIDED AROUND O.R.G.'S

D.P. = DOWNPIPE SIZE AS SHOWN
STORM WATER LINE 100 mm Ø

S.W. LINES GENERALLY OUT 1200mm
& PARALLEL TO EXTERNAL WALLS.
STORM WATER - UPVC 100 mmØ LAID
@ MIN. GRADE OF 1:100

SEWER LINE 100 mm Ø
SEWER LINES GENERALLY OUT 1000mm
& PARALLEL TO EXTERNAL WALLS.
SEWER - UPVC ON 100 LAID @ A MIN.
GRADE OF 1:60

WATER SUPPLY 20 mm Ø LINE

S.V. - STOP VALVE

TELSTRA SUPPLY

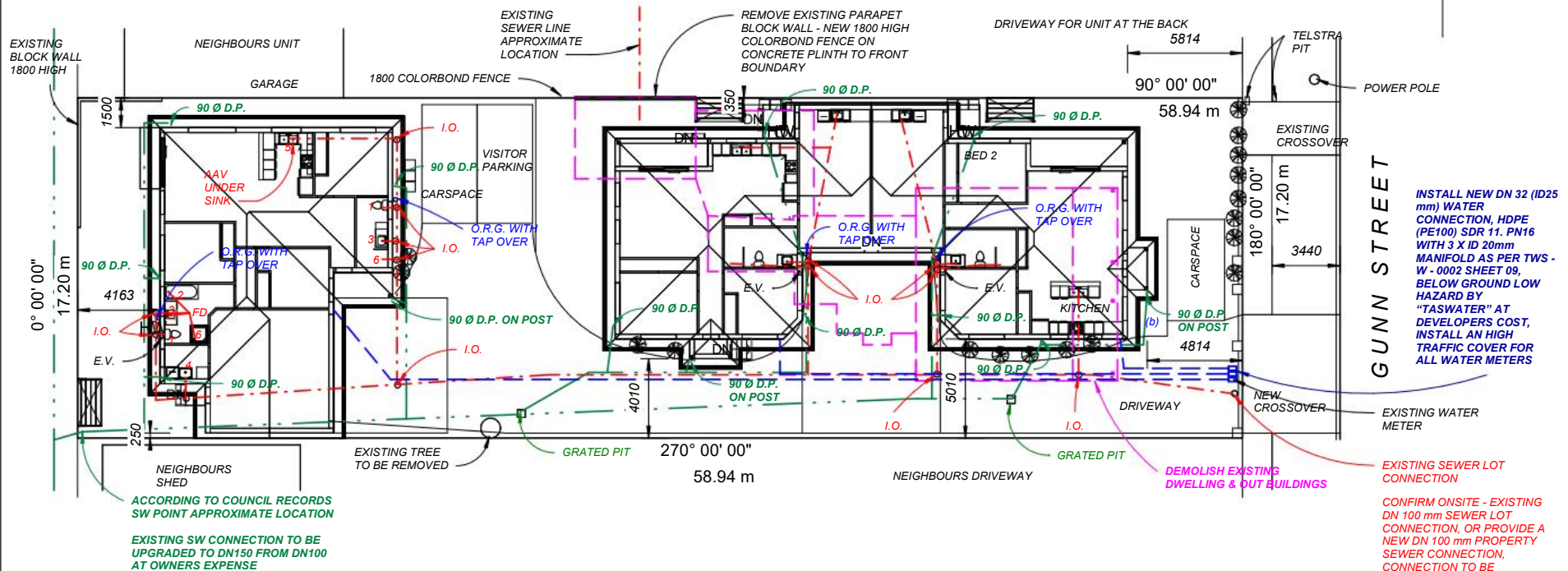
POWER SUPPLY

GAS SUPPLY

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- WATER FROM WATER MAIN IN NATURE STRIP IN FROM FRONT BOUNDARY LINE.
- FIRE PLUG LOCATION IS IN FRONT OF 35 GUNN STREET, ACCORDING THE LIST.

NOTES:
ALL WATER METER CONNECTIONS FROM MAIN
LINE SERVICE TO PROPERTY ENTRY SHALL BE
INSTALLED AND PROVIDED BY "TASWATER" AT
THE DEVELOPERS/OWNERS EXPENSE. ANY
EXTRA CONNECTIONS TO OTHER DWELLINGS
SHALL BE PROVIDED BY "TASWATER" AT
DEVELOPERS / OWNERS EXPENSE



SITE LOCATION & SERVICES PLAN 1 : 200

INSTALL NEW DN 32 (ID25 mm) WATER CONNECTION, HDPE (PE100) SDR 11. PN16 WITH 3 X ID 20mm MANIFOLD AS PER TWS - W - 0002 SHEET 09, BELOW GROUND LOW HAZARD BY "TASWATER" AT DEVELOPERS COST, INSTALL AN HIGH TRAFFIC COVER FOR ALL WATER METERS

**CONFIRM ONSITE - EXISTING
DN 100 mm SEWER LOT
CONNECTION, OR PROVIDE A
NEW DN 100 mm PROPERTY
SEWER CONNECTION,
CONNECTION TO BE
ISOLATED LOCATION TO BE
AT EXISTING SEWER POINT
LOCATION
WORK BY "TASWATER" AT
APPLICANTS COST**

PROPOSED THREE UNIT DEVELOPMENT & A DEMOLITION OF EXISTING DWELLING AT 31 GUNN STREET, DEVONPORT, FOR CHRISTOPHER R. SPILLANE.

DATE:

10/5/2022

SCALE:

As indicated

CHECKED BY:

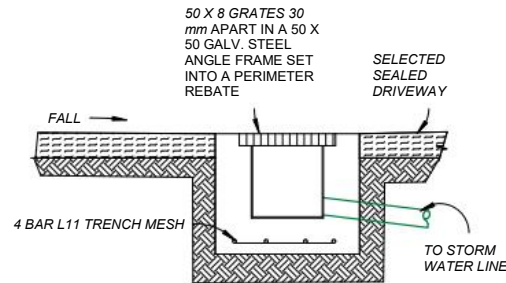
J WEEDA

DRAWN BY:

J VAN SCHIE

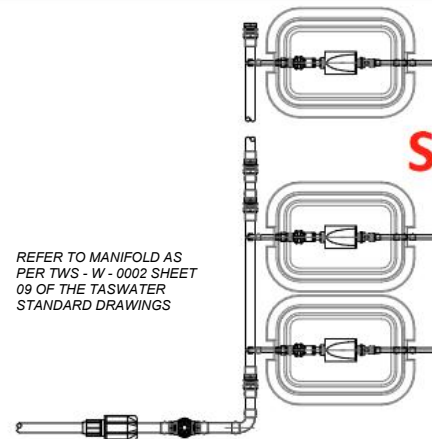
DWG No:

6822 - 9 QF 11 / 2



GRADED PIT DETAIL2 1 : 20

REFER TO MANIFOLD AS
 PER TWS - W - 0002 SHEET
 09 OF THE TASWATER
 STANDARD DRAWINGS

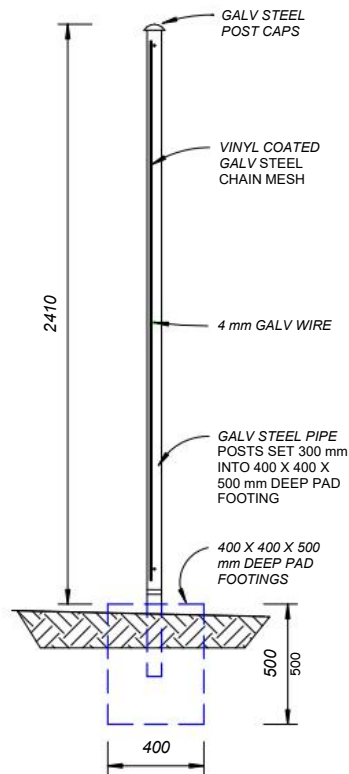


**PLAN VIEW
 BELOW GROUND 1:20**

TASWATER METER 1 : 20

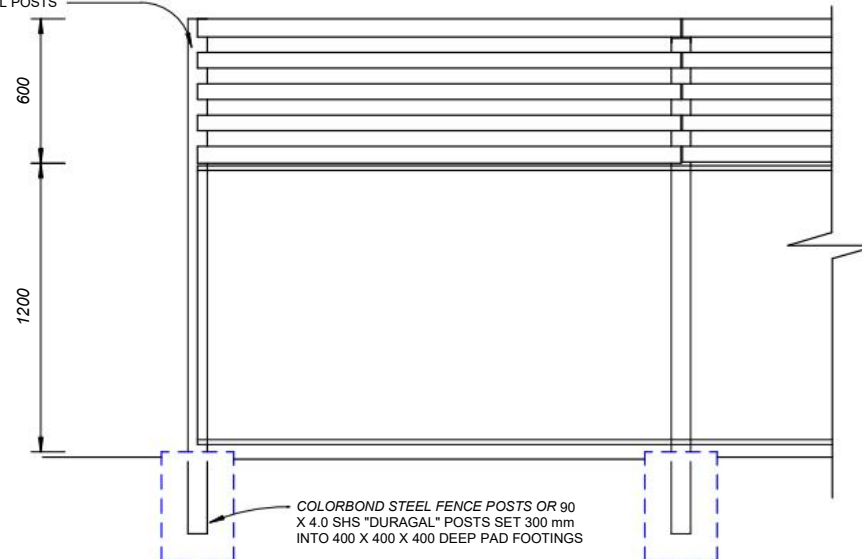
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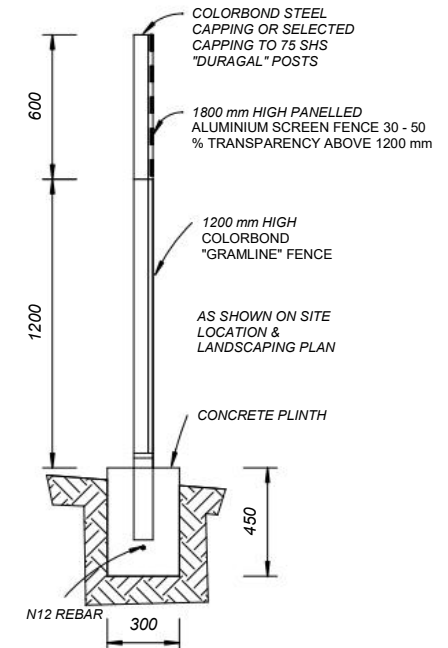


INTERNAL SCREEN FENCE 2400 HIGH DETAIL 1 : 20

90 X 20 mm "MODWOOD"
 SLATS 90 mm APART
 FIXED TO COLORBOND
 STEEL POSTS



INTERNAL SCREEN FENCE ELEVATION1 1 : 20

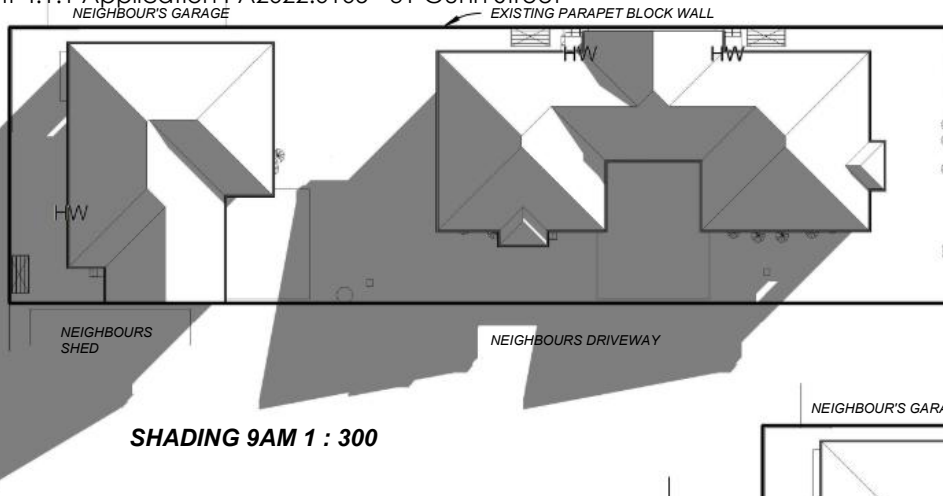


OPTIONAL INTERNAL SCREEN FENCE SECTION 1 : 20

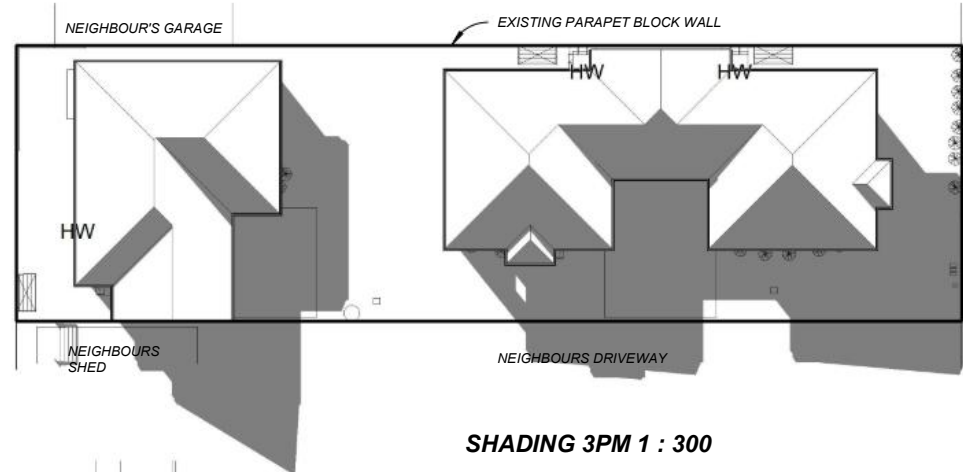
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GUNN STREET

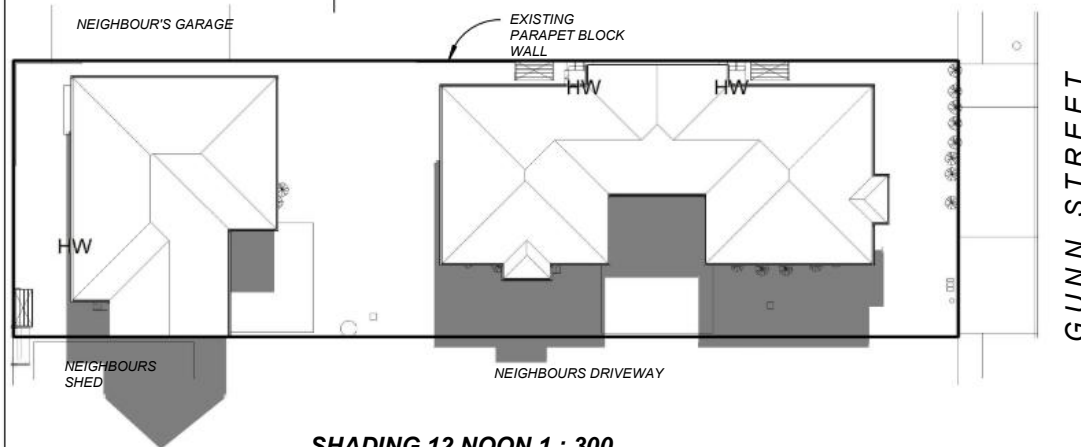


SHADING 9AM 1 : 300



SHADING 3PM 1 : 300

GUNN STREET



SHADING 12 NOON 1 : 300

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SHADING AS OF THE 21ST OF JUNE.

**PROPOSED THREE UNIT DEVELOPMENT & A DEMOLITION OF EXISTING DWELLING AT 31 GUNN STREET,
 DEVONPORT FOR CHRISTOPHER R. SPILLANE.**

DATE:	SCALE:	CHECKED BY:	DRAWN BY:	DWG No:
10/5/2022	1 : 300	J WEEDA	J VAN SCHIE	6822 - 13 OF 11



DEVONPORT CITY COUNCIL

ABN: 47 611 446 016

PO Box 604 Devonport TAS 7310 – 137 Rooke Street, Devonport

Telephone 03 6424 0511

Email council@devonport.tas.gov.au Web www.devonport.tas.gov.au

Submission Date

19/02/2024

I/We

Glenn & Clair Waters

Of

29 Gunn Street
Devonport, Tasmania 7310
Australia

Email Address

glenn-waters@hotmail.com

Phone Number

0409770130

Development Application Number

PA2022.0105

Address of Development

31 Gunn Street
Devonport 7310
Australia

Details of representation

Having reviewed the application, as the owners of the adjacent property (29 Gunn St) we wish to object to this proposed development (PA2022.0105) on the following grounds:

- 1) loss of local heritage atmosphere - despite retaining the street facing part of the original house, the remainder of the development looks to be of regular commercial brick which is viewable from neighboring property and looking a lot less heritage and out of step with age and architecture of the few remaining houses of that period in Gunn St.
- 2) reduced "green spaces" - why build out the entire block from fence to fence?
- 3) erosion of block sizes/medium density - this sets a precedent and soon we will lose all of these heritage style blocks as they are converted into medium density housing - wheres the heritage protection?
- 4) increased traffic/vehicular movements - parking for what looks like 8 cars in a single block. Increased noise and vehicle movements
- 5) increase noise due to housing density (moving 3 families into where there was previously 1)





DEVONPORT CITY COUNCIL

ABN: 47 611 446 016

PO Box 604 Devonport TAS 7310 – 137 Rooke Street, Devonport

Telephone 03 6424 0511

Email council@devonport.tas.gov.au Web www.devonport.tas.gov.au

6) reduced privacy for our property - the existing fence is too low to provide privacy/screening between the proposed development and the yard at 29 Gunn St.

7) reduced scenic impact - instead of enjoying an open yard, we will now be looking at brick wall along entire north side of our property - refer to the attached picture of the yard from the rear deck.

8) increased shading over our property during the most important times of day for sun/heating - especially in winter. Based on the 1:300 shadow drawing, nearly half of our yard will be subject to shading in the mornings and afternoons

9) proposed placement of bins is adjacent our rear deck - subjecting us to unpleasant odours in a place where we use the BBQ and outside dining area.

We have no issue with a typical "granny flat" development/addition but this McMansion-style development goes way beyond what is reasonable in a heritage precinct and severely negatively impacts the amenity of our property.

Upload Supporting Documentation such as photos, plans, sketches etc (optional)

- [29-Gunn-St-rear-yard.jpg](#)

Consent

- ✓ I agree that all the information i have provided is accurate and is truthful.

Privacy Consent

- ✓ I agree to the privacy policy of the Devonport City Council.







Amended Submission to Planning Authority Notice

Council Planning Permit No.	PA2022.0105	Council notice date	11/07/2022
TasWater details			
TasWater Reference No.	TWDA 2022/01058-DCC	Date of response	Amended 2/02/2024
TasWater Contact	David Boyle	Phone No.	0436 629 652
Response issued to			
Council name	DEVONPORT COUNCIL		
Contact details	council@devonport.tas.gov.au		
Development details			
Address	31 GUNN ST, DEVONPORT	Property ID (PID)	6333359
Description of development	Multiple Dwellings x 3 (1 existing, 2 Proposed)		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Weeda Drafting	6822 - 7 OF 11		9/11/2023
Weeda Drafting	6822 - 9 OF 11		9/11/2023
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connection and sewerage system and connection for this propose 3 unit development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 4. The applicant or landowner as the case may be, must pay a development assessment fee of \$376.68 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater. <p>The payment is required within 30 days of the issue of an invoice by TasWater.</p>			
Advice			
<p>General</p> <p>For information on TasWater development standards, please visit https://www.taswater.com.au/building-and-development/technical-standards</p> <p>For application forms please visit https://www.taswater.com.au/building-and-development/development-application-form</p>			



Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

Office use
Application no. _____
Date received: _____
Fee: _____
Permitted/Discretionary _____



Devonport City Council

Land Use Planning and Approvals Act 1993 (LUPAA)

Tasmanian Planning Scheme - Devonport

Application for Planning Permit

Use or Development Site

Street Address: 200 Stony Rise Rd & 1 Lapthorne Close, Stony Rise

Certificate of Title Reference No.: CT163007/1 & CT 163007/2

Applicant's Details

Full Name/Company Name: Terra Firma Town Planning obo Anglican Diocese Tasmania

Contacts: Terra Firma Town Planning - Jo Oliver, Anglican Diocese - Judson Williams, Property Development Manager

Postal Address: Terra Firma Town Planning - by email

Anglican Diocese - GPO BOX 748, HOBART 7001

Telephone: Jo Oliver 0408 129 133 Anglican Diocese Tasmania 6220 2032

Email: jo@terrafirmaplanning.com.au property@anglicantas.org.au

Owner's Details (if more than one owner, all names must be provided)

Full Name/Company Name: CT163007/1 - Driftwood Sands Tasmania Pty Ltd

CT 163007/2 - God's Squad CMC Nth West Tas Inc.

Postal Address: CT163007/2 - c/o N.Doyle, 4 Rosedean Rd, Caveside 7310

CT163007/1 - c/o Andrew Rand - TBA

Telephone: N.Doyle 0413506106 A.Rand 0439815076

Email: neildoyle777@gmail.com andrewrand8@gmail.com

ABN: 47 611 446 016

PO Box 604

137 Rooke Street

Devonport TAS 7310

Telephone 03 6424 0511

www.devonport.tas.gov.au

council@devonport.tas.gov.au

Sufficient information must be provided to enable assessment against the requirements of the planning scheme.

Please provide one copy of all plans with your application.

Assessment of an application for a Use or Development

What is proposed?: Application for a combined planning scheme amendment and development permit for a subdivision.

Description of how the use will operate: Proposed amendment for rezoning to General Residential Zone and boundary adjustment facilitates future residential development on 1 Lapthorne Close.

Planning report enclosed.

Use Class (Office use only):

Applications may be lodged by email to Council - council@devonport.tas.gov.au
The following information and plans must be provided as part of an application unless the planning authority is satisfied that the information or plan is not relevant to the assessment of the application:

Application fee	
Completed Council application form	
Copy of the current certificate of title, including title plan and schedule of easements	
Any written permission and declaration of notification required under s.52 of LUPAA	
A site analysis and site plan at an acceptable scale on A3 or A4 paper (1 copy) showing:	
• The existing and proposed use(s) on the site	
• The boundaries and dimensions of the site	
• Topography including contours showing AHD levels and major site features	
• Natural drainage lines, watercourses and wetlands on or adjacent to the site	
• Soil type	
• Vegetation types and distribution including any known threatened species, and trees and vegetation to be removed	
• The location, capacity and connection point of any existing services and proposed services	
• The location of easements on the site or connected to the site	
• Existing pedestrian and vehicle access to the site	
• The location of existing and proposed buildings on the site	
• The location of existing adjoining properties, adjacent buildings and their uses	
• Any natural hazards that may affect use or development on the site	
• Proposed roads, driveways, parking areas and footpaths within the site	
• Any proposed open space, common space, or facilities on the site	
• Proposed subdivision lot boundaries (where applicable)	
• Details of any proposed fencing	
Where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 on A3 or A4 paper (1 copy) showing:	
• Setbacks of buildings to property (title) boundaries	
• The internal layout of each building on the site	
• The private open space for each dwelling	
• External storage spaces	
• Parking space location and layout	
• Major elevations of every building to be erected	
• The relationship of the elevations to existing ground level, showing any proposed cut or fill	
• Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites	
• Materials and colours to be used on roofs and external walls	
Details of any signage proposed	

Value of use and/or development

\$ \$50,000.00 approx.

Notification of Landowner/s (s.52 *Land Use Planning and Approvals Act 1993*)

If land is not in applicant's ownership

I, Jo Oliver obo Anglican Diocese Tasmania declare that the owner/s of the land has/have been notified of my intention to make this application.

Applicant's signature:  Date: 12 April 2023

If the application involves land owned or administered by the Devonport City Council

Devonport City Council consents to the making of this permit application.

General Manager's signature: _____ Date: _____

If the application involves land owned or administered by the Crown

Crown consent must be included with the application.

Signature

I apply for consent to carry out the use and development described in this application. I declare that all the information given is true and correct. I also understand that:

- if incomplete, the application may be delayed or rejected; and
- more information may be requested in accordance with s.54 (1) of LUPAA.

PUBLIC ACCESS TO PLANNING DOCUMENTS - *DISCRETIONARY* PLANNING APPLICATIONS (s.57 of LUPAA)

I understand that all documentation included with a discretionary application will be made available for inspection by the public.

Applicant's signature:  Date: 12 April 2023

PRIVACY ACT

The personal information requested on this form is being collected by Council for processing applications under the *Land Use Planning and Approvals Act 1993* and will only be used in connection with the requirements of this legislation. Council is to be regarded as the agency that holds the information.

Fee & payment options

DD

Pay by Direct Deposit – BSB: 067-402 Account No. 000 000 13 – Please quote your application number.



Pay in Person at Service Tasmania – Present this notice to any Service Tasmania Centre, together with your payment. See www.service.tas.gov.au for opening hours.



Pay by Phone – Please contact the Devonport City Council offices on 64240511 during office hours, Monday to Friday.



Pay by Post – Cheques should be made payable to Devonport City Council and posted to PO Box 604, Devonport, Tasmania, 7310.

Form No. 1

Owners' consent

Requests for amendments of a planning scheme or Local Provisions Schedule and applications for combined permits require owners' consent. This form must be completed if the person making the request is not the owner, or the sole owner.

The person making the request must clearly demonstrate that all owners have consented.

Please read the notes below to assist with filling in this form.

1. Request made by:

Name(s):

Judson Williams

Email address

property@anglicantas.org.au

Contact number:

(03) 6220 2032

2. Site address:

Address:

1 Lapthorne Close, Don TAS 7310

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

163007/1

3. Consent of registered land owner(s):

Every owner, joint or part owner of the land to which the application relates must sign this form (or a separate letter signed by each owner is to be attached).

Consent to this request for a draft amendment/and combined permit application is given by:

Registered owner :

Driftwood Sands Tasmania Pty Ltd

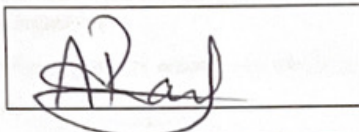
Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

163007/1

Position
(if applicable):

DIRECTOR DRIFTWOOD SANDS

Signature:



Date:

14.4.23

Registered owner
(please print):

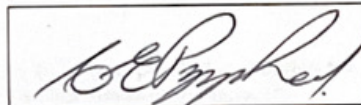
ANDREW RAND

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position
(if applicable):

Secretary Director Driftwood Sands

Signature:



Date:

14.4.23

Registered owner
(please print):

CARLA Pizzirani-Rand.

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position
(if applicable):

Signature:

Date:

**ASIC**

Australian Securities & Investments Commission

Forms Manager

Registered Agents

Company: DRIFTWOOD SANDS PTY LTD ACN 617 309 930**Company details**

Date company registered 10-02-2017
 Company next review date 10-02-2024
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company Yes
 Non profit company No

Registered office

C/- FINDEX (AUST) PTY LTD, 33-35 OLDAKER STREET , DEVONPORT TAS 7310

Principal place of business

116-118 SORELL STREET , DEVONPORT TAS 7310

Officeholders

RAND, ANDREW DUNCAN

Born 18-07-1962 at DEVONPORT TAS

97-99 NORTH STREET , DEVONPORT TAS 7310

Office(s) held: Director, appointed 12-04-2022

PIZZIRANI-RAND, CARLA EMMA

Born 08-04-1965 at DEVONPORT TAS

97-99 NORTH STREET , DEVONPORT TAS 7310

Office(s) held: Director, appointed 10-02-2017

Company share structure

Share class	Share description	Number issued	Total amount paid	Total amount unpaid
ORD	ORDINARY	24	24.00	0.00

Members

RAND , ANDREW DUNCAN 97-99 NORTH STREET , DEVONPORT TAS 7310

Share class	Total number held	Fully paid	Beneficially held
ORD	12	Yes	Yes

PIZZIRANI-RAND , CARLA EMMA 97-99 NORTH STREET , DEVONPORT TAS 7310

Share class	Total number held	Fully paid	Beneficially held
ORD	12	Yes	Yes

Document history

These are the documents most recently received by ASIC from this organisation.

Received	Number	FormDescription	Status
03-05-2022	2EZV41837	484 CHANGE TO COMPANY DETAILS	Processed and imaged

Form No. 1

Owners' consent

Requests for amendments of a planning scheme or Local Provisions Schedule and applications for combined permits require owners' consent. This form must be completed if the person making the request is not the owner, or the sole owner.

The person making the request must clearly demonstrate that all owners have consented.

Please read the notes below to assist with filling in this form.

1. Request made by:

Name(s):

Judson Williams

Email address

property@anglicantas.org.au

Contact number:

(03) 6220 2032

2. Site address:

Address:

200 Stony Rise Road, Stony Rise TAS 7310

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

163007/2

3. Consent of registered land owner(s):

Every owner, joint or part owner of the land to which the application relates must sign this form (or a separate letter signed by each owner is to be attached).

Consent to this request for a draft amendment/and combined permit application is given by:

Registered owner :

God's Squad CMC Nth West Tas INC

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

163007/2

Position
(if applicable):

President

Signature:



Date:

30-1-23

Registered owner
(please print):

God's Squad CMC Nth West Tas INC

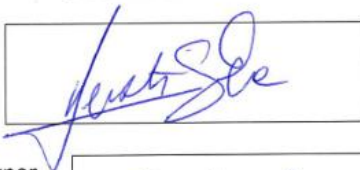
Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

163007/2

Position
(if applicable):

Secretary

Signature:



Date:

30-1-23

Registered owner
(please print):

God's Squad cmc Nth West Tas.

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Volume 163007 Folio 2

Position
(if applicable):

Secretary

Signature:



Date:

30.1.23

Department of Justice

CONSUMER, BUILDING AND OCCUPATIONAL SERVICES
REGISTRATION SERVICES

PO Box 56 Rosny Park, TAS 7018 Australia

Ph 1300 654 499 Fax (03) 61730205

Email: Registration.Services@justice.tas.gov.au Web www.cbos.tas.gov.au

Association Extract – Tasmania

Created on 24 October 2022 at 08:53PM

Current Association Details

Association Name:	GOD'S SQUAD CMC NTH WEST TAS INC
Incorporation Number	IA12562
Status:	REGISTERED
Date of Incorporation:	22 June 2020
Next Financial Year End Date:	30 June 2023
Principle Activity:	TO MINISTER AMONG THE BIKER GROUPS IN TASMANIA BUT PARTICULARLY THE NORTH WEST COAST OF TASMANIA. THE CLUB DEVOTES IT'S BEST EFFORTS TO MINISTER TO THOSE ON THE FRINGES OF SOCIETY.

Association Postal Address (current)

Address: 74A NEW ECCLESTONE ROAD RIVERSIDE TAS 7250
Start Date: 12 September 2022

Association Registered Office (current)

Address: 74A NEW ECCLESTONE ROAD RIVERSIDE TAS 7250
Start Date: 12 September 2022

Association President (current)

Name: DOYLE, NEIL
Address: 3 ROSEDEAN ROAD CAVESIDE TAS 7304
Start Date: 14 May 2021

Association Public Officer (current)

Name: GERKE, JUSTIN
Address: 74A NEW ECCLESTONE ROAD RIVERSIDE TAS 7250
Start Date: 15 May 2022

Association Secretary (current)

Name: GERKE, JUSTIN
Address: 74A NEW ECCLESTONE ROAD RIVERSIDE TAS 7250
Start Date: 15 May 2022

Association Treasurer (current)

Name: GERKE, JUSTIN

Address: 74A NEW ECCLESTONE ROAD RIVERSIDE TAS 7250

Start Date: 15 May 2022

Documents Lodged:

Document Type	Date Lodged	Date Processed
Application for Registration	15 Jun 2020	22 Jun 2020
Association Annual Return	25 Sep 2021	25 Nov 2021
Change of Public Officer Details	04 Sep 2022	05 Sep 2022
Association Annual Return	04 Sep 2022	12 Sep 2022

DISCLAIMER FOR ASSOCIATIONS EXTRACT

The administrator of the Associations Incorporation Act and every person acting on its behalf disclaims any liability for loss or damage arising from any error, omission or defect in the computer produced extract or the information contained herein, whether resulting from negligence, default or otherwise however so caused or resulting.



T E R R A F I R M A
T O W N P L A N N I N G

0408 129 133
jo@terrafirmaplanning.com.au
Blackwood Creek TAS 7301

13 April 2023

Devonport City Council
PO Box 604
DEVONPORT TAS 7310

By email: council@devonport.tas.gov.au

Dear Devonport City Council Planning Authority

Application for a combined Local Provisions Schedule amendment and permit for a subdivision.

On behalf of the Anglican Diocese of Tasmania, please find attached an application for rezoning of a portion of the lot at 200 Stony Rise Road, known as St Olaves Church, to General Residential Zone and a boundary adjustment to add the area to be rezoned to the adjoining land at 1 Lapthorne Close.

As the subdivision requires works for the establishment of a new driveway crossover within the Council road reserve of Lapthorne Close, the application requires a Council consent to lodge under section 40T(6) of the *Land Use Planning & Approvals Act 1993*. As such, this correspondence also constitutes an official request for that consent pursuant to s.40T(6) of the LUPAA to enable processing of this application.

Could you please invoice fees to:
Anglican Diocese of Tasmania, GPO Box 748, Hobart 7001
Attn: Judson Williams, Property Development Manager - property@anglicantas.org.au

Could you please copy all correspondence relating to this application to both myself and Mr Williams.

If you have any queries regarding this application, please do not hesitate to contact me.

Yours faithfully

Jo Oliver
Director

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 163007	FOLIO 1
EDITION 3	DATE OF ISSUE 05-Nov-2019

SEARCH DATE : 12-Mar-2023

SEARCH TIME : 11.31 AM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 1 on Sealed Plan 163007

Derivation : Part of Lot 3507, 50 Acres Gtd to James Fenton

Prior CT 124726/2

SCHEDULE 1

M788283 TRANSFER to DRIFTWOOD SANDS TASMANIA PTY LTD

Registered 05-Nov-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP163007 EASEMENTS in Schedule of Easements

SP163007 FENCING PROVISION in Schedule of Easements

C904580 BURDENING EASEMENT: a right of carriageway

(appurtenant to Lot 1 on Plan 117387) over the land

marked Right of Way on Sealed Plan 163007 Registered

17-May-2016 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 163007	FOLIO 2
EDITION 2	DATE OF ISSUE 26-Aug-2022

SEARCH DATE : 12-Mar-2023

SEARCH TIME : 11.27 AM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 2 on Sealed Plan 163007

Derivation : Part of Lot 3507, 50 Acres Gtd to James Fenton

Prior CTs 124726/2 and 124726/1

SCHEDULE 1

M934942 TRANSFER to GOD'S SQUAD CMC NTH WEST TAS INC

Registered 26-Aug-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP163007 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

OWNER THE TRUSTEES OF THE DIOCESE OF TASMANIA		PLAN OF SURVEY		REGISTERED NUMBER SP163007	
FOLIO REFERENCE F/R 124726-1 F/R 124726-2		BY SURVEYOR PAUL PLUNKETT of MICHELL HODGETTS & ASSOC. P/L Po.Box 712 DEVONPORT, 7310		APPROVED EFFECTIVE FROM - 6 DEC 2011	
GRANTEE PART OF LOT 3507, 50 ACRES GTD TO JAMES FENTON		LOCATION CITY OF DEVONPORT		 Recorder of Titles	
SCALE 1: 600		LENGTHS IN METRES			
MAPSHEET MUNICIPAL CODE No. 108 (4444-51)	LAST UPI No FHK39 FHK40	LAST PLAN No. P.124726	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

 COUNCIL DELEGATE	24/11/2011 DATE
----------------------	--------------------

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 163007
--	---

PAGE 1 OF 1 PAGE/S

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.

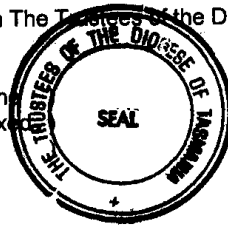
Electricity Infrastructure Easement

Lot 1 on the plan is SUBJECT TO a Electricity Infrastructure Easement with the benefit of a restriction as to user of the land fully defined therein in favour of Aurora Energy Pty Ltd over the land marked "ELECTRICITY INFRASTRUCTURE EASEMENT 1.00 WIDE" on ~~Plan no 424726~~ created by and more fully set forth in C174176 (subject to conditions). ^{the Plan}

Fencing provision

In respect of each lot shown on the plan The Trustees of the Diocese of Tasmania will not be required to fence.

The Common Seal of The Trustees of the Diocese of Tasmania was hereunto affixed in the presence of:



Conelia Wagon Trustee

Full Name:

Conelia Wagon

Edwin Siah Lang Trustee

Full Name:

Edwin Siah Lang

Edwin Siah Lang Secretary

Full Name:

Edwin Siah Lang

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: The Trustees of the Diocese of Tasmania FOLIO REF: 124726/1&2 SOLICITOR & REFERENCE: Dobson Mitchell & Allport James Ramsay	PLAN SEALED BY: Devonport City Council DATE: <i>24/11/2011</i> <i>SA2011.0006</i> REF NO. <i>McCallum</i> Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	



APPLICATION REPORT



FOR:
ANGLICAN DIOCESE OF TASMANIA

Terra Firma Town Planning Pty Ltd
ABN 91650850570

Job	Combined Local Provisions Schedule Amendment and Development Application for Subdivision
Address	200 Stony Rise Rd & 1 Lapthorne Close, Stony Rise
Version	1
Date	11 April 2023
Author	Jo Oliver

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APPENDICES:

Appendix A: Plan of Subdivision

Appendix B: Heritage Tasmania Exemption and Landscaping Plan

Appendix C: ES&D Environmental Impact Assessment

1. INTRODUCTION

Terra Firma Town Planning has prepared this application on behalf of the Anglican Diocese of Tasmania, for:

- an amendment to the Devonport Local Provisions Schedule to rezone land from Community Purpose Zone to General Residential Zone over part of the property at 200 Stony Rise Road, known as St Olaves; and
- development for a subdivision to adjust the boundary between 200 Stony Rise Road and 1 Lapthorne Close.

This application is made pursuant to sections 37 and 40T of the *Land Use Planning & Approvals Act 1993* (LUPAA) through the combined permit and amendment process.

The applicable planning scheme is the *Tasmanian Planning Scheme – Devonport* (the scheme).

Tasmanian Planning Scheme – Devonport			
Current Zoning	200 Stony Rise Road	CT163007/2	Community Purpose Zone
	1 Lapthorne Close	CT163007/1	General Residential Zone
Applicable Codes	C3.0 Road and Railway Assets Code C7.0 Natural Assets Code C9.0 Attenuation Code C16.0 Safeguarding of Airports Code		

This report is prepared in accordance with the applicable provisions of the LUPAA.

2. PROPOSAL

2.1 Amendment to the Local Provisions Schedule

The draft amendment proposes to rezone 850m² of the St Olaves property at 200 Stony Rise Road from Community Purpose Zone to General Residential Zone, for the purposes of adjusting the boundary with 1 Lapthorne Close to add the 850m² to that property, to make a total lot size of 2984m².

The St Olaves property has been sold as part of the Anglican Diocese redress scheme and the portion of the title that is the subject of the amendment, was agreed between the Anglican Diocese, the purchasers of the St Olaves property and the owner of 1 Lapthorne Close, to be transferred upon a successful application for rezoning and subdivision.

The area of land identified for rezoning is surplus to the needs of the new owners, the God's Squad Motorcycle Club. The land is proposed to be added to 1 Lapthorne Close to enhance the capability of that title to provide for future multiple dwelling development, which requires an amendment as multiple dwelling use is prohibited in the Community Purpose Zone. The remaining land area of the St Olaves property will be 1550m² and allows for an appropriate curtilage around the building and cemetery, vehicular access and parking.

The current zoning of the two titles and surrounding land is shown in Figure 1 below.

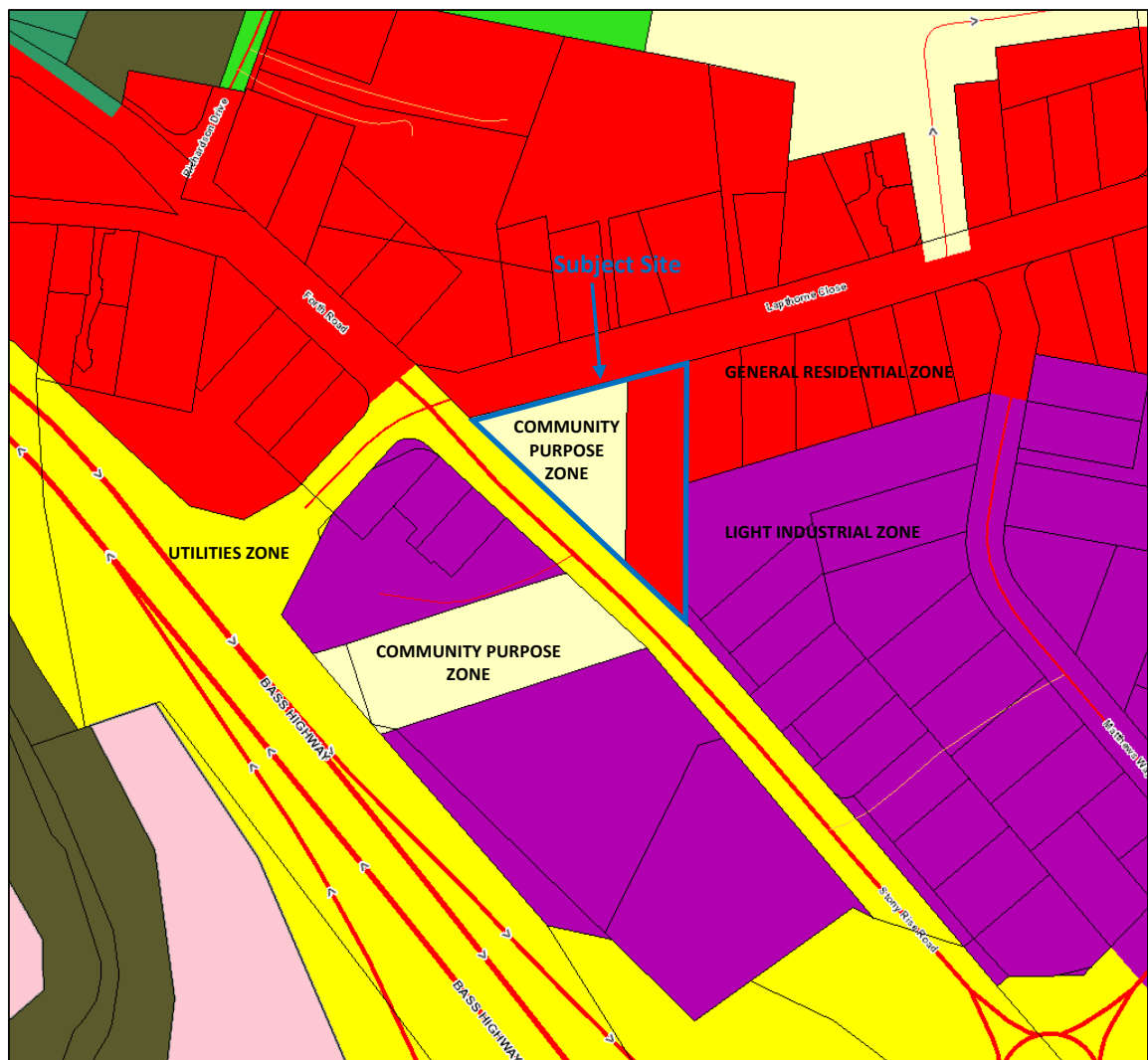


Figure 1: Current zoning of subject site and surrounding land. (Source www.thelist.tas.gov.au)

Figure 2 shows the outline of the 850m² area proposed to be rezoned in the context of current zoning of the site and surrounding land, over the aerial photograph.



Figure 2: Proposed zoning change and boundary adjustment – 850m² of Community Purpose Zone on CT163007/2 rezoned to General Residential Zone (outlined in red) and added to CT163007/1.
(Source www.thelist.tas.gov.au)

2.2 Development for Subdivision

The proposal includes subdivision to adjust the boundary between CT163007/1 and CT163007/2 to add the 850m² area of land to be rezoned to CT163007/1.

The proposed subdivision does not meet the terms of section 7.3 of the Scheme - *Adjustment of a Boundary* and is therefore subject to the subdivision provisions of the General Residential Zone, Community Purpose Zone and any applicable codes.

Section 40T(1)(a) of the LUPAA provides that a person who requests an amendment to the LPS, may also make application for a permit, which could not otherwise be issued unless the LPS was amended as

requested. Section 40T(1)(b) provides for the request to amend the scheme and the application for a permit at the same time.

In regard to the proposed subdivision, the relevant standard that cannot be met is Community Purpose Zone - 27.5.1 Lot Design - subsection (a). The Acceptable Solution requires that each lot, or proposed lot:

- has an area of not less than 600m²,
- is able to contain an area of 10m x 15m that is clear of the frontage, side and rear boundary setback acceptable solutions of the Community Purpose Zone, as well as any easements or title restrictions; and
- that new boundaries meet the frontage, side and rear boundary setback acceptable solutions in relation to any existing buildings.

The scheme provisions do not comfortably account for a multiple zone scenario and boundary adjustment, however due to the configuration of the 850m² area of land contained in the Community Purpose Zone that is to be added to CT163007/1, the acceptable solution 27.5.1(a) cannot be met as it cannot accommodate a 10m x 15m area that can meet the required setbacks from frontage and side boundaries.

The performance criteria of 27.5.1 require that a proposed lot in a plan of subdivision “*must have sufficient useable area and dimensions for its intended use*” having regard to:

- (a) the relevant requirements for development of buildings on the lots;*
- (b) existing buildings and the location of intended buildings on the lots;*
- (c) the topography of the site;*
- (d) the presence of any natural hazards;*
- (e) adequate provision of private open space; and*
- (f) the pattern of development existing on established properties in the area.*

Having regard to these matters, the proposed subdivision cannot provide for sufficient usable area and dimensions for its intended use for the 850m² area of land contained in the Community Purpose Zone as the intended use, which is the purpose of the subdivision, is to use and develop the land for residential purposes that are prohibited in the zone. The subdivision is not to provide for a community purpose use. The subdivision would therefore not be able to obtain a permit without application for a LPS amendment.

The subdivision proposal plan by Michell Hodgetts Surveyors is included at Appendix A. Figure 2 above, shows the outline of the 850m² area proposed to be adjusted from CT163007/2 to CT163007/1.

Both lots take access from Lapthorne Close and the subdivision will require the construction of a new driveway crossover to Lapthorne Close to serve the St Olaves property (CT163007/2).

The site has connection available to reticulated sewer, water and stormwater services.

The Council landowner consent for works in the road reserve to establish the new driveway crossover has been requested with this application.

3. SITE DESCRIPTION AND SURROUNDING LAND USE

3.1 Locality

The site is located to the western edge of the developed urban area of Devonport city, with close access to the Bass Highway and collector roads to the city centre of Devonport, as well as open space linkages along the Don River to the coastal foreshore recreation areas.

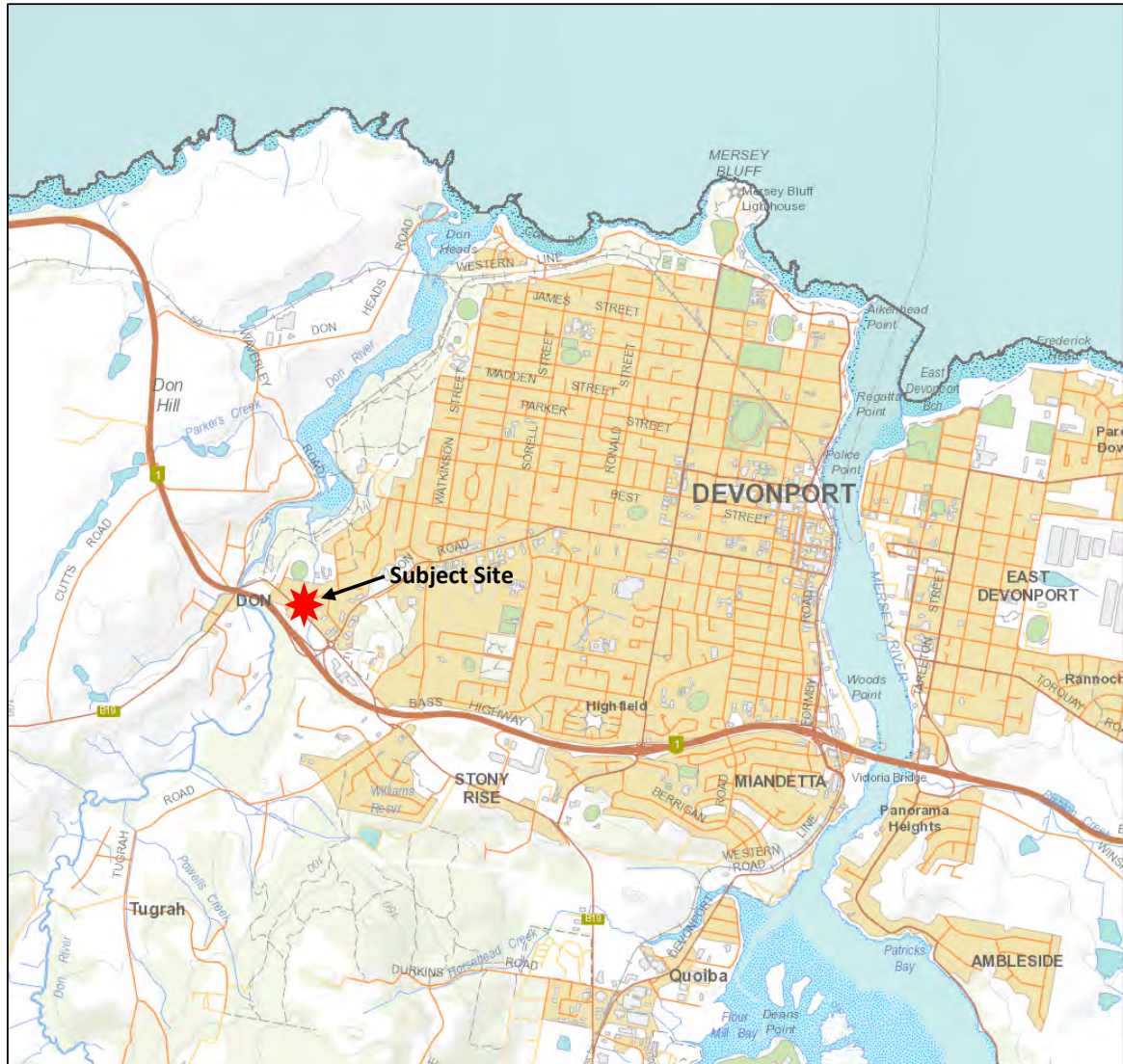


Figure 3: Location of subject site (Source www.thelist.tas.gov.au)



Figure 4: Aerial image of site and proximity to services (Source www.thelist.tas.gov.au)

3.2 Site

As a combination of the two titles the site has an area of 4537m² and is located between Lapthorne Close and Stony Rise Road, which is a State road. The site takes access only from Lapthorne Close, which is a sealed residential street with established kerb and channel. There is currently one established vehicle crossover at the boundary between the two titles, which is utilised by both properties.

200 Stony Rise Rd, to the corner of Lapthorne Close and Stony Rise Road, contains the State heritage listed, St Olaves church and cemetery on a parcel of 2403m². 1 Lapthorne Close is a vacant title of 2134m² that was subdivided from the St Olaves property in 2011.

The St Olaves property previously contained large Eucalypt trees, that are evident in the aerial photograph in Figure 5 below. These large trees have recently been removed due to damage being caused to the adjacent grave sites and safety concerns regarding their deteriorating state in the context of a residential

environment and the regular public visitation to the St Olaves property. A heritage exemption for these works was granted on 19 July 2022 by the Tasmanian Heritage Council, on the basis that supplementary new plantings and fencing were undertaken and a landscaping plan to that effect was provided. The submitted landscaping plan is reflective of the proposed subdivision boundary. The Heritage Council exemption and landscaping plan are attached at Appendix B. Toward the frontage, there remain some small, naturally seeded saplings, resulting from the larger trees that have been removed and earlier plantings along the front boundary on the St Olaves property.

1 Lapthorne Close is cleared and does not contain any native vegetation.

The most current state of the two titles is shown in photographs 1 -5 below.



Figure 5: Aerial photo of subject site and surrounding land.



Photo 1: View of 1 Lapthorne Close and St Olaves property from Lapthorne Close.



Photo 2: View north across 1 Lapthorne Close from Stony Rise Road boundary.



Photo 3: View northwest from Stony Rise Road boundary across the land to be rezoned and included with 1 Lapthorne Close .



Photo 4: View to location of new driveway crossover to St Olaves property, approximately 5 metres to the right of the existing crossover.



Photo 5: View south-west along site frontage of the St Olaves property, which will remain unchanged, apart from the construction of a new driveway crossover to left of the power pole.

3.2.1 Services

The site is within the Taswater Sewer Serviced Land district, with connection available to the sewer main at the frontage of 1 Lapthorne Close. St Olaves Church currently has a connection to the sewer main. Figure 6 below shows the subject site in the context of the Taswater sewer serviced land and the location of Taswater sewer mains.



Figure 6: Taswater Sewer Serviced Land and sewer network. (Source www.thelist.tas.gov.au)

The site is within the Taswater Water Serviced Land district. The St Olaves water meter is shown on the survey plan on the Lapthorne Close frontage. Connection of 1 Lapthorne Close to the water main is on the northern side of Lapthorne Close. Figure 7 below shows the subject site in the context of the Taswater water serviced land and the location of Taswater water mains.



Figure 7: Taswater Water Served Land and water supply network. (Source www.thelist.tas.gov.au)

Mapping of the Council's stormwater network is only available in the *Council's Stormwater Management Plan (SMP) 2019*, which indicates that the area is serviced by Devonport Council's piped stormwater network. The area of land proposed for rezoning to General Residential Zone is elevated above the surface of Laphorne Close and appears to be bisected by the Georgiana and Richardson catchments in the SMP. The area to be rezoned will be able to discharge by gravity to the Council reticulated system.

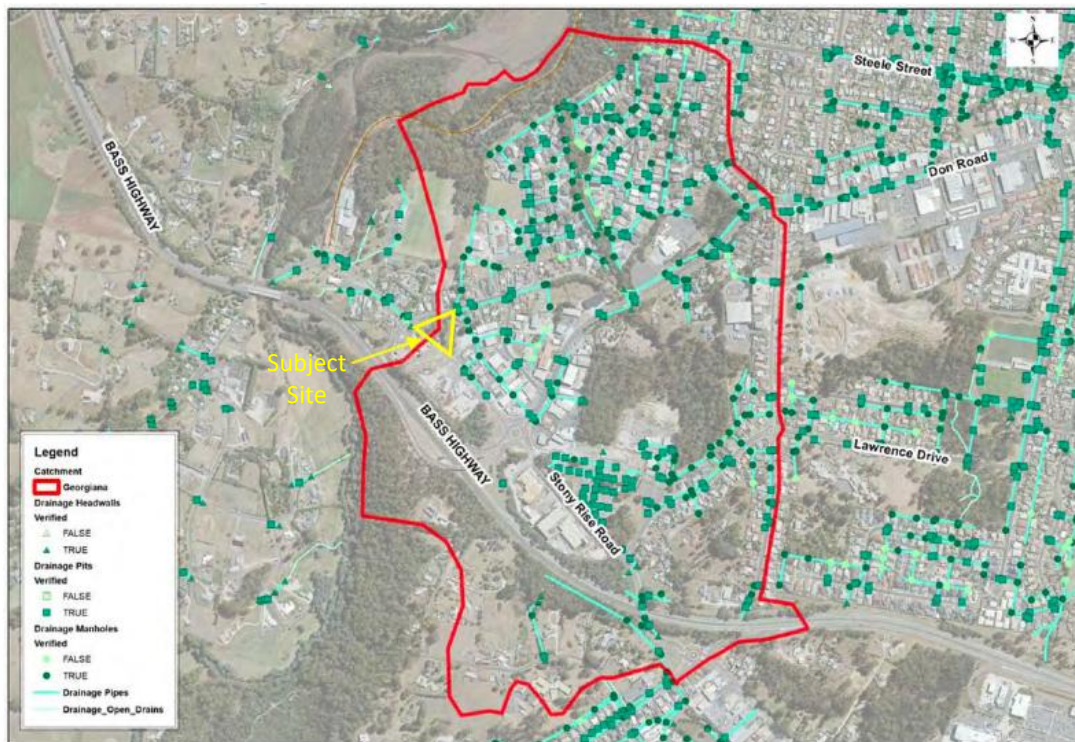


Figure 8: Devonport City Council stormwater system - Georgiana catchment (Source: Devonport City Council – Stormwater Management Plan)

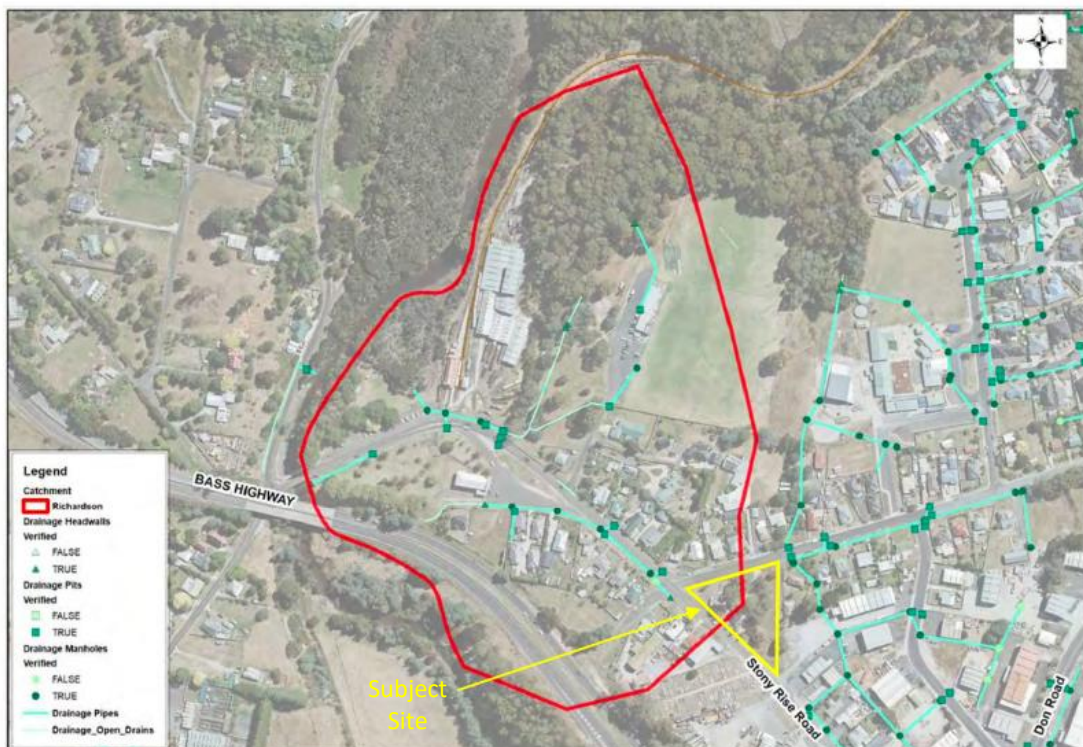


Figure 9: Devonport City Council stormwater system - Richardson catchment (Source: Devonport City Council – Stormwater Management Plan)

3.2.2 Easements

1 Lapthorne Close has a one metre wide, electricity infrastructure easement along the eastern boundary, in favour of Aurora Energy Pty Ltd. The easement is not affected by the adjustment of the boundary to western side of the lot.

3.2.3 Tasmanian Planning Scheme Overlays

The site is subject to the following planning scheme code overlay maps:

Priority Vegetation Area:

Figure 10 below shows the extent of the priority vegetation area (PVA) over the site and surrounding land. The PVA is discussed further below in the consideration of the amendment and the assessment against the relevant provisions.



Figure 10: Priority Vegetation Area (green hatch) over subject site and surrounding land. (Source www.thelist.tas.gov.au)

Attenuation Area:

Although not mapped in an overlay, the site is subject to the attenuation area of the metal fabrication and abrasive blasting business located opposite the site at 209 Stony Rise Road, through application of *Table C9.1 Attenuation Distances* in *C9.0 Attenuation Code* of the Tasmanian Planning Scheme. Metal fabrication has an attenuation distance of 500m and abrasive blasting has an attenuation distance of 300m, if not enclosed.

An environmental impact assessment has been undertaken by ES&D against the provisions of the code and is included at Appendix C. The attenuation area is discussed further below in the consideration of the amendment against the objectives of the LUPAA.

Other attenuated activities in the industrial precinct to the east do not have scheduled distances that extend to the subject site.



Figure 11: Location of attenuated activity relative to the subject site. (Source: www.thelist.tas.gov.au)

Airport Obstacle Limitation Area:

The site is located within the Devonport Airport Obstacle Limitation Area (OLA) overlay. The overlay map is shown in the context of the City of Devonport in Figure 7 below. The OLA is discussed further below in the assessment against the provisions of the code.

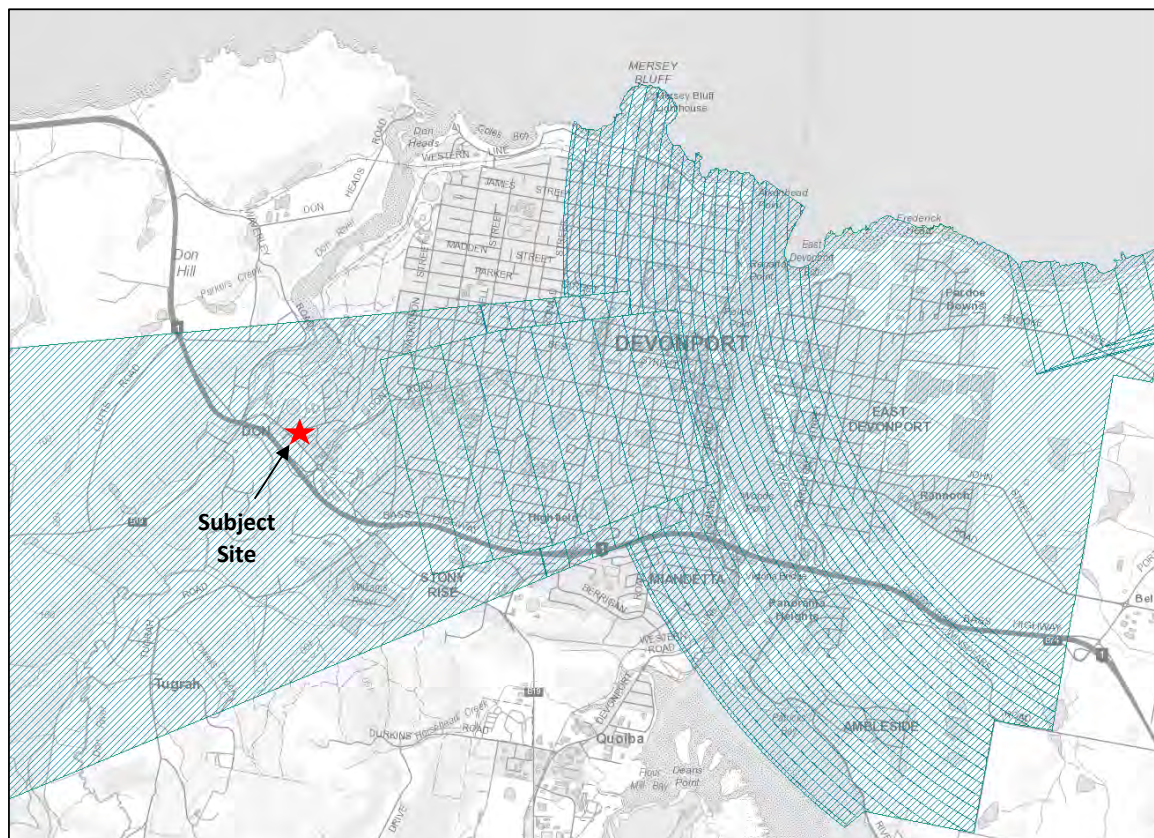


Figure 12: Devonport Airport Obstacle Limitation Area Overlay (blue hatch). (Source: www.thelist.tas.gov.au)

3.2.4 Heritage

The St Olaves title at 200 Stony Rise Road is permanently registered on the Tasmanian Heritage Register (Place ID 1358). This includes the cemetery and land that makes up the extent of the title.

Pursuant to section 36. of the *Historic Cultural Heritage Act 1995*, the application for a combined amendment and development application for subdivision will be referred by the planning authority to the Tasmanian Heritage Council (THC), who will determine if it wishes to be involved in determining the combined permit application and if it requires additional information to make a determination.

Through this process, the THC may require conditions to be applied to any permit issued or may refuse the application. The planning authority must not apply any condition to a permit that conflicts with the conditions of the THC and must refuse to issue the permit if the THC notifies that the combined permit should be refused.

Should the planning authority agree to prepare the amendment pursuant to s.38 of the LUPAA, the Tasmanian Planning Commission (TPC) will take into account the recommendations of the THC in making its decision to either approve, or refuse to approve, the draft amendment.

Heritage considerations are discussed further below in regard to the rezoning and proposed subdivision.

3.3 Surrounding Land Use

The site is bordered to the north, east and north-west by an established residential environment on Lapthorne Close and Stony Rise Road, reflected in the General Residential zoning.

To the east and south of the site is the Light Industrial zoned precinct located to either side of Stony Rise Road and Matthews Way, which contains a mix of commercial, storage and industrial businesses including metal fabrication, transport depots and distribution warehouses, joinery and automotive services.

The heritage listed Don cemetery is situated opposite the site on Stony Rise Road and is zoned Community Purpose.

The Bass Highway/Stony Rise Rd/Don Rd interchange is located 230 metres to the southwest of the site.



Photo 6: View north-east along Lapthorne Close from St Olaves frontage.



Photo 7: View south-east from subject site to commercial and industrial activities along Stony Rise Road.



Photo 8: View north-west toward site on Stony Rise Road, showing Don Cemetery and metal fabricator opposite the site (Note: Eucalypt trees on the site at right have been removed).



Photo 9: View southwest along Stony Rise Rd at the junction of Lapthorne Close and Stony Rise Rd.
(Note: Eucalypt trees on the site at right have been removed)

4. AMENDMENT

4.1 Land Use Planning & Approvals Act 1993

Section 38 of the LUPAA requires that before deciding whether to prepare a draft amendment, the planning authority must be satisfied that the amendment will meet the *LPS Criteria*.

The LPS Criteria to be met are set out in section 34(2) of the LUPAA and require that the draft amendment of the LPS:

- (a) *contains all the provisions that the SPPs specify must be contained in an LPS; and*
- (b) *is in accordance with section 32 ; and*
- (c) *furtheres the objectives set out in Schedule 1 ; and*
- (d) *is consistent with each State policy; and*
- (da) *satisfies the relevant criteria in relation to the TPPs; and*
- (e) *as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and*
- (f) *has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993 , that applies in relation to the land to which the relevant planning instrument relates; and*
- (g) *as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and*
- (h) *has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019.*

Each of the LPS Criteria are addressed in the following sections.

4.2 34(2)(a) - State Planning Provisions

A draft amendment is required to contain all of the provisions that the State Planning Provisions (SPP's) specify must be included in a LPS.

The proposed rezoning to General Residential Zone will apply all of the SPP provisions for that zone and any codes that apply to the land, in accordance with the SPP's.

The draft amendment does not include any components that seek to override the SPPs.

4.3 34(2)(b) - Contents of Local Provisions Schedules

A draft amendment is required to be in accordance with section 32 of the LUPAA, which sets out the prescribed and allowable content of LPS's, particularly the requirements for application of the SPP's and the circumstances by which a LPS may override the provisions of the SPP's.

The proposed draft amendment will apply all of the SPP provisions for the General Residential Zone and any codes that apply to the land, in accordance with the SPP's.

The proposed draft amendment does not include any overriding provisions in the form of a Particular Purpose Zone, Specific Area Plan or Site-Specific Qualification.

4.4 34(2)(c) - Schedule 1 Objectives

The following addresses each of the objectives in Schedule 1 of the LUPAA.

Part 1

(a) To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity

The site has been heavily modified and is mapped as urban area in Tasveg 4.0. The site is not mapped as containing any threatened vegetation communities or species.

The site is however, mapped in the Priority Vegetation Area (PVA) overlay which is likely a result of the methodology underpinning the PVA which buffers threatened fauna and flora records and includes remnant vegetation, which previously existed on the site in a number of large Eucalypts, but which have now been removed due to safety concerns.

Two threatened fauna records are proximate to the site, one being the Tasmanian Devil on Stony Rise Road. The other is a Grey Goshawk record which coincides with a street light pole, just off Stony Rise Road. The site is located approximately 250 metres to the east of the Don River, which is a habitat corridor for fauna.

Irrespective of the PVA overlay over the site, the exemptions in Section 4.4.1 of the scheme, allow for vegetation removal where the vegetation poses an unacceptable risk to safety or where causing damage to substantial structures. The large Eucalypts on the site have been removed prior to this application under the exemption due to the damage that was escalating in regard to a number of historic grave sites, the deteriorating state of the trees and the interaction of the St Olaves site with the public coupled with the risk to adjoining land.

Only a small group of naturally seeded saplings and two young She-Oaks remain within the area required for development, with the cluster of low vegetation along the St Olaves frontage to Laphorne Close being retained, noting that this is primarily located within the road reserve. Photo 10 below shows the vegetation to be removed for the construction of a driveway to serve the St Olaves property.



Photo 10: Vegetation to be removed to provide for access to St Olaves.

In the context of a heavily modified urban environment, the isolated and small patch to be removed does not constitute habitat of conservation value, due to its lack of connectivity with habitat corridors.
<i>(b) To provide for the fair, orderly and sustainable use and development of air, land and water.</i>
The proposed rezoning of 850m ² of land to General Residential Zone together with a boundary adjustment to facilitate an improved provision of higher density housing within close proximity to employment land and public transport, represents a logical, orderly and therefore sustainable use and development of land.
<i>(c) To encourage public involvement in resource management and planning</i>
<p>The Devonport City Council undertook community consultation as part of its process to formulate the <i>Greater Devonport Residential Growth Strategy 2021 -2041</i> (the strategy). The document represents the most recent expression of policy that has involved public engagement in the city's aspirations for growth.</p> <p>The strategy recognises “any future land releases are largely contingent on the willingness of landowners to make land available for release” and that it is designed to “guide and inform decision making”.¹</p> <p>Alignment with the strategy will be able to be scrutinised by the community, should the draft amendment proceed to public notification.</p>
<i>(d) To facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c) above.</i>
<p>The continued ability to develop diverse housing products, contributes to the economic development of Devonport City.</p> <p>The site is a heavily modified parcel of land within an established, and busy, urban environment. The potential impacts on the modest area for additional residential use resulting from surrounding activities, as well as the potential for conflict, has been considered and the risk is considered negligible.</p>
<i>(e) To promote sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.</i>
<p>The draft amendment takes account of State level interests.</p> <p>Heritage Tasmania has been consulted in the formulation of this proposal, guiding the configuration of the rezoning and subdivision around the heritage listed St Olaves church and cemetery.</p> <p>Stony Rise Road is a State Road, and a key connector route to the city and industrial area. The proposed rezoning to General Residential Zone provides for efficient infill development that can take access through the established residential area, rather than relying on the State Road.</p> <p>The process of draft amendment consideration provides for input from State agencies, the surrounding community and businesses within the nearby industrial area.</p>

¹ Devonport City Council, 2022 - *Greater Devonport Residential Growth Strategy 2021 -2041*, p.2

Part 2

(a) *To require sound strategic planning and co-ordinated action by state and local Government.*

The *Greater Devonport Residential Growth Strategy 2021 -2041* constitutes the most contemporary strategic statement of the Devonport City Council in regard to the provision of land for residential development, to not only meet an identified shortfall in supply in the short term, but also to service longer term aspirational growth targets associated with the *'growth catalysed by Council's recent Living City urban renewal initiative'*.²

The strategy adopts three scenarios for growth rates by the year 2040. The most immediate is a 3 year Estimated Resident Population (ERP) growth rate of 0.7%, based on the experienced growth rate averaged for 2018 -2020. The strategy notes the city being identified in national regional forums as experiencing higher levels of regional growth and inward migration.

Additional dwelling demand estimates are provided on page 11 of the strategy. Based on the 3 year average growth scenario, by 2025 an additional 397 dwellings are required, based on 2.3 persons per dwelling. It is noted that the 2021 Census data reveals that Tasmania is experiencing declining household size, with modest increases in lone and two person households. The North West Tasmania Region now has an average household size of 2.25 persons per dwelling. This is somewhat attributed to a correlation with an ageing household profile.³

This is particularly relevant to the draft amendment, as its purpose is to facilitate the efficient provision of multiple dwelling development on 1 Laphorne Close. The strategic policy actions include as an ongoing action ... *"Ensure that there is sufficient and readily available residential land to accommodate aspirational population growth and actively entice people to live in Devonport"*.⁴ The strategy recognises that increasing residential land supply and encouraging a range of dwelling types and densities, positively influences housing affordability and accessibility and that it is necessary to provide a supply that is 'development ready' and not constrained for prompt and efficient delivery to the market.⁵

At the time of drafting, taking into account constraints on land, the strategy estimates that there is approximately 2.8 to 4.1 years forward supply of land, which would include the vacant lot at 1 Laphorne Close. Typically, settlement strategies require 10 – 15 years of 'rolling reserve' of land, to be able to efficiently meet market demand. The strategy specifies the provision a 15 year forward supply of 'development ready', General Residential zoned land.⁶ The Cradle Coast Regional Land Use Strategy (CCRLUS) 2011 (amended May 2022) specifies a minimum rolling obligation for a minimum forward period of 10 years, but not exceeding 20 years.⁷ The CCRLUS is discussed in greater detail in section 4.6 below.

The strategy recognises multiple dwelling development as *"an appropriate and attractive housing option"* and *"that housing diversity also helps maintain dynamic business activity centres, increased lifestyle choices, and the efficient use of services and infrastructure"*, yet notes the complexity in making predictions with any reliability regarding its relative share of the market.⁸ The strategy for implementation at B4.3 is to encourage appropriate opportunities for higher density residential use and

² Ibid

³ .idcommunity, State Growth Tasmania – Community Profile <https://profile.id.com.au/tasmania/household-size?WebID=410>

⁴ Ibid p.14

⁵ Ibid

⁶ Ibid p.16

⁷ *Living on the Coast – Cradle Coast Regional Land Use Planning Framework*, 2011, p.145

⁸ Devonport City Council, 2022 - *Greater Devonport Residential Growth Strategy 2021 -2041*, pgs. 16 & 18

development in close proximity to the CBD and other business areas and where there is good access to public transport, services and employment opportunities.⁹

The Strategic Policy Actions at B3.4 includes the following strategy for implementation ... *“Encourage and support appropriate opportunities for ‘urban in-fill’ residential use and development at suitable locations (including appropriate opportunities for the application of the Inner Residential Zone)”*.¹⁰ The site of the draft amendment is urban infill, being surrounded by long established residential and commercial/industrial uses.

The draft amendment and proposed subdivision constitute sound strategic planning in that it proposes a modest adjustment in zoning to facilitate better use of under-utilised land. It expressly serves the strategic objectives outlined in the strategy to provide additional housing at a higher density, within close, walkable proximity to a large employment area and close to bus stops, located 80 metres walking distance to the north on Forth Road and 490 metres walking distance to the east on Don Road.

(b) To establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land.

The draft amendment and subdivision comfortably meet the objectives and functions intended by the introduction of the Tasmanian Planning Scheme, which is the principal instrument that determines the outcomes of use and development on the land.

The potential sensitivities of additional residential use in proximity to the attenuated steel fabrication business opposite the site has been assessed for impacts, as future residential use and development will be subject to the provisions of C9.0 Attenuation Code of the Tasmanian Planning Scheme.

The ES&D Environmental Impact Assessment concludes that the buffered arrangement of the fabrication and sand blasting activities at 209 Stony Rise Road, being to the rear of the premises, together with the operational characteristics, scale and intensity of the industrial activities, is not expected to result in any interference, due to the ambient levels of traffic activity on Stony Rise Road.

The proposed rezoning and subdivision, within the land use context of the surrounding area, is compatible with existing zoning and can meet the consequent standard provisions of the Tasmanian Planning Scheme that will apply, such that future development can foreseeably meet the provisions of the scheme and no overriding provisions are considered necessary.

The draft amendment and subdivision are consistent with State, Regional and local planning instruments.

(c) To ensure the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land.

The 850m² of land that is proposed for rezoning is located within an established urban area, toward the edge of Devonport City. The site is mapped for large trees that no longer exist on the site and which was likely a consequence of proximity to the habitat corridor of the Don River, approximately 200 metres to the west.

The modest expansion of the General Residential Zone to provide for better utilisation of land for higher density housing within an existing urban environment, does not draw down on environmental values to the west. As described above, enabling greater opportunity for higher density housing is in direct support of the social objectives for housing diversity and the economic contribution that continued housing

⁹ Ibid, p.19

¹⁰ Ibid, p.18

<p>development makes to the municipality, as outlined Council's current growth strategy. The proposal directly serves economic objectives to locate housing near employment areas.</p> <p>The ES&D Environmental Impact Assessment concludes that the buffered arrangement of the fabrication activities opposite the site, in the context of ambient noise levels, is not anticipated to result in any conflict with that business. As such, the economic attributes of the existing commercial area are not affected by the rezoning.</p>
<p><i>(d) To require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional, and municipal levels.</i></p>
<p>The proposal is considered against the detailed objectives and outcomes of State Policies and the Regional Land Use Strategy in the relevant sections below.</p> <p>Compatibility with Council's local growth strategy is outlined under (a) above.</p> <p>The proposal is compatible with policies at the State, regional and local levels.</p>
<p><i>(e) To provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals.</i></p>
<p>The application is made specifically to consolidate the approval of the draft amendment with the subdivision to ensure that described intended outcomes can be achieved, without risk of unintended consequences.</p>
<p><i>(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation.</i></p>
<p>The location of the site is well placed with walkable access to high-quality public open space along the Don River and to significant recreation and sporting facilities nearby, such as the aquatic centre and cricket fields.</p> <p>The site is in close proximity to a significant employment area, yet can developed in a way that orients toward the residential environment and can buffer the more intensive activities along Stony Rise Road, enhancing residential amenity.</p>
<p><i>(g) To conserve those buildings, areas or other places which are of scientific, aesthetics, architectural or historical interest, or otherwise of special cultural value.</i></p>
<p>The configuration of the proposed area for rezoning and subdivision has been prepared in consultation with Heritage Tasmania, accounting for an appropriate curtilage around the State listed St Olaves church and cemetery. The prior removal of the large Eucalypts was conditional upon new plantings and fencing arrangements endorsed by the Heritage Council, subsequent to any approval of rezoning and subdivision.</p>
<p><i>(h) To protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.</i></p>
<p>Both lots that make up the totality of the site, have connection to services and access to a public road. The legislative processes for the assessment of development for subdivision, and any subsequent housing proposal, protects public infrastructure through conditioning to ensure that the scale and density of development matches infrastructure capability.</p>

<p>1 Lapthorne Close is subject to a 1 metre wide Aurora powerline easement along the eastern boundary. This easement is not affected by the addition of residential zoned land to the western side of the lot. Additional land to the west, serves to ease this constraint on future multiple dwelling development on the site.</p> <p>The modest expansion of the General Residential Zone by 850m², to be added to an existing lot of 2134m² (an increase of 39% in area) to facilitate residential development, constitutes efficient and orderly use of existing, established infrastructure.</p>
<p>(i) <i>To provide a planning framework which fully considers land capability.</i></p>
<p>The site is unconstrained in its ability to provide for anticipated development of higher density housing. The area proposed for future residential development has an approximate gradient of 1:14 and is not subject to any environmental or prior land use hazards. The land can be effectively drained to the public, reticulated system. The prior removal of the large Eucalypts has ensured that the site is now safe.</p> <p>The land is fully capable of realising the use and development that is the intention of the proposal.</p>

4.5 34(2)(d) - State Policies

State Policies are made under the State Policies and Projects Act 1993 and include:

- the State Policy on the Protection of Agricultural Land (PAL Policy) 2009;
- the State Policy on Water Quality Management (SPWQM)1993;
- the State Coastal Policy (SCP) 1993; and
- National Environment Protection Measures (NEPMs).

NEPMs to date relate to the following matters:

- Air toxics
- Ambient Air Quality
- Assessment of site contamination
- Diesel vehicle emissions
- Movement of controlled waste between States and Territories
- National pollutant inventory
- Used packaging materials.

In regard to the proposed amendment and subdivision, only the SPWQM and SCP are relevant as the land is not within proximity to agricultural land and does not relate to any of the NEPM matters.

4.5.1 State Policy on Water Quality Management 1993

The SPWQM is concerned with achieving '*sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania's Resource Management and Planning System*'.

Particularly, the following sections are relevant to the proposed expansion of urban residential development:

31. Control of erosion and stormwater runoff from land disturbance

31.1 Planning schemes should require that development proposals with the potential to give rise to off-site polluted stormwater runoff which could cause environmental nuisance or material or serious

environmental harm should include, or be required to develop as a condition of approval, stormwater management strategies including appropriate safeguards to reduce the transport of pollutants off-site.

- 31.2 *Stormwater management strategies required pursuant to clause 31.1 should address both the construction phase and operational phase of the development and use of land and have the maintenance of water quality objectives (where these have been defined) as a performance objective.*
- 31.5 *Planning schemes must require that land use and development is consistent with the physical capability of the land so that the potential for erosion and subsequent water quality degradation is minimised.*
33. *Urban runoff*
- 33.1 *Regulatory authorities must require that erosion and stormwater controls are specifically addressed at the design phase of proposals for new developments, and ensure that best practice environmental management is implemented at development sites in accordance with clause 31 of this Policy.*
- 33.2 *State and Local Governments should develop and maintain strategies to encourage the community to reduce stormwater pollution at source.*

The key management issue for urban areas is the management of surface water runoff prior to entry into the reticulated stormwater system and eventual discharge into watercourses. Any future stormwater design for the development of housing on 1 Lapthorne Close, can accurately model for the volume and velocity of stormwater for peak events and incorporate measures in the design for on-site detention, if necessary, to ensure that stormwater flooding or surcharging does not occur and that components can be included to manage water quality.

Section 6.11.2 of the Tasmanian Planning Scheme provides for conditions to be placed on a permit that may include *erosion and stormwater volume and quality controls*. Any future multiple dwelling development will require application for a permit under the LUPAA and can be subject to specific controls as considered necessary by the planning authority at both construction stage and as part of the ongoing inputs from the development.

The regulatory processes for development, which are assessed by the planning authority as well as the stormwater authority under the *Urban Drainage Act 2016*, ensure that the requirements of the SPWQM are upheld. There are no circumstances on the site that would preclude the future management of surface water quality under normal regulatory process for use and development.

4.5.2 State Coastal Policy 2009

The SCP applies to all land that is within the defined 'Coastal Zone'. The *Coastal Zone* is all land to a distance of 1 Kilometre inland from the high-water mark.

The high-water mark extends upstream along the Don River to the Bass Highway bridge. The site is located 370 metres from this part of the Don River and therefore the SCP is applicable to this draft amendment.

The main principles that guide the SCP, and on which the prescribed outcomes are structured, are that:

- *Natural and cultural values of the coast shall be protected.*
- *The coast shall be used and developed in a sustainable manner.*
- *Integrated management and protection of the coastal zone is a shared responsibility.*

The SCP outcomes are addressed, as relevant, below.

State Coastal Policy Outcomes:

1. Protection of Natural and Cultural Values of the Coastal Zone	
1.1 Natural Resources and Ecosystems	
<p>1.1.1. <i>The coastal zone will be managed to ensure sustainability of major ecosystems and natural processes.</i></p> <p>1.1.2. <i>The coastal zone will be managed to protect ecological, geomorphological and geological coastal features and aquatic environments of conservation value.</i></p> <p>1.1.3. <i>The coastal zone will be managed to conserve the diversity of all native flora and fauna and their habitats, including seagrass and seaweed beds, spawning and breeding areas. Appropriate conservation measures will be adopted for the protection of migratory species and the protection and recovery of rare, vulnerable and endangered species in accordance with this Policy and other relevant Acts and policies.</i></p> <p>1.1.4. <i>Exotic weeds within the coastal zone will be managed and controlled, where possible, and the use of native flora encouraged.</i></p> <p>1.1.5. <i>Water quality in the coastal zone will be improved, protected and enhanced to maintain coastal and marine ecosystems, and to support other values and uses, such as contact recreation, fishing and aquaculture in designated areas.</i></p> <p>1.1.6. <i>Appropriate monitoring programs and environmental studies will be conducted to improve knowledge, ensure guidelines and standards are met, deal with contaminants or introduced species and generally ensure sustainability of coastal ecosystems and processes and ensure that human health is not threatened.</i></p> <p>1.1.7. <i>Representative ecosystems and areas of special conservation value or special aesthetic quality will be identified and protected as appropriate.</i></p> <p>1.1.8. <i>An effective system of marine reserves will continue to be established to protect marine ecosystems and fish nursery areas.</i></p>	<p>The natural process and ecosystem values are focussed on the Don River environment, which is part of the mapped Coastal Zone. The subject site is within the south-western urban area of Devonport and has no direct relationship to the coastal edge or natural values that critically contribute to coastal flora and fauna diversity.</p> <p>The proposal does not involve any direct access to the Coastal edge.</p> <p>The only matter of relevance is the discharge of stormwater from the reticulated system to the Don River, for the two catchments that apply to site. The draft amendment proposes to add an additional 850m² of land for residential development to the 128.79 hectare <i>Georgiana Catchment</i> (<.1%), which discharges approximately 277m north of the site, through a headwall to the vegetated area of the Don Reserve. It is noted that there is also potential for increased development on the site under the current Community Purpose zoning.</p> <p>The scheme contains mechanisms to condition future development for the management of stormwater discharge from the site to protect water quality and also manage volume of output.</p>

<p>1.1.9. <i>Important coastal wetlands will be identified, protected, repaired and managed so that their full potential for nature conservation and public benefit is realised. Some wetlands will be managed for multiple use, such as recreation and aquaculture, provided conservation values are not compromised.</i></p> <p>1.1.10. <i>The design and siting of buildings, engineering works and other infrastructure, including access routes in the coastal zone, will be subject to planning controls to ensure compatibility with natural landscapes.</i></p> <p>1.1.11. <i>Fire management, for whatever purpose, shall be carried out in a manner which will maintain ecological processes, geomorphological processes and genetic diversity of the natural resources located within the coastal zone.</i></p>	
1.2 Cultural and Historic Resources	
<p>1.2.1. <i>Areas within which Aboriginal sites and relics are identified will be legally protected and conserved where appropriate.</i></p> <p>1.2.2. <i>All Aboriginal sites and relics in the coastal zone are protected and will be identified and managed in consultation with Tasmanian Aboriginal people in accordance with relevant State and Commonwealth legislation.</i></p>	<p>The site is a highly modified urban environment. Any unanticipated discovery of aboriginal sites and relics is regulated through the <i>Aboriginal Heritage Act 1975</i>.</p>
1.3 Cultural Heritage	
<p>1.3.1. <i>Places and items of cultural heritage will be identified, legally protected, managed and conserved where appropriate.</i></p>	<p>The St Olaves church and cemetery is listed on the Tasmanian Heritage Register. This listing is not related to its location in proximity to the coastal edge.</p>
1.4 Coastal Hazards	
<p>1.4.1. <i>Areas subject to significant risk from natural coastal processes and hazards such as flooding, storms, erosion, landslip, littoral drift, dune mobility and sea level rise will be identified and managed to minimise the need for engineering or remediation works to protect land, property and human life.</i></p> <p>1.4.2. <i>Development on actively mobile landforms such as frontal dunes will not</i></p>	<p>The site is not located within State maps for coastal inundation and coastal erosion, including investigation areas, that is now applied by the scheme as code overlays.</p> <p>The site is not at risk from coastal processes.</p>

<p><i>be permitted except for works consistent with Outcome 1.4.1.</i></p> <p>1.4.3. <i>Policies will be developed to respond to the potential effects of climate change (including sea-level rise) on use and development in the coastal zone.</i></p>	
<p>2. Sustainable Development of Coastal Areas and Resources</p>	
<p>2.1 Coastal Uses and Development</p>	
<p>2.1.1. <i>The coastal zone shall be used and developed in a sustainable manner subject to the objectives, principles and outcomes of this Policy. It is acknowledged that there are conservation reserves and other areas within the coastal zone which will not be available for development.</i></p> <p>2.1.2. <i>Development proposals will be subject to environmental impact assessment as and where required by State legislation including the Environmental Management and Pollution Control Act 1994.</i></p> <p>2.1.3. <i>Siting, design, construction and maintenance of buildings, engineering works and other infrastructure, including access routes within the coastal zone will be sensitive to the natural and aesthetic qualities of the coastal environment.</i></p> <p>2.1.4. <i>Competing demands for use and development in the coastal zone will be resolved by relevant statutory bodies and processes, in particular the Land Use Planning Review Panel, the Resource Management and Planning Appeal Tribunal and the Marine Farming Planning Review Panel. Planning schemes, marine farming development plans and other statutory plans will provide guidance for resource allocation and development in accordance with this Policy.</i></p> <p>2.1.5. <i>The precautionary principle will be applied to development which may pose serious or irreversible environmental damage to ensure that environmental degradation can be avoided, remedied or mitigated. Development proposals shall include strategies to avoid or mitigate potential adverse environmental effects.</i></p>	<p>The subject site is within the south-western urban area of Devonport and has no direct relationship to the coastal edge.</p> <p>The proposal constitutes a negligible change in the nature of eventual development that could occur on the site. Development on the site is regarded as infill does not result in any coastal expansion.</p> <p>As above, the design and construction of future development can be conditioned for stormwater quality and quantity of discharge, into the reticulated system.</p> <p>Future development will not be at a level that triggers the regulatory thresholds of the Environmental Management and Pollution Control Act (EMPCA) 1993.</p>

<p>2.1.6. <i>In determining decisions on use and development in the coastal zone, priority will be given to those which are dependent on a coastal location for spatial, social, economic, cultural or environmental reasons.</i></p> <p>2.1.7. <i>New industrial developments will be encouraged to locate in specified industrial zones.</i></p> <p>2.1.8. <i>Extraction of construction materials, mineral, oil, and natural gas deposits in the coastal zone will be allowed provided access to areas is allowed under the provisions of the Mining Act 1929.</i></p> <p>2.1.9 <i>Exploration will be conducted in accordance with environmental standards under relevant legislation and the Mineral Exploration Code of Practice. Adequate rehabilitation shall be carried out.</i></p> <p>2.1.10. <i>Extraction will be subject to the Quarry Code of Practice and environmental assessment as required by State legislation including the Environmental Management and Pollution Control Act 1994. Adequate rehabilitation shall be carried out.</i></p> <p>2.1.11. <i>Extraction of sand will be provided for by zoning of appropriate areas in planning schemes.</i></p> <p>2.1.12. <i>Timber harvesting and reforestation in the coastal zone will be conducted in accordance with the Forest Practices Code and have regard to this Policy.</i></p> <p>2.1.13. <i>Whole farm planning and sustainable farming activities will be encouraged on agricultural land in the coastal zone and in coastal catchments in order to minimise problems such as erosion, sedimentation and pollution of coastal waters including surface and ground waters.</i></p> <p>2.1.14. <i>Management arrangements for commercial and recreational fisheries will be further developed in accordance with the objectives, principles and outcomes of this Policy, through a management planning framework designed to maintain sustainability and diversity of fish resources and their habitats and promote economic efficiency under the</i></p>	
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<p><i>Living Marine Resources Management Act 1995.</i></p> <p><i>2.1.15. Harvesting of marine plants shall be conducted in a sustainable manner in accordance with relevant State legislation and this Policy.</i></p> <p><i>2.1.16. Water quality in the coastal zone and in ground water aquifers will accord with the requirements and guidelines established by the Environmental Management and Pollution Control Act 1994 or the Environment Protection (Sea Dumping) Act 1987 (as appropriate) and any other relevant State and Commonwealth Policies and statutes.</i></p> <p><i>2.1.17. Waste discharge into the coastal zone, including offshore waters, or likely to affect groundwater aquifers, must comply with provisions of the Environmental Management and Pollution Control Act 1994 or the Environment Protection (Sea Dumping) Act 1987 (as appropriate) and any relevant State and Commonwealth Policies.</i></p> <p><i>2.1.18. Where oil pollution occurs in the coastal zone, and, or, offshore areas, the National Plan to combat Pollution of the Sea by Oil, Tasmanian Supplement, will apply. Efforts to prevent or mitigate maritime accidents and pollution shall be based upon relevant ANZECC and other guidelines.</i></p> <p><i>2.1.19. Every effort will be made to prevent the introduction of foreign marine organisms and species. Relevant Commonwealth provisions for quarantine and ballast water or other ship discharges shall apply.</i></p>	
2.2 Marine Farming	
<p><i>2.2.1. Marine farming will be planned, developed and conducted in the coastal zone having regard to sustainable development considerations and in accordance with the Marine Farming Planning Act 1995 and other relevant terrestrial and marine resource management and planning legislation and consistent with this Policy.</i></p>	Not applicable

<p>2.2.2. <i>Marine Farming Development Plans will be prepared, approved and gazetted under the Marine Farming Planning Act 1995 and consistent with the objectives, principles and outcomes of this Policy.</i></p>	
<p>2.3 Tourism</p>	
<p>2.3.1. <i>Tourism use and development in the coastal zone, including visitor accommodation and other facilities, will be directed to suitable locations based on the objectives, principles and outcomes of this Policy and subject to planning controls.</i></p> <p>2.3.2. <i>Tourism development proposals in the coastal zone will be subject to environmental impact assessment as required by State legislation including a water safety assessment to indicate the level and type of lifesaving facilities and personnel required to protect people.</i></p> <p>2.3.3. <i>Opportunities for tourism development will be identified wherever strategic planning occurs for the coastal zone or any part of it.</i></p> <p>2.3.4. <i>Tourism development will be located where there is environmental capacity and where it does not significantly conflict with the natural and aesthetic qualities of the coastal zone.</i></p>	<p>Whilst visitor accommodation is an allowable use in the General Residential Zone, the draft amendment does not facilitate development that is focussed on coastal tourism.</p>
<p>2.4 Urban and Residential Development</p>	
<p>2.4.1. <i>Care will be taken to minimise, or where possible totally avoid, any impact on environmentally sensitive areas from the expansion of urban and residential areas, including the provision of infrastructure for urban and residential areas.</i></p> <p>2.4.2. <i>Urban and residential development in the coastal zone will be based on existing towns and townships. Compact and contained planned urban and residential development will be encouraged in order to avoid ribbon development and unrelated cluster developments along the coast.</i></p> <p>2.4.3. <i>Any urban and residential development in the coastal zone, future and existing, will be identified through designation of areas in planning schemes consistent</i></p>	<p>The site is located within the existing urban environment of Devonport City and constitutes infill development.</p> <p>The draft amendment proposes to designate an additional 850m² area of land to residential development in the planning scheme.</p>

<i>with the objectives, principles and outcomes of this Policy.</i>	
2.5 Transport	
<p>2.5.1. <i>All transport infrastructure and associated services will be planned, developed and maintained consistent with the State Coastal Policy.</i></p> <p>2.5.2. <i>Significant scenic coastal transport routes and associated facilities will be identified, planned and managed to ensure sustainable benefits for tourism and recreation value and amenity.</i></p> <p>2.5.3. <i>New coast hugging roads will be avoided where possible with vehicular access to the coast being provided by spur roads planned, developed and maintained consistent with the State Coastal Policy.</i></p> <p>2.5.4. <i>Marine structures will be designed, sited, constructed and managed in accordance with best practice environmental management and subject to environmental impact assessment having regard to statutory requirements.</i></p> <p>2.5.5. <i>The multiple use of port areas will be encouraged but priority will be given to efficient port operations and safety requirements subject to cultural, natural and aesthetic values not being compromised.</i></p>	<p>The site takes access from existing public roads. No transport infrastructure will be constructed to serve the site for future development, other than one additional driveway crossover.</p>
2.6 Public Access and Safety	
<p>2.6.1. <i>The public's common right of access to and along the coast, from both land and water, will be maintained and enhanced where it does not conflict with the protection of natural and cultural coastal values, health and safety and security requirements.</i></p> <p>2.6.2. <i>Public access to and along the coast will be directed to identified access points. Uncontrolled access which has the potential to cause significant damage to the fragile coastal environment and is inconsistent with this Policy will be prevented.</i></p> <p>2.6.3. <i>Agreements between landowners, landholders and councils or State Government to grant public access to the coast, and Aborigines access to Aboriginal sites and relics in the coastal</i></p>	<p>The site does not affect public access to the Coastal Zone, which is accessed via pedestrian trails along the Don River Reserve, approximately 300m to the northwest.</p>

<p>zone over private and public land will be encouraged and shall be considered when preparing plans or approving development proposals.</p> <p>2.6.4. Public facilities such as life saving facilities and essential emergency services, parking facilities, toilet blocks, picnic sites, rubbish disposal containers, boat ramps and jetties will be provided at appropriate locations consistent with the objectives, principles and outcomes of this Policy to facilitate access to and enjoyment of the recreational amenity of the coast and estuarine foreshores.</p> <p>2.6.5. Councils will ensure that there will be a coastal safety assessment for any new coastal development likely to attract people to the coast to indicate the level and type of lifesaving facilities and personnel required.</p> <p>2.6.6. Developer contributions will be encouraged in respect to the costs of providing public access and safety services for the community.</p>	
2.7 Public Land	
<p>2.7.1. All future use and development of public land in the coastal zone will be consistent with this Policy, and subject to planning controls unless otherwise provided by statute.</p> <p>2.7.2. Future development of camping areas on public land in the coastal zone will only be permitted where such development does not conflict with the protection of natural features and cultural values, but not within 30 metres above high water mark.</p> <p>2.7.3. Expansion of shack sites on public land in the coastal zone will not be permitted.</p> <p>2.7.4. Shacks currently located on public land in the coastal zone will continue to be subject to review under the Shack Site Categorisation Program of the Tasmanian Property Services Group.</p>	Not applicable.
2.8 Recreation	
<p>2.8.1. Recreational use of the coastal zone will be encouraged where activities can be conducted in a safe and environmentally responsible manner.</p>	The site has walkable access to the established recreation trails along the Don River Reserve.

<p>2.8.2. <i>Suitable recreation opportunities will be identified through strategic planning and may be provided in appropriate locations where they do not adversely affect sensitive coastal ecosystems and landforms or in designated areas where such effects can be remedied or mitigated.</i></p> <p>2.8.3. <i>Special recreational vehicle areas may be established as an environmental protection measure and as a means of limiting unauthorised motor vehicle activity in environmentally sensitive areas.</i></p>	
3. Shared Responsibility for Integrated Management of Coastal Areas and Resources	
3.1 Shared Responsibility for Management	
<p>3.1.1. <i>Provision will be made for consistency in policy interpretation and implementation by all spheres of government throughout Tasmania, including consistency in changes to planning schemes affected by this Policy.</i></p> <p>3.1.2. <i>Coastal management should be considered as an integral component of regional planning undertaken in the State.</i></p> <p>3.1.3. <i>Provision shall be made for effective coordination of the activities of governments, industry and local communities in interpreting and implementing the State Coastal Policy.</i></p> <p>3.1.4. <i>Provision for effective and greater involvement of Aboriginal people in areas of particular interest to Aboriginal people will be made as part of community participation processes.</i></p> <p>3.1.5. <i>Planning authorities, the Land Use Planning Review Panel and the Marine Farming Planning Review Panel will use their best endeavours to function in a coordinated and collaborative manner to effectively and efficiently implement the State Coastal Policy.</i></p> <p>3.1.6. <i>Councils will prepare strategic and operational plans for their municipal areas having regard to the principles, objectives and outcomes of this Policy and will be encouraged to function in a coordinated and collaborative manner</i></p>	<p>Regulatory processes to manage future development is the appropriate mechanism for local responsibility in regard to outputs that affect the Coastal environment.</p>

<p><i>with adjacent councils and other planning authorities.</i></p> <p>3.1.7. <i>State government agencies and planning authorities will participate with other State, Territory and Commonwealth agencies in relevant forums to foster a national approach to coastal zone management.</i></p>	
3.2 Institutional Arrangements	
<p>3.2.1. <i>A State Coastal Advisory Committee comprising representatives of State and local government and the community will be established to facilitate implementation, coordination, consistent interpretation, and evaluation of this Policy.</i></p> <p>3.2.2. <i>The State Coastal Advisory Committee will be supported by the Coastal and Marine Program in the Department of Environment and Land Management.</i></p> <p>3.2.3. <i>The Tasmanian Government will provide funding and other resources considered necessary for the effective implementation of this Policy.</i></p> <p>3.2.4. <i>A high level of coastal expertise will progressively be developed in agencies responsible for implementation of the State Coastal Policy.</i></p> <p>3.2.5. <i>The effectiveness of institutional arrangements will be reviewed three years from the date of implementation of the State Coastal Policy.</i></p>	Not applicable.
3.3 Public Participation and Information	
<p>3.3.1. <i>Public awareness of coastal issues and community participation in managing the coastal zone will be encouraged and facilitated, including networking between community groups working in the coastal zone.</i></p> <p>3.3.2. <i>Advice and information will be provided to coastal community groups through councils and State Government agencies responsible for coastal planning and management on the implementation and interpretation of the State Coastal Policy, on government assistance programs or other matters relevant to the coastal zone.</i></p>	<p>The Devonport City Council includes on its website, information relating to water quality and inputs from the urban environment that then discharge from the reticulated network to natural watercourses.</p> <p>The LPS amendment process provides for public representation in regard to the management of coastal impacts as a result of development facilitated by the rezoning.</p>

<p>3.3.3. <i>Community projects and action which benefit the coastal zone and are consistent with this Policy will be encouraged and assisted through the Coastal and Marine Program of the Department of Environment and Land Management or other relevant government programs.</i></p> <p>3.3.4. <i>Communities will be given the opportunity to make submissions to all plans or policies affecting the coastal zone. Consultative meetings with relevant and interested community groups and individuals in local or regional areas will be held in conjunction with the release of policies and plans wherever possible.</i></p> <p>3.3.5. <i>Research into coastal processes and matters related to coastal zone planning and management by government or research institutions will be encouraged and assisted where possible.</i></p>	
<p>4. Implementation, Evaluation and Review</p>	
<p>4.1 <i>Implementation of the State Coastal Policy will be coordinated through the State Coastal Advisory Committee.</i></p> <p>4.2 <i>The main vehicles for implementation of this Policy will be land use planning controls, marine farming development plans, and local council strategic and operational plans.</i></p> <p>4.3 <i>To ensure integration between planning schemes and other plans affecting the coastal zone, all planning authorities (including local councils, Marine Boards, the Secretary of the Department of Primary Industry and Fisheries and other agencies developing plans which cover all or any part of the coastal zone) are required, as appropriate, to consult with the Marine Resources Division (Department of Primary Industry and Fisheries) the Marine Board responsible for the area subject to the plan and the Department of Environment and Land Management.</i></p> <p>4.4 <i>The effectiveness of the State Coastal Policy will be monitored and assessed throughout its term. A report on the coastal zone will be included in all State</i></p>	<p>Potential coastal impacts through stormwater discharge can be effectively managed through land use planning controls in the LPS, as envisaged by this section of the SCP.</p>

<p><i>of the Environment Reports which the Sustainable Development Advisory Council submits to the Minister pursuant to Section 29 of the State Policies and Projects Act 1993.</i></p> <p>4.5. <i>To ensure that policies and plans for the coast are responsive to changing needs and circumstances the Minister responsible for the administration of the State Policies and Projects Act 1993 shall review the State Coastal Policy at the end of three (3) years after this Policy has come into operation and thereafter no less than every five (5) years.</i></p>	
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4.6 34(2)(da) - Tasmanian Planning Policies

At the time of preparation of this report, the Tasmanian Planning Policies (TPPs) are in draft form and are not yet enacted as a statutory instrument.

4.6 34(2)(e) - Regional Land Use Strategy

The applicable Regional Land Use Strategy is *Living on the Coast – Cradle Coast Regional Land Use Planning Framework* (CCRLUS), as amended 11 May 2022.

It is noted that the CCRLUS will soon be submitted to the Minister for Planning, proposing amendments to improve the structure and interpretability of the document. The rationale for amendment is partly the degree to which the data on which the CCRLUS is based is now significantly outdated, having originally been declared in 2011. To the extent that guidance can be ascertained from the current statutory document, the following analysis is provided.

The main policy focus relating to proposals for additional urban residential development is contained in Part C of the CCRLUS document. Part C sets out five policy groupings, namely:

- *Implementing the Framework;*
- *Wise Use of Resources;*
- *Support for the Economy;*
- *Places for People; and*
- *Planned Provision of Infrastructure.*

Section 1.5 *Principles for Implementation* include... c. *Land is a limited, non-renewable resource and is not wasted and that... Policies are to promote opportunities for use and development to accommodate future population and employment growth without unnecessary or unreasonable adverse effect.*¹¹

Section 4. *Places for People – liveable and sustainable communities* provides the most relevant direction for residential growth.

¹¹ *Living on the Coast – Cradle Coast Regional Land Use Planning Framework*, 2011, p.120

The Strategic Outcomes at section 4.2 include:

Regional settlements provide liveable and sustainable communities where -

- *the growth and development of centres is contained to create functional places which optimise use of land and infrastructure services and minimise adverse impact on resources of identified economic, natural or cultural value;*
- *the pattern of settlement provides a network of compact, well connected and separate centres each with individual character and identity;*
- *land supply is matched to need and there is a balance of infill and expansion;*
- *there is coordinated and equitable access to provision of regional level services;*
- *each settlement provides an appropriate level of local development and infrastructure facilities to meet locally specific daily requirements in employment, education, health care, retail, and social and recreation activity for its resident population;*
- *each settlement provide a healthy, pleasant and safe place in which to live, work and visit;*
- *there is diversity and choice in affordable and accessible housing;*
- *people and property are not exposed to unacceptable levels of risk;*
- *transport, utility and human service infrastructure is planned and available to meet local and regional need;*
- *energy and resource efficiency is incorporated into the design, construction and operation of all activities.*

Noting that the last point cannot be contemplated within the legal structure of the planning system, the draft amendment supports and delivers on the listed strategic outcomes in that it provides for a very modest degree of residential growth within the contained urban extent of Devonport City and which optimises services and infrastructure. The draft amendment directly aims to serve housing diversity and is not exposed to any natural or human induced hazards.

Sections 4.3 *Land Use Policies for Managing Growth and Development* and 4.7 *Land Use Policies for Housing Land* provide the most relevant direction to this proposal.

The policy statements are discussed in the tables below, noting that not all statements are applicable to the draft amendment:

4.3.1 Urban Settlement Areas

<i>a. Assume a low growth scenario under which demand is driven by internal population change and low rates of inward migration.</i>
This statement was made in 2011, primarily in response to the 2006 Census data, at a time when the region was experiencing a low rate of growth. Recent data from the 2021 Census and captured by the Council's <i>Greater Devonport Residential Growth Strategy 2021 -2041</i> has shown a very different rate of growth attributed to higher rates of inward migration and higher retention of the 20 to 40 year old age group.
<i>b. Promote established settlement areas as the focus for growth and development;</i>
The draft amendment is located within an established settlement area.
<i>c. Promote optimum use of land capability and the capacity of available and planned infrastructure service.</i>
The draft amendment constitutes infill development that makes better use of under-utilised land that has connection to established infrastructure and services.

<p><i>d. Match land supply to need and provide sufficient land within the designated urban settlement boundaries of each centre to meet forecast need for a time horizon of not less than 10 years but not exceeding 20 years.</i></p>
<p>As described in Council's <i>Greater Devonport Residential Growth Strategy 2021 -2041</i>, Devonport City currently has less than the minimum 10 years supply of residential land. The site is located within the designated urban settlement boundary and makes a contribution to an increase in supply of residential land.</p>
<p><i>e. Accommodate growth and development for each of the centres identified in Table B4.5 through either:</i></p> <ul style="list-style-type: none"> <i>i. A Stable Growth Strategy which promotes growth and development within the established boundaries of the nominated settlement area without priority for intensification; or</i> <i>ii. A Contained Growth Scenario which promotes a mix of intensification and strategically planned expansion on the established boundaries of the nominated settlement centre.</i>
<p>The reference relates to the table at P.67 of the CCRLUS.</p> <p>This table designates Devonport as a Low Growth Scenario and applies the 'Contained Settlement Strategy'.</p> <p>Reiterating comments above, whereby the CCRLUS assumptions regarding expectations of future growth have proven to be grossly inaccurate over time, the Low Growth Scenario nevertheless relies on existing land supply and available infrastructure within the designated urban boundary. The site constitutes land supply within the designated urban boundary and connects to available infrastructure.</p> <p>The 'Contained Strategy' <i>'... promotes a mix of intensification and strategically planned expansion to retain compact urban form and provide a mix of development and growth opportunities. The mix does not need to occur in balanced proportion. The approach allows for optimum use of available and planned infrastructure in both established and new release areas.'</i>¹²</p> <p>Noting the inherent conflict in the simultaneous categorisation of 'Low Growth Scenario' and the 'Contained Strategy', the policy clearly promotes intensification of land within the settlement extent to retain compact urban form. The site constitutes infill development and better use of underutilised land, that makes optimum use of available infrastructure in an established area.</p>
<p><i>f. Provide a pattern of settlement which maintain:</i></p> <ul style="list-style-type: none"> <i>i. Separated towns, villages and communities;</i> <i>ii. Visual and functional transitional space between each individual centre;</i> <i>iii. Absence of linear development or expansion aligned to coastline, ridgeline, or river or road frontage.</i>
<p>The site is located within the established urban extent of Devonport City and does not constitute linear expansion. The proposal maintains the pattern of development of separate townships.</p>
<p><i>g. Implement structure plans and regulatory instruments for each centre which:</i></p> <ul style="list-style-type: none"> <i>i. Identify arrangements for intensification through infill, redevelopment and conversion of vacant and under-developed land, including for intensity of buildings and density of population;</i> <i>ii. Identify arrangements for the expansion of urban boundaries when:</i> <ul style="list-style-type: none"> <i>a. There is insufficient capacity within existing designated land to accommodate forecast growth;</i> <i>b. Areas of expansion are contiguous with established settlement areas;</i>

¹² *Living on the Coast – Cradle Coast Regional Land Use Planning Framework*, 2011, p.65

<p><i>c. Sequence of release is progressive from established settlement areas and consistent with the capacity and orderly provision of infrastructure services;</i></p> <p><i>d. Compact urban form is retained;</i></p> <p><i>iii. Embed opportunity for a mix of use and development within each centre sufficient to meet daily requirements for employment, education, health care, retail, personal care and social and recreation activity;</i></p> <p><i>iv. Avoid encroachment or adverse impact on places of natural or cultural value within the designated urban boundary;</i></p> <p><i>v. Avoid exclusion or restraint on areas significant for natural or cultural value, resource development or utilities in the vicinity of the designated urban boundary;</i></p> <p><i>vi. Minimise exposure of people and property to unacceptable levels of risk to health or safety;</i></p> <p><i>vii. Promote active and healthy communities through arrangements for activity centres, public spaces, and subdivision layout which facilitate walking and cycling;</i></p> <p><i>viii. Buffer the interface between incompatible use or development;</i></p> <p><i>ix. Facilitate any agreed outcomes for future character;</i></p> <p><i>x. Facilitate reduced carbon emission and improved energy efficiency through requirements for the orientation and placement of lots and buildings, access to solar energy and daylight, and the application of energy generation and efficiency technology and construction techniques;</i></p> <p><i>xi. Acknowledge the transient and cyclic nature of resource-based activity in towns such as Rosebery, Zeehan and Grassy and require the legacy of new development for housing, commercial, community, recreation and utility infrastructure does not unreasonable burden the permanent population;</i></p> <p><i>xii. Acknowledge the specialist role of centres such as Cradle village, Strahan, Stanley and Waratah as tourist destinations and require new development be consistent with this purpose without alienation or disadvantage to ability for the centre to remain a liveable community for the permanent resident population.</i></p>
<p>The planning scheme is the regulatory instrument that regulates the development of uncomplicated infill development that connects to established infrastructure and services, such as the circumstances for this site. The TPS – Devonport sets a common standard for density of residential development within the General Residential Zone across the State and the draft amendment defaults this standard as in this instance, it appropriately enables and manages the ability to develop the site for multiple dwellings, in service of other policies for additional supply and housing diversity.</p> <p>As described above, the site is not subject to risk from natural or human induced hazards and does not adversely affect environmental values. The site is well located to employment areas, recreation facilities and public open space.</p> <p>The proposed subdivision configuration is in response to consultation with Heritage Tasmania to ensure an appropriate curtilage around St Olaves church and cemetery to protect the character of that site.</p>

4.7 Land Use Policies for Housing Land – places to live - Land use planning processes:

<p><i>a. Identify at all times the ability to accommodate forecast housing demand for a minimum future period of 10 years:</i></p> <p><i>i. through infill, redevelopment or increased densities within each settlement area;</i></p> <p><i>ii. on land designated for settlement growth and immediately available for residential development under the planning scheme;</i></p>
<p>As described in Council's <i>Greater Devonport Residential Growth Strategy 2021 -2041</i>, Devonport City currently has less than the minimum 10 years supply of residential land. The site is located within the designated urban settlement boundary and makes a contribution to an increase in supply of residential</p>

land. The land is immediately available for residential development as it served by established infrastructure. .
<i>b. Facilitate choice and diversity in location, form and type of housing to meet the economic social, health and well-being requirements and preferences of all people</i>
The modest expansion of the General Residential Zone to be added to 1 Lapthorne Close is to facilitate efficient multiple dwelling development in proximity to a significant employment area and public facilities. This facilitates diversity in housing choice in regard to type and location.
<i>c. Direct development for new housing into locations where appropriate levels of employment, business, infrastructure and community service facilities are available or planned</i>
As above.
<i>d. Promote higher dwelling density to optimise use of land and infrastructure and community service facilities</i>
The proposal specifically facilitates higher dwelling densities and efficient development of under-utilised land that connects to established infrastructure and is in proximity to public facilities.
<i>e. Rationalise or remove opportunity for housing in locations where oversupply is identified, and in locations where access, servicing, safety or impact are unacceptable</i>
Currently Devonport City is undersupplied for residential land. The location does not have any unacceptable impacts.
<i>j. Require housing land is separated from and buffered against adverse effect from existing and potential adjacent non-residential use</i>
The Environmental assessment by ES&D in regard to the activities of the attenuated premises opposite the site on Stony Rise Road, concludes that there is no risk of conflict due to the ambient environment and the location and conduct of activities on that site that are buffered by the office building to the front.
<i>f. Provide land for housing development requirements which do not unreasonably or unnecessarily constrain:</i> <i>i. efficient use of land and infrastructure</i> <i>ii. housing market or supply</i> <i>iii. location of housing outside designated residential estates</i> <i>iv. tenure, including for public housing, rental and temporary accommodation</i> <i>v. accessibility and affordability</i> <i>vi. diversity in type, mix and density within a single urban locality as appropriate to lifestyle preference and changing housing needs</i> <i>vii. housing for the elderly, disadvantaged and disabled</i> <i>viii. orientation, configuration, design, materials and technologies</i> <i>ix. inclusion of housing in business and mixed use areas</i>
The proposed addition to the stock of General Residential zoned land within the urban settlement boundary to facilitate future multiple dwelling development, does not constrain, but supports, the listed objectives for residential land.

<i>g. Facilitate housing forms which incorporate climate sensitive design, the use of low energy materials, reduction in waste and emissions, and technologies which encourage efficient water and energy use</i>
There is no regulatory ability to achieve this through the State planning system.
<i>h. Provide opportunity for housing in rural areas where:</i> <ul style="list-style-type: none"> <i>i. Required as part of a rural resource use, unless the unique circumstances of the King Island economy require a nuanced approach and that approach is consistent with the State Policy on the Protection of Agricultural Land 2009</i> <i>ii. There is no adverse effect for access to and use of rural resource land, including to land significant for agriculture</i> <i>iii. There is no adverse effect on key natural resource values, including areas of biodiversity significance and landscape aesthetics</i> <i>iv. Adequate arrangements are available for transport and there is convenient access to basic retail needs, community services, and employment opportunities, whether or not in an alternate settlement area</i> <i>v. There is no restraint on options for settlement expansion or provision of employment land</i> <i>vi. There is an acceptable level of risk from exposure to natural or man-made hazard</i> <i>vii. Capacity is available to meet basic utility needs at reasonable cost or there is capacity for self-sufficiency in on-site generation, collection and disposal without risk to human or environmental health.</i>
Not applicable. The site is located within the urban area.

Section 2.9 of the CCRLUS relates to *Land Use Policies for Cultural and Historic Heritage*.

Specifically, the section requires that land use planning processes:

- *Rely on the scope and accuracy of statutory archaeological and heritage registers to identify all buildings, items, landscapes, places, precincts and relics of scientific, aesthetic, architectural and historic interest or otherwise of special cultural value of national, state and local significance;*
- *Facilitate sympathetic re-use of historic heritage assets through planning incentives and design requirements;*
- *Promote settlement and development compatible with the under-lying heritage values of a location.*¹³

The St Olaves church and cemetery are listed on the Tasmanian Heritage Register and the proposed configuration of the subdivision is the result of consultation with Heritage Tasmania to provide an appropriate curtilage around the church building and cemetery. The St Olaves property has been purchased by a community based club and is being re-used for that purpose, with all works being in consultation with Heritage Tasmania, including the establishment of landscaping following the removal of large, unsafe Eucalypt trees that is based on intended subdivision outcome.

The proposed adjustment of 850m² of land from the St Olaves property to 1 Lapthorne Close promotes development that is compatible with the heritage values of the location.

¹³ *Living on the Coast – Cradle Coast Regional Land Use Planning Framework, 2011, p.134*

4.7 34(2)(f) - Devonport Council Strategic Plan

The *Devonport City Council Strategic Plan 2009 – 2030* sets out a number of goals with associated outcomes and strategies. These are addressed as relevant to the proposal as follows:

1. LIVING LIGHTLY ON OUR ENVIRONMENT	
<p><i>1.2 Sustainability is promoted and integrated across all sectors:</i></p> <p><i>1.2.1 Support the conservation and maintenance of biodiversity including coastal landscapes and preservation of areas of remnant vegetation;</i></p> <p><i>1.2.2 Develop and implement local and regional policies and initiatives to mitigate climate change impacts in partnership with all spheres of Government.</i></p>	<p>The draft amendment does not adversely impact on the maintenance of biodiversity along the coast or in inland environments.</p> <p>Future stormwater discharge from the land can be regulated for quality and quantity, prior to entering the reticulated system which discharges to the Don River.</p>
2. BUILDING A UNIQUE CITY	
<p><i>2.1 Council's Planning Scheme facilitates appropriate property use and development:</i></p> <p><i>2.1.1 Apply and review the Planning Scheme as required, to ensure it delivers local community character and appropriate land use;</i></p> <p><i>2.1.2 Provide consistent and responsive development assessment and compliance processes;</i></p> <p><i>2.1.3 Work in partnership with neighbouring councils, State Government and other key stakeholders on regional planning and development issues.</i></p>	<p>The proposed amendment applies the State Planning Provisions (SPP's) as part of the Tasmanian Planning Scheme, which is a consistent set of development provisions that apply across the State.</p> <p>In this instance, as the area is an established residential neighbourhood, local character is reasonably reflected in the standard provisions such that overriding controls are not considered warranted. In addition, the SPP's appropriately serve Council's policies in its <i>Greater Devonport Residential Growth Strategy 2021 -2041</i> to provide for housing diversity in meeting growing demand.</p> <p>The character of the St Olaves property has been accounted for in the configuration of the subdivision in consultation with Heritage Tasmania, to ensure that there remains an appropriate curtilage around the church building and cemetery.</p>
3. GROWING A VIBRANT ECONOMY	
<p><i>3.4 Our economic progress continuously improves:</i></p> <p><i>3.4.1 Work in partnership with industry and government to identify needs of business and industry to pursue opportunities, which fosters economic development in the area;</i></p>	<p>The <i>Greater Devonport Residential Growth Strategy 2021 - 2041</i> identifies that providing housing for the increased rates of population growth serves an overall economic benefit for the city.</p> <p>Particularly, diverse housing choice in proximity to employment areas is recognised as an objective.</p>

3.4.2 <i>Promote, encourage and develop initiatives that support the local economy.</i>	
4. BUILDING QUALITY OF LIFE	
4.3 <i>Heritage is valued:</i> 4.3.1 <i>Develop and implement initiatives to preserve and maintain heritage buildings, items and places of interest.</i>	<p>The heritage listed St Olaves property is appropriately protected through the configuration of the subdivision in consultation with Heritage Tasmania, to ensure that there remains an appropriate curtilage around the church building and cemetery.</p> <p>Divesting underutilised land from the St Olaves property will assist with making the future maintenance of the site more manageable for the community group, which has now taken ownership of the property.</p>
5. PRACTICING EXCELLENCE IN GOVERNANCE	
5.3 <i>Council looks to employ best practice governance:</i> 5.3.1 <i>Review and amend structures, policies and procedures to adapt to changing circumstances.</i>	<p>In preparing and endorsing the <i>Greater Devonport Residential Growth Strategy 2021 -2041</i>, Council has taken a proactive step in developing policies to address the unprecedented levels of population growth and housing demand in the city.</p> <p>This document stands as the most contemporary appreciation of the current housing shortfall and seeks to urgently supply diverse, 'development ready' housing development within the settlement extent.</p>

4.8 34(2)(g) - Consistency with Adjacent Local Provisions Schedules

The Devonport municipal area shares boundaries with the Central Coast, Latrobe and Kentish municipalities. Only the Central Coast Council has transitioned to the Tasmanian Planning Scheme with a Local Provisions Schedule.

The site is located a little over 4 kilometres from the municipal boundary with Central Coast Council and as such, there are no immediate cross-boundary implications of the proposed rezoning. The application of the SPP's through the General Residential Zone is consistent with the application of that zone in the Central Coast Local Provisions Schedule.

4.9 34(2)(h) - Gas Safety Act 2019

The site is not located within proximity to the gas pipeline planning corridor, easement or distribution network.

5. SUBDIVISION

The assessment of the proposed subdivision is undertaken on the basis that the draft amendment to General Residential Zone is approved, pursuant to section 40Y(4) of the LUPAA.

The proposed plan of subdivision is attached at Appendix A.

Section 6.2.6 of the Tasmanian Planning Scheme specifies development that is not required to be categorised into a use class. Subdivision is a form of development that is not required to be categorised for use.

5.1 General Residential Zone - Development for a Subdivision

The development is assessed against the applicable General Residential Zone subdivision provisions below.

8.1 Zone Purpose

- 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
- 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 8.1.3 To provide for non-residential use that:
 - (a) primarily serves the local community; and
 - (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- 8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

8.6 Development Standards for Subdivision

8.6.1 Lot Design			
	Standard	Comment	Compliance
A1	Each lot, or a lot proposed in a plan of subdivision, must: <ul style="list-style-type: none"> (a) have an area of not less than 450m² and: <ul style="list-style-type: none"> (i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and 	<p>Lot 2 is identified for the purpose of describing the land to be consolidated with 1 Lapthorne Close (Lot 3).</p> <p>1 Lapthorne Close will have a total area has an area 2984m² and provides for an area in excess of 15m x 20m that is clear of required setbacks and the Aurora Energy easement on the eastern boundary.</p> <p>The balance of Lot 1 is retained in the Community Purpose Zone.</p>	Complies

	<p>(ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2;</p> <p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>		
A2	Each lot, or a lot proposed in a plan of subdivision, must have a frontage of not less than 12m.	Upon consolidation, 1 Lapthorne Close will have a frontage of 34.6 metres.	Complies
A3	Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	Design of the driveway crossovers is in accordance with LGAT/IPWEA Standard Drawing <i>TSD-R09-v3 Urban Roads Driveways</i> and <i>TSD-RF01-v3 Domestic Access Sight Distance Requirements</i> .	Complies
A4	Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.	The subdivision does not create or extend a road.	Not applicable

8.6.2 Roads

	Standard	Comment	Compliance
A1	The subdivision includes no new roads.	The subdivision does not create or extend a road.	Complies

8.6.3 Services

	Standard	Comment	Compliance
A1	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.	Each lot has connection to a full water supply service.	Complies
A2	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian	Each lot has connection to a reticulated sewerage system.	Complies

	or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.		
A3	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	Each lot is capable of connection to the public stormwater system.	Complies

5.1 Community Purpose Zone - Development for a Subdivision

The development is assessed against the applicable Community Purpose Zone subdivision provisions below.

8.1 Zone Purpose

- 27.1.1 To provide for key community facilities and services including health, educational, government, cultural and social facilities.
- 27.1.2 To encourage multi-purpose, flexible and adaptable social infrastructure.

27.5 Development Standards for Subdivision

27.5.1 Lot Design			
	Standard	Comment	Compliance
A1	Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 600m ² and: (i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: a. all setbacks required by clause 27.4.2 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 27.4.2 A1 and A2;	Lot 1 is the balance lot following adjustment of 850m ² to 1 Lapthorne Close. The balance Lot 1 will have a total area of 1550m ² and provides for an area in excess of 15m x 20m on a gradient of 1:50, that is clear of the zone setbacks.	Complies

	(b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.		
A2	Each lot, or a lot proposed in a plan of subdivision, must have a frontage of not less than 10m.	Following adjustment, 200 Stony Rise Road will have a frontage of 55.9 metres to Lapthorne Close, the frontage from which the lot takes access.	Complies
A3	Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	Design of the driveway crossover is in accordance with LGAT/IPWEA Standard Drawing <i>TSD-R09-v3 Urban Roads Driveways</i> and <i>TSD-RF01-v3 Domestic Access Sight Distance Requirements</i> .	Complies

8.6.3 Services			
	Standard	Comment	Compliance
A1	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must: (a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or (b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.	The lot has connection to a full water supply service.	Complies
A2	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a	The lot has connection to a reticulated sewerage system.	Complies

	connection to a reticulated sewerage system.		
A3	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	The lot is capable of connection to the public stormwater system.	Complies

6. CODES

6.1 C2.0 Road and Railway Assets Code

The code applies to use or development that:

- (a) will increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an existing vehicle crossing or private level crossing;*
- (b) will require a new vehicle crossing, junction or level crossing; or*
- (c) involves a subdivision or habitable building within a road or railway attenuation area if for a sensitive use.*

The subdivision requires the construction of a new vehicle crossing to serve the balance Lot 1, the St Olaves church property.

The applicable provisions are addressed below.

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction.			
	Standard	Comment	Compliance
A1.1	For a category 1 road or a limited access road, vehicular traffic to and from the site will not require: (a) a new junction; (b) a new vehicle crossing; or (c) a new level crossing.	Lapthorne Close is not a Category 1 road.	Not applicable.
A1.2	For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.	Prior approval from the road authority for a new vehicle crossing for Lot 1 has not been obtained.	Relies on Performance Criteria
A1.3	For the rail network, written consent for a new private level crossing to serve the use and		Not applicable

	development has been issued by the rail authority.		
A1.4	Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than: (a) the amounts in Table C3.1; or (b) allowed by a licence issued under Part IVA of the <i>Roads and Jetties Act 1935</i> in respect to a limited access road.	Vehicular traffic will not alter as result of the subdivision.	Not applicable
A1.5	Vehicular traffic must be able to enter and leave a major road in a forward direction.	The subdivision does not access a major road.	Not applicable

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction - Performance Criteria

Objective	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.
P1	<p>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:</p> <ul style="list-style-type: none"> (a) any increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature of the road; (d) the speed limit and traffic flow of the road; (e) any alternative access to a road; (f) the need for the use; (g) any traffic impact assessment; and (h) any advice received from the rail or road authority.
Comment:	<p>The subdivision proposes one new vehicle crossing to Lapthorne Close to serve the balance Lot 1 containing St Olaves church and cemetery.</p> <p>Design of the driveway crossover is in accordance with LGAT/IPWEA Standard Drawing <i>TSD-R09-v3 Urban Roads Driveways</i> and <i>TSD-RF01-v3 Domestic Access Sight Distance Requirements</i>. There is clear visibility to the junction with Stony Rise Road and to the left along Lapthorne Close.</p> <p>The proposed vehicle crossing complies with the relevant municipal standards and is consistent with the objective.</p>

6.2 C7.0 Natural Assets Code

The site is subject to the Priority Vegetation Area overlay. Refer Figure 6.

The code provides exemptions for clearance of vegetation if within a private garden, provided the vegetation is not protected by legislation.

In this instance, the small amount of remaining native vegetation to be removed to provide for a new vehicular access, is located on the heritage listed St Olaves property and is therefore subject to a 'works' assessment under the Historic Cultural Heritage Act 1995. This means that it is technically protected by that legislation and does not fall within the ambit of the exemption.

The vegetation to be removed is shown in Photo 10.

The applicable standards of the Code are addressed below.

C7.6.2 Clearance within a priority vegetation area			
Standard		Comment	Compliance
A1	Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.	The subdivision requires clearance of native vegetation and there are currently no building areas on the sealed plan.	Relies on performance criteria

C7.6.1 Clearance within a priority vegetation area – Performance Criteria	
Objective	That clearance of native vegetation within a priority vegetation area: <ul style="list-style-type: none"> (a) does not result in unreasonable loss of priority vegetation; (b) is appropriately managed to adequately protect identified priority vegetation; and (c) minimises and appropriately manages impacts from construction and development activities.
P1.1	<p>Clearance of native vegetation within a priority vegetation area must be for:</p> <ul style="list-style-type: none"> (a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmanian Fire Service or an accredited person; (b) buildings and works associated with the construction of a single dwelling or an associated outbuilding; (c) subdivision in the General Residential Zone or Low Density Residential Zone; (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design; (e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or (f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.
P1.2	<p>Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:</p> <ul style="list-style-type: none"> (a) the design and location of buildings and works and any constraints such as topography or land hazards;

<p>(b) any particular requirements for the buildings and works;</p> <p>(c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;</p> <p>(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;</p> <p>(e) any on-site biodiversity offsets; and</p> <p>(f) any existing cleared areas on the site.</p>
<p>Comment:</p> <p>Clearance of native vegetation is required for subdivision in the General Residential Zone in accordance with P1.1(c).</p> <p>As described above, it is likely that the site has been included in the overlay due to the large Eucalypt trees that previously existed on the site, but which have now been removed. The required clearance of remnant saplings and stand-alone small specimens in a private garden is considered to be reasonable, in the context of retained vegetation along the Lapthorne Close frontage, in accordance with the objective of the standard.</p>

C7.7.2 Subdivision within a priority vegetation area			
	Standard	Comment	Compliance
A1	<p>Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must:</p> <p>(a) be for the purposes of creating separate lots for existing buildings;</p> <p>(b) be required for public use by the Crown, a council, or a State authority;</p> <p>(c) be required for the provision of Utilities;</p> <p>(d) be for the consolidation of a lot; or</p> <p>(e) not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area.</p>	<p>The subdivision is for the consolidation of land with 1 Lapthorne Close, with the balance lot being a separate lot for the existing St Olaves building.</p>	Complies

6.3 C16.0 Safeguarding of Airports Code

The site is located within the Devonport Airport Obstacle Limitation Area overlay. The overlay map is shown in Figure 12 above. The designated AHD of the obstacle limitation surface over the site is 155.1 metres. The elevation of the site is not higher than 27.5 metres AHD. The maximum height of development allowable under acceptable solution in the General Residential Zone is 8.5 metres.

The height of permitted development in the zone is 127.6 metres below the AHD of the obstacle limitation area and compliant development will be exempt from the code under section C16.4.1.

Whilst the provisions relate to development for the subdivision which, of itself does not propose works above ground level, the potential for any future development proposal on this site that would require a height greater than 136.1 metres and intrude into the Obstacle Limitation Area, is negligible to non-existent. By way of comparison, communications towers, the most common form of high development in suburban areas, generally require heights in the order of 30 to 40 metres.

The subdivision is therefore exempt from the Code.

6. DEVELOPMENT NOT REQUIRED TO BE CATEGORISED INTO A USE CLASS

Section 7.10 of the Tasmanian Planning Scheme outlines the matters to be considered for development that is not required to be categorised into a use class. Subdivision is a form of development that is not required to be categorised for use.

Section 7.10 requires that in exercising discretion pursuant to sections 6.8.2 and 7.10.2, there is to be no unreasonable detrimental impact on adjoining uses or the amenity of the surrounding area, having regard to:

- (a) The purpose of the applicable zone;
- (b) The purpose of any applicable code;
- (c) Any relevant local area objectives;
- (d) The purpose of any specific area plan.

The subdivision relies on performance criteria under the:

- Road and Railway Assets Code - discretion is exercised in standard C3.5.1 - Traffic generation at a vehicle crossing, level crossing or new junction as prior consent has not been obtained from the road authority for the new vehicle crossings for Lot 1; and
- Natural Assets Code – discretion is exercised in standard C7.6.2 – Clearance within a priority vegetation area.

In regard to section 7.10.3 and the discretions under C3.5.1 and C7.6.2, the following submissions are made:

(a) Zone Purpose:

The purpose of the Community Purpose Zone is:

27.1.1 To provide for key community facilities and services including health, educational, government, cultural and social facilities.

27.1.2 To encourage multi-purpose, flexible and adaptable social infrastructure.

The subdivision is consistent with the zone purpose in that it provides for the new use of the St Olaves site for a community club. There is no unreasonable detrimental impact on adjoining uses or the amenity of the surrounding area in regard to the establishment of one new vehicle crossing and the removal of a very small amount of vegetation (the subject of the discretions) and the purpose of the zone, which allows for a number of community type uses. In any respect, the use of the St Olaves property is existing and it is only the configuration of the boundary that will change.

The lot sizes and layout comply with the applicable zone standards and as such, can readily support the purpose of the zone without impacts on other land. The new vehicle crossing is in close proximity to the crossover for the residential zoned lot and as such, minimises potential future impacts on the amenity of that lot. The remaining vegetation along the Lapthorne Close frontage will be retained.

(b) The purpose of any applicable code:

The applicable codes under which discretion is invoked is C3.0 Road and Railway Assets Code and C7.0 Natural Assets Code.

The purpose of C3.0 Road and Railway Assets Code is:

C3.1.1 To protect the safety and efficiency of the road and railway networks; and

C3.1.2 To reduce conflicts between sensitive uses and major roads and the rail network.

As described above, the new vehicle crossings for Lot 1 meets the applicable local government/IPWEA standards and safe intersection sight distance is achieved. This avoids any detrimental impacts on the use of Lapthorne Close, the junction with Stony Rose Road and other nearby properties.

The purpose of C7.0 Natural Assets Code is:

C7.1.1 To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.

C7.1.2 To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.

C7.1.3 To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.

C7.1.4 To minimise impacts on identified priority vegetation.

C7.1.5 To manage impacts on threatened fauna species by minimising clearance of significant habitat.

The impacts on priority vegetation are negligible to non-existent given the vegetation to be removed for the driveway is not significant habitat, but lone, remnant saplings and isolated, stand-alone species. The amenity of the St Olaves frontage to Lapthorne Close will be maintained through the retention of existing vegetation.

(c) Any relevant local area objectives:

Not applicable

(d) The purpose of any specific area plan.

Not applicable

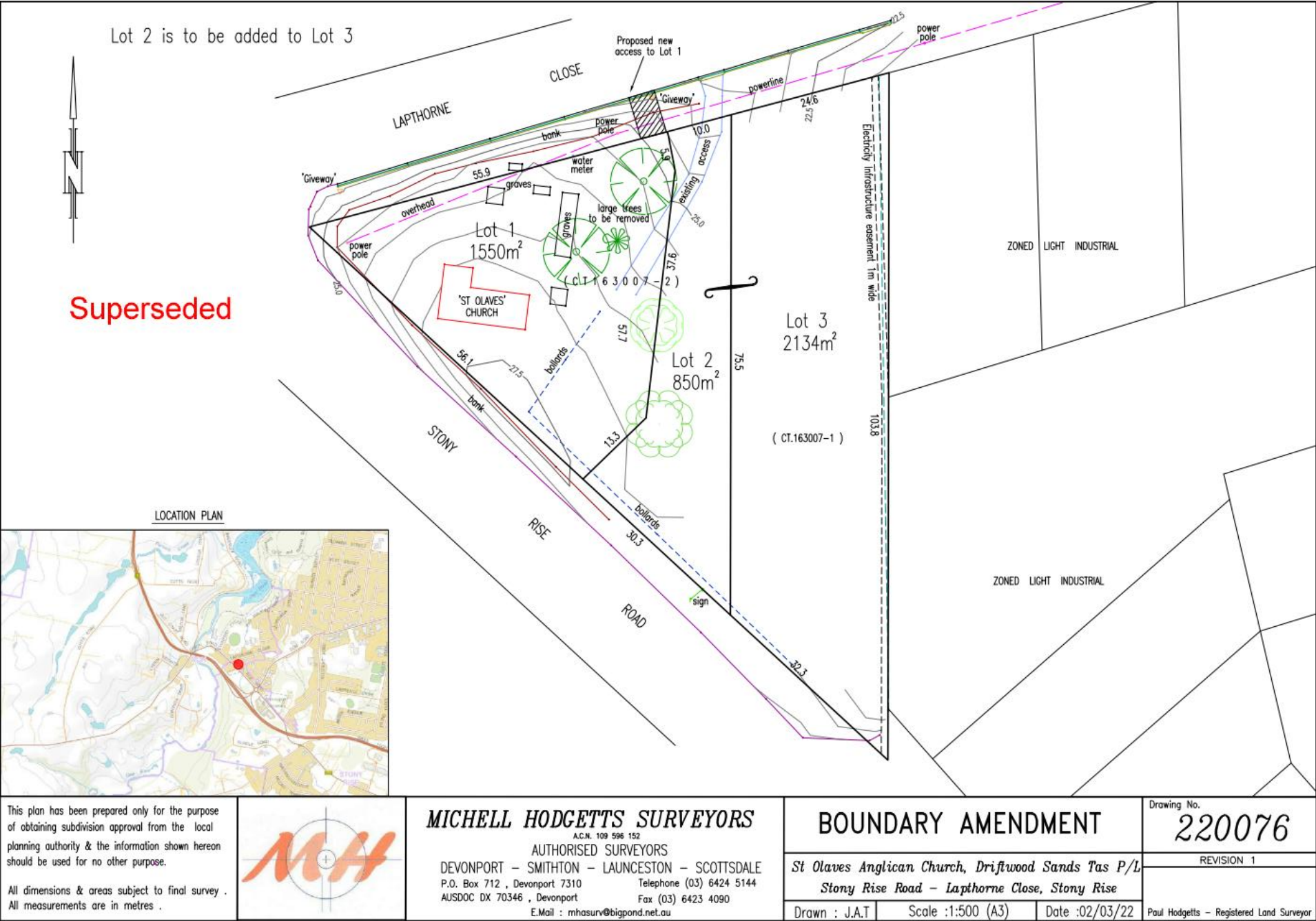
7. CONCLUSION

The proposed rezoning of 850m² from Community Purpose Zone to General Residential Zone and subdivision of the site to consolidate the rezoned land with 1 Lapthorne Close, is an effective and sustainable response to the current shortfall in residential land that is 'development ready'. The consolidation of land into a larger residential parcel facilitates a more efficient development of the land in the future for multiple dwellings. This directly serves policy at regional and local levels to promote housing diversity.

The proposed amendment and development of the site has been assessed against the relevant provisions of the LUPAA and the *Tasmanian Planning Scheme – Devonport* and is demonstrated as being a valuable addition to Devonport City's residential land supply.

APPENDIX A

Plan of Subdivision



APPENDIX B

Heritage Tasmania Exemption



Tasmanian Heritage Council
GPO Box 618 Hobart Tasmania 7000
134 Macquarie St, Hobart Tasmania 7000
Tel: 1300 850 332
enquiries@heritage.tas.gov.au
www.heritage.tas.gov.au

PLANNING REF: n/a
EXEMPTION NO: 4997
REGISTERED PLACE NO 1358
FILE NO: 10-10-71 THC
APPLICANT: Neil Doyle
DATE: 19-Jul-2022

CERTIFICATE OF EXEMPTION

(Historic Cultural Heritage Act 1995)

The Place: St Olave's Anglican Church and Cemetery
200 STONY RISE RD STONY RISE 7310 TAS

Thank you for your application for a Certificate of Exemption for works to the above place. Your application has been approved by the Heritage Council under section 42(3) (a) of the *Historic Cultural Heritage Act 1995* for the following works:

Works:

1. Landscaping works as shown on plan provided, including:
 - (a) Removal of two large and one juvenile Eucalypt trees;
 - (b) Transplanting, to new location on site, of one ornamental bush;
 - (c) Establishment screen plantings along new east boundary, and maintenance of the same; and,
 - (d) New gravel driveway.
2. Repaint exterior of church building (change of colours).

Documents: Exemption certificate application form accompanied by plan (Proposed tree removal and new plantings for St Olaves, Stony Rise Road, Don – 30/06/2022), lodged by email on 10/07/2022.

Comments: The two large Eucalypts contribute to the landscape setting of the place but present an unacceptable safety risk due to the frequency of limb falls and the damage from uplift that the roots are causing to nearby graves. The juvenile Eucalypt is within such close proximity to the church building that its continued growth can reasonably be expected to cause maintenance and structural problems to the building. The introduction of a new belt of trees and shrubs along the eastern boundary will offset the detriment caused by removal of these trees, and will assist in screening

Certificate of Exemption # 4,997, Page 1 of 2

the site from any visual intrusion that may result from development of the adjoining land.

A copy of this certificate will be forwarded to the local planning authority for their information. Please note, this certificate of exemption is an approval under the *Historic Cultural Heritage Act 1995* only. This certificate is not an approval under any other Act. Further approvals such as planning, building or plumbing may be required. For information regarding these or any other approval, contact your local Council.

Information on the types of work that may be eligible for a certificate of exemption is available in the Tasmanian Heritage Council's *Works Guidelines for Historic Heritage Places* (Nov. 2015). The Works Guidelines can be downloaded from www.heritage.tas.gov.au.

Please contact the undersigned on 1300 850 332 if you require clarification of any details in this certificate.

Signed:



Ian Boersma

Works Manager - Heritage Tasmania

Under delegation of the Tasmanian Heritage Council



Tasmanian Heritage Council

Tasmanian Heritage Council
 GPO Box 618 Hobart Tasmania 7000
 Tel: 1300 850 332
enquiries@heritage.tas.gov.au
www.heritage.tas.gov.au

EXEMPTION CERTIFICATE APPLICATION

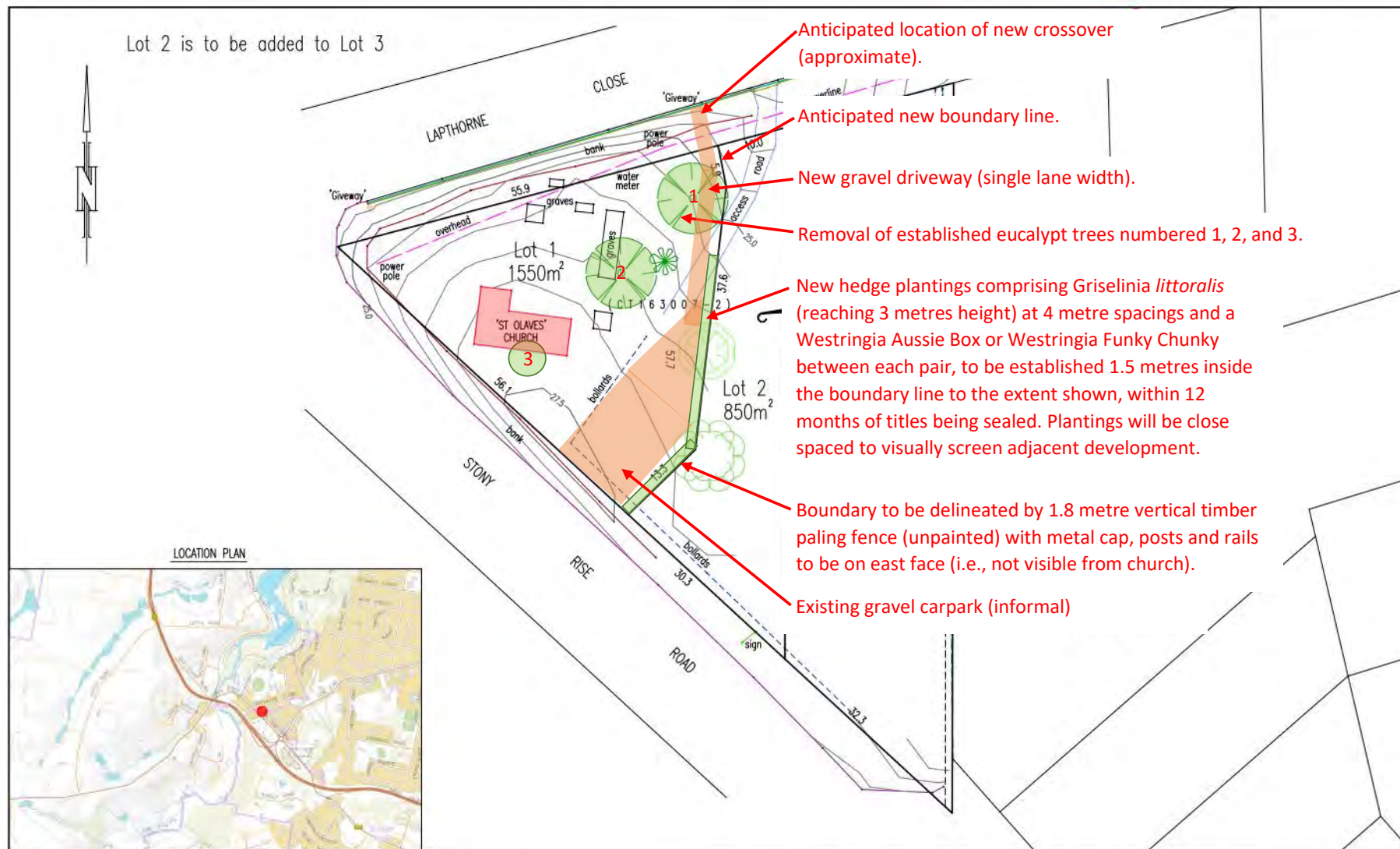
For applications made under section 42(1) of the *Historic Cultural Heritage Act 1995*.

ADDRESS OF PLACE:	St Olaves, 200 Stony Rise Road, Don
-------------------	-------------------------------------

APPLICANT DETAILS:			
NAME:	Neil Doyle		
POSTAL ADDRESS:	4 Rosedean Road		
TOWN:	Caveside	POSTCODE:	7310
TELEPHONE:	0413506106		
EMAIL:	Neil Doyle <neildoyle777@gmail.com>		

BRIEF DESCRIPTION OF THE PROPOSED WORKS:
<ol style="list-style-type: none"> 1. Remove two large Eucalypt trees (estimated to be 20+ metres tall, approximately 70 years old, and possibly <i>E. amygdalina</i>) located NW of the church building, and also the juvenile Eucalypt tree (approximately 6m tall and 12 years old) located near the south side of the church building. 2. Relocate ornamental plant (likely to be <i>Cordyline australis</i>) currently growing against south side of the church building, to a location shown on the attached landscaping plan. 3. Establish (and maintain) trees and hedges in locations shown on attached landscaping plan. 4. Repaint exterior of church building: Weatherboards and downpipes pale grey (Colorbond 'Surfmist'); stop ends, architraves, finial, barges, gutters, fascia boards and eaves brackets warm-grey (Colorbond 'Shail Grey'); roof sheeting dark grey (Colorbond 'Basalt'); and sashes, (Colorbond 'Shail Grey') and doors red (Colorbond 'Manor Red'). Concrete plinth to be painted in a flat cement paint, grey to match existing cement grey colour. Stonework to remain unpainted.

ESTIMATED VALUE OF THE PROPOSED WORKS:	\$ 7,000
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Proposed tree removal and new plantings for St Olaves, Stony Rise Road, Don – 30/06/2022.

Base plan from that prepared by Michell Hodgetts Surveyors on 2/03/2022

APPENDIX C

ES&D Environmental Impact assessment

Attenuation Code Assessment Report

200 Stony Rise
Road and
1 Lapthorne Close
STONY RISE

**For: Anglican Diocese of
Tasmania**

Project No: 8477



ABN: 97 107 517 144
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Version:			Date:
DRAFT 1	Bruce Harpley	ES&D	17/08/2022
FINAL	Bruce Harpley	ES&D	12/09/2022

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Project Summary

Municipality	Devonport
Location	200 Stony Rise Road 1 Lapthorne Close
Client	Anglican Diocese of Tasmania
Date of Assessment	6 September 2022



Figure 1 – Site Aerial

200 Stony Rise Road STONY RISE

1 Background

Environmental Services and Design Pty Ltd have been engaged to conduct an environmental impacts assessment - noise and dust survey - under Code C9 – Attenuation Code of the Tasmanian Planning Scheme – Devonport.

The noise and dust assessment relates to a proposed sensitive use – subdivision and new residences - within 500m of an existing metal fabrication workshop which also conducts sandblasting.

Council has requested an attenuation zone assessment as the proposed residential use is 30m from the existing workshop.

As the proposal is for subdivision and a sensitive use assessment must be carried out under Code C9.5.2 P1 and C9.6 P1.

Table C9.1 – Attenuation distances indicates that the proposal is within the 300m attenuation zone for abrasive blasting activity and within 500m of a metal fabrication workshop. The sand blasting and metal fabrication occurs on the same site at 209 Stony Rise Road.

2 Site Assessment

A site assessment was conducted on 9 August 2022 to measure noise levels and dust/particulate emissions at the southwestern boundary of the proposed subdivision. This location is directly opposite the metal fabrication workshop.



Figure 2 – Southeast along Stony Rise Road



Figure 3 – Northwest along Stony Rise Road

200 Stony Rise Road STONY RISE

2.1 Noise and Dust

Noise measurements were recorded at the southwest boundary based on initial site observation and proximity to the workshop.

Code C9 of the Tasmanian Planning Scheme – Devonport does not set limits for nor require measurement of background noise levels. Therefore, background noise measurements were not taken as there is no limit to compare results to.

The noise measurement location at the boundary of the property was chosen based on initial site observations and proximity to the existing workshop as a 'worse case' scenario.

No dust or particulate measurements using a 'dustracker' were possible as no sandblasting was being conducted on the day of the assessment.

2.2 Observations

The area slopes to the northwest from the Don Road round-about to Waverley Road and to the north towards Lapthorne Close.

Noise intrusion by traffic was a significant factor affecting the measurements from the workshop. Grinding and other activities from the workshop were barely audible due to the high traffic flow with the dominant noise source being road traffic along Stony Rise Road.

Based on the dominant traffic noise the assessment focused on the traffic volume and noise generated by trucks, buses, cars and motorcycles.

2.3 Workshop Operations

The AL & SM Richardson metal fabrication workshop operates between 8am and 4.30pm weekdays and rarely on weekends.

On the day of the survey the workshop was closed at 3.50pm during the noise measurements.

2.4 Sound Level Meter

All measurements were taken with a Type 1 Rion NL32 sound level meter with an annual calibration conducted 26 August 2020 with re-calibration due 26 August 2022. Pre and post measurement field calibrations were conducted with a Rion acoustic calibrator model NC-74 last calibrated 26 August 2020. There were no deviations in the pre and post calibration measurements.

2.5 Conditions

Conditions for the sound level measurements were as follows:

- 9 August 2022 between 2pm – 5pm,
- Clear with minimal cloud cover,
- Wind – calm,
- Sound level meter mounted on tripod at 1.2m above ground level,
- Free field - no walls or reflective surfaces within 10m,
- Measurements taken generally in accordance with the Noise Measurements Procedures Manual 2008.

2.6 Field Measurements - Noise

Noise measurements were taken at the southwest boundary of the proposed subdivision and future sensitive residential use. Prior to conducting the sound level measurements, it was noted that:

- noise from the workshop was barely audible above traffic noise, and
- the dominant noise source is the traffic along Stony Rise Road.

Based on the initial field observations the noise survey was carried out based on the dominant noise sources. Noise measurements were taken in accordance with the Noise Measurement Procedures Manual – Part D – Transport Infrastructure.

The measurement procedure used complies with clause 18.9 – Shortened $L_{10(18hr)}$ measurement procedure.

One hourly L_{10} measurements were taken over 3 consecutive hours between 2pm – 5pm. During this period noise from the workshop, grinding and hammering, were barely audible above the traffic noise.



Figure 4 – Meter at southwest boundary opposite workshop

Table 1 – Noise Measurement Data

Time	L ₁₀	L _{eq90}	L _{Max}	Traffic volumes
2-3pm	70.2	51.3	84.3	464
3-4pm	70.7	51.7	83.5	728
4-5pm	70.9	52.9	93.4	755

The mean of the L_{10(3hr)} is 76dB(A). L_{10(18hr)} is derived by the L_{10(3hr)} – 1dB(A) = 69.6dB(A).

In accordance with section 18.3 an ‘absence-of-facade’ adjustment of 2.5dB(A) must be added to any measurement as no sensitive buildings existing on the site.

$$69.6\text{dB(A)} + 2.5\text{dB(A)} = 71.1\text{dB(A)}$$

2.7 Field Observations

During the survey it was noted that there are a number of external contributing factors to the measured noise levels.

- Noise created by metal fabrication activities were barely audible and not measurable above the dominant traffic noise,
- The dominant noise source is traffic along Stony Rise Road and Lapthorne Close,
- The noise measurements included noise from vehicles (cars, trucks and buses) travelling from Stony Rise Road into and out of Lapthorne Close,
- Measurements included truck movements within properties to the south and southeast.

2.8 Noise Limits

There are no limits specified in Code C9 of the Tasmanian Planning Scheme – Devonport.

As noted in section 2.7 the dominant noise source is traffic. Grinding and hammering at the workshop were during the period between 2-3pm. It was not possible to measure the 15 minute $L_{a(eq)}$ for the workshop due to traffic movements.

2.9 Dust/Particulates

No measurements could be taken for dust or particulates as no sandblasting was conducted on the day of the survey. The majority of sandblasting is carried out on larger equipment in an area to the west of the workshops.

Being a dry day, it was noted that there is small amount of dust and particulates generated by traffic travelling in both directions along Stony Rise Road and the unsealed sections of commercial premises to the southeast.

3 Discussion

3.1 Noise – Workshop Operations

Noise from the workshop was barely audible at the boundary of the subject property. The current noise from all sources is calculated in section 2.7 as 71.1dB(A) and dominated by traffic from the existing roadways.

It should be noted that in the absence of a site plan for the proposed dwellings measurements were taken at the boundary and give a 'worst case' reading. Attenuation for a further 3-4m was not calculated due to the short distance.

The traffic noise may have an effect on the subdivision and sensitive use however, this could be reduced by general dwelling design such as double-glazed windows and acoustic wall and ceiling insulation and the construction of a noise barrier along Stony Rise Road and Lapthorne Close.

General dwelling design noise reduction methods will also result in a reduced potential for the development to constrain the workshop activities.

3.2 Dust/Particulates

The proposed subdivision and future sensitive use are located to the northeast of the workshop. The Bureau of Meteorology windrose for Devonport (Dec 1990 to August 2022) indicates that the wind is blowing to the northeast towards the proposed development only 15% of the time with wind speeds in excess of 20km/h only 6% of the time.

The proposed development is shielded from sandblasting dust and particulates by the existing workshops and office building.

Based on the wind direction and speed data and the shielding by the existing buildings it is unlikely that the proposed development will be adversely affected by dust or particulates from the workshop and sandblasting.

3.3 Code C9.5.2 and Code C9.6 Performance Criteria

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:

- (a) the nature of the activity with potential to cause emissions including:
 - (i) operational characteristics of the activity;*
 - (ii) scale and intensity of the activity; and*
 - (iii) degree of hazard or pollution that may be emitted from the activity;**
- (b) the nature of the sensitive use;*
- (c) the extent of encroachment by the sensitive use into the attenuation area;*
- (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;*
- (e) any advice from the Director, Environment Protection Authority; and*
- (f) any advice from the Director of Mines.*

Assessment Against Performance Criteria

- (a) The workshop operates Monday to Friday during daytime conducting metal fabrication, sandblasting, grinding and welding. The emissions assumed most likely to be constrained by the proposed subdivision and proposed dwellings are general fabrication noise and dust/particulates. However, the measurements indicate that the dominant noise source is traffic from Stony Rise Road and Lapthorne Close.

The operational characteristic, scale and intensity are such that any interference above the traffic noise is restricted to daytimes Monday to Friday.

The noise and dust/particulates emitted by the site are dominated by the normal traffic noise and dust/particulates from Stony Road and Lapthorne Close.

As the dominant noise source is traffic noise the proposal will not constrain or interfere with the existing workshop.

- (b) The proposal is for residences to be constructed approximately 30m northeast of the current metalwork operations.
- (c) The proposed dwellings encroach on the existing metalwork activity attenuation zone by 475m. This is similar to encroachment for existing dwellings to the northwest, northeast and north which are within the current attenuation zone.
- (d) Noise generated by the existing fabrication business is over-ridden by the existing traffic noise. Alteration of the road infrastructure to reduce rolling noise from vehicles is beyond the scope of this assessment.

- (e) No specific advice was sought from the EPA as the activity is a level 1 and regulated by Council under appropriate planning provisions. The proposed subdivision and sensitive use is regulated by Council.
- (f) Mineral Resources Tasmania was not consulted as there are no mining leases for either the metal fabrication operations or the proposed lot for the dwellings.

Overall, the development of dwellings (sensitive use) on the subject site will have minimal effect on the metal fabrication workshop and sandblasting due to the high noise levels and dust/particulates generated by traffic on Stony Rise Road and Lapthorne Close.

4 Conclusion

Current operations at the workshop are barely audible at the boundary of the subject property due to the high ambient noise in the area created by the traffic along Stony Rise Road and Lapthorne Close.

The subdivision and proposed sensitive use are unlikely to constrain the existing workshop operations.

5 Recommendations

To reduce the effects of the traffic noise on the subdivision and sensitive uses it is recommended the following general noise reduction measures be included in the construction:

- Sensitive rooms such as bedrooms and living rooms can be located on the northeast and eastern elevations,
- Double glazed windows with an R_w factor of 20dB(A) can be installed to meet energy efficiency requirements and reduce internal noise levels,
- Acoustic insulation can be installed in the southwestern walls and ceiling to assist with energy efficiency rating and reduce internal noise levels,
- A noise barrier consisting of a minimum 1.8m high 20mm lapped pine timber fence with timber both sides be constructed along the southwestern Stony Rise Road boundary will reduce outdoor traffic noise to the proposed residences and any potential workshop noise.



Bruce Harpley
Senior Environmental Consultant

AM2023.02 & PA2023.0067 – 200 Stony Rise Road & 1 Lapthorne Close, Don - Assessment against the requirements of the Land Use Planning and Approvals Act 1993 (the Act)

Section 34 of the Act states that:

(2) The LPS criteria to be met by a relevant planning instrument are that the instrument –

(a) contains all the provisions that the SPPs specify must be contained in an LPS;

Response: The proposed amendment does not alter any provisions that the SPPs specify must be contained in an LPS.

(b) is in accordance with section 32;

Response: The proposed amendment is in accordance with section 32 which specifies the requirements of an LPS. The LPS will remain unaltered except in relation to the spatial application of the SPPs. The proposed rezoning is in keeping with *Guideline No. 1 Local Provisions Schedule (LPS): zone and code application*.

(c) furthers the objectives set out in Schedule 1;

Part 1

(a) To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;

Response: The site has no record of containing any threatened vegetation communities or species. The site is heavily modified and is surrounded by a mix of established residential development. The planning authority notes the site is mapped within a priority vegetation area (PVA) under the Natural Assets Code of the scheme. The site is generally free from vegetation, noting that some large eucalypts adjacent to St Olave's Church were recently removed due to safety concerns and were assessed as exempt as per clause 4.4.1 of the scheme. The Tasmanian Heritage Council (THC) also issued an exemption for the works. A small area of naturally seeded saplings is to be removed to facilitate a new access to St Olave's. The small patch has no identified conservation value due to the highly modified environment at and around the site.

(b) To provide for the fair, orderly and sustainable use and development of air, land and water;

Response: The site adjoins an already established General Residential Zone to the east along Lapthorne Close. The rezoning is considered to provide for a fair, orderly and sustainable use and development of land.

(c) To encourage public involvement in resource management and planning;

Response: Subject to the draft amendment being certified by the Planning Authority, the statutory process will enable community public involvement in the decision-making process.

- (d) *To facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c) above;*

Response: The allocation of the General Residential Zone will facilitate the likely construction of residential development in an existing urban area of Devonport. Furthermore, future occupiers add to the local economy and employment.

- (e) *To promote sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.*

Response: 200 Stony Rise Road is listed on the Tasmanian Heritage Register. The draft amendment has been referred to the THC and which has stated that the draft amendment can be supported under the *Local Cultural Heritage Act 1995*.

TasWater has issued a Submission to Planning Authority Notice regarding the proposed boundary adjustment. As part of this process, they have not objected to the amendment.

As required under the statutory approval process, other state agencies will be referred a copy of the draft amendment during the public notification period.

Part 2

- (a) *To require sound strategic planning and co-ordinated action by state and local Government;*

Response: The *Greater Devonport Residential Growth Strategy 2021-2041* (the Residential Growth Strategy) was formally adopted by the Devonport City Council in June 2022 and represents Council's principal local strategic policy instrument to inform and guide future residential settlement growth within the Devonport local government area.

Following the various dwelling approval scenarios presented in Table B2.1 of the Residential Growth Strategy, current estimates indicate a forward land supply of appropriate development-ready General Residential Zone land in the range of only 2.8 – 4.1 years. This current supply is well below common practice strategic planning thresholds for the forward supply of urban residential land, which usually contemplate a minimum 10 year forward supply as identified within the *Cradle Coast Land Use Strategy* (CCLUS).

The partial rezoning of 200 Stony Rise Road adheres to the objectives of the Residential Growth Strategy. In addition, Figure 1 below produced by the State Planning Office (Department of Premier and Cabinet), illustrates the role of local strategies in the hierarchy of Tasmanian planning instruments.

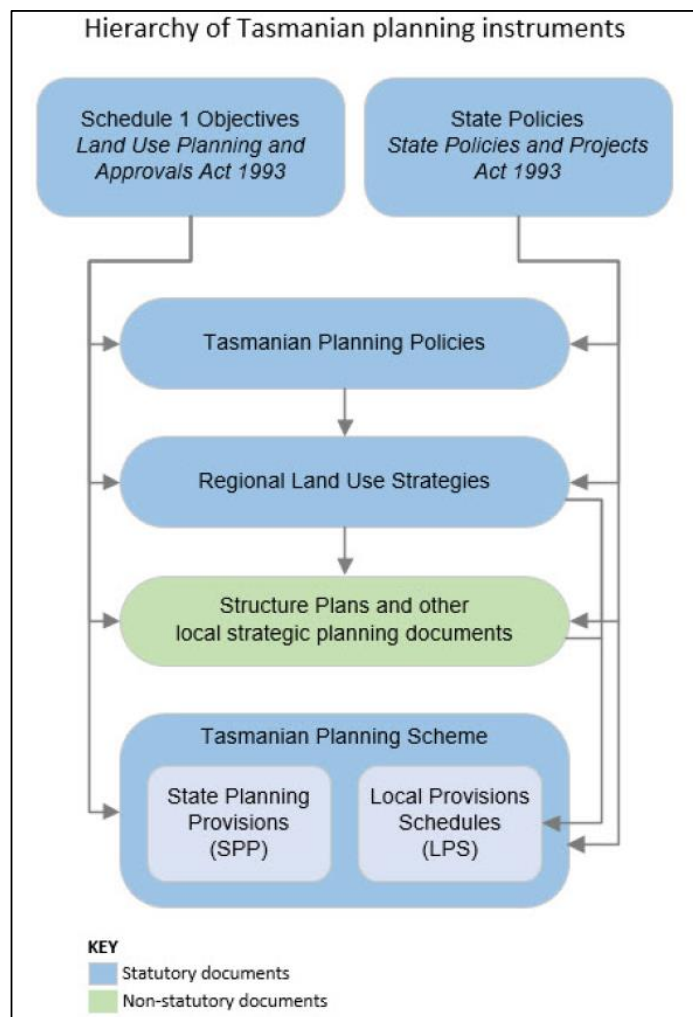


Figure 1 – Hierarchy of Tasmanian Planning Instruments (State Planning Office, 2022)

(b) *To establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land;*

Response: The rezoning aligns with the current zoning regulations and can adhere to the standard provisions of the planning scheme that will be in effect. This ensures that potential future development can reasonably comply with the requirements of the scheme, without the need for additional overriding provisions to be considered.

(c) *To ensure the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land;*

Response: The site is positioned within a highly modified environment with no identified environmental significance. The rezoning will facilitate social objectives for housing diversity and the accompanying Environmental Impact Assessment by ES&D (2022) finds that the fabrication business on the opposite

side of Stony Rise Road will not have any conflict with future sensitive development on the rezoned portion of land.

- d) *To require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional, and municipal levels;*

Response: It has been demonstrated earlier within section (a) that the rezoning is compatible with the objectives of the Residential Growth Strategy. The amendment is also seen to be compatible with other policies at the state, regional and local level.

- (e) *To provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals;*

Response: The rezoning if approved is proposed to be considered with a concurrent permit application for subdivision which will likely facilitate future residential development.

- (f) *to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation;*

Response: The site is situated within walking distance to the Don Reserve, which contains numerous maintained tracks and parks.

- (g) *To conserve those buildings, areas or other places which are of scientific, aesthetics, architectural or historical interest, or otherwise of special cultural value;*

Response: The proposed rezoning and subdivision layout, developed with input from the THC, includes a designated boundary around the heritage listed St. Olave's Church and cemetery.

- (h) *To protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;*

Response: Council's Infrastructure Department and TasWater have provided conditions pertaining to the boundary adjustment in relation to infrastructure considerations. No infrastructure issues have been identified for the rezoning of land.

- (i) *To provide a planning framework which fully considers land capability.*

Response: The land is fully capable of realising the use and development that is the intention of the proposal.

(d) is consistent with each State policy;

The state policies listed below are relevant to the assessment of this draft amendment and boundary adjustment.

State Coastal Policy, 1996

Response: The site is within 1km of the highwater mark of the Don River and therefore this Policy is relevant to the application.

The purpose of the State Coastal Policy is:

"To protect the natural and cultural values of the coast, provide for sustainable use and development of the coast, and promote shared responsibility for its integrated management and protection."

The proposed spatial application of the General Residential Zone will not have any negative impacts on the coast as any future development will utilise Council's existing reticulated stormwater system.

State Policy on Water Quality Management, 1997

Response: The development will be required to connect to the public reticulated stormwater system which will mitigate factors such as urban water runoff. Works undertaken during the subdivision will be regularly inspected by Council's Infrastructure staff to ensure adequate silt and erosion protection measures are in place.

(da) satisfies the relevant criteria in relation to the TPPs;

Response: The TPPs are yet to be adopted.

(e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates;

Response: The proposed amendment is seen to be consistent with the overarching objectives of the *Living on the Coast - Cradle Coast Regional Land Use Strategy* (CCRLUS).

The CCRLUS was recently amended on the 28 February 2024 by the Minister for Planning pursuant to section 5A of the *Land Use Planning and Approvals Act 1993*. The amendments were undertaken to respond to the region's changing residential land-use needs, remedy document structure issues and correct minor errors and anomalies.

The amendments to the CCRLUS provide further support for the rezoning application, noting that the site adjoins existing General Residential land and constitutes infill development that makes more efficient use of under-utilised land. Furthermore, the rezoning aligns with Council's Residential Growth Strategy – The Strategy identifies that the site is already located within the urban settlement boundary and increases the supply of residential land.

- (f) has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993, that applies in relation to the land to which the relevant planning instrument relates;**

Response: The proposal is in keeping with Strategy 2.1.1 of the Devonport Strategic Plan 2009-2030 as the application of the General Residential Zone will facilitate residential development and impacts to the surrounding area are not envisaged.

- (g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates;**

Response: The proposal will not impact any adjacent municipal areas.

- (h) has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019.**

Response: The site is not located within proximity to an identified gas pipeline corridor.

- (2A) A relevant planning instrument satisfies the relevant criteria in relation to the TPPs if –**

- (a) where the SPPs and the relevant regional land use strategy have not been reviewed under section 30T(1) or section 5A(8) after the TPPs, or an amendment to the TPPs, is or are made – the relevant planning instrument is consistent with the TPPs, as in force before the relevant planning instrument is made; and**
- (b) whether or not the SPPs and the applicable regional land use strategy have been reviewed under section 30T(1) or section 5A(8) after the TPPs, or an amendment to the TPPs, is or are made – the relevant planning instrument complies with each direction, contained in the TPPs in accordance with section 12B(3), as to the manner in which the TPPs are to be implemented into the LPSs.**

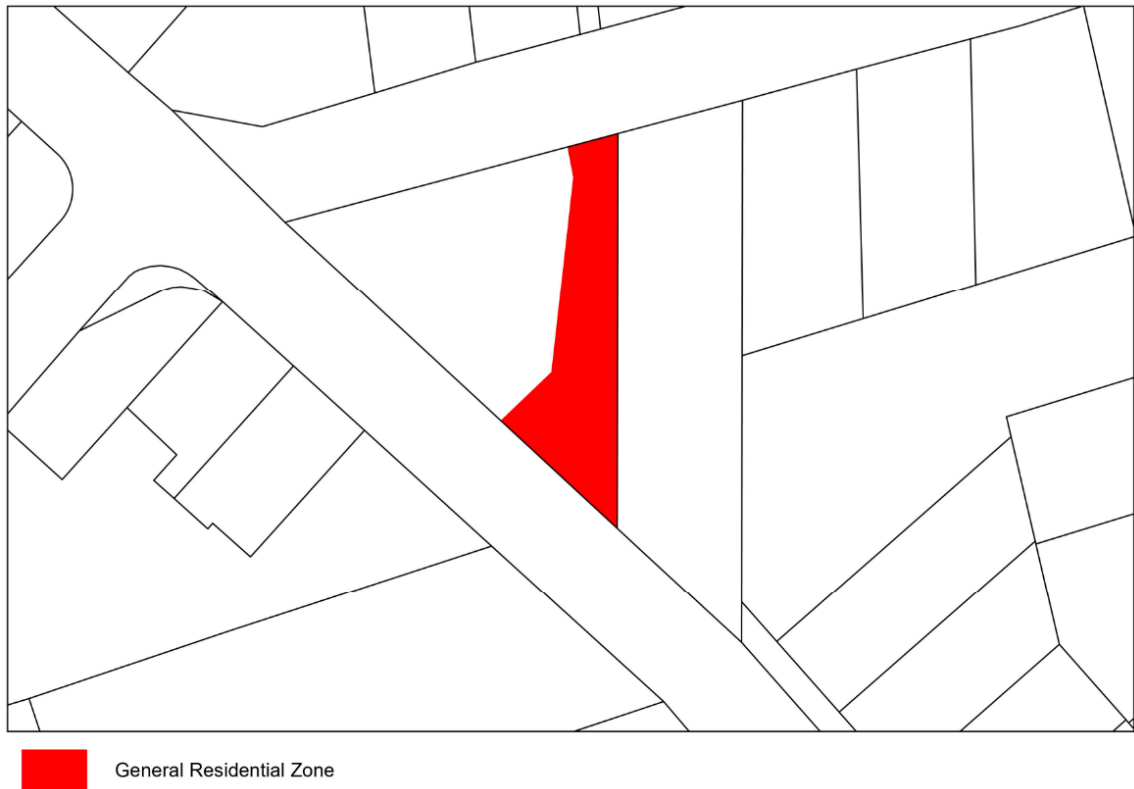
Response: The TPPs are yet to be adopted.

- (3) An amendment of an LPS, or a draft amendment of an LPS, is taken to meet the LPS criteria if the amendment of the LPS, or the draft amendment of the LPS, if made, will not have the effect that the LPS, as amended, will cease to meet the LPS criteria.**

Response: The proposed amendment to the LPS will not result in the LPS ceasing to meet the LPS criteria.

Draft Amendment AM2023.02 – 200 Stony Rise Road, Stony Rise and 1 Lapthorne Close,
Don

Proposed zoning map as amended





Tasmanian Heritage Council

Tasmanian Heritage Council
GPO Box 618 Hobart Tasmania 7000
Tel: 1300 850 332
enquiries@heritage.tas.gov.au
www.heritage.tas.gov.au

PLANNING REF: PA2023.0067 & AM2023.02
THC WORKS REF: 8175
REGISTERED PLACE NO: 1358
FILE NO: 10-10-71 THC
APPLICANT: Terra Firma Town Planning
DATE: 18 March 2024

NOTICE OF HERITAGE DECISION

(Historic Cultural Heritage Act 1995)

The Place: St Olave's Church, 200 Stony Rise, Don.
Proposed Works: Subdivision.

Under section 39A(6)(b) of the *Historic Cultural Heritage Act 1995*, the Heritage Council gives notice that it consents to the discretionary permit being granted in accordance with the documentation submitted with Combined Permit Application PA2023.0067 & AM2023.02, subject to the following conditions:

- I. The new boundary fence between Lots 1 and 2 must be constructed of vertical hardwood palings (unpainted) 1.8 metres in height, with posts and rails to be on east face (i.e., not visible from church).**

Reason for condition

To provide a boundary fence that is complementary to the heritage character of the church and cemetery, consistent with the plan dated 30/06/2022 provided in Appendix B of the application.

Advice

The applicant should note that the area entered in the Tasmanian Heritage Register is not changed as a result of this subdivision. Heritage works within the registered area will require heritage approval pursuant to Part 6 of the *Historic Cultural Heritage Act 1995*.

Should you require clarification of any matters contained in this notice, please contact Heritage Tasmania's Works Manager, Ian Boersma, on 0429 979 586 or 1300 850 332.

A handwritten signature in black ink, appearing to read 'A Roberts', with a long horizontal flourish extending to the right.

Andrew Roberts
Director – Heritage Tasmania
Under delegation of the Tasmanian Heritage Council



Submission to Planning Authority Notice

Council Planning Permit No.	PA2023.0067 & AM2023.02	Council notice date	22/05/2023
TasWater details			
TasWater Reference No.	TWDA 2023/00649-DCC	Date of response	20/02/2024
TasWater Contact	David Boyle	Phone No.	0436 629 652
Response issued to			
Council name	DEVONPORT COUNCIL		
Contact details	council@devonport.tas.gov.au		
Development details			
Address	200 STONY RISE RD, STONEY RISE	Property ID (PID)	3148545
Description of development	Subdivision (boundary adjustment) inc 1 Lapthorne Cl, Don		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Civilvision Consulting	Services Layout Plan (1) / 24022 C01		9/02/2024
Civilvision Consulting	Sewer Line Longsection (1) / 24022 C01		9/02/2024
Michell Hodgetts Surveyors	220076 / Boundary Adjustment		10/10/2023
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
1. A suitably sized water supply with metered connections and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.			
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.			
3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.			
ASSET CREATION & INFRASTRUCTURE WORKS			
4. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.			
5. Prior to applying for a Permit to Construct to construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for sewerage to TasWater's satisfaction.			
6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.			
7. In addition to any other conditions in this permit, all works must be constructed under the			



supervision of a suitably qualified person in accordance with TasWater's requirements.

8. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed generally as shown on, and in accordance with, the plans listed in the schedule of drawings/documents, and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
9. After testing, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
10. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document, the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved.
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made.
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee.
 - d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.

Upon TasWater issuing a Certificate of Practical Completion, the newly constructed infrastructure is deemed to have transferred to TasWater.

11. After the Certificate of Practical Completion has been issued, a 12-month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12-month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". TasWater will release any security held for the defect's liability period.
12. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
14. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

15. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.



Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.

DEVELOPMENT ASSESSMENT FEES

16. The applicant or landowner as the case may be, must pay a development assessment fee of \$234.64 and a Consent to Register a Legal Document fee of \$248.30 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

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

Advice

General

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

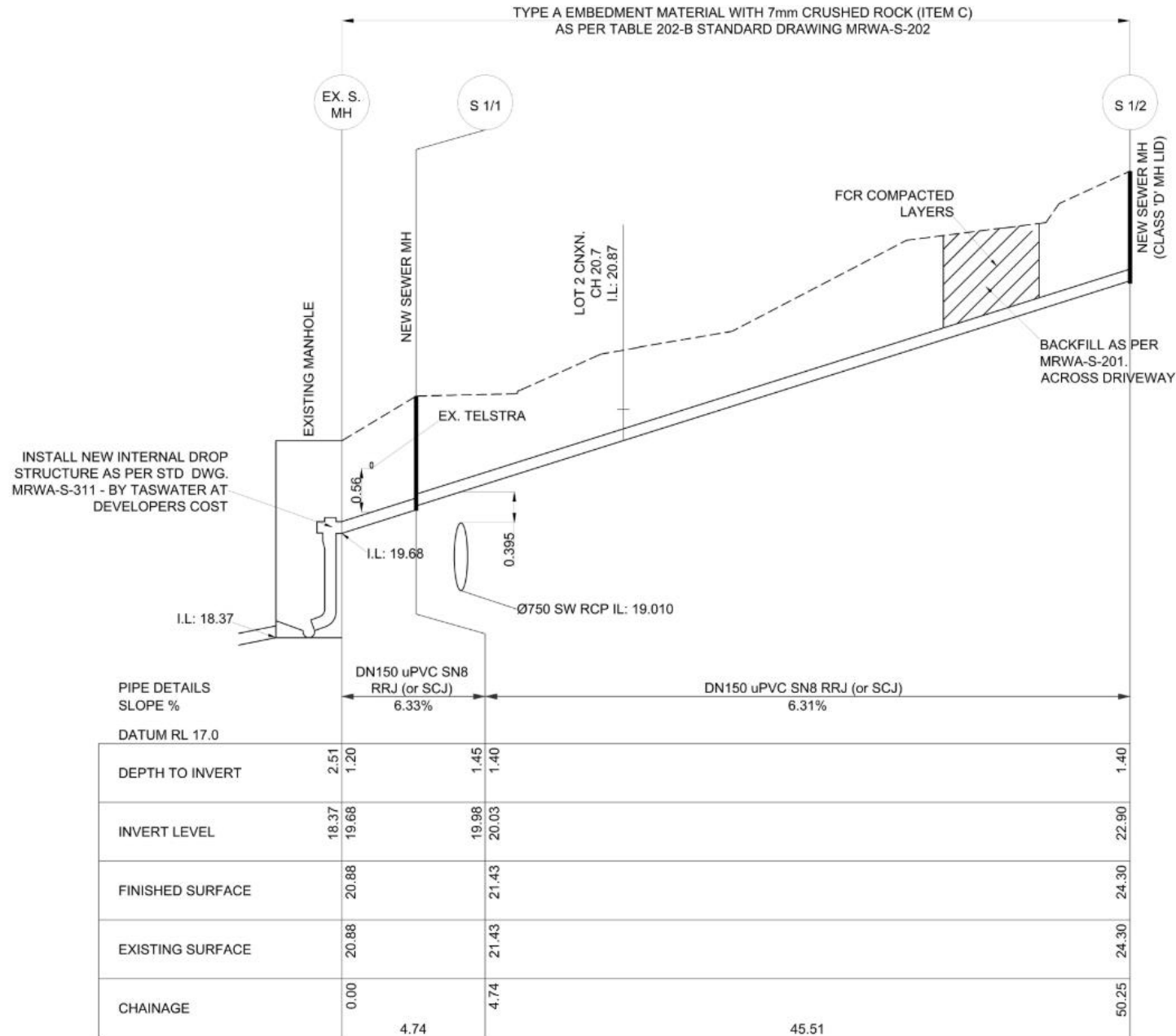
Declaration

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

TasWater Contact Details

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





SEWER LONGITUDINAL SECTION FOR LINE 1
 SCALES: HORIZONTAL 1:250 VERTICAL 1:50

COUNCIL APPROVAL

TASWATER APPROVAL

REV.	DESCRIPTION	BY	DATE
1	FOR APPROVAL		

CIVILVISION CONSULTING
 CREATIVE ENGINEERING

20b Loane Lane
 Spreyton TAS

Mob: 0412 439 184
 ABN: 66 644 575 468
 info@civildvisionengineering.com

PROJECT:
 200 STONY RISE ROAD SUBDIVISION,
 STONY RISE

CLIENT:
 ANDREW RAND

DRAWING TITLE:
 SEWER LINE 1 LONGSECTION (1)

SCALE: AS SHOWN	DATE: 9/02/24	DRAWN: A.B	CHECKED: J.M.
PROJECT NO: 24022	DRAWING NO: C02	REVISION: 0	

Office use
Application no. _____
Date received: _____
Fee: _____
Permitted/Discretionary

Devonport City Council

Land Use Planning and Approvals Act 1993 (LUPAA)

Devonport Interim Planning Scheme 2013

Application for Planning Permit

Use or Development Site

Street Address: 51A John Street, East Devonport TAS 7310

Certificate of Title Reference No.: 34259/3

Applicant's Details

Full Name/Company Name: RFS Projects Pty Ltd

Postal Address: 70 Tugrah Road Devonport TAS 7310

Telephone: 6424 6325

Email: admin@rfsprojects.com.au

Owner's Details (if more than one owner, all names must be provided)

Full Name/Company Name: RFS Enterprises Pty Ltd

Michael Laurence Gleeson

Postal Address: 70 Tugrah Road Devonport TAS 7310

51 John Street, East Devonport TAS 7310

Telephone: 6424 6325

Email: admin@rfsprojects.com.au



ABN: 47 611 446 016

PO Box 604

137 Rooke Street

Devonport TAS 7310

Telephone 03 6424 0511

www.devonport.tas.gov.au

council@devonport.tas.gov.au

Sufficient information must be provided to enable assessment against the requirements of the planning scheme.

Please provide one copy of all plans with your application.

Assessment of an application for a Use or Development

What is proposed?: Unit Development x 13

Description of how the use will operate: residential

Use Class (Office use only):

Applications may be lodged by email to Council - council@devonport.tas.gov.au
The following information and plans must be provided as part of an application unless the planning authority is satisfied that the information or plan is not relevant to the assessment of the application:

Application fee	
Completed Council application form	
Copy of certificate of title, including title plan and schedule of easements	
A site analysis and site plan at an acceptable scale on A3 or A4 paper (1 copy) showing:	
• The existing and proposed use(s) on the site	
• The boundaries and dimensions of the site	
• Typography including contours showing AHD levels and major site features	
• Natural drainage lines, watercourses and wetlands on or adjacent to the site	
• Soil type	
• Vegetation types and distribution, and trees and vegetation to be removed	
• The location and capacity of any existing services or easements on the site or connected to the site	
• Existing pedestrian and vehicle access to the site	
• The location of existing adjoining properties, adjacent buildings and their uses	
• Any natural hazards that may affect use or development on the site	
• Proposed roads, driveways, car parking areas and footpaths within the site	
• Any proposed open space, communal space, or facilities on the site	
• Main utility service connection points and easements	
• Proposed subdivision lot boundaries, where applicable	
• Details of any proposed fencing	
Where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 on A3 or A4 paper (1 copy) showing:	
• Setbacks of buildings to property (title) boundaries	
• The internal layout of each building on the site	
• The private open space for each dwelling	
• External storage spaces	
• Car parking space location and layout	
• Elevations of every building to be erected	
• The relationship of the elevations to natural ground level, showing any proposed cut or fill	
• Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites	
• Materials and colours to be used on roofs and external walls	
A plan of the proposed landscaping including:	
• Planting concept	
• Paving materials and drainage treatments and lighting for vehicle areas and footpaths	
• Plantings proposed for screening from adjacent sites or public spaces	
Details of any signage proposed	

Value of use and/or development

\$ 3,640,000

Notification of Landowner/s (s.52 *Land Use Planning and Approvals Act, 1993*)

If land is not in applicant's ownership

I, Karlieanne White declare that the owner/s of the land has/have been notified of my intention to make this application.

Applicant's signature: K White Date: 11/12/23

If the application involves land owned or administered by the Devonport City Council

Devonport City Council consents to the making of this permit application.

General Manager's signature: _____ Date: _____

If the application involves land owned or administered by the Crown

Crown consent must be included with the application.

Signature

I apply for consent to carry out the development described in this application. I declare that all the information given is true and correct. I also understand that:

- if incomplete, the application may be delayed or rejected; and
- more information may be requested in accordance with s.54 (1) of LUPAA.

PUBLIC ACCESS TO PLANNING DOCUMENTS - *DISCRETIONARY* PLANNING APPLICATIONS (s.57 of LUPAA)

I understand that all documentation included with a discretionary application will be made available for inspection by the public.

Applicant's signature: K White Date: 11/12/23

PRIVACY ACT

The personal information requested on this form is being collected by Council for processing applications under the *Land Use and Planning Approvals Act 1993* and will only be used in connection with the requirements of this legislation. Council is to be regarded as the agency that holds the information.

Fee & payment options

DD

Pay by Direct Deposit – BSB: 067-402 Account No. 000 000 13 – Please quote your application number.



Pay in Person at Service Tasmania – Present this notice to any Service Tasmania Centre, together with your payment. See www.service.tas.gov.au for opening hours.



Pay by Phone – Please contact the Devonport City Council offices on 64240511 during office hours, Monday to Friday.



Pay by Post – Cheques should be made payable to Devonport City Council and posted to PO Box 604, Devonport, Tasmania, 7310.

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 34259	FOLIO 3
EDITION 2	DATE OF ISSUE 26-Apr-2019

SEARCH DATE : 17-Oct-2023

SEARCH TIME : 02.33 PM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 3 on Sealed Plan 34259

Derivation : Part of 6A-1R-24Ps. Sec. J.J. Gtd. to M. Edwards.

Prior CT 4441/100

SCHEDULE 1

B476518 MICHAEL LAURENCE GLEESON

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 34259 FENCING PROVISION in Schedule of Easements


UNREGISTERED DEALINGS AND NOTATIONS

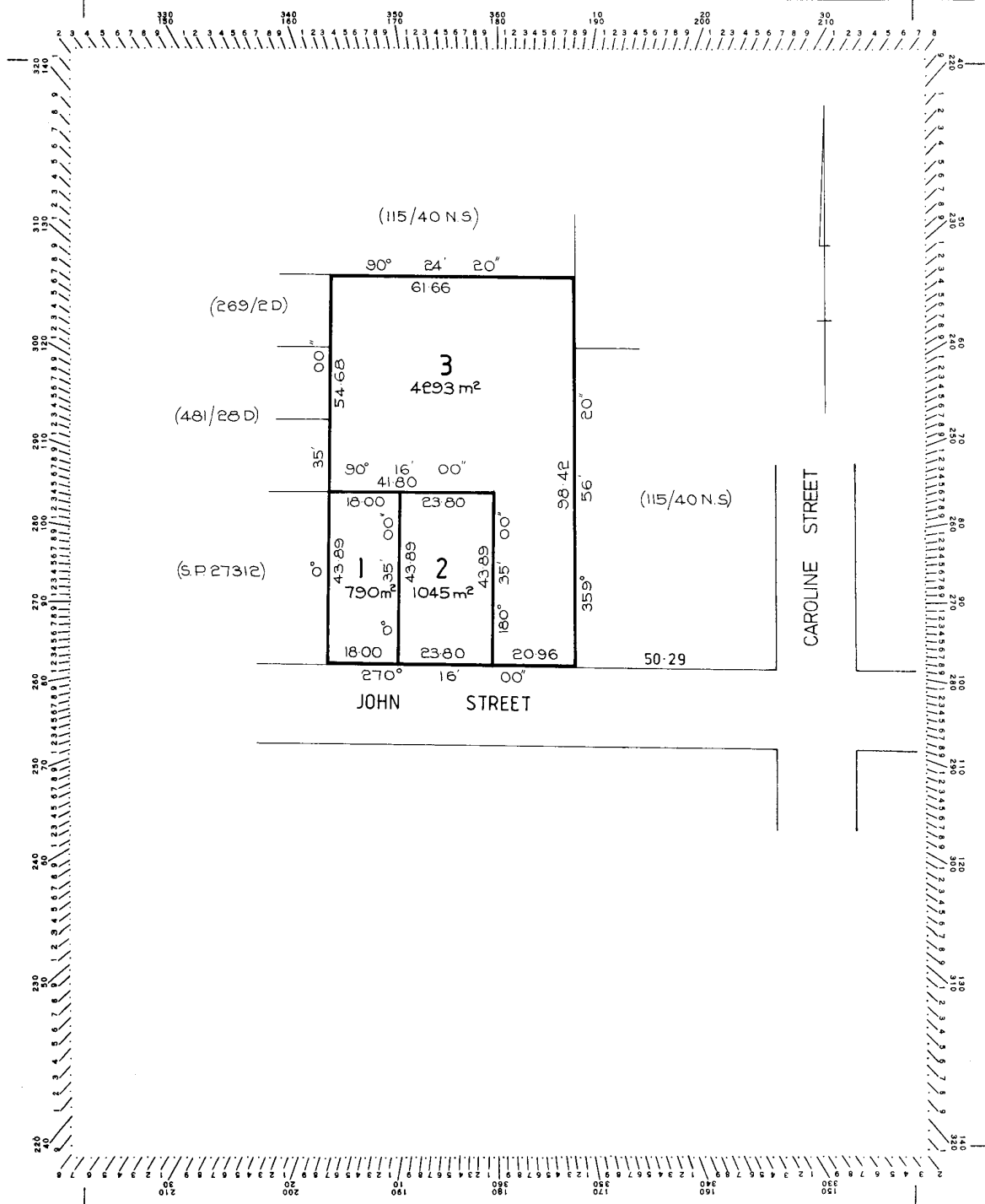
No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Owner: L.S. Gleeson & M.L. Gleeson	PLAN OF SURVEY by Surveyor MR. E. R. P. FRANKS of land situated in the CITY OF DEVONPORT SECTION JJ SCALE 1:1000 MEASUREMENTS IN METRES	Registered Number: S. P34259
Title Reference: C.T. 2301-44		Approved: 17 MAR 1988 Effective from: _____  Recorder of Titles
Grantee: Part of 6A-1R-24P, Section JJ, Marvin Edwards, pur. Martin		



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SCHEDULE OF EASEMENTS

PLAN NO.

S. P34259

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

Each lot on the plan is subject to:—

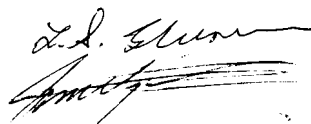
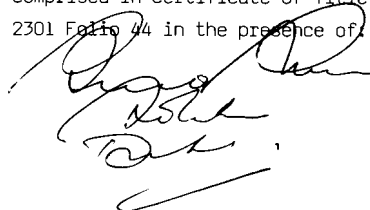
- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits à prendre described hereunder.

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

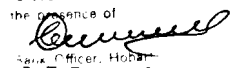
No easements, covenants or profits à prendre are hereby created to benefit or burden the Lots shown on the plan.

FENCING PROVISION The Vendors (Laurie Steven Gleeson and Michael Laurence Gleeson) shall not be required to fence.

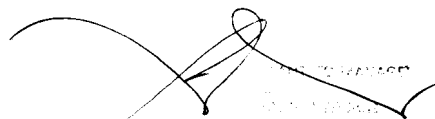
SIGNED by the said LAURIE STEVEN GLEESON)
and MICHAEL LAURENCE GLEESON the)
registered proprietors of the land)
comprised in Certificate of Title Volume)
2301 Folio 44 in the presence of)

Witnessed by WESTPAC BANKING CORPORATION by its Attorneys
Victor Richard NEWMAN

Ian William SEALY
under power No. 60/1463 (who
hereby respectively declare that
they have received no notice of
revocation of the said power) in
the presence of

Bank Officer, Hobart
G.I. Duncombe

WESTPAC BANKING CORPORATION
By its attorneys



under Registered Mortgage
No. B140773

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Certified correct for the purposes of the Real Property Act 1862, as amended.

O'Rourke and Blow
Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of Laurie Steven Gleeson and
(Insert Subdivider's Full Name)

Michael Laurence Gleeson affecting land in

Certificate of Title Volume 2301 Folio 44
(Insert Title Reference)

Sealed by Devonport City Council on 18th January 1988

[Signature]
Council Clerk/Town Clerk

10369



**Standard Form Contract
for Sale of Real Estate in Tasmania (2023)**
The Particulars of Sale (2023)



The Standard Form Contract for Sale of Real Estate in Tasmania (2023) as approved for use by the Law Society of Tasmania and the Real Estate Institute of Tasmania is made up of two parts:

1. these agreed variables and non-standard clauses, known as "the Particulars of Sale (2023)"; and
2. the standard clauses known as "the Standard Conditions of Sale (2023)".

The Standard Conditions of Sale are adopted as part of the Contract by signature of the Particulars of Sale.

The parties may add special clauses in the Particulars of Sale, for instance to make their agreement subject to finance, sale, inspection, or other issues.

The Particulars of Sale may vary the Standard Form Contract. The Particulars of Sale have priority if there is any inconsistency with the Standard Conditions of Sale.

The drafting of the Particulars of Sale should make evident changes to the provisions of the Standard Form Contract.

Words defined in the Particulars of Sale have that meaning when used in the Standard Conditions of Sale.

WORDS	DEFINITION
Contract Date	The <u>8</u> day of <u>November</u> 20 <u>23</u>
Vendor (The seller of the Property)	Name: <u>John Briggs Marine Pty Ltd</u> ABN: <u>089 388 670</u> Address: <u>Shop 6, 5 Rooke Street</u> Suburb: <u>Devonport</u> State: <u>TAS</u> Postcode: <u>7310</u> Email: _____ Phone: _____
Vendor's Solicitor or Conveyancer	Firm: <u>Glynn Williams Legal</u> Person: <u>Glynn Williams</u> Address: <u>58 REIBEY STREET ULVERSTONE TAS 7315</u>
Purchaser (The buyer of the Property)	Name: <u>RFS ENTERPRISES (Tas) Pty Ltd</u> ABN: <u>33 639 328 902</u> Address: <u>70 TUGRAH ROAD</u> Suburb: <u>TUGRAH</u> State: <u>TAS</u> Postcode: <u>7310</u> Email: <u>kaitlan@rfsprojects.com.au</u> Phone: _____
Purchaser's Solicitor or Conveyancer	Firm: <u>Blackwood Beattie Legal</u> Person: <u>Andrea Blackwood-Beattie</u> Address: <u>PO Box 278, Ulverstone TAS 7315</u>
Property (If part only, accurately describe part)	The Vendor's property at: Street: <u>51A JOHN STREET</u> Suburb: <u>EAST DEVONPORT</u> State: <u>TAS</u> Postcode: <u>7310</u> Property Identifier Number: <u>7395703</u> As described by Title Reference(s): <u>34259/3</u>

Vendor Initials

Witness Initials

Purchaser Initials

Witness Initials



**Standard Form Contract
for Sale of Real Estate in Tasmania (2023)**
The Particulars of Sale (2023)

Chattels (List the Chattels included in this sale or attach annexure)	nil
Sale Price (See Standard Condition 2)	\$ 990,000
Deposit (See Standard Condition 2)	\$ 10,000
Deposit Holder (See Standard Condition 2)	(Insert name of person or organisation that will hold the Deposit) HALLIWELL PROPERTY AGENTS PTY LTD
Deposit Payment Time (See Standard Condition 2)	Either <input type="checkbox"/> On the Contract Date or <input checked="" type="checkbox"/> Other date – (specify): on or within 3 days of the Contract Date
GST Treatment (See Standard Condition 11)	Mark a box to indicate the GST Treatment. Either <input type="checkbox"/> The sale is not a taxable supply or <input type="checkbox"/> The Margin Scheme applies and the Sale Price includes GST or <input type="checkbox"/> The GST-free Going Concern concession applies and/or <input type="checkbox"/> The GST-free Farm Land concession applies and/or If the treatment above does not apply: <input type="checkbox"/> The Sale Price includes GST or <input checked="" type="checkbox"/> The Sale Price is plus GST
GST Withholding Treatment (See Standard Condition 11)	Mark a box to indicate the GST Withholding Treatment. Either GST Withholding not required because: <input type="checkbox"/> The sale is not a taxable supply, or <input type="checkbox"/> The sale is GST-free, or <input type="checkbox"/> The sale is not of new residential premises or potential residential land, or <input type="checkbox"/> The Property is potential residential land and the Purchaser is acquiring with a creditable purpose or GST withholding is required and the sale is: <input checked="" type="checkbox"/> wholly subject to GST withholding, or <input type="checkbox"/> only partly subject to GST withholding
Completion Date (See Standard Condition 3)	Either <input checked="" type="checkbox"/> The 28th day of March 20 24 or <input type="checkbox"/> Another date (specify):

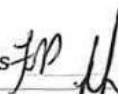
Vendor Initials



Witness Initials



Purchaser Initials



Witness Initials





**Standard Form Contract
for Sale of Real Estate in Tasmania (2023)**
The Particulars of Sale (2023)

Availability	<p>On the Completion Date, the Vendor must make available to the Purchaser:</p> <p>Either <input checked="" type="checkbox"/> Vacant possession of the Property</p> <p>or <input type="checkbox"/> The right to receive rents and profits of the Property. A copy of the lease(s) is attached</p> <p>or <input type="checkbox"/> Otherwise (specify):</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>
Purchaser's Required Purpose (See Standard Condition 5)	<p>Either <input type="checkbox"/> The Purchaser's Required Purpose termination right does not apply</p> <p>or The Purchaser may terminate this Contract and be refunded the Deposit (if paid) if there are any legal restrictions burdening the Property that may hinder or prevent the Purchaser from using the Property for the purpose of:</p> <p><input checked="" type="checkbox"/> Vacant residential land, or</p> <p><input type="checkbox"/> Residential dwelling, or</p> <p><input type="checkbox"/> Other (specify):</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>
Vendor Warranty (See Standard Condition 10)	<p>The Standard Condition 10 exclusion of warranties applies:</p> <p>Either <input checked="" type="checkbox"/> Without qualification – the Property is sold "as is/where is"</p> <p><input type="checkbox"/> Subject to any Additional Special Clause, the Vendor warrants that, as far as the Vendor is aware* or ought to have been aware, there are no outstanding completion certificates or occupancy permits required for existing buildings, statutory orders or permit conditions on the Property.</p> <p>*The Vendor is deemed to be aware if they performed, were responsible for or caused to be performed the relevant work.</p> <p>or <input type="checkbox"/> The Vendor warrants that to the best of the Vendor's knowledge the attached statement is accurate</p>
Neighbourhood Disputes About Plants Act 2017 (Tas)	<p>Is the Vendor aware of an application or order under the <i>Neighbourhood Disputes About Plants Act 2017</i> (Tas) been made in relation to the Property:</p> <p>Either <input type="checkbox"/> Yes - a copy of the application and any additional information filed with the relevant tribunal or the order is attached</p> <p>or <input checked="" type="checkbox"/> No</p>
Strata Titles Act 1998 (Tas)	<p>Is the Property subject to a strata scheme under the <i>Strata Titles Act 1998</i> (Tas)?</p> <p>Either <input type="checkbox"/> Yes</p> <p><i>Note: If the Property is subject to a strata scheme, Purchasers should familiarise themselves with the scheme, including its levies, insurance coverage and financial position and the requirements of the Act. A guide to strata schemes is available at: https://nre.tas.gov.au/Documents/strata.pdf</i></p> <p>or <input checked="" type="checkbox"/> No</p> <p>If the above selection is incorrect, then the Purchaser may terminate this Contract by notice to the Vendor given within seven (7) days after the Contract Date, and the Purchaser will be entitled to any deposit paid but neither party will be otherwise entitled to any compensation.</p>
Cooling Off (See Standard Condition 21)	<p>The cooling off provision of three (3) Business Days:</p> <p>Either <input type="checkbox"/> Applies</p> <p>or <input checked="" type="checkbox"/> Does not apply</p> <p>If no selection is made, the cooling off provision does not apply.</p>

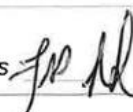
Vendor Initials



Witness Initials

LM

Purchaser Initials



Witness Initials

LM



**Standard Form Contract
for Sale of Real Estate in Tasmania (2023)**
The Particulars of Sale (2023)



SPECIAL CLAUSES

Use Special Clauses to alter the Standard Conditions of Sale.

~~**Finance Clause** If this Contract is subject to finance, complete all relevant details below. All relevant details must be completed for the following clause to apply.~~

It is a condition precedent to the Purchaser's obligation to complete this Contract, that within the Finance Period, the Financier makes available to the Purchaser a loan of the Finance Amount, on terms currently available in transactions of a similar nature.

The Purchaser is the party benefited by this condition precedent.

Finance Amount	(Insert amount) \$ _____
Financier	(Insert name) _____ _____
Finance Period	(Complete) Until the _____ day of _____ 20 _____ or (Insert number) _____ days from the Contract Date or _____

~~**Subject to Sale Clause** If this Contract is subject to the signing and/or settlement of the sale of the Purchaser's Property, complete all relevant details below. All relevant details must be completed for the relevant provision/s to apply.~~

Purchaser's Property	(Insert address) _____ _____
	Suburb _____ State _____ Postcode _____

~~**Subject to Contract:** It is a condition precedent to the Purchaser's obligation to complete this Contract that within the nominated Contract Selling Period, the Purchaser obtains a contract for the sale of the Purchaser's Property that is free of any unsatisfied condition precedent. The Purchaser must offer the Purchaser's Property for sale for no more than the Maximum Asking Price.~~

Contract Selling Period	Either <input type="checkbox"/> Not applicable or By the _____ day of _____ 20 _____ or within _____ days from _____
Maximum Asking Price	(Insert amount) \$ _____

~~**Subject to Completion:** It is a condition precedent to the Purchaser's obligation to complete this Contract, that a sale of the Purchaser's Property is completed on or before the nominated for Sale Settlement Deadline.~~

Sale Settlement Deadline	Either <input type="checkbox"/> Not applicable or The _____ day of _____ 20 _____ or within _____ days from _____
---------------------------------	---

Vendor Initials *AB* Witness Initials *LM* Purchaser Initials *JP* Witness Initials *LM*

**Standard Form Contract
for Sale of Real Estate in Tasmania (2023)**
The Particulars of Sale (2023)

~~**Inspection Clause** If this Contract is subject to a building inspection. All relevant details must be completed for the following clause to apply.~~

The Purchaser may have reasonable access to the Property during the Building Inspection Period to inspect buildings and other improvements on the property personally or by agents, at the Purchaser's cost.

If, strictly within the Building Inspection Period, the Purchaser serves on the Vendor:

- a copy of a report, by a building inspector holding professional indemnity cover for that work or a licenced Building Services Provider under the *Occupational Licensing Act 2005* (Tas), both:
 - specifying one or more defects in buildings and other improvements on the Property; and
 - certifying that the defects are likely to cost more to remedy than the Defect Limit; and
- notice that the Purchaser terminates this Contract in response to that report,

then the parties' obligations under this Contract end and the Purchaser is entitled to a refund of the Deposit, but neither party is otherwise entitled to compensation.

Building Inspection Period	(Complete) until the _____ day of _____ 20____ or (Insert number of days) _____ days from _____
Defect Limit	Either _____ per cent of the Sale Price or \$ _____

Shorter Period Clause If selected below the Vendor may shorten the period to satisfy Special Clauses.

The Vendor may, by notice in writing to the Purchaser, shorten to two (2) Business Days after the day on which that notice is given the period for satisfying:

- Either** ☐ all of the special clauses to this Contract
or ☐ the following special clauses

or ☐ the Shorter Period Clause does not apply

Additional Special Clauses are annexed ☒

(Complete if there are attachments) The attached 1 annexure page(s) are part of this Contract.

Subject to these Particulars of Sale, the Standard Conditions of Sale:

- allow the Purchaser to terminate without penalty within a cooling off period; and
- provide for sale as is/where is, without promises about physical condition, permits or certificates.

Vendor Initials *AD*

Witness Initials *LM*

Purchaser Initials *JP*

Witness Initials *LM*



**Standard Form Contract
for Sale of Real Estate in Tasmania (2023)**
The Particulars of Sale (2023)



By signature the parties confirm:

- they have read these Particulars of Sale and the Standard Conditions of Sale 2023,
- their intention to be bound by this Contract for the sale of real estate, and
- they had the opportunity to take necessary advice before signing the Particulars of Sale,
- the Standard Conditions of Sale 2023 form part of this contract

Vendor Signature

in the presence of: Witness Signature

Name, Address, Occupation of Witness

Leigh Murphy
Property Consultant
17 Best Street
Devonport 7310

Purchaser Signature

in the presence of: Witness Signature

Name, Address, Occupation of Witness

Leigh Murphy.
Property Consultant
17 Best Street.
Devonport 7310.

Agent Commission _____ Other Charges _____ Deposit held: _____ Certified true copy by _____

Halliwell Property Agents Pty Ltd
17 Best Street, Devonport
PO Box 217, Devonport TAS 7310
Ph: (03) 6424 7417
ABN 80 126 105 601 Fax: (03) 6424 7417



Annexure A

CONTRACT OF SALE



*This Annexure page is to be used only if there is insufficient space in the Schedule.
Please insert the relevant corresponding Item number and heading.*

ITEM	DESCRIPTION
1.	1. It is a further condition precedent that the contract dated 3 July 2023 with John Briggs Marine Pty Ltd purchasing from Michael Laurence Gleeson Estate be completed on or before 30 November 2023 and the Land Titles Office issuing a new Certificate of Title on or before 30 January 2024.

Handwritten signatures: JLB, JLB, JLB

**Standard Form Contract
for Sale of Real Estate in Tasmania (2023)
The Standard Conditions of Sale (2023)**

The Standard Form Contract for Sale of Real Estate in Tasmania, as approved for use by the Law Society of Tasmania and the Real Estate Institute of Tasmania, is made up of two parts:

1. the agreed variables and non-standard clauses, known as "the Particulars of Sale (2023)"; and
2. the standard clauses known as "the Standard Conditions of Sale (2023)".

The Standard Conditions of Sale are adopted as part of the Contract by signature of the Particulars of Sale.

The parties may add special clauses in the Particulars of Sale, for instance to make their agreement subject to finance, sale, inspection or other issues.

The Particulars of Sale may vary the Standard Form Contract and will have priority if there is any inconsistency with the Standard Conditions of Sale.

The drafting of the Particulars of Sale should make evident changes to the provisions of the Standard Form Contract.

Words defined in the Particulars of Sale have that meaning when used in the Standard Conditions of Sale.

1 Agreement to sell and buy

- (a) The Vendor agrees to sell, and the Purchaser agrees to buy, free from encumbrances, the Property and the Chattels.

2 Sale Price and Deposit

- (a) The Sale Price is payable as follows:
 - (i) the Deposit, to the Deposit Holder as stakeholder at the Deposit Payment Time; and
 - (ii) the balance, either in cash or by a cheque drawn by a bank, on the Completion Date.
- (b) The Vendor may require the Purchaser to pay the balance of the Sale Price by providing up to three cheques drawn by a bank made out to payees nominated by the Vendor, at no cost to the Vendor.

3 Completion

- (a) The parties must complete this Contract on the Completion Date.
- (b) On the Completion Date the Vendor must deliver to the Purchaser the documents of title to the Property and possession of the Chattels.
- (c) On the Completion Date the Purchaser must:
 - (i) pay all money payable on the Completion Date under this Contract;
 - (ii) authorise release of the Deposit held by the Deposit Holder; and
 - (iii) satisfy all the Purchaser's other obligations under this Contract due to be performed on or before the Completion Date.
- (d) No later than two (2) Business Days prior to completion the Vendor must supply to the Purchaser all the information relating to the Vendor and to the Property required by the Purchaser for assessment and payment of duty on and registration of the transfer of the title to the Property and the Chattels (including without limitation a Transferor (Vendor) Transaction Certificate in the form prescribed by the Tasmanian State Revenue Office).
- (e) Notwithstanding any other term of this Contract the Purchaser will not be obliged to complete the Contract any earlier than two (2) Business Days after the date the information required in clause 3(d) is provided.

4 Conditions precedent to completion

- (a) The party benefited by a condition precedent:
 - (i) may waive the benefit of the condition precedent; and
 - (ii) must use all reasonable endeavours to fulfil the condition precedent.
- (b) If the party specified to benefit from a condition precedent does not give unconditional notice of either satisfaction or waiver of that condition precedent, in one of the ways specified in clause 18, before the condition precedent expires, then the other party may treat this Contract as at an end, and each party:
 - (i) is then released from their obligation to further perform the Contract, apart from the return to the Purchaser of any deposit paid; and
 - (ii) retains the rights they have against the other party because of a prior breach.



**Standard Form Contract
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The Standard Conditions of Sale (2023)



5 Purchaser's Required Purpose

The term "legal restrictions burdening the Property" does not include:

- (a) restrictions imposed by law at the Contract Date that no longer exist at the Completion Date,
- (b) restrictions that are disclosed in the Particulars of Sale,
- (c) restrictions applicable to use of all property in Tasmania, or
- (d) the requirement for completion certificates,

but otherwise includes restriction by an easement, a covenant, a requirement or order of a statutory body, or a statutory planning agreement, planning scheme or planning permit or the requirement for an occupancy permit/certificate for any building on the Property which requires such a permit/certificate at the Contract Date.

6 Ownership and risk

- (a) Ownership of the Property and the Chattels passes on completion.
- (b) Risk of accidental damage in the Property and the Chattels passes as at the earlier of:
 - (i) the date of possession; and
 - (ii) the date of completion.

7 Removal of goods

- (a) Before completion the Vendor must remove from the Property all items not included in the sale.
- (b) The Vendor cannot claim from the Purchaser for items left on the Property for more than seven (7) days after written notice from the Purchaser to the Vendor to remove them. That notice will not be effective if served before completion.
- (c) The Vendor must indemnify the Purchaser against all claims made against the Purchaser about items not included in the sale, but left on the Property after completion.

8 Easements and covenants

Except as the Contract otherwise provides, the Purchaser accepts the Property:

- (a) together with all easements and covenants benefiting it, and
- (b) subject to all easements and covenants that are:
 - (i) registered,
 - (ii) apparent from an inspection of the Property, or
 - (iii) disclosed in this Contract, and
- (c) the Purchaser can not object to any of the above easements or covenants.

9 Title warranties

The Vendor warrants to the Purchaser that, at completion:

- (a) the Vendor will provide a good marketable documentary title to the Property;
- (b) the title to the Chattels will not be encumbered in any way;
- (c) the Chattels and the Property will either be the Vendor's absolute property, or the Vendor will have the power to require a transfer of the title to the Purchaser; and
- (d) the Property will be free from charges payable to any authority for anything that has occurred before the Contract Date.

10 Other warranties

- (a) The Vendor warrants to the Purchaser that, at completion the Property and the Chattels will be at least as clean, tidy and in good repair as when last inspected by the Purchaser prior to this Contract.
- (b) Except as otherwise agreed in the Contract or as required by law, the Property is sold "As Is/ Where Is" and, the Vendor makes no legally binding warranty, description, or representation of any kind as to:
 - (i) the physical nature of the Property; or
 - (ii) the Property having any permits or certificates of completion or occupancy.



**Standard Form Contract
for Sale of Real Estate in Tasmania (2023)**
The Standard Conditions of Sale (2023)



11 Taxation

11.1 Goods and Services Tax (GST)

- (a) If the sale is not a taxable supply, the Vendor warrants:
 - (i) the supply is not in the course or furtherance of an enterprise carried on by the Vendor; or
 - (ii) the Vendor is neither registered, nor required to be registered, for GST; or
 - (iii) the supply is of residential premises and not new residential premises.
- (b) If the Margin Scheme applies, the Vendor warrants that the Vendor did not acquire the Property through a supply that was ineligible for the margin scheme.
- (c) If GST-free Going Concern concession applies:
 - (i) the Purchaser warrants that the Purchaser will be and remain registered for, GST at completion; and
 - (ii) the Vendor warrants that the Vendor will be and remain registered for, GST at completion and will carry on the going concern enterprise until completion.
- (d) If GST-free Farm Land concession is applies:
 - (i) the Purchaser warrants that the Purchaser will be, and remain registered for, GST at completion; and
 - (ii) the Vendor warrants that the Vendor will be, and remain registered for, GST at completion; and
 - (iii) the Vendor warrants that the Property is land on which a farming business has been carried on for at least the period of 5 years preceding completion; and
 - (iv) the Purchaser warrants that the Purchaser intends that a farming business be carried on, on the land.
- (e) If the above clauses do not apply and the Sale Price is plus GST:
 - (i) the Purchaser must, in addition to the Sale Price, also pay to the Vendor the amount of any GST payable by the Vendor at the same time and in the same manner as the Sale Price; and
 - (ii) the Vendor must give the Purchaser a valid tax invoice; and
 - (iii) the Purchaser is not required to pay to the Vendor any GST until the Vendor gives the Purchaser a valid tax invoice.
- (f) If the above clauses do not apply and the Sale Price includes GST, the Vendor must at completion give the Purchaser a valid tax invoice for the amount of any GST payable by the Vendor.
- (g) Any reimbursement or contribution for a liability or outgoing incurred by the other party is net of any input tax credit to which the other party is entitled and the other party will give the reimbursing or contributing party an invoice or valid tax invoice (as applicable).
- (h) If an adjustment event occurs in relation to a taxable supply under this Contract, the supplier must issue an adjustment note within five (5) Business Days and the recipient must make any payment in consequence of that adjustment event within five (5) Business Days of receipt of that adjustment note.

11.2 Goods and Services Tax (GST) Withholding

- (a) If GST withholding is not required, the Purchaser is not required to make a payment to the Commissioner.
- (b) If GST withholding is required:
 - (i) the Purchaser must withhold from the Sale Price the amount the Purchaser must pay to the Commissioner as required for GST withholding;
 - (ii) the Purchaser must lodge with the Commissioner the approved forms; and
 - (iii) the Purchaser must deliver to the Vendor a cheque drawn by a bank for the amount to be paid to the Commissioner together with the GST withholding payment advice provided by the Commissioner at the same time and in the same manner as the Sale Price or at such earlier time as required by law; and
 - (iv) the Vendor must deliver to the Commissioner that cheque and GST payment advice as soon as practicable.
- (c) If the Property is potential residential land and the Purchaser is acquiring with a creditable purpose, the Purchaser gives notice to the Vendor that the Purchaser will be and remain registered for GST at completion and is acquiring the Property for a wholly creditable purpose.
- (d) If the Sale is only partly subject to GST Withholding, the Vendor may give to the Purchaser at least three (3) Business Days prior to the to Completion Date a notice specifying the reduced amount that the Purchaser must pay to the Commissioner.



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- (e) If no GST Withholding Treatment is indicated, the Vendor must give written notice of the GST Withholding Treatment to the Purchaser required by law at least three (3) Business Days prior to the Completion Date or at such earlier time as payment to the Commissioner is required.
- (f) Where the Vendor or the Purchaser provides written notice required by law that is separate from this Contract, the party providing that notice warrants that the contents of that notification is accurate.
- (g) The Vendor is responsible for any penalty and interest arising in respect of the late payment of an amount to be paid to the Commissioner under this clause.
- (h) This Contract is written notice pursuant to, and subject to, section 14-250 or section 14-255, Schedule 1 of the *Taxation Administration Act 1953* (Cth).

11.3 Capital Gains Tax (CGT) Withholding

- (a) The Purchaser is not required to withhold and make a payment to the Commissioner on account of possible income tax payable by the Vendor:
 - (i) if the market value of the Property just after completion is less than \$750,000 (excluding GST) or such other amount specified by law;
 - (ii) if the transfer is exempt under a legislative instrument in force at completion;
 - (iii) if the transaction is excluded under the provisions in force at completion; or
 - (iv) in respect of a Vendor, if that Vendor gives the Purchaser a clearance certificate which is in force at completion.
- (b) If the Purchaser is required to withhold and make payment to the Commissioner:
 - (i) the Purchaser must withhold from the Sale Price the amount the Purchaser must pay to the Commissioner;
 - (ii) the Purchaser must lodge with the Commissioner the approved forms;
 - (iii) the Purchaser must deliver to the Vendor a cheque drawn by a bank for the amount to be paid to the Commissioner together with the CGT withholding payment advice provided by the Commissioner at the same time and in the same manner as the Sale Price or at such earlier time as required by law; and
 - (iv) the Vendor must deliver to the Commissioner that cheque and CGT withholding payment advice as soon as practicable.
- (c) If the Vendor gives the Purchaser at least three (3) Business Days prior to the Completion Date:
 - (i) a clearance certificate, the Purchaser must not withhold or
 - (ii) a certificate of varied amount to withhold, the Purchaser must withhold and pay to the Commissioner that varied amount.
- (d) If a certificate of varied amount to withhold is conditional, the Vendor warrants to the Purchaser that at completion those conditions are satisfied.
- (e) Where there are multiple vendors or multiple purchasers, each Vendor and each Purchaser will use best endeavours to determine the amount the Purchaser is to pay to the Commissioner.
- (f) The Vendor is responsible for any penalty and interest arising in respect of the late payment of an amount to be paid to the Commissioner under this clause.
- (g) This Contract is subject to section 14-200 to section 14-235 (inclusive) of Schedule 1 of the *Taxation Administration Act 1953* (Cth).

11.4 General

- (a) Where the Purchaser is required to make a payment to the Commissioner under the law, the balance of the Sale Price payable by the Purchaser to the Vendor is reduced by the amount of those payments to the Commissioner.
- (b) Where there are multiple Purchasers, each purchaser will in accordance with that Purchaser's interest on title draw a separate cheque drawn by a bank for the amount to be paid to the Commissioner.
- (c) Where one party makes a warranty to the other party under this clause, that party also indemnifies the other party for all liability, costs and expenses that result from the breach of that warranty.
- (d) If the Purchaser makes a nomination pursuant to clause 13 of this Contract the nominee must comply with the Purchaser's obligations under this clause.
- (e) A word defined or used in *A New Tax System (Goods and Services Tax) Act 1999* (Cth) or the *Taxation Administration Act 1953* (Cth) has that meaning when used in this clause.



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The Standard Conditions of Sale (2023)



12 Payment and apportionment of charges

- (a) The Vendor must pay all land tax, rates, contributions to any body corporate related to the Property, charges and assessments charged, or to be charged, against the Property ("the Charges") for the period ending on the 30th of June after completion ("the Adjustment Period").
- (b) The Charges for the Adjustment Period must be apportioned as at the earlier of:
 - (i) the date of possession; and
 - (ii) the date of completion.
- (c) Any rebate, indemnity or concession available to the Vendor must be ignored when calculating the Charges, unless the rebate, indemnity or concession reduces a Charge to zero, in which case there must be no apportionment of that Charge.
- (d) Land tax must be apportioned as if the Property were the Vendor's only Tasmanian land.
- (e) Unless the Purchaser is a foreign person as defined in the *Land Tax Act 2000* (Tas), land tax must be apportioned as if the Vendor is not such a foreign person.
- (f) If the Property is not separately assessed for land tax, then for the purposes of apportioning land tax as between the Vendor and the Purchaser the amount of land tax to be apportioned is to be determined on an area basis using the single rate of land tax payable on the land the subject of the Property Identifier Number of which the Property forms part.

13 Nominee

- (a) The Purchaser may nominate, in writing, other persons or corporations to complete this Contract.
- (b) The Purchaser remains personally liable to the Vendor to perform all the Purchaser's obligations under this Contract regardless of any nomination.

14 Requisitions

The Vendor must answer the Purchaser's valid questions about the Vendor's ownership rights and contract obligations, including the "Law Society of Tasmania Standard Property Questions (2023)".

15 Joint and several liability

Each person or corporation named as comprising a party to this Contract is liable both jointly and severally.

16 Rights after completion

After completion:

- (a) clause 9 continues to apply;
- (b) the Purchaser retains the benefit of title warranties to the Chattels, the Vendor's Warranty in the Particulars of Sale and the Vendor's obligations in clause 7(a); and
- (c) each party retains the benefit of all provisions requiring or contemplating that the other party must do something after completion.

17 Boundary fences

- (a) The Purchaser cannot require the Vendor to contribute to the cost of erecting or repairing a dividing fence or wall between the Property and any adjoining land and owned by the vendor.
- (b) The Purchaser indemnifies the Vendor against all claims of that kind.

18 Notices

- (a) Unless this contract otherwise requires, a party may serve notices in other ways but a notice given by one party to the other is properly given if:
 - (i) signed by any one or more persons or companies constituting the party giving the notice, or their solicitor or conveyancer, and
 - (ii) given to the receiving party or their solicitor or conveyancer, either
 - (1) personally; or
 - (2) by post to, or left at, the receiving party's address shown on this Contract; or
 - (3) by post to, or left at, the office of the receiving party's solicitor or conveyancer; or
 - (4) by email sent to an email address the recipient has, in the course of this transaction, nominated, acknowledged or used.



**Standard Form Contract
for Sale of Real Estate in Tasmania (2023)**
The Standard Conditions of Sale (2023)



- (b) A notice is properly given if given to any one or more of the persons or companies constituting the receiving party for all of them.
- (c) A notice is taken to be received:
- (i) if hand delivered, on delivery;
 - (ii) if sent by prepaid post, five days after the date of posting;
 - (iii) if sent by email, when the email becomes capable of being retrieved by the recipient at an electronic address nominated, acknowledged or used by the recipient.

19 Time

In this Contract:

- (a) when a period dated or calculated from a given day, act, or event, is prescribed or allowed for any purpose, that period excludes that day, or the day of that act or event, as the case may be;
- (b) time extends until the next Business Day if the time for doing something falls on a day other than a Business Day;
- (c) a "Business Day" is a day other than a Saturday, Sunday, or a statutory holiday (as defined in the *Statutory Holidays Act 2000* (Tas)) applicable to an area in which any part of the Property is located; and
- (d) only Business Days are counted for periods shorter than seven (7) days specified in this Contract.

20 Default

- (a) After the Completion Date, a party may, by fourteen (14) days notice to the other, make the time for completion essential so that failure to complete will constitute a fundamental breach of this Contract justifying termination.
- (b) If the Purchaser fails to complete the Contract in accordance with its terms then, unless the failure is due to the Vendor's wilful default, on termination of the Contract:
 - (i) the deposit is forfeited to the Vendor; and
 - (ii) in addition to any other remedies available:
 - (1) the Vendor may resell the Property and the Chattels in any manner and on any terms the Vendor chooses;
 - (2) the Vendor may claim any loss on resale from the Purchaser as liquidated damages; and
 - (3) any profit on resale will belong to the Vendor.

21 Cooling Off

Unless the Particulars of Sale otherwise provide, the Purchaser may terminate the contract, by serving on the Vendor notice of such termination within three (3) Business Days of when the contract is made, and then:

- (a) the obligations of the parties to complete ends; and
- (b) the Purchaser will be entitled to the return of any deposit paid but neither party will be otherwise entitled to any compensation.

The parties confirm they have:

- **carefully read the Standard Conditions of Sale and the Particulars of Sale, and**
- **had the opportunity to take necessary advice before signing the Particulars of Sale.**

Vendor Signature

in the presence of: Witness Signature

Purchaser Signature

in the presence of: Witness Signature

Property Address: Street: 51A JOHN STREET

Suburb: EAST DEVONPORT

State: TAS

Postcode: 7310

File reference: _____

PROJECT:

PROPOSED MULTIPLE DWELLINGS X 13

CLIENT:

RFS PROJECTS PTY LTD

LOCATION:

**51A JOHN STREET, EAST DEVONPORT
TASMANIA, 7310**

VOLUME: 34259
FOLIO: 3
DESIGN WIND SPEED: TBC - BY OTHER
SOIL CLASSIFICATION: TBC - BY OTHER
BUSHFIRE ASSESSMENT: TBC - BY OTHER
CLIMATE ZONE: 7
ALPINE AREA: NA

FLOOR AREA:

UNIT 1: 115m²
UNIT 2: 131m²
UNIT 3: 115m²
UNIT 4: 131m²
UNIT 5: 120m²
UNIT 6: 119m²
UNIT 7: 131m²
UNIT 8: 131m²
UNIT 9: 120m²
UNIT 10: 132m²
UNIT 11: 134m²
UNIT 12: 116m²
UNIT 13: 132m²

TOTAL AREA COVERAGE 1627m²

REV: B TASWATER AMENDMENTS DATE: 29.01.2024

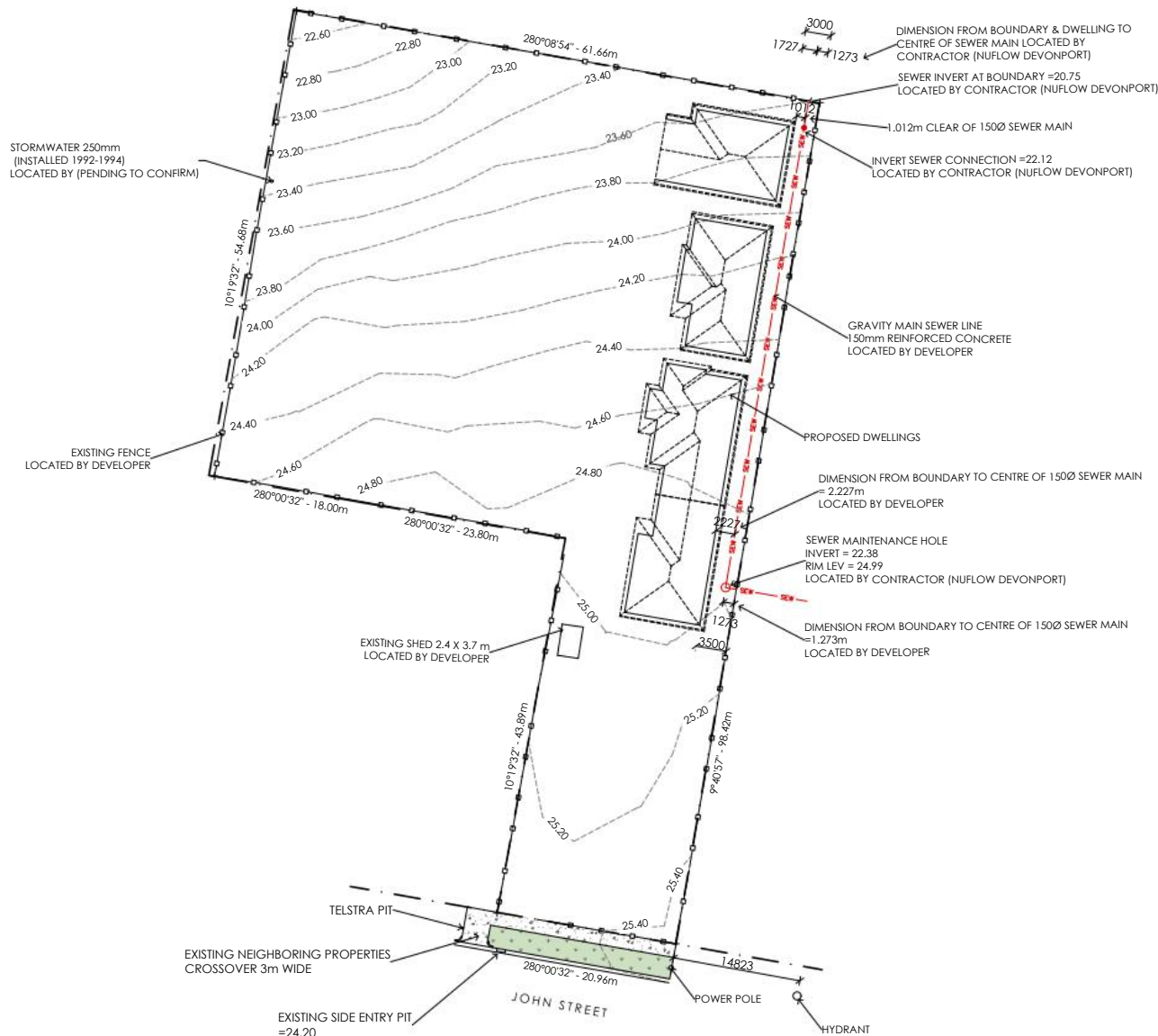
DRAWING SCHEDULE:			DRAWING SCHEDULE:		
SHEET No.	TITLE	REV #	SHEET No.	TITLE	REV #
A01	COVER SHEET	B	A09-A11	UNITS 1 & 2	A
A02	EXISTING SITE PLAN	B	A12-A14	UNITS 3 & 4	A
A03	SITE PLAN PROPOSAL	B	A15-A17	UNIT 5	A
A04	RETAINING WALL & FILL PLAN	B	A18-A20	UNITS 6 & 7	A
A05	DIMENSION SITE PLAN	B	A21-A23	UNIT 8	A
A06	PARKING MANEUVER PLAN	B	A24-A26	UNIT 9	A
A07	SITE CROSS SECTION 1 of 2	A	A27-A29	UNIT 10	A
A08	SITE CROSS SECTION 2 of 2	A	A30-A32	UNITS 11 & 12	A
			A33-A35	UNIT 13	A



**70 TUGRAH RD
DEVONPORT, TASMANIA
AUSTRALIA, 7310**

LICENSED DESIGNER: ROBERT JETSON # 409212438
PH: 03 6424 6325
EMAIL: drafting@rfsprojects.com.au

Attachment 4.3.1 Application PA2023.0184 - 51a John Street



LEGEND & NOTES

1. THE BUILDER SHALL CHECK ALL DIMENSIONS, LEVELS & COUNCIL BOUNDARY REQUIREMENTS PRIOR TO COMMENCING CONSTRUCTION.
2. ALL CONTOURS TO BE CONFIRMED ON SITE.
3. DRIVEWAY TO BE SUITABLY DRAINED AWAY FROM DWELLING.



EXISTING SITE PLAN

SCALE 1:500



70 TUGRAH RD
DEVONPORT, TASMANIA
AUSTRALIA, 7310

LICENSED DESIGNER: ROBERT JETSON # 409212438
PH: 03 6424 6325
EMAIL: drafting@rfsprojects.com.au

REV:	DESCRIPTION:	DATE:
B	TASWATER - ADDITIONAL NOTES IN REGARD TO DWELLING AND SEWER LINE LOCATIONS	29.01.2024

DO NOT SCALE OFF PLANS. ALL DIMENSIONS ARE IN MILLIMETERS. ALL DIMENSIONS, LEVELS & COUNCIL BOUNDARY REQUIREMENTS SHALL BE CHECKED ON SITE BY BUILDER PRIOR TO COMMENCING CONSTRUCTION

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PROJECT:
PROPOSED MULTIPLE DWELLINGS X 13

CLIENT:
RFS PROJECTS PTY LTD

LOCATION:
**51A JOHN STREET, EAST DEVONPORT
TASMANIA, 7310**

DRAWING TITLE:
EXISTING SITE PLAN

JOB NO: SPEC - JOHN ST UNITS

DRAWN BY: M.A

SCALE:
1:500 @ A3

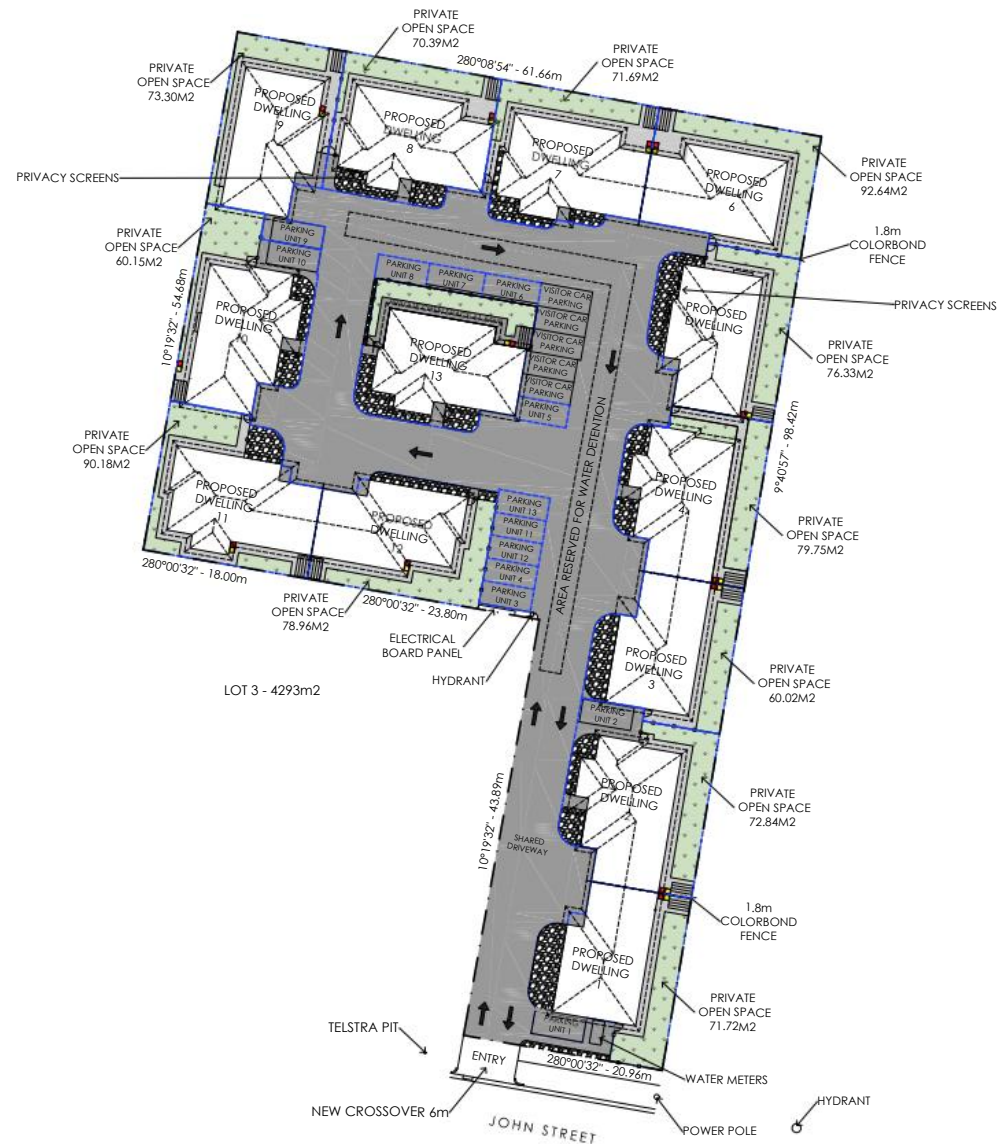
ISSUE: **DA**

CHECKED BY: R.J

DRAWING NO:

A02








/ A36
PAGE 206



LEGEND & NOTES

1. THE BUILDER SHALL CHECK ALL DIMENSIONS, LEVELS & COUNCIL BOUNDARY REQUIREMENTS PRIOR TO COMMENCING CONSTRUCTION.
2. ALL CONTOURS TO BE CONFIRMED ON SITE.
3. DRIVEWAY TO BE SUITABLY DRAINED AWAY FROM DWELLING.

PRIVACY SCREEN TO BE THE WIDTH OF THE WINDOW & 1.7M HIGH WITH A UNIFORM TRANSPARENCY OF NOT MORE THAN 25% SET BACK 1M FROM THE BUILDING LINE

-  RUBBISH BINS
-  1.5m COLORBOND FENCE
-  STRATA TITLE BOUNDARY
-  GRASS
-  CONCRETE DRIVE
-  GARDEN AREA
-  CONCRETE PATHS

TOTAL SITE AREA: 4293m²
TOTAL BUILDING COVERAGE: 1627m²
TOTAL IMPERVIOUS AREA: 2098m²
SHARED COMMON SPACE: 1255m²

UNIT 1 STRATA TITLE 227m²
UNIT 2 STRATA TITLE 251m²
UNIT 3 STRATA TITLE 209m²
UNIT 4 STRATA TITLE 245m²
UNIT 5 STRATA TITLE 236m²
UNIT 6 STRATA TITLE 214.8m²
UNIT 7 STRATA TITLE 236.5m²
UNIT 8 STRATA TITLE 243m²
UNIT 9 STRATA TITLE 214m²
UNIT 10 STRATA TITLE 234m²
UNIT 11 STRATA TITLE 252m²
UNIT 12 STRATA TITLE 223.5m²
UNIT 13 STRATA TITLE 240.5m²



SITE PLAN

SCALE 1:500



70 TUGRAH RD
DEVONPORT, TASMANIA
AUSTRALIA, 7310

LICENSED DESIGNER: ROBERT JETSON # 409212438
PH: 03 6424 6325
EMAIL: drafting@rfsprojects.com.au

REV:	DESCRIPTION:	DATE:
B	DWELLING 6,7,8 ADJUSTED ON SITE	29.01.2024

DO NOT SCALE OFF PLANS. ALL DIMENSIONS
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& COUNCIL BOUNDARY REQUIREMENTS SHALL
BE CHECKED ON SITE BY BUILDER PRIOR TO
COMMENCING CONSTRUCTION

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PROJECT:
PROPOSED MULTIPLE DWELLINGS X 13

CLIENT:
RFS PROJECTS PTY LTD

LOCATION:
51A JOHN STREET, EAST DEVONPORT
TASMANIA, 7310

DRAWING TITLE:
**SITE PLAN - BUILDING COVERAGE
AREA**

JOB NO: SPEC - JOHN ST UNITS

DRAWN BY: M.A.

SCALE:
1:500 @ A3

ISSUE: **DA**

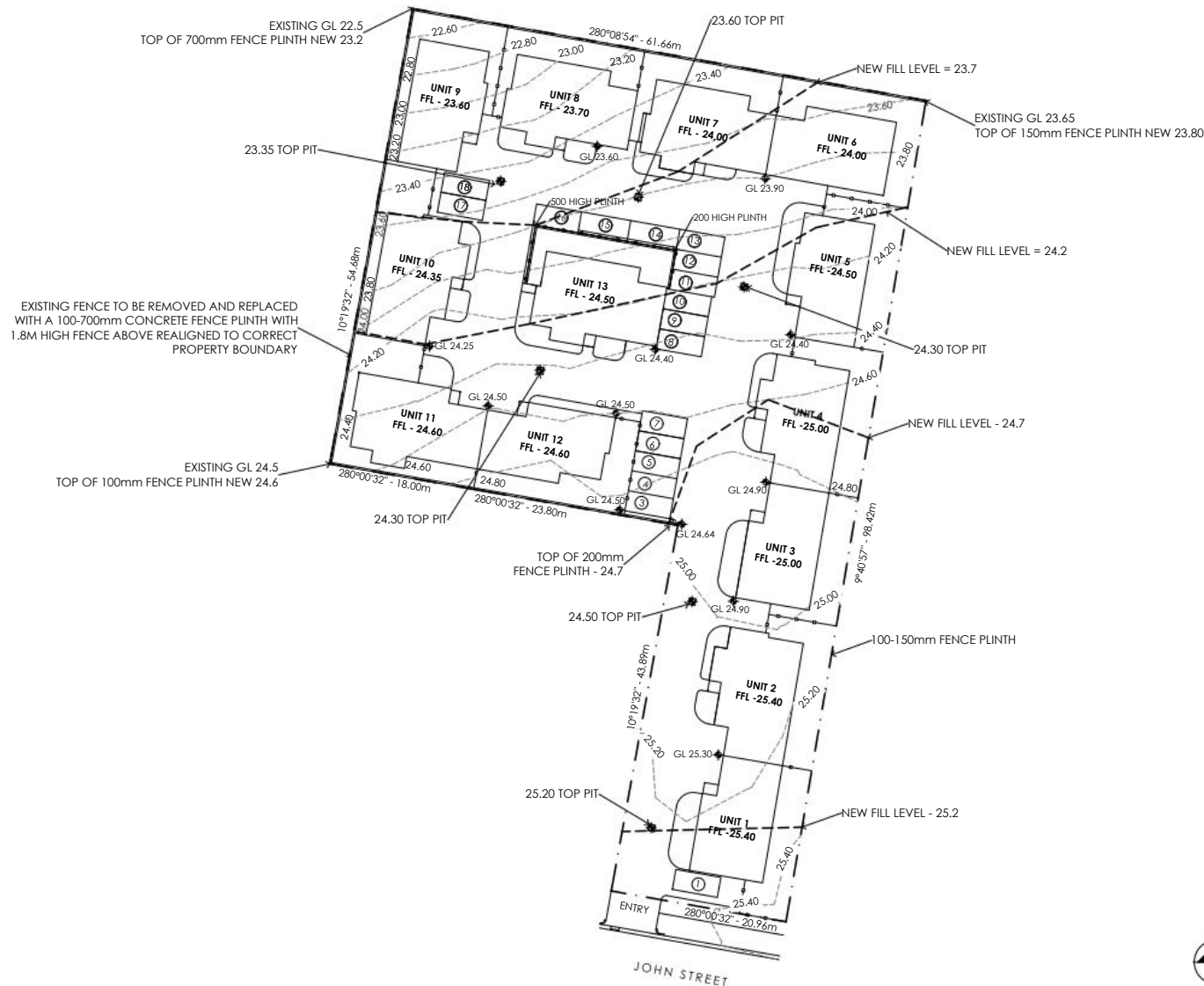
DRAWING NO:

A03

/ A36
PAGE 207

LEGEND & NOTES

1. THE BUILDER SHALL CHECK ALL DIMENSIONS, LEVELS & COUNCIL BOUNDARY REQUIREMENTS PRIOR TO COMMENCING CONSTRUCTION.
2. ALL CONTOURS TO BE CONFIRMED ON SITE.
3. DRIVEWAY TO BE SUITABLY DRAINED AWAY FROM DWELLING.



RETAINING WALL & FILL PLAN

SCALE 1:500



70 TUGRAH RD
DEVONPORT, TASMANIA
AUSTRALIA, 7310

LICENSED DESIGNER: ROBERT JETSON # 409212438
PH: 03 6424 4325
EMAIL: drafting@rfsprojects.com.au

REV:	DESCRIPTION:	DATE:
B	DWELLING 6,7,8 ADJUSTED ON SITE	29.01.2024

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PROJECT:
PROPOSED MULTIPLE DWELLINGS X 13

CLIENT:
RFS PROJECTS PTY LTD

LOCATION:
**51A JOHN STREET, EAST DEVONPORT
TASMANIA, 7310**

DRAWING TITLE:
RETAINING WALL & FILL PLAN

JOB NO: SPEC - JOHN ST UNITS

DRAWN BY: M.A

SCALE:
1:500 @ A3

ISSUE: **DA**

DRAWING NO:

A04

/ A36
PAGE 208

LEGEND & NOTES

1. THE BUILDER SHALL CHECK ALL DIMENSIONS, LEVELS & COUNCIL BOUNDARY REQUIREMENTS PRIOR TO COMMENCING CONSTRUCTION.
2. ALL CONTOURS TO BE CONFIRMED ON SITE.
3. DRIVEWAY TO BE SUITABLY DRAINED AWAY FROM DWELLING.



DIMENSION PLAN

SCALE 1:500



70 TUGRAH RD
DEVONPORT, TASMANIA
AUSTRALIA, 7310

LICENSED DESIGNER: ROBERT JETSON # 409212438
PH: 03 6424 4325
EMAIL: drafting@rfsprojects.com.au

REV:	DESCRIPTION:	DATE:
B	DWELLING 6,7,8 ADJUSTED ON SITE	29.01.2024

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PROJECT:
PROPOSED MULTIPLE DWELLINGS X 13

CLIENT:
RFS PROJECTS PTY LTD

LOCATION:
**51A JOHN STREET, EAST DEVONPORT
TASMANIA, 7310**

DRAWING TITLE:
DIMENSION SITE PLAN

JOB NO: SPEC - JOHN ST UNITS

DRAWN BY: M.A

CHECKED BY: R.J

SCALE:
1:500 @ A3

ISSUE: **DA**

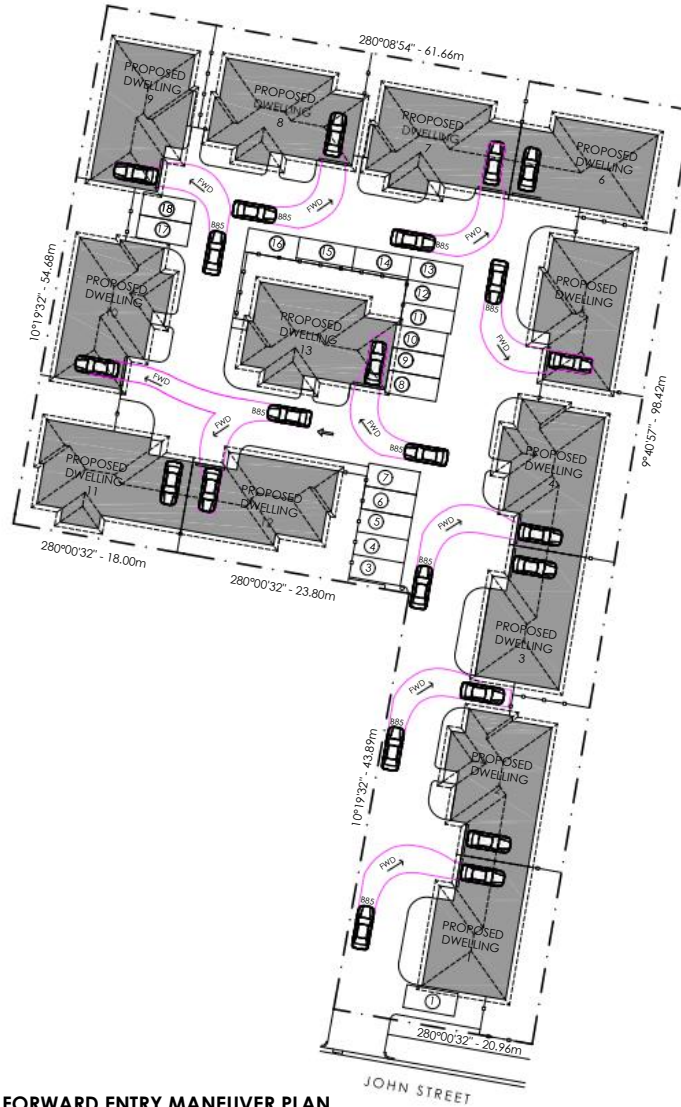
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A05

/ A36
PAGE 209

LEGEND & NOTES

1. THE BUILDER SHALL CHECK ALL DIMENSIONS, LEVELS & COUNCIL BOUNDARY REQUIREMENTS PRIOR TO COMMENCING CONSTRUCTION.
2. ALL CONTOURS TO BE CONFIRMED ON SITE.
3. DRIVEWAY TO BE SUITABLY DRAINED AWAY FROM DWELLING.



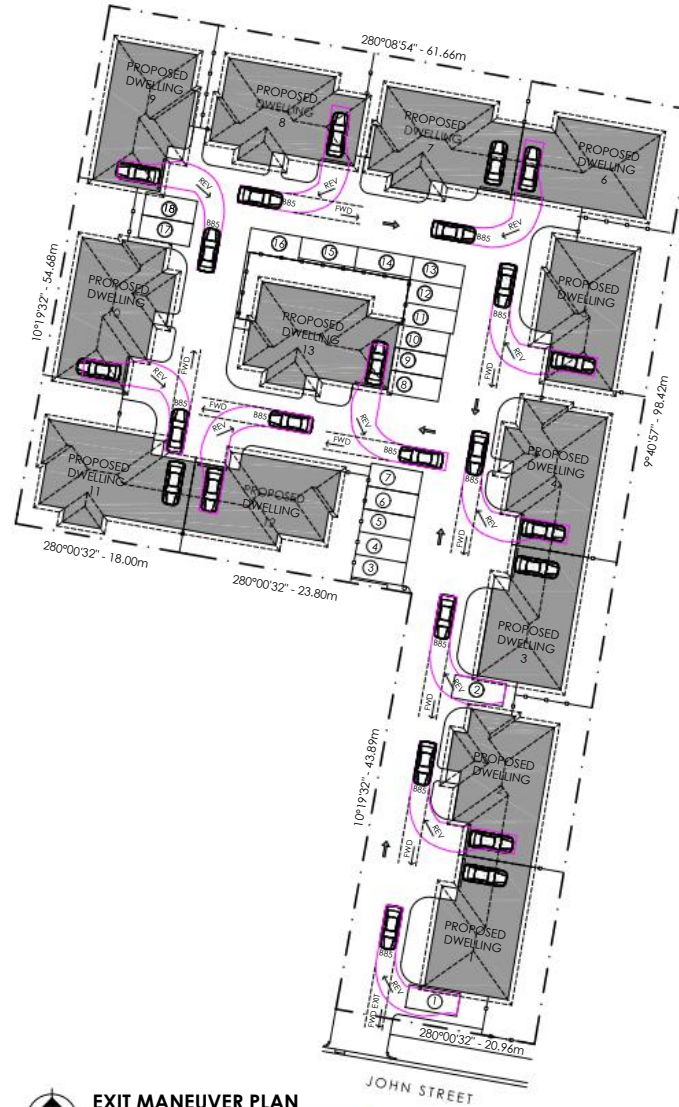
FORWARD ENTRY MANEUVER PLAN

SCALE 1:500



EXIT MANEUVER PLAN

SCALE 1:500



JOHN STREET



70 TUGRAH RD
DEVONPORT, TASMANIA
AUSTRALIA, 7310

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REV.	DESCRIPTION:	DATE:
B	DWELLING 6,7,8 ADJUSTED ON SITE	29.01.2024

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PROJECT:
PROPOSED MULTIPLE DWELLINGS X 13
CLIENT:
RFS PROJECTS PTY LTD
LOCATION:
**51A JOHN STREET, EAST DEVONPORT
TASMANIA, 7310**

DRAWING TITLE:
**FORWARD ENTRY & EXIT
MANEUVER PLAN**

JOB NO: SPEC - JOHN ST UNITS

DRAWN BY: M.A

SCALE:
1:500 @ A3

CHECKED BY: R.J

ISSUE: **DA**

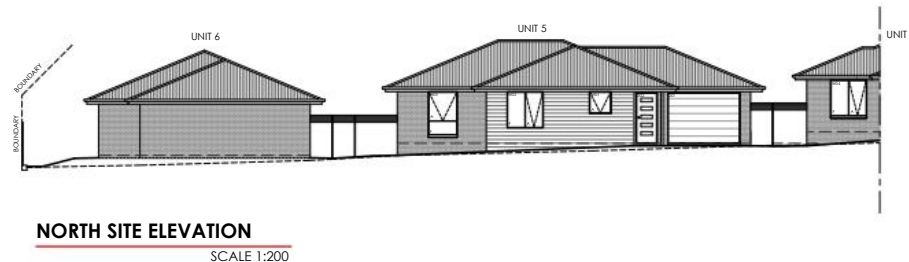
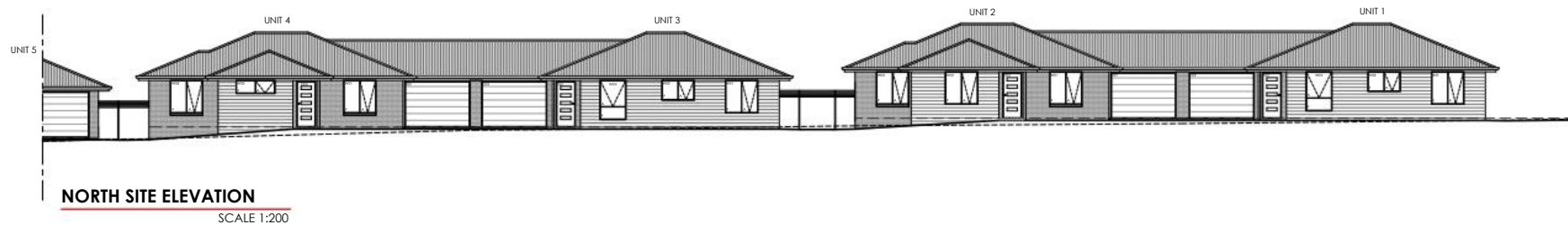
DRAWING NO:

A06

/ A36
PAGE 210

LEGEND & NOTES

1. THE BUILDER SHALL CHECK ALL DIMENSIONS, LEVELS & COUNCIL BOUNDARY REQUIREMENTS PRIOR TO COMMENCING CONSTRUCTION.
2. ALL CONTOURS TO BE CONFIRMED ON SITE.
3. DRIVEWAY TO BE SUITABLY DRAINED AWAY FROM DWELLING.



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AUSTRALIA, 7310

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PROJECT:
PROPOSED MULTIPLE DWELLINGS X 13

CLIENT:
RFS PROJECTS PTY LTD

LOCATION:
**51A JOHN STREET, EAST DEVONPORT
TASMANIA, 7310**

DRAWING TITLE:
SITE CROSS SECTION 1 of 2

JOB NO: SPEC - JOHN ST UNITS

DRAWN BY: M.A

CHECKED BY: R.J

SCALE:
1:100 @ A3

ISSUE: **DA**

DRAWING NO:

A07

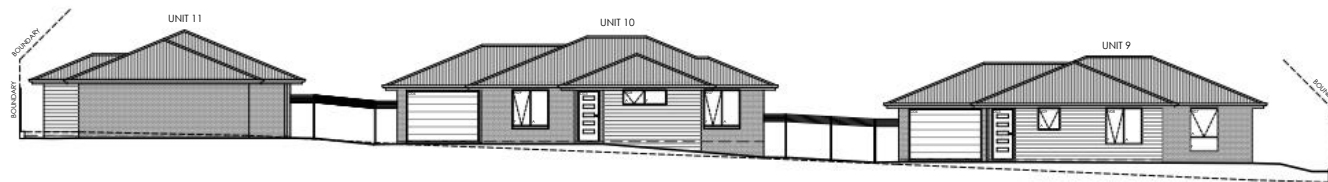
/ A35
PAGE 211

LEGEND & NOTES

1. THE BUILDER SHALL CHECK ALL DIMENSIONS, LEVELS & COUNCIL BOUNDARY REQUIREMENTS PRIOR TO COMMENCING CONSTRUCTION.
2. ALL CONTOURS TO BE CONFIRMED ON SITE.
3. DRIVEWAY TO BE SUITABLY DRAINED AWAY FROM DWELLING.

**SOUTH SITE ELEVATION**

SCALE 1:200

**EAST SITE ELEVATION**

SCALE 1:200



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PROJECT:
PROPOSED MULTIPLE DWELLINGS X 13

CLIENT:
RFS PROJECTS PTY LTD

LOCATION:
**51A JOHN STREET, EAST DEVONPORT
TASMANIA, 7310**

DRAWING TITLE:
SITE CROSS SECTION 2 of 2

JOB NO: SPEC - JOHN ST UNITS

DRAWN BY: M.A

CHECKED BY: R.J

SCALE:
1:100 @ A3

ISSUE: **DA**

DRAWING NO:

A08

/ A35
PAGE 212

Attachment 4.3.1 Application PA2023.0184 - 51a John Street

LEGEND & NOTES:

FLOOR AREA
UNIT 2
PORCH

-131m²
-2m²

ROOFING:
CUSTOM ORB - MEDIUM
FASCIA - MEDIUM
GUTTER - MEDIUM

FACADE:
BRICK TYPE - MEDIUM

ALUMINIUM FRAMED WINDOWS:
COLOUR - MEDIUM
GLAZING - DOUBLE

LEGEND & NOTES:

ALUMINIUM FRAMED WINDOWS:
COLOUR - MEDIUM
GLAZING - DOUBLE

CARPET UNDERLAY - (CU)
FLOOR AREA APPROX - 52m²

VINYL PLANK - (VP)
FLOOR AREA APPROX - 33m²

TILES - (TI)
FLOOR AREA APPROX - 9m²

CONCRETE - (CON)
EXPOSED CONCRETE, NO SURFACE
FINISH REQUIRED

LEGEND & NOTES:

1. LIFT OFF DOOR HINGES REQUIRED ON FULLY ENCLOSED SANITARY COMPARTMENT DOORS IF CLEAR SPACE IS LESS THAN 1.2m (AS PER HP'S PART 10.4.2).
2. R2.5 INSULATION REQUIRED TO WALLS SEPARATING GARAGE FROM DWELLING. NO OTHER INSULATION IS REQUIRED TO EXTERNAL GARAGE WALLS OR CEILING.
3. LINEN/ROBES ARE 600mm DEEP UNLESS STATED OTHER

LEGEND & NOTES:

FLOOR AREA
UNIT 1
PORCH

115m²
2m²

ROOFING:
CUSTOM ORB - MEDIUM
FASCIA - MEDIUM
GUTTER - MEDIUM

FACADE:
BRICK TYPE - MEDIUM

ALUMINIUM FRAMED WINDOWS:
COLOUR - MEDIUM
GLAZING - DOUBLE

LEGEND & NOTES:

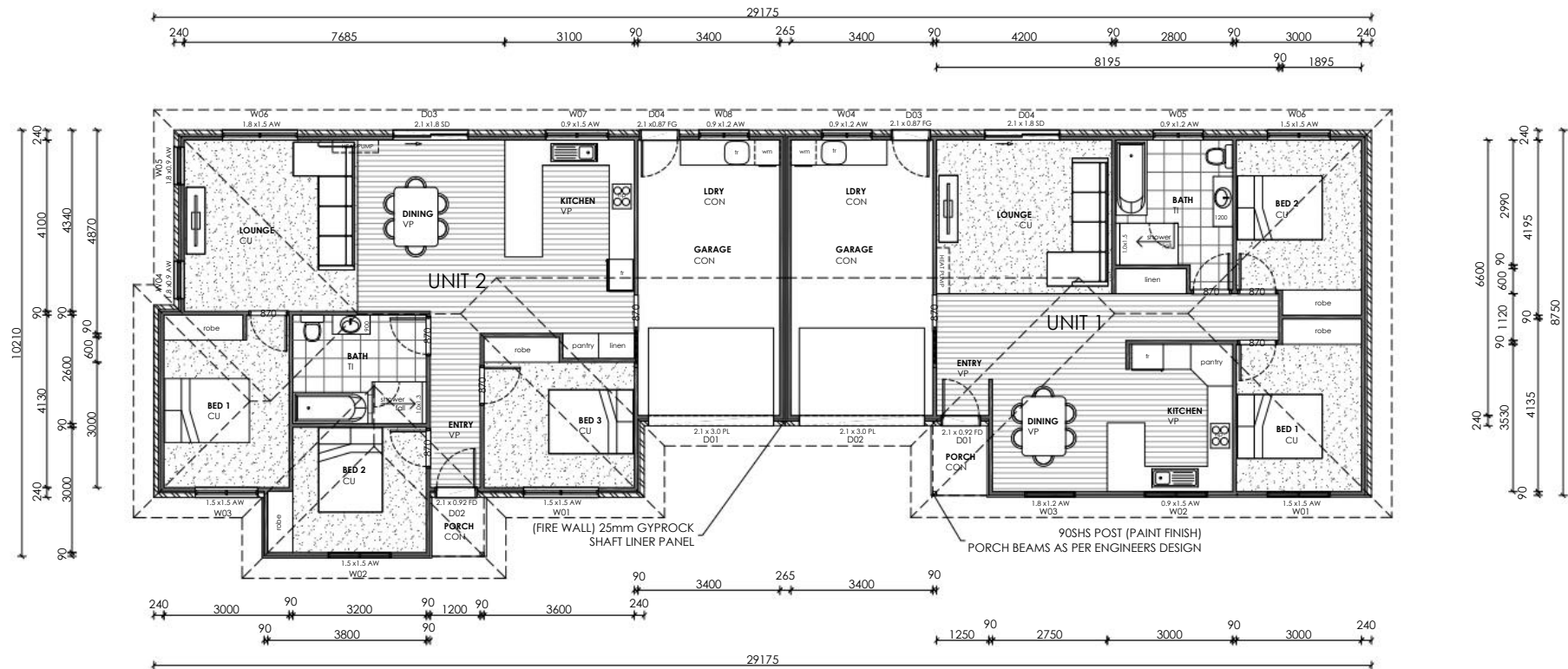
ALUMINIUM FRAMED WINDOWS:
COLOUR - MEDIUM
GLAZING - DOUBLE

CARPET UNDERLAY - (CU)
FLOOR AREA APPROX - 40m²

VINYL PLANK - (VP)
FLOOR AREA APPROX - 30m²

TILES - (TI)
FLOOR AREA APPROX - 9m²

CONCRETE - (CON)
EXPOSED CONCRETE, NO SURFACE
FINISH REQUIRED



FLOOR PLAN

SCALE 1:100



70 TUGRAH RD
DEVONPORT, TASMANIA
AUSTRALIA, 7310

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PROJECT:
PROPOSED MULTIPLE DWELLINGS X 13

CLIENT:
RFS PROJECTS PTY LTD

LOCATION:
**51A JOHN STREET, EAST DEVONPORT
TASMANIA, 7310**

DRAWING TITLE:
UNITS 1 & 2 - FLOOR PLAN

JOB NO: SPEC - JOHN ST UNITS

DRAWN BY: M.A
CHECKED BY: R.J

SCALE:
1:100 @ A3

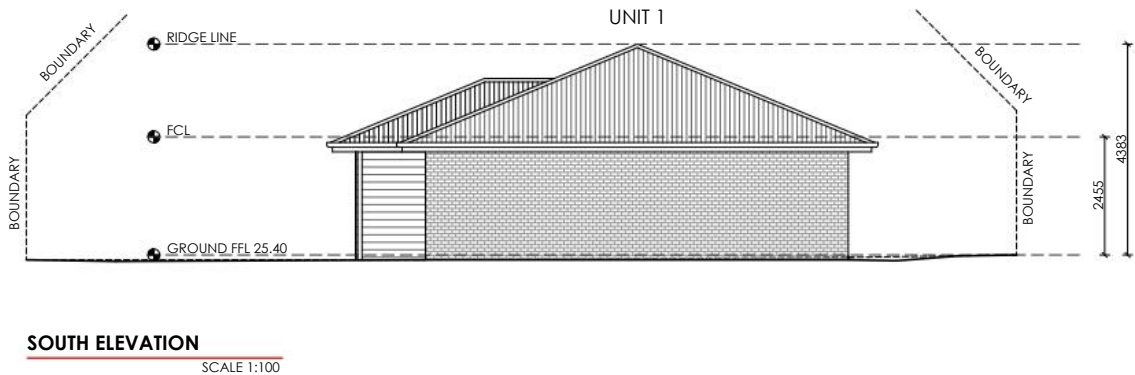
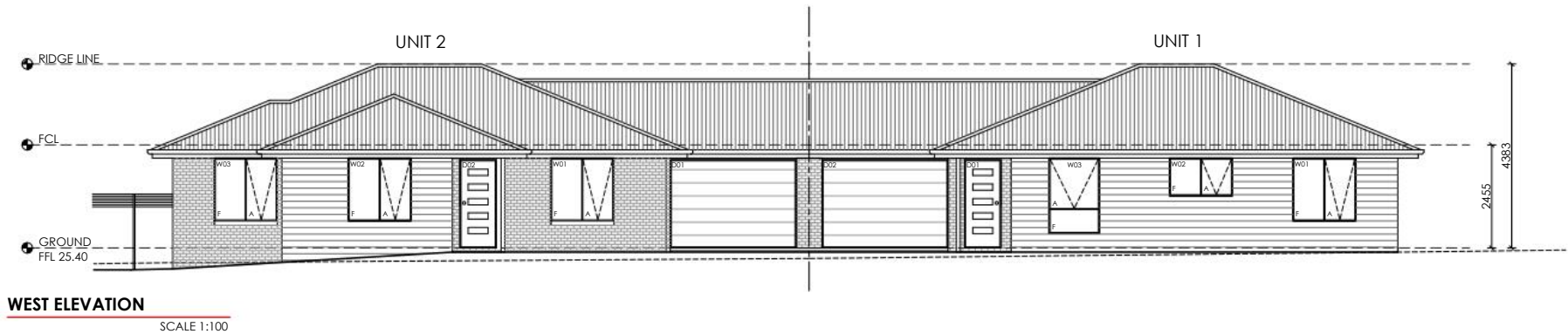
ISSUE: **DA**

DRAWING NO:
A09

/ A35
PAGE 213

LEGEND & NOTES:

1. LIGHTWEIGHT CLADDING TO BE INSTALLED ABOVE ALL DOOR OPENINGS AND WINDOWS IN ALFRESCO AREAS.



70 TUGRAH RD
DEVONPORT, TASMANIA
AUSTRALIA, 7310

LICENSED DESIGNER: ROBERT JETSON # 409212438
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PROJECT:
PROPOSED MULTIPLE DWELLINGS X 13
CLIENT:
RFS PROJECTS PTY LTD
LOCATION:
**51A JOHN STREET, EAST DEVONPORT
TASMANIA, 7310**

DRAWING TITLE:
UNITS 1 & 2 - ELEVATIONS 1 of 2
JOB NO: SPEC - JOHN ST UNITS
DRAWN BY: M.A
CHECKED BY: R.J
SCALE:
1:100 @ A3
ISSUE: **DA**

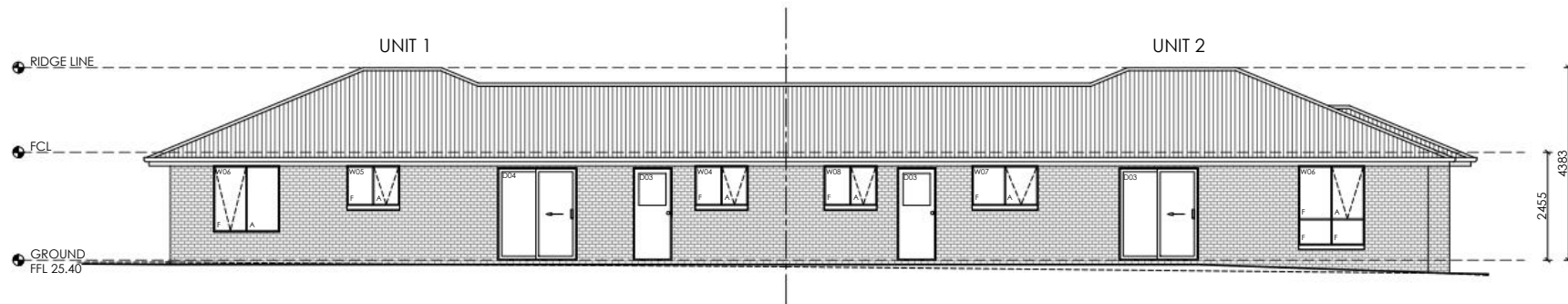
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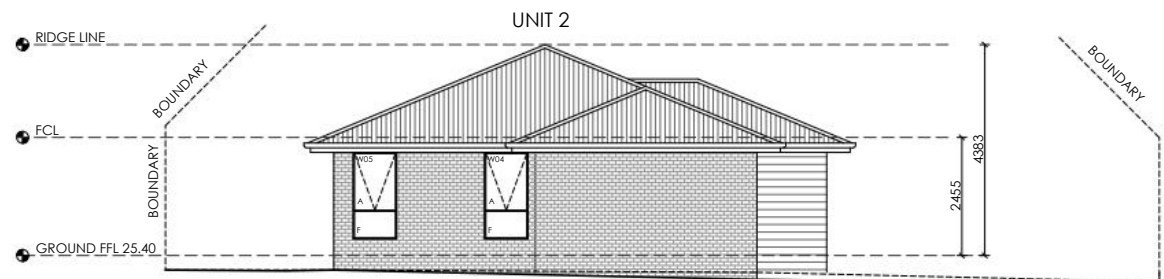
/ A35
PAGE 214

LEGEND & NOTES:

1. LIGHTWEIGHT CLADDING TO BE INSTALLED ABOVE ALL DOOR OPENINGS AND WINDOWS IN ALFRESCO AREAS.

**EAST ELEVATION**

SCALE 1:100

**NORTH ELEVATION**

SCALE 1:100



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PROJECT: **PROPOSED MULTIPLE DWELLINGS X 13**

CLIENT: **RFS PROJECTS PTY LTD**

LOCATION: **51A JOHN STREET, EAST DEVONPORT TASMANIA, 7310**

DRAWING TITLE: **UNITS 1 & 2 - ELEVATIONS 2 of 2**

JOB NO: SPEC - JOHN ST UNITS

DRAWN BY: M.A

SCALE: 1:100 @ A3

ISSUE: **DA**

CHECKED BY: R.J

DRAWING NO:

A11

/ A35
PAGE 215

Attachment 4.3.1 Application PA2023.0184 - 51a John Street

LEGEND & NOTES:

FLOOR AREA

UNIT 4 - 131m²
PORCH - 2m²

ROOFING:

CUSTOM ORB - MEDIUM
FASCIA - MEDIUM
GUTTER - MEDIUM

FACADE:

BRICK TYPE - MEDIUM

ALUMINIUM FRAMED WINDOWS:

COLOUR - MEDIUM
GLAZING - DOUBLE

LEGEND & NOTES:

ALUMINIUM FRAMED WINDOWS:

COLOUR - MEDIUM
GLAZING - DOUBLE

CARPET UNDERLAY - (CU)

FLOOR AREA APPROX - 52m²

VINYL PLANK - (VP)

FLOOR AREA APPROX - 33m²

TILES - (TI)

FLOOR AREA APPROX - 9m²

CONCRETE - (CON)

EXPOSED CONCRETE, NO SURFACE
FINISH REQUIRED

LEGEND & NOTES:

1. LIFT OFF DOOR HINGES REQUIRED ON FULLY ENCLOSED SANITARY COMPARTMENT DOORS IF CLEAR SPACE IS LESS THAN 1.2m (AS PER HP'S PART 10.4.2).
2. R2.5 INSULATION REQUIRED TO WALLS SEPARATING GARAGE FROM DWELLING. NO OTHER INSULATION IS REQUIRED TO EXTERNAL GARAGE WALLS OR CEILING.
3. LINEN/ROBES ARE 600mm DEEP UNLESS STATED OTHER

LEGEND & NOTES:

FLOOR AREA

UNIT 3 - 115m²
PORCH - 2m²

ROOFING:

CUSTOM ORB - MEDIUM
FASCIA - MEDIUM
GUTTER - MEDIUM

FACADE:

BRICK TYPE - MEDIUM

ALUMINIUM FRAMED WINDOWS:

COLOUR - MEDIUM
GLAZING - DOUBLE

LEGEND & NOTES:

ALUMINIUM FRAMED WINDOWS:

COLOUR - MEDIUM
GLAZING - DOUBLE

CARPET UNDERLAY - (CU)

FLOOR AREA APPROX - 40m²

VINYL PLANK - (VP)

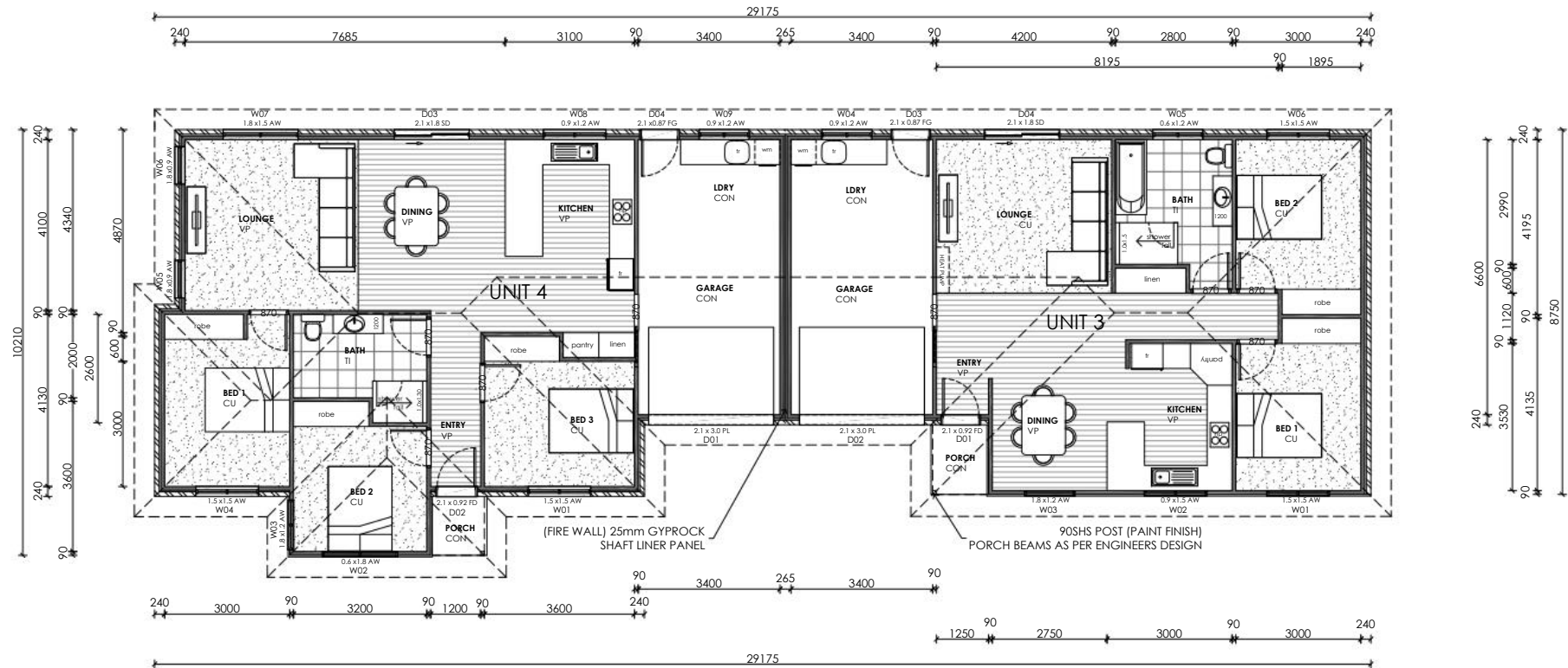
FLOOR AREA APPROX - 30m²

TILES - (TI)

FLOOR AREA APPROX - 9m²

CONCRETE - (CON)

EXPOSED CONCRETE, NO SURFACE
FINISH REQUIRED



FLOOR PLAN

SCALE 1:100



70 TUGRAH RD
DEVONPORT, TASMANIA
AUSTRALIA, 7310

LICENSED DESIGNER: ROBERT JETSON # 409212438
PH: 03 6424 4325
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PROJECT:
PROPOSED MULTIPLE DWELLINGS X 13

CLIENT:
RFS PROJECTS PTY LTD

LOCATION:
51A JOHN STREET, EAST DEVONPORT
TASMANIA, 7310

DRAWING TITLE:
UNITS 3 & 4 - FLOOR PLAN

JOB NO: SPEC - JOHN ST UNITS

DRAWN BY: M.A

CHECKED BY: R.J

SCALE:
1:100 @ A3

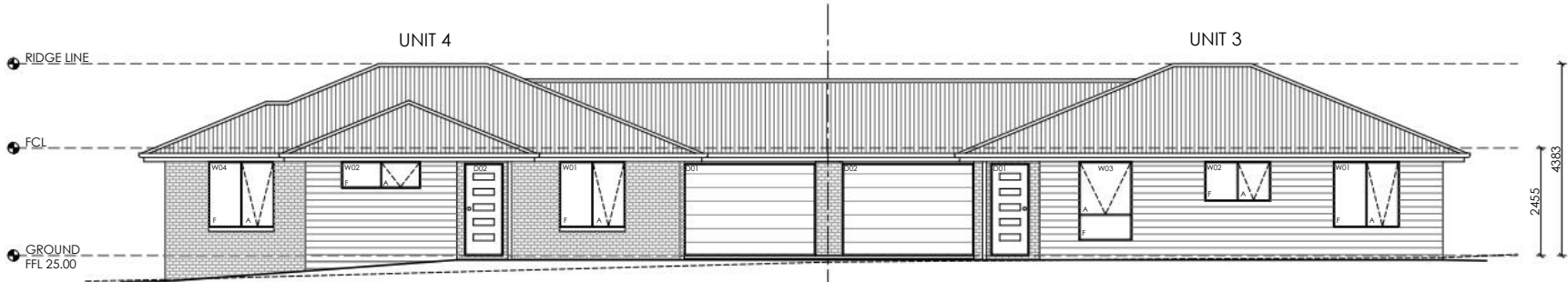
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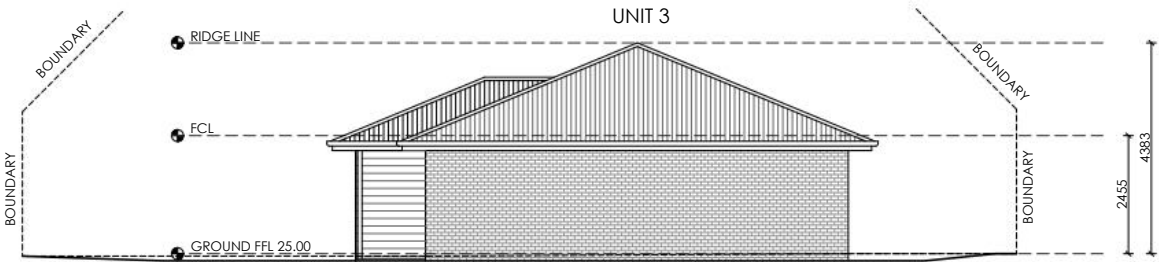
A12

/ A35
PAGE 216

LEGEND & NOTES:
1. LIGHTWEIGHT CLADDING TO BE INSTALLED ABOVE ALL DOOR OPENINGS AND WINDOWS IN ALFRESCO AREAS.



WEST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



70 TUGRAH RD
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REV:	DESCRIPTION:	DATE:

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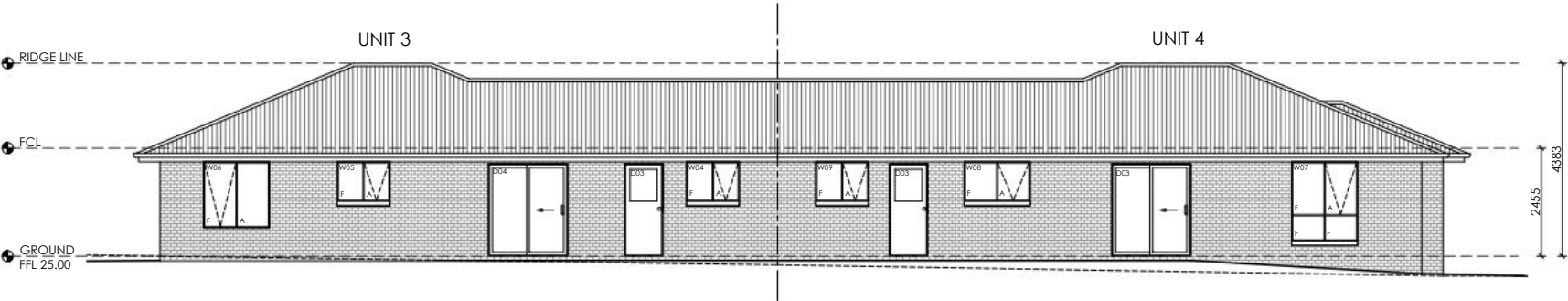
PROJECT:
PROPOSED MULTIPLE DWELLINGS X 13
CLIENT:
RFS PROJECTS PTY LTD
LOCATION:
**51A JOHN STREET, EAST DEVONPORT
TASMANIA, 7310**

DRAWING TITLE:
UNITS 3 & 4 - ELEVATIONS 1 of 2
JOB NO: SPEC - JOHN ST UNITS
DRAWN BY: M.A
CHECKED BY: R.J
SCALE:
1:100 @ A3
ISSUE: **DA**

DRAWING NO:
A13
/ A35
PAGE 217

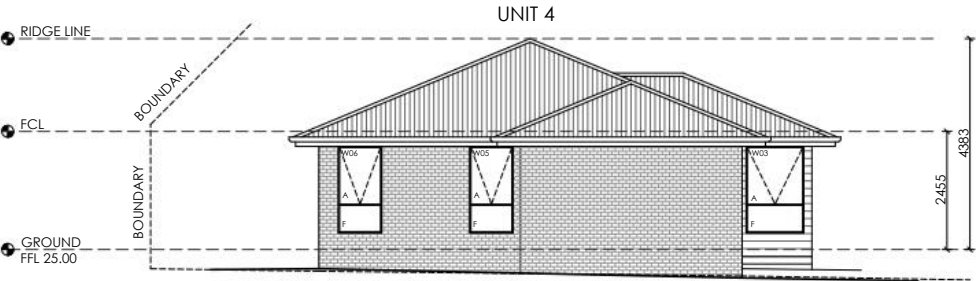
LEGEND & NOTES:

1. LIGHTWEIGHT CLADDING TO BE INSTALLED ABOVE ALL DOOR OPENINGS AND WINDOWS IN ALFRESCO AREAS.



EAST ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100



70 TUGRAH RD
DEVONPORT, TASMANIA
AUSTRALIA, 7310

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PROJECT:
PROPOSED MULTIPLE DWELLINGS X 13
CLIENT:
RFS PROJECTS PTY LTD
LOCATION:
**51A JOHN STREET, EAST DEVONPORT
TASMANIA, 7310**

DRAWING TITLE:
UNITS 3 & 4 - ELEVATIONS 2 of 2

JOB NO: SPEC - JOHN ST UNITS

DRAWN BY: M.A

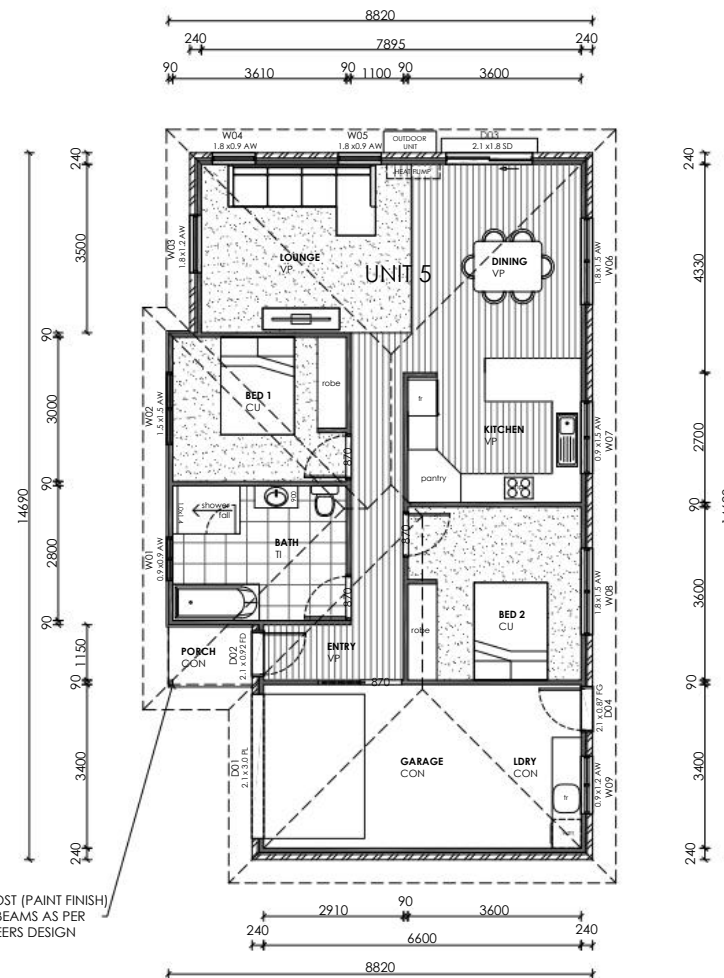
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ISSUE: **DA**

DRAWING NO:

A14

/ A35
PAGE 218



LEGEND & NOTES:

1. LIFT OFF DOOR HINGES REQUIRED ON FULLY ENCLOSED SANITARY COMPARTMENT DOORS IF CLEAR SPACE IS LESS THAN 1.2m (AS PER HPS PART 10.4.2).
2. R2.5 INSULATION REQUIRED TO WALLS SEPARATING GARAGE FROM DWELLING. NO OTHER INSULATION IS REQUIRED TO EXTERNAL GARAGE WALLS OR CEILING.
3. LINEN/ROBES ARE 600mm DEEP UNLESS STATED OTHER

FLOOR AREA

UNIT 5 - 120m²
PORCH - 2m²

ROOFING:

CUSTOM ORB - MEDIUM
FASCIA - MEDIUM
GUTTER - MEDIUM

FACADE:

BRICK TYPE - MEDIUM

ALUMINIUM FRAMED WINDOWS:

COLOUR - MEDIUM
GLAZING - DOUBLE

CARPET UNDERLAY - (CU)

FLOOR AREA APPROX - 39m²

VINYL PLANK - (VP)

FLOOR AREA APPROX - 31m²

TILES - (TI)

FLOOR AREA APPROX - 11m²

CONCRETE - (CON)

EXPOSED CONCRETE, NO SURFACE
FINISH REQUIRED



FLOOR PLAN

SCALE 1:100



70 TUGRAH RD
DEVONPORT, TASMANIA
AUSTRALIA, 7310

LICENSED DESIGNER: ROBERT JETSON # 409212438
PH: 03 6424 4325
EMAIL: drafting@rfsprojects.com.au

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PROJECT:
PROPOSED MULTIPLE DWELLINGS X 13

CLIENT:
RFS PROJECTS PTY LTD

LOCATION:
**51A JOHN STREET, EAST DEVONPORT
TASMANIA, 7310**

DRAWING TITLE:
UNIT 5 - FLOOR PLAN

JOB NO: SPEC - JOHN ST UNITS

DRAWN BY: M.A

SCALE:
1:100 @ A3

ISSUE: **DA**

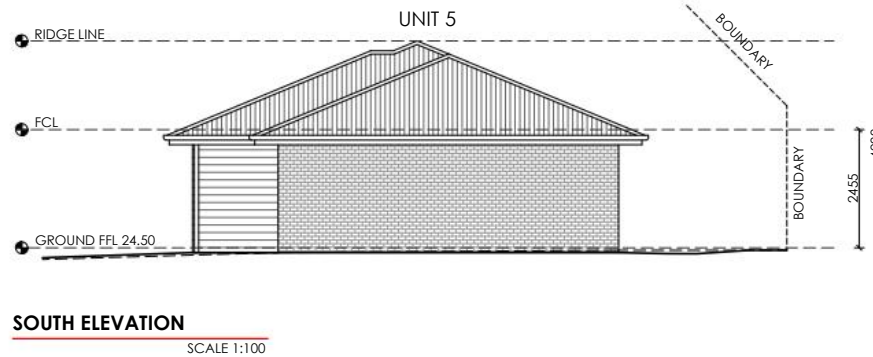
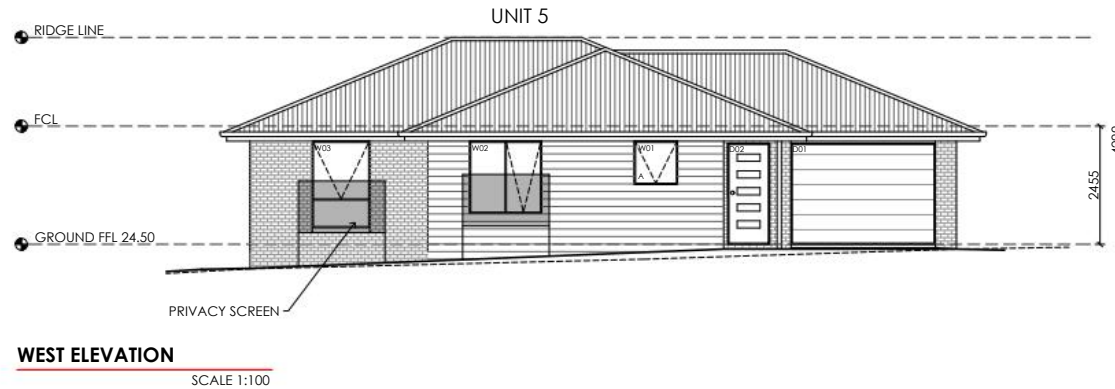
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A15

/ A35
PAGE 219

LEGEND & NOTES:

1. LIGHTWEIGHT CLADDING TO BE INSTALLED ABOVE ALL DOOR OPENINGS AND WINDOWS IN ALFRESCO AREAS.



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PROJECT:
PROPOSED MULTIPLE DWELLINGS X 13

CLIENT:
RFS PROJECTS PTY LTD

LOCATION:
**51A JOHN STREET, EAST DEVONPORT
TASMANIA, 7310**

DRAWING TITLE:
UNIT 5 - ELEVATION 1 of 2

JOB NO: SPEC - JOHN ST UNITS

DRAWN BY: M.A

CHECKED BY: R.J

SCALE:
1:100 @ A3

ISSUE: **DA**

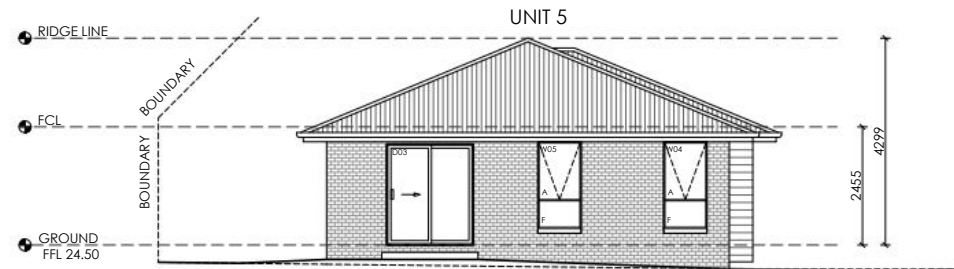
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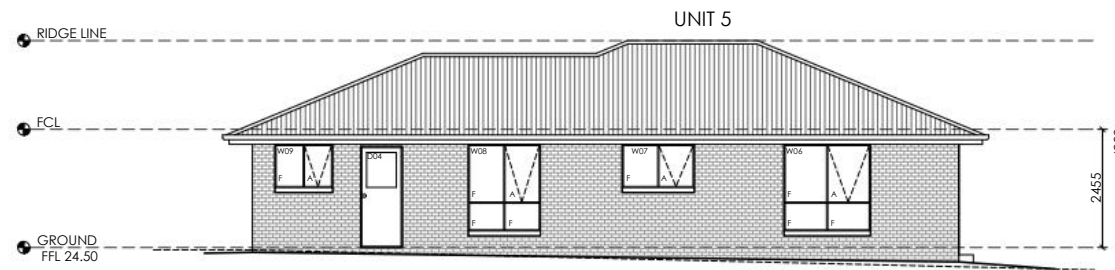
/ A35
PAGE 220

LEGEND & NOTES:

1. LIGHTWEIGHT CLADDING TO BE INSTALLED ABOVE ALL DOOR OPENINGS AND WINDOWS IN ALFRESCO AREAS.

**NORTH ELEVATION**

SCALE 1:100

**EAST ELEVATION**

SCALE 1:100



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PROJECT: **PROPOSED MULTIPLE DWELLINGS X 13**

CLIENT: **RFS PROJECTS PTY LTD**

LOCATION: **51A JOHN STREET, EAST DEVONPORT TASMANIA, 7310**

DRAWING TITLE:

UNIT 5 - ELEVATION 2 of 2

JOB NO: SPEC - JOHN ST UNITS

DRAWN BY: M.A

CHECKED BY: R.J

SCALE:
1:100 @ A3

ISSUE: **DA**

DRAWING NO:

A17

/ A35
PAGE 221

Attachment 4.3.1 Application PA2023.0184 - 51a John Street

LEGEND & NOTES:

FLOOR AREA

UNIT 7 - 131m²
PORCH - 2m²

ROOFING:

CUSTOM ORB - MEDIUM
FASCIA - MEDIUM
GUTTER - MEDIUM

FACADE:

BRICK TYPE - MEDIUM

ALUMINIUM FRAMED WINDOWS:

COLOUR - MEDIUM
GLAZING - DOUBLE

LEGEND & NOTES:

ALUMINIUM FRAMED WINDOWS:

COLOUR - MEDIUM
GLAZING - DOUBLE

CARPET UNDERLAY - (CU)

FLOOR AREA APPROX - 52m²

VINYL PLANK - (VP)

FLOOR AREA APPROX - 33m²

TILES - (TI)

FLOOR AREA APPROX - 9m²

CONCRETE - (CON)

EXPOSED CONCRETE, NO SURFACE
FINISH REQUIRED

LEGEND & NOTES:

1. LIFT OFF DOOR HINGES REQUIRED ON FULLY ENCLOSED SANITARY COMPARTMENT DOORS IF CLEAR SPACE IS LESS THAN 1.2m (AS PER HP'S PART 10.4.2).
2. R2.5 INSULATION REQUIRED TO WALLS SEPARATING GARAGE FROM DWELLING. NO OTHER INSULATION IS REQUIRED TO EXTERNAL GARAGE WALLS OR CEILING.
3. LINEN/ROBES ARE 600mm DEEP UNLESS STATED OTHER

LEGEND & NOTES:

FLOOR AREA

UNIT 6 - 119m²
PORCH - 2m²

ROOFING:

CUSTOM ORB - MEDIUM
FASCIA - MEDIUM
GUTTER - MEDIUM

FACADE:

BRICK TYPE - MEDIUM

ALUMINIUM FRAMED WINDOWS:

COLOUR - MEDIUM
GLAZING - DOUBLE

LEGEND & NOTES:

ALUMINIUM FRAMED WINDOWS:

COLOUR - MEDIUM
GLAZING - DOUBLE

CARPET UNDERLAY - (CU)

FLOOR AREA APPROX - 40m²

VINYL PLANK - (VP)

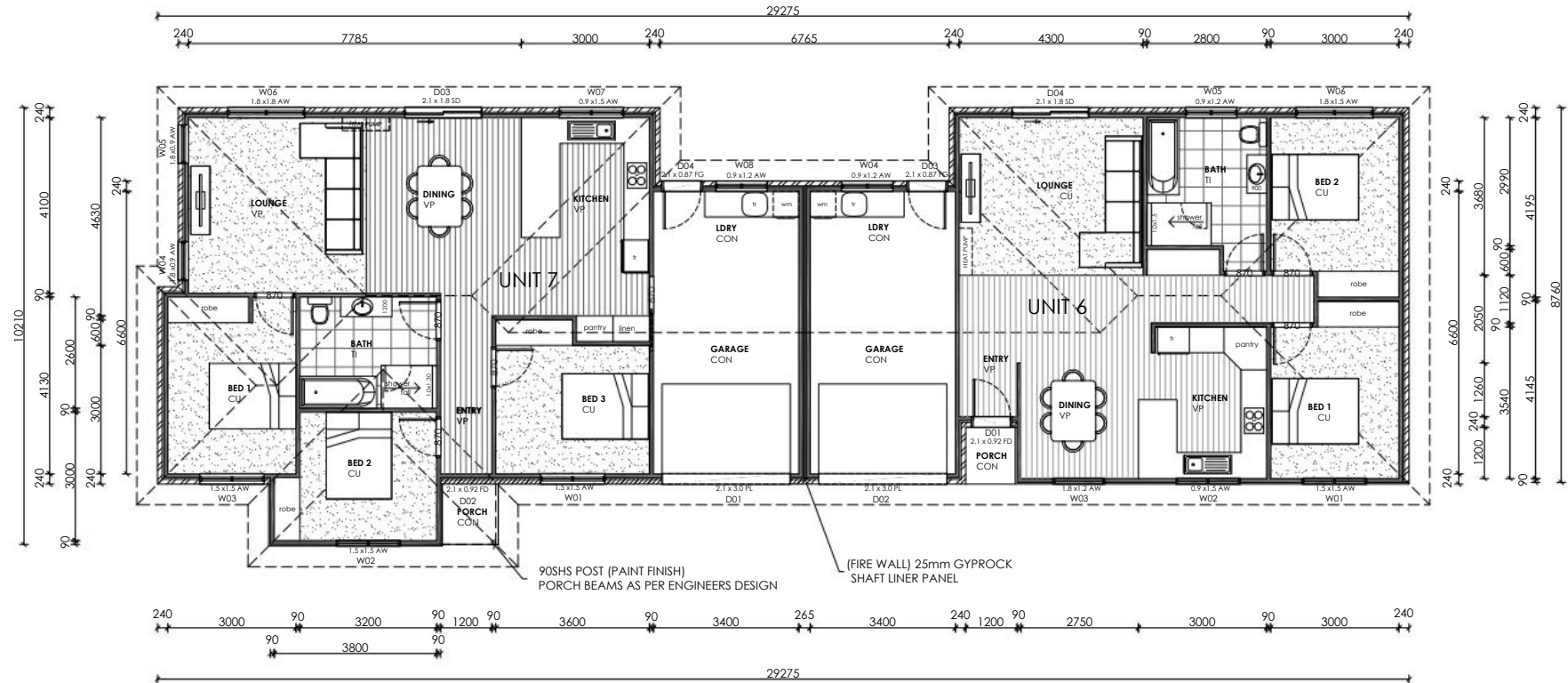
FLOOR AREA APPROX - 31m²

TILES - (TI)

FLOOR AREA APPROX - 9m²

CONCRETE - (CON)

EXPOSED CONCRETE, NO SURFACE
FINISH REQUIRED



FLOOR PLAN

SCALE 1:100



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PROJECT:
PROPOSED MULTIPLE DWELLINGS X 13

CLIENT:
RFS PROJECTS PTY LTD

LOCATION:
**51A JOHN STREET, EAST DEVONPORT
TASMANIA, 7310**

DRAWING TITLE:
UNITS 6 & 7 - FLOOR PLAN

JOB NO: SPEC - JOHN ST UNITS

DRAWN BY: M.A

SCALE: 1:100 @ A3

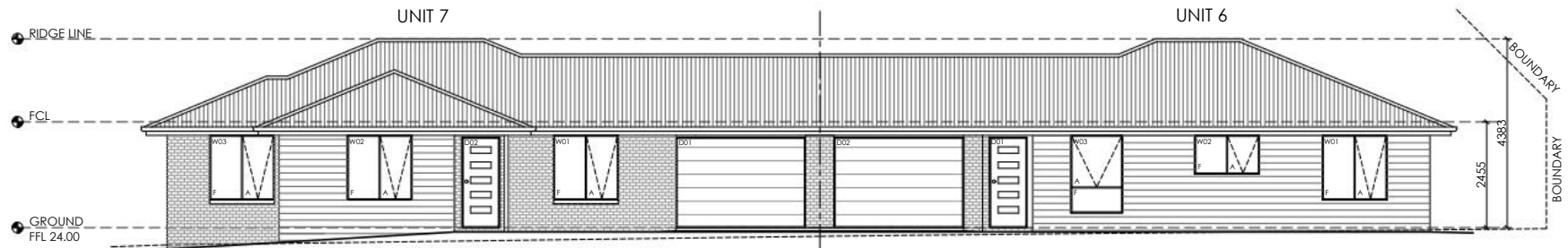
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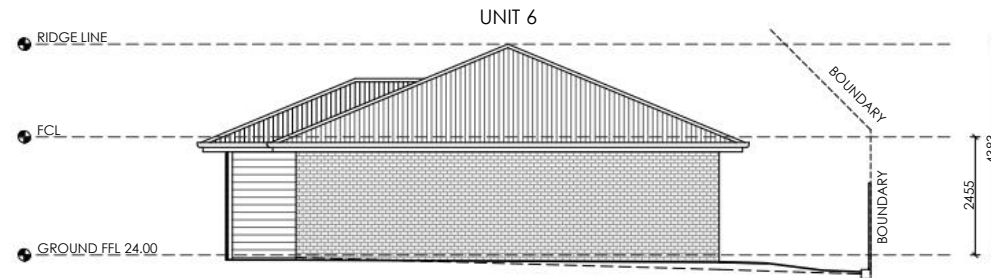
A18

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SOUTH ELEVATION

SCALE 1:100



EAST ELEVATION

SCALE 1:100



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CLIENT:
RFS PROJECTS PTY LTD

LOCATION:
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TASMANIA, 7310**

DRAWING TITLE:
UNITS 6 & 7 - ELEVATIONS 1 of 2

JOB NO: SPEC - JOHN ST UNITS

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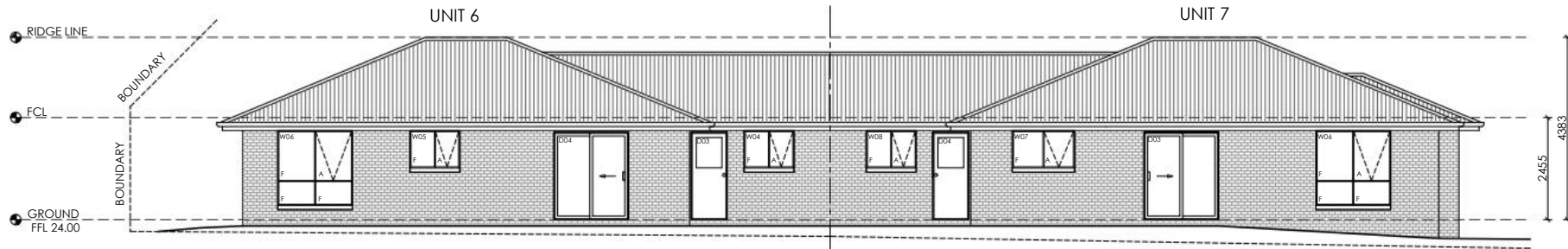
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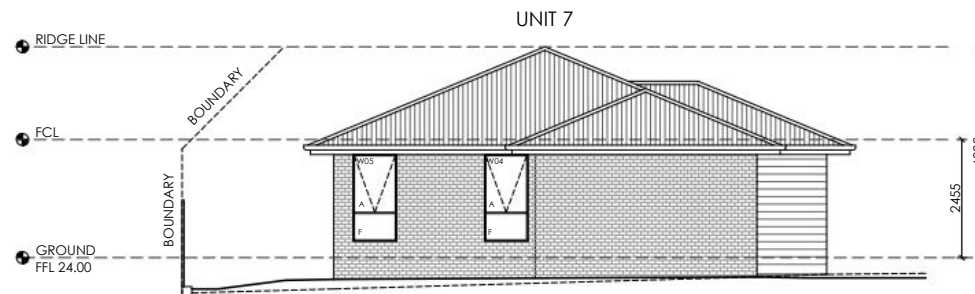
A19

/ A35
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NORTH ELEVATION

SCALE 1:100



WEST ELEVATION

SCALE 1:100



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TASMANIA, 7310**

DRAWING TITLE:
UNITS 6 & 7 - ELEVATIONS 2 of 2

JOB NO: SPEC - JOHN ST UNITS

DRAWN BY: M.A

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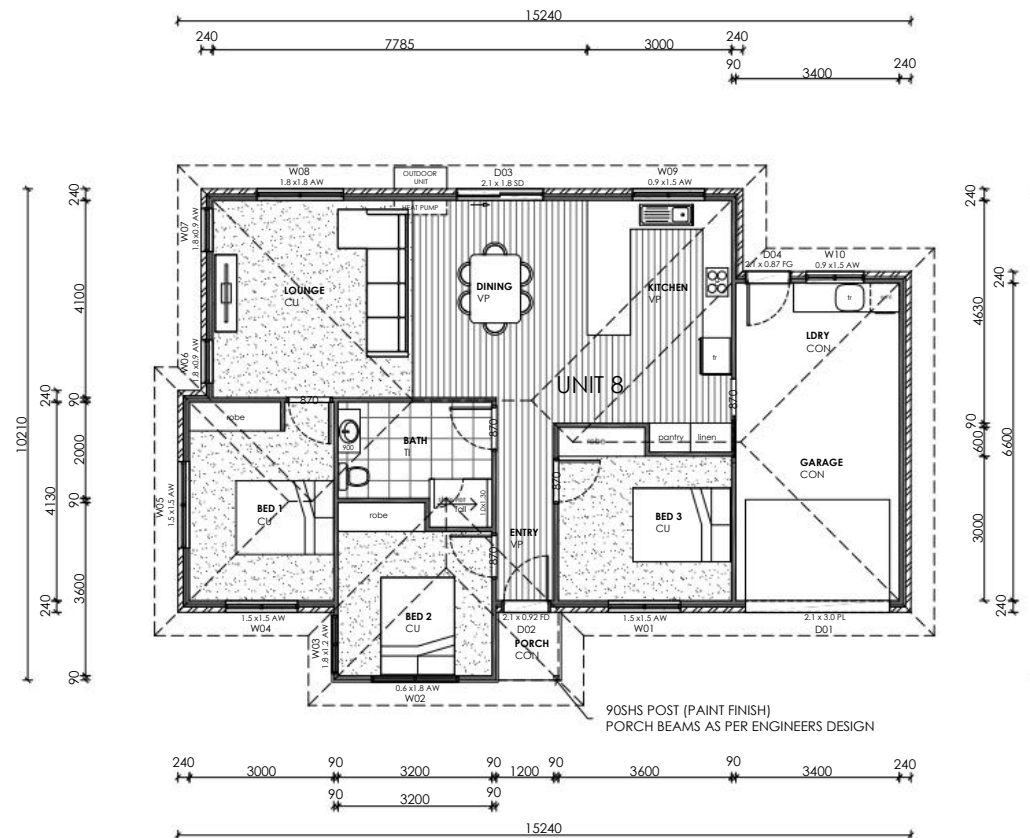
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ISSUE: **DA**

DRAWING NO:

A20

/ A35
PAGE 224



LEGEND & NOTES:

- LIFT OFF DOOR HINGES REQUIRED ON FULLY ENCLOSED SANITARY COMPARTMENT DOORS IF CLEAR SPACE IS LESS THAN 1.2m (AS PER HPS PART 10.4.2).
- R2.5 INSULATION REQUIRED TO WALLS SEPARATING GARAGE FROM DWELLING. NO OTHER INSULATION IS REQUIRED TO EXTERNAL GARAGE WALLS OR CEILING.
- LINEN/ROBES ARE 600mm DEEP UNLESS STATED OTHER

FLOOR AREA

UNIT 8 - 131m²
 PORCH - 2m²

ROOFING:

CUSTOM ORB - MEDIUM
 FASCIA - MEDIUM
 GUTTER - MEDIUM

FACADE:

BRICK TYPE - MEDIUM

ALUMINIUM FRAMED WINDOWS:

COLOUR - MEDIUM
 GLAZING - DOUBLE

CARPET UNDERLAY - (CU)

FLOOR AREA APPROX - 52m²

VINYL PLANK - (VP)

FLOOR AREA APPROX - 33m²

TILES - (TI)

FLOOR AREA APPROX - 8m²

CONCRETE - (CON)

EXPOSED CONCRETE, NO SURFACE FINISH REQUIRED



FLOOR PLAN

SCALE 1:100



70 TUGRAH RD
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LOCATION:
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DRAWING TITLE:

UNIT 8 - FLOOR PLAN

DRAWING NO:

A21

JOB NO: SPEC - JOHN ST UNITS

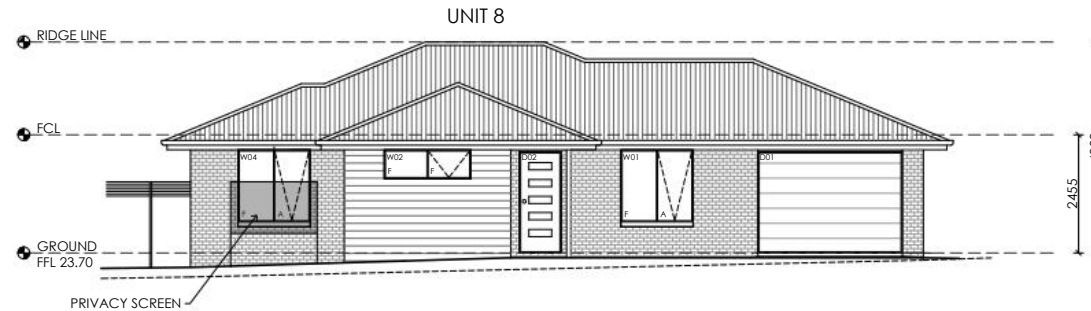
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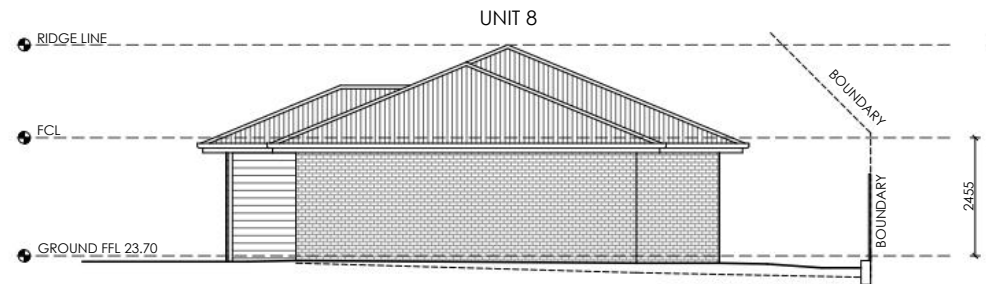
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/ A35
 PAGE 225



SOUTH ELEVATION

SCALE 1:100



EAST ELEVATION

SCALE 1:100



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CLIENT:
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LOCATION:
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TASMANIA, 7310**

DRAWING TITLE:
UNIT 8 - ELEVATIONS 1 of 2

JOB NO: SPEC - JOHN ST UNITS

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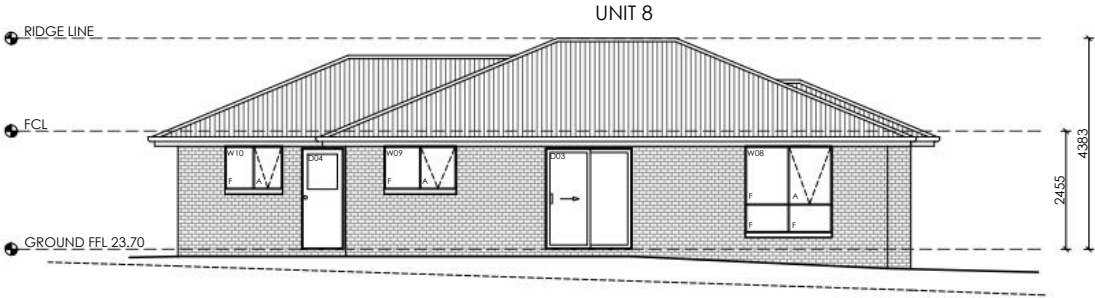
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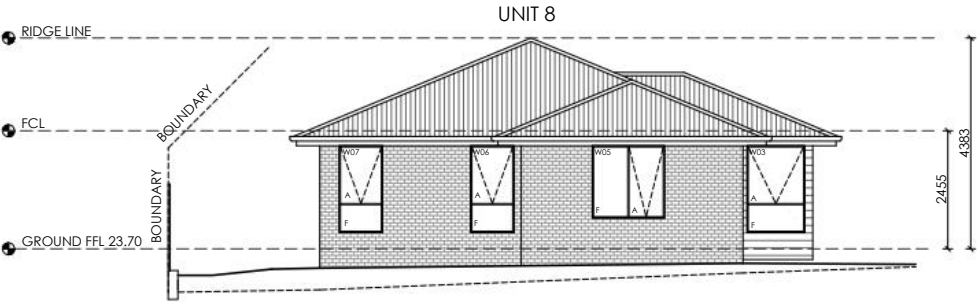
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A22

/ A35
PAGE 226



NORTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



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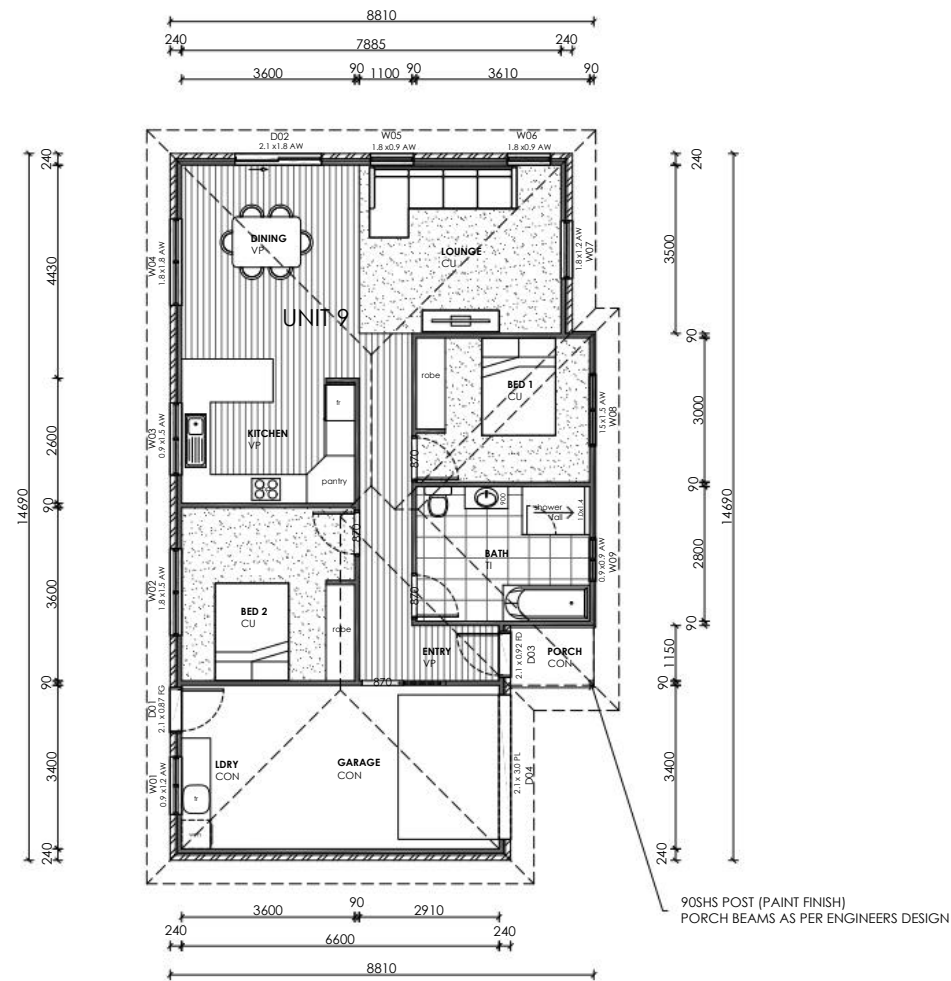
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LOCATION:
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TASMANIA, 7310**

DRAWING TITLE: UNIT 8 - ELEVATIONS 2 of 2		
JOB NO: SPEC - JOHN ST UNITS		
DRAWN BY: M.A	SCALE: 1:100 @ A3	ISSUE: DA
CHECKED BY: R.J		

DRAWING NO:
A23
/ A35
PAGE 227

**LEGEND & NOTES:**

1. LIFT OFF DOOR HINGES REQUIRED ON FULLY ENCLOSED SANITARY COMPARTMENT DOORS IF CLEAR SPACE IS LESS THAN 1.2m (AS PER HPS PART 10.4.2).
2. R2.5 INSULATION REQUIRED TO WALLS SEPARATING GARAGE FROM DWELLING. NO OTHER INSULATION IS REQUIRED TO EXTERNAL GARAGE WALLS OR CEILING.
3. LINEN/ROBES ARE 600mm DEEP UNLESS STATED OTHER

FLOOR AREA

UNIT 9 - 120m²
PORCH - 2m²

ROOFING:

CUSTOM ORB - MEDIUM
FASCIA - MEDIUM
GUTTER - MEDIUM

FACADE:

BRICK TYPE - MEDIUM

ALUMINIUM FRAMED WINDOWS:

COLOUR - MEDIUM
GLAZING - DOUBLE

CARPET UNDERLAY - (CU)
FLOOR AREA APPROX - 40m²

VINYL PLANK - (VP)
FLOOR AREA APPROX - 31m²

TILES - (TI)
FLOOR AREA APPROX - 10m²

CONCRETE - (CON)
EXPOSED CONCRETE, NO SURFACE FINISH REQUIRED

**FLOOR PLAN**

SCALE 1:100



70 TUGRAH RD
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AUSTRALIA, 7310

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PROJECT:
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CLIENT:
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LOCATION:
**51A JOHN STREET, EAST DEVONPORT
TASMANIA, 7310**

DRAWING TITLE:

UNIT 9 - FLOOR PLAN

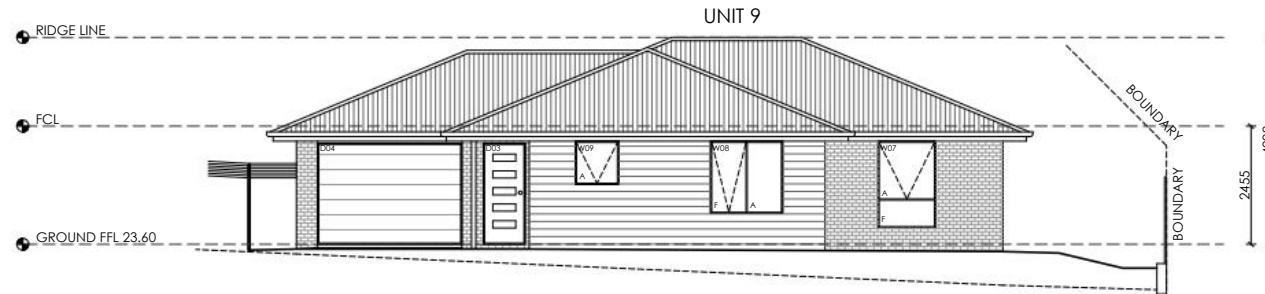
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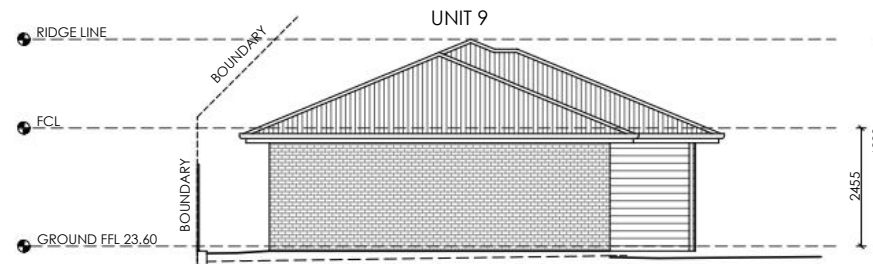
DRAWN BY: M.A

SCALE:
1:100 @ A3ISSUE: **DA**/ A35
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EAST ELEVATION

SCALE 1:100



SOUTH ELEVATION

SCALE 1:100



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PROJECT:
PROPOSED MULTIPLE DWELLINGS X 13

CLIENT:
RFS PROJECTS PTY LTD

LOCATION:
**51A JOHN STREET, EAST DEVONPORT
TASMANIA, 7310**

DRAWING TITLE:
UNIT 9 - ELEVATIONS 1 of 2

JOB NO: SPEC - JOHN ST UNITS

DRAWN BY: M.A

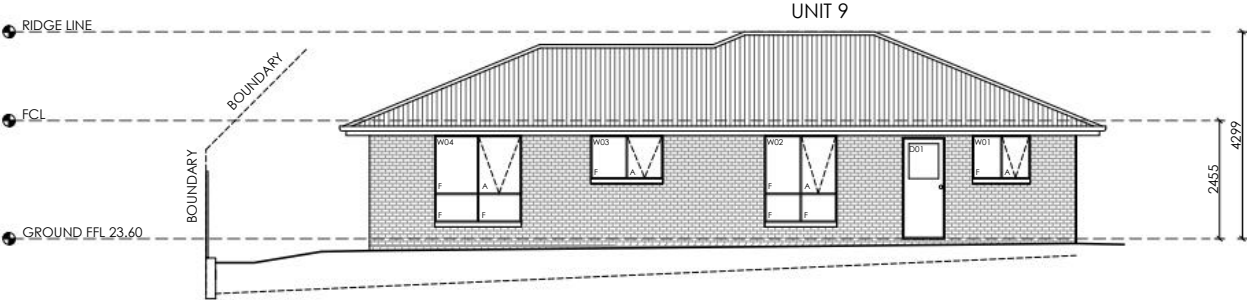
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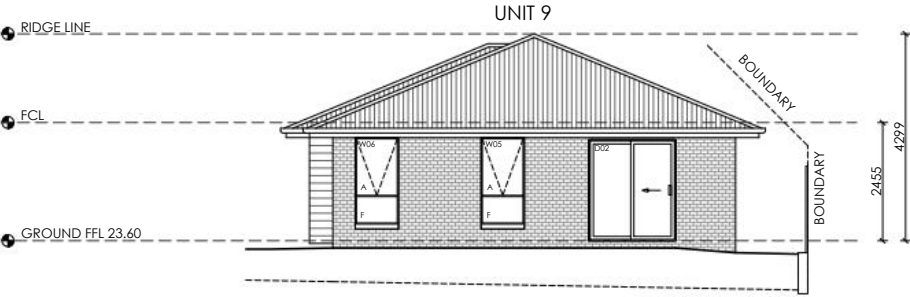
DRAWING NO:

A25

/ A35
PAGE 229



WEST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



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REV:	DESCRIPTION:	DATE:

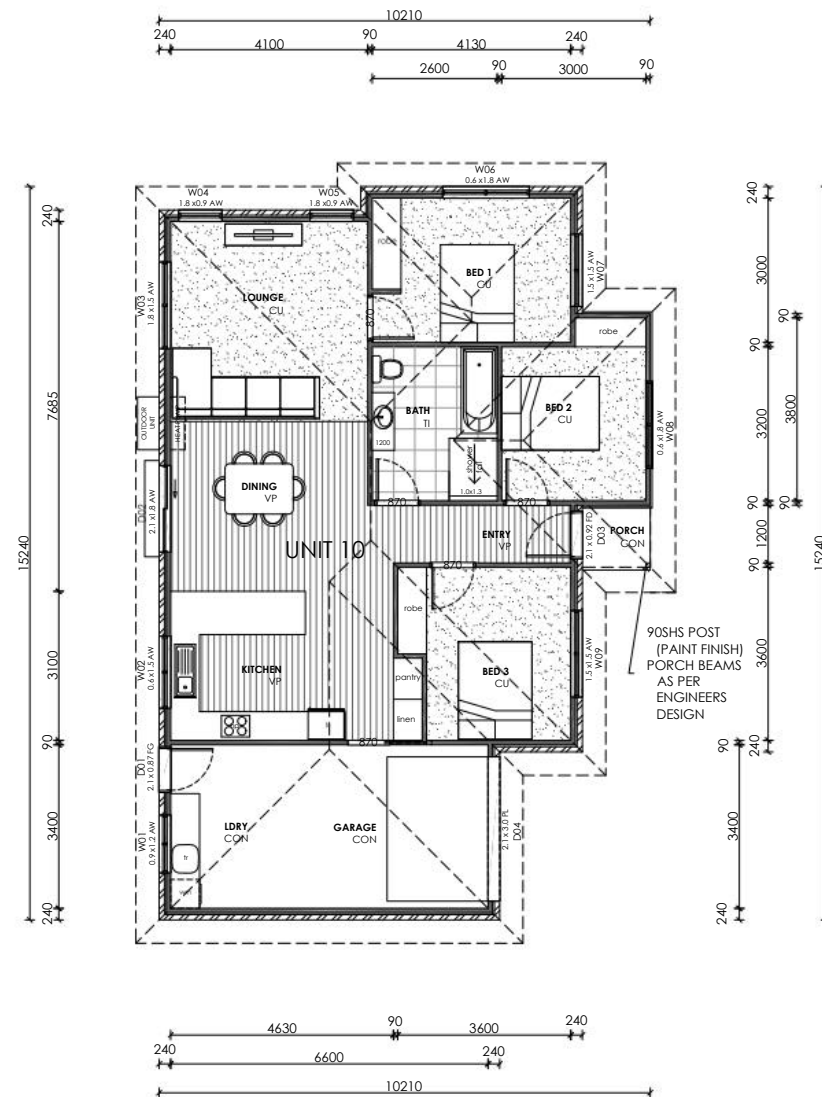
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CLIENT: **RFS PROJECTS PTY LTD**
LOCATION: **51A JOHN STREET, EAST DEVONPORT TASMANIA, 7310**

DRAWING TITLE: UNIT 9 - ELEVATIONS 2 of 2		
JOB NO: SPEC - JOHN ST UNITS		
DRAWN BY: M.A	SCALE: 1:100 @ A3	ISSUE: DA
CHECKED BY: R.J		

DRAWING NO:
A26
/ A35
PAGE 230



LEGEND & NOTES:

1. LIFT OFF DOOR HINGES REQUIRED ON FULLY ENCLOSED SANITARY COMPARTMENT DOORS IF CLEAR SPACE IS LESS THAN 1.2m (AS PER HPS PART 10.4.2).
2. R2.5 INSULATION REQUIRED TO WALLS SEPARATING GARAGE FROM DWELLING. NO OTHER INSULATION IS REQUIRED TO EXTERNAL GARAGE WALLS OR CEILING.
3. LINEN/ROBES ARE 600mm DEEP UNLESS STATED OTHER

FLOOR AREA

UNIT 10	- 132m ²
PORCH	- 2m ²

ROOFING:

CUSTOM ORB - MEDIUM
FASCIA - MEDIUM
GUTTER - MEDIUM

FACADE:

BRICK TYPE - MEDIUM

ALUMINIUM FRAMED WINDOWS:

COLOUR - MEDIUM
GLAZING - DOUBLE

CARPET UNDERLAY - (CU)

FLOOR AREA APPROX - 52m²

VINYL PLANK - (VP)

FLOOR AREA APPROX - 32m²

TILES - (TI)

FLOOR AREA APPROX - 9m²

CONCRETE - (CON)

EXPOSED CONCRETE, NO SURFACE
FINISH REQUIRED



FLOOR PLAN

SCALE 1:100



70 TUGRAH RD
DEVONPORT, TASMANIA
AUSTRALIA, 7310

LICENSED DESIGNER: ROBERT JETSON # 409212438
PH: 03 6424 6325
EMAIL: drafting@rfsprojects.com.au

[illegible]

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PROJECT:
PROPOSED MULTIPLE DWELLINGS X 13

CLIENT:
RFS PROJECTS PTY LTD

LOCATION:
**51A JOHN STREET, EAST DEVONPORT
TASMANIA, 7310**

	DRAWING TITLE:
--	----------------

UNIT 10 - FLOOR PLAN

JOB NO: SPEC - JOHN ST UNITS

DRAWN BY: M.L.A.

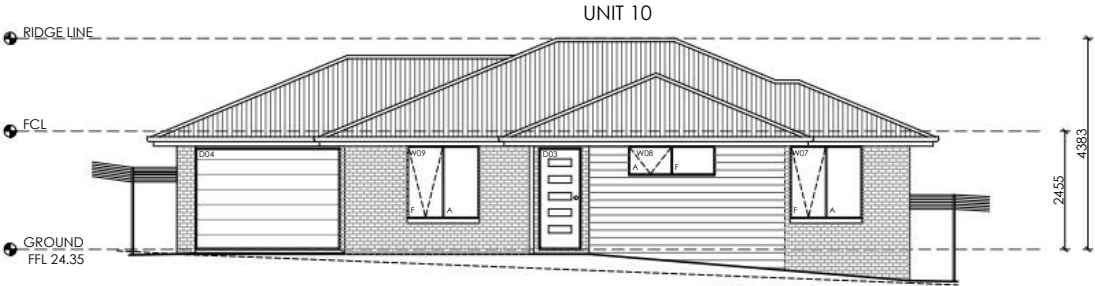
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ISSUE: **DA**

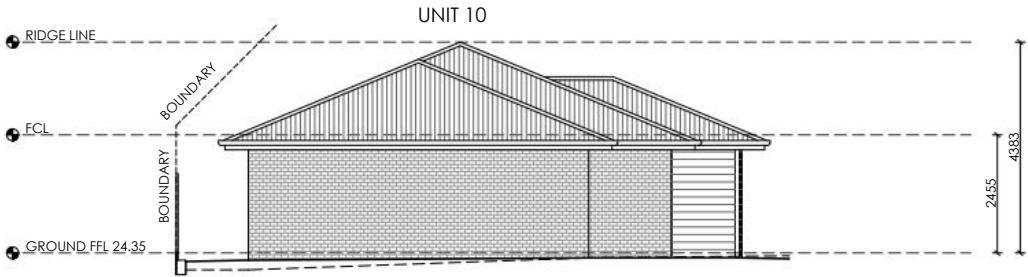
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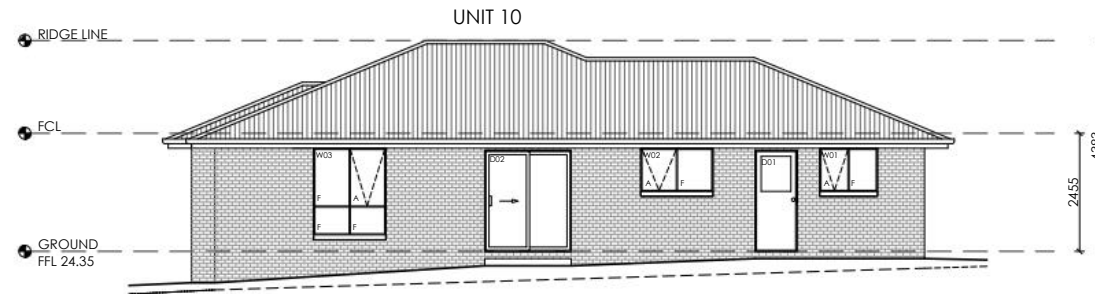
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PAGE 231



EAST ELEVATION
SCALE 1:100

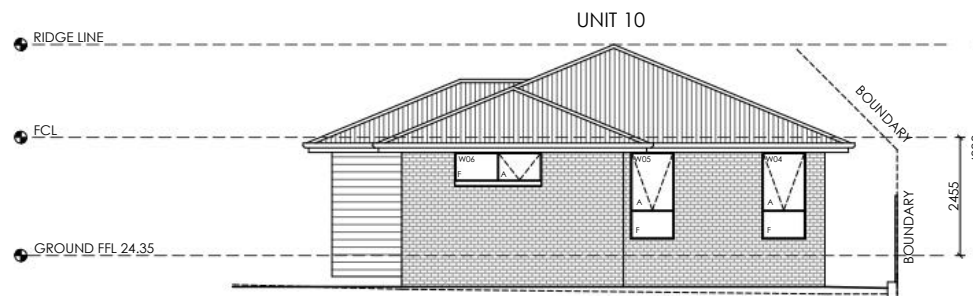


SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100



70 TUGRAH RD
DEVONPORT, TASMANIA
AUSTRALIA, 7310

LICENSED DESIGNER: ROBERT JETSON # 409212438
PH: 03 6424 4325
EMAIL: drafting@rfsprojects.com.au

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PROJECT:
PROPOSED MULTIPLE DWELLINGS X 13

CLIENT:
RFS PROJECTS PTY LTD

LOCATION:
**51A JOHN STREET, EAST DEVONPORT
TASMANIA, 7310**

DRAWING TITLE:
UNIT 10 - ELEVATIONS 2 of 2

JOB NO: SPEC - JOHN ST UNITS

DRAWN BY: M.A

SCALE:
1:100 @ A3

ISSUE: **DA**

DRAWING NO:

A29

/ A35
PAGE 233

Attachment 4.3.1 Application PA2023.0184 - 51a John Street

LEGEND & NOTES:

FLOOR AREA

UNIT 11 - 134m²
PORCH - 2m²

ROOFING:

CUSTOM ORB - MEDIUM
FASCIA - MEDIUM
GUTTER - MEDIUM

FACADE:

BRICK TYPE - MEDIUM

ALUMINIUM FRAMED WINDOWS:

COLOUR - MEDIUM
GLAZING - DOUBLE

LEGEND & NOTES:

ALUMINIUM FRAMED WINDOWS:

COLOUR - MEDIUM
GLAZING - DOUBLE

CARPET UNDERLAY - (CU)

FLOOR AREA APPROX - 52m²

VINYL PLANK - (VP)

FLOOR AREA APPROX - 34m²

TILES - (TI)

FLOOR AREA APPROX - 9m²

CONCRETE - (CON)

EXPOSED CONCRETE, NO SURFACE
FINISH REQUIRED

LEGEND & NOTES:

1. LIFT OFF DOOR HINGES REQUIRED ON FULLY ENCLOSED SANITARY COMPARTMENT DOORS IF CLEAR SPACE IS LESS THAN 1.2m (AS PER HP'S PART 10.4.2).
2. R2.5 INSULATION REQUIRED TO WALLS SEPARATING GARAGE FROM DWELLING. NO OTHER INSULATION IS REQUIRED TO EXTERNAL GARAGE WALLS OR CEILING.
3. LINEN/ROBES ARE 600mm DEEP UNLESS STATED OTHER

LEGEND & NOTES:

FLOOR AREA

UNIT 12 - 116m²
PORCH - 2m²

ROOFING:

CUSTOM ORB - MEDIUM
FASCIA - MEDIUM
GUTTER - MEDIUM

FACADE:

BRICK TYPE - MEDIUM

ALUMINIUM FRAMED WINDOWS:

COLOUR - MEDIUM
GLAZING - DOUBLE

LEGEND & NOTES:

ALUMINIUM FRAMED WINDOWS:

COLOUR - MEDIUM
GLAZING - DOUBLE

CARPET UNDERLAY - (CU)

FLOOR AREA APPROX - 40m²

VINYL PLANK - (VP)

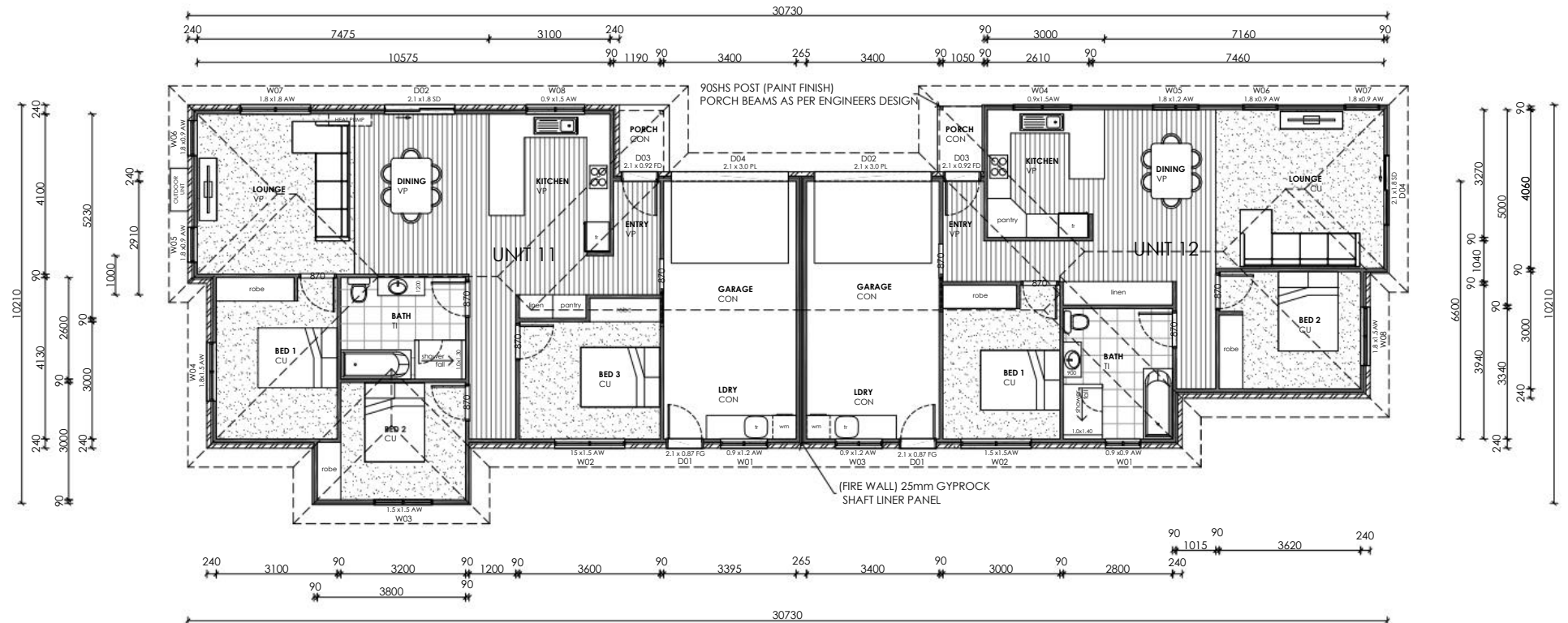
FLOOR AREA APPROX - 30m²

TILES - (TI)

FLOOR AREA APPROX - 10m²

CONCRETE - (CON)

EXPOSED CONCRETE, NO SURFACE
FINISH REQUIRED



FLOOR PLAN

SCALE 1:100



70 TUGRAH RD
DEVONPORT, TASMANIA
AUSTRALIA, 7310

LICENSED DESIGNER: ROBERT JETSON # 409212438
PH: 03 6424 4325
EMAIL: drafting@rfsprojects.com.au

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PROJECT:
PROPOSED MULTIPLE DWELLINGS X 13

CLIENT:
RFS PROJECTS PTY LTD

LOCATION:
**51A JOHN STREET, EAST DEVONPORT
TASMANIA, 7310**

DRAWING TITLE:
UNITS 11 & 12 - FLOOR PLAN

JOB NO: SPEC - JOHN ST UNITS

DRAWN BY: M.A

CHECKED BY: R.J

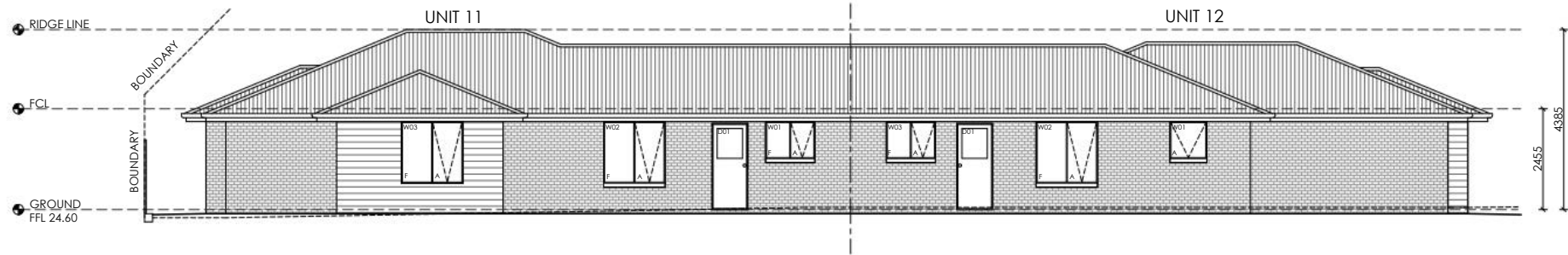
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ISSUE: DA

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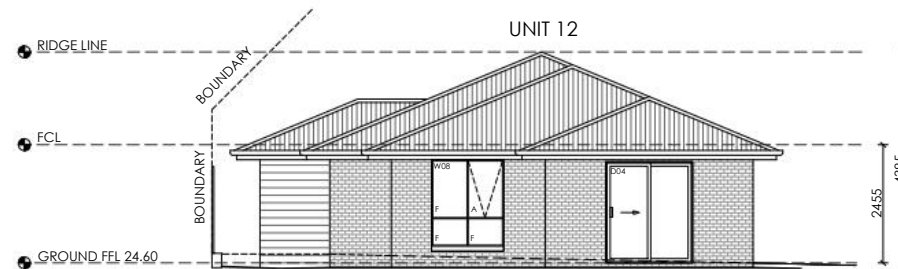
A30

/ A35
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SOUTH ELEVATION

SCALE 1:100



EAST ELEVATION

SCALE 1:100



70 TUGRAH RD
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AUSTRALIA, 7310

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PROJECT:
PROPOSED MULTIPLE DWELLINGS X 13

CLIENT:
RFS PROJECTS PTY LTD

LOCATION:
**51A JOHN STREET, EAST DEVONPORT
TASMANIA, 7310**

DRAWING TITLE:
UNITS 11&12 - ELEVATIONS 1 of 2

JOB NO: SPEC - JOHN ST UNITS

DRAWN BY: M.A

CHECKED BY: R.J

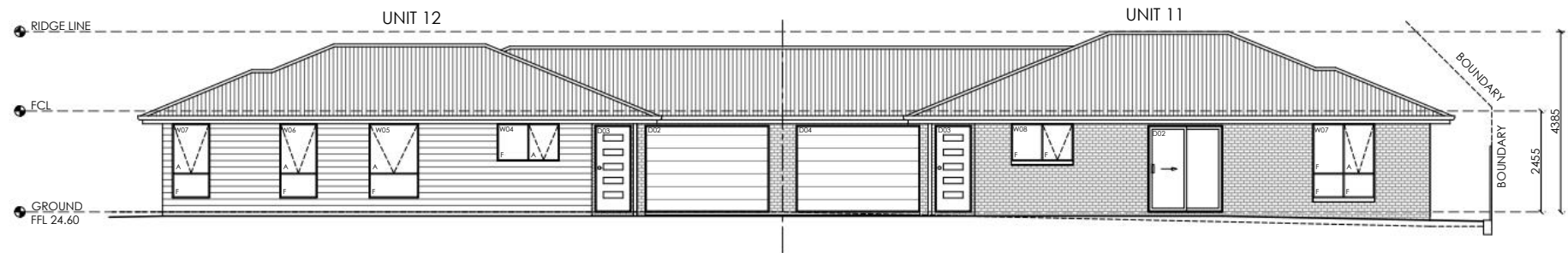
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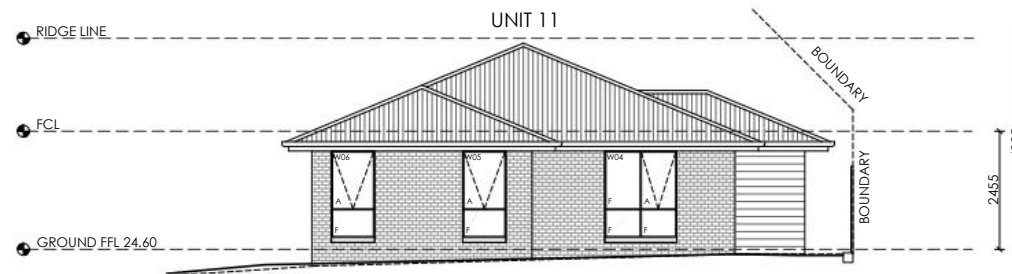
A31

/ A35
PAGE 235



NORTH ELEVATION

SCALE 1:100



WEST ELEVATION

SCALE 1:100



70 TUGRAH RD
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AUSTRALIA, 7310

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PROJECT:
PROPOSED MULTIPLE DWELLINGS X 13

CLIENT:
RFS PROJECTS PTY LTD

LOCATION:
**51A JOHN STREET, EAST DEVONPORT
TASMANIA, 7310**

DRAWING TITLE:
UNITS 11&12 - ELEVATIONS 2 of 2

JOB NO: SPEC - JOHN ST UNITS

DRAWN BY: M.A

SCALE:
1:100 @ A3

ISSUE: **DA**

CHECKED BY: R.J

DRAWING NO:

A32

/ A35
PAGE 236

LEGEND & NOTES:

1. LIFT OFF DOOR HINGES REQUIRED ON FULLY ENCLOSED SANITARY COMPARTMENT DOORS IF CLEAR SPACE IS LESS THAN 1.2m (AS PER HPS PART 10.4.2).
2. R2.5 INSULATION REQUIRED TO WALLS SEPARATING GARAGE FROM DWELLING. NO OTHER INSULATION IS REQUIRED TO EXTERNAL GARAGE WALLS OR CEILING.
3. LINEN/ROBES ARE 600mm DEEP UNLESS STATED OTHER

FLOOR AREA
 NEW RESIDENCE - 132m²
 PORCH - 2m²

ROOFING:
 CUSTOM ORB - MEDIUM
 FASCIA - MEDIUM
 GUTTER - MEDIUM

FACADE:
 BRICK TYPE - MEDIUM

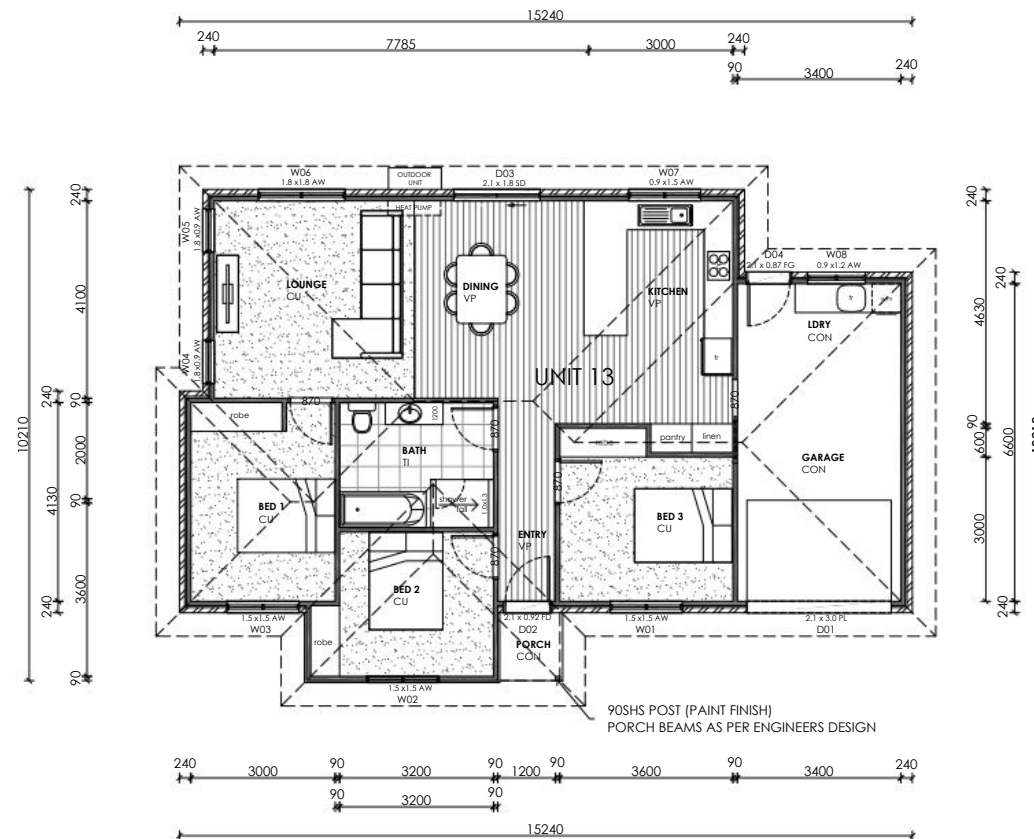
ALUMINIUM FRAMED WINDOWS:
 COLOUR - MEDIUM
 GLAZING - DOUBLE

CARPET UNDERLAY - (CU)
 FLOOR AREA APPROX - 40m²

VINYL PLANK - (VP)
 FLOOR AREA APPROX - 32m²

TILES - (TI)
 FLOOR AREA APPROX - 9m²

CONCRETE - (CON)
 EXPOSED CONCRETE, NO SURFACE FINISH REQUIRED

**FLOOR PLAN**

SCALE 1:100



70 TUGRAH RD
 DEVONPORT, TASMANIA
 AUSTRALIA, 7310

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CLIENT:
RFS PROJECTS PTY LTD

LOCATION:
**51A JOHN STREET, EAST DEVONPORT
 TASMANIA, 7310**

DRAWING TITLE:
UNIT 13 - FLOOR PLAN

JOB NO: SPEC - JOHN ST UNITS

DRAWN BY: M.A

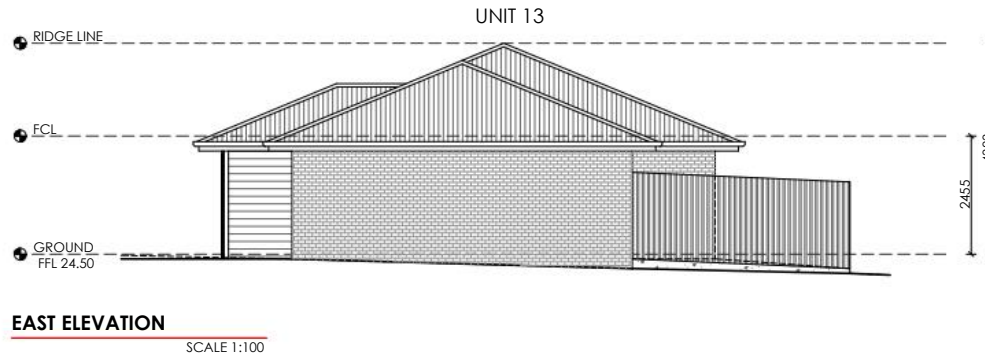
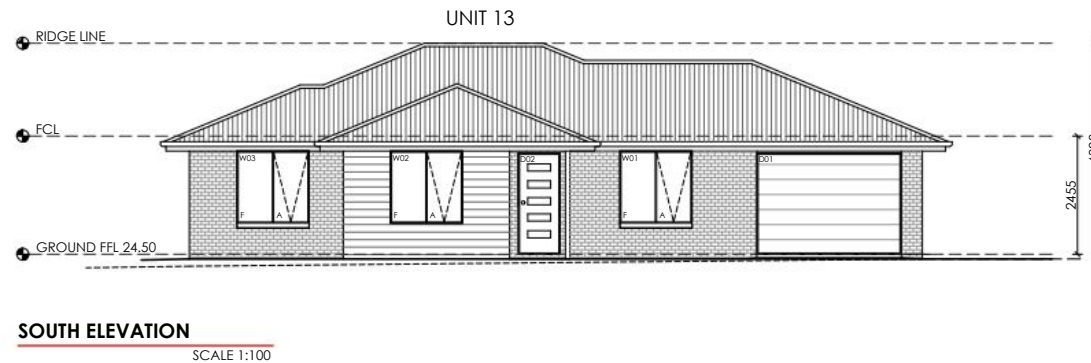
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A33

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70 TUGRAH RD
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AUSTRALIA, 7310

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PROJECT:
PROPOSED MULTIPLE DWELLINGS X 13

CLIENT:
RFS PROJECTS PTY LTD

LOCATION:
**51A JOHN STREET, EAST DEVONPORT
TASMANIA, 7310**

DRAWING TITLE:
UNIT 13 - ELEVATIONS 1 of 2

JOB NO: SPEC - JOHN ST UNITS

DRAWN BY: M.A

CHECKED BY: R.J

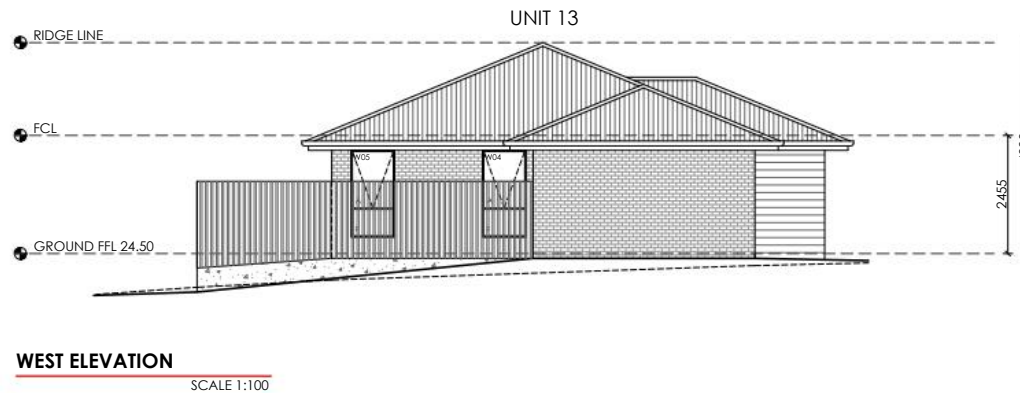
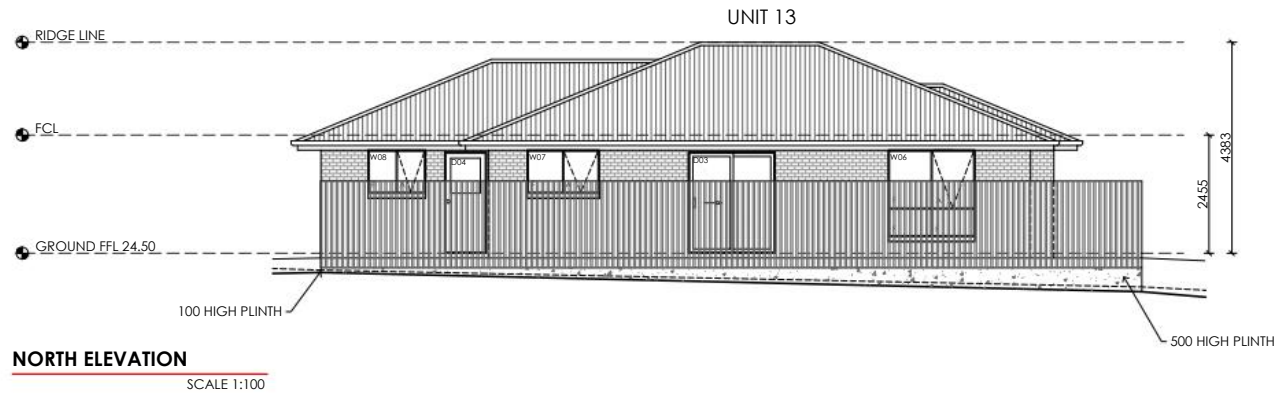
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A34

/ A35
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AUSTRALIA, 7310

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PROJECT:
PROPOSED MULTIPLE DWELLINGS X 13
CLIENT:
RFS PROJECTS PTY LTD
LOCATION:
**51A JOHN STREET, EAST DEVONPORT
TASMANIA, 7310**

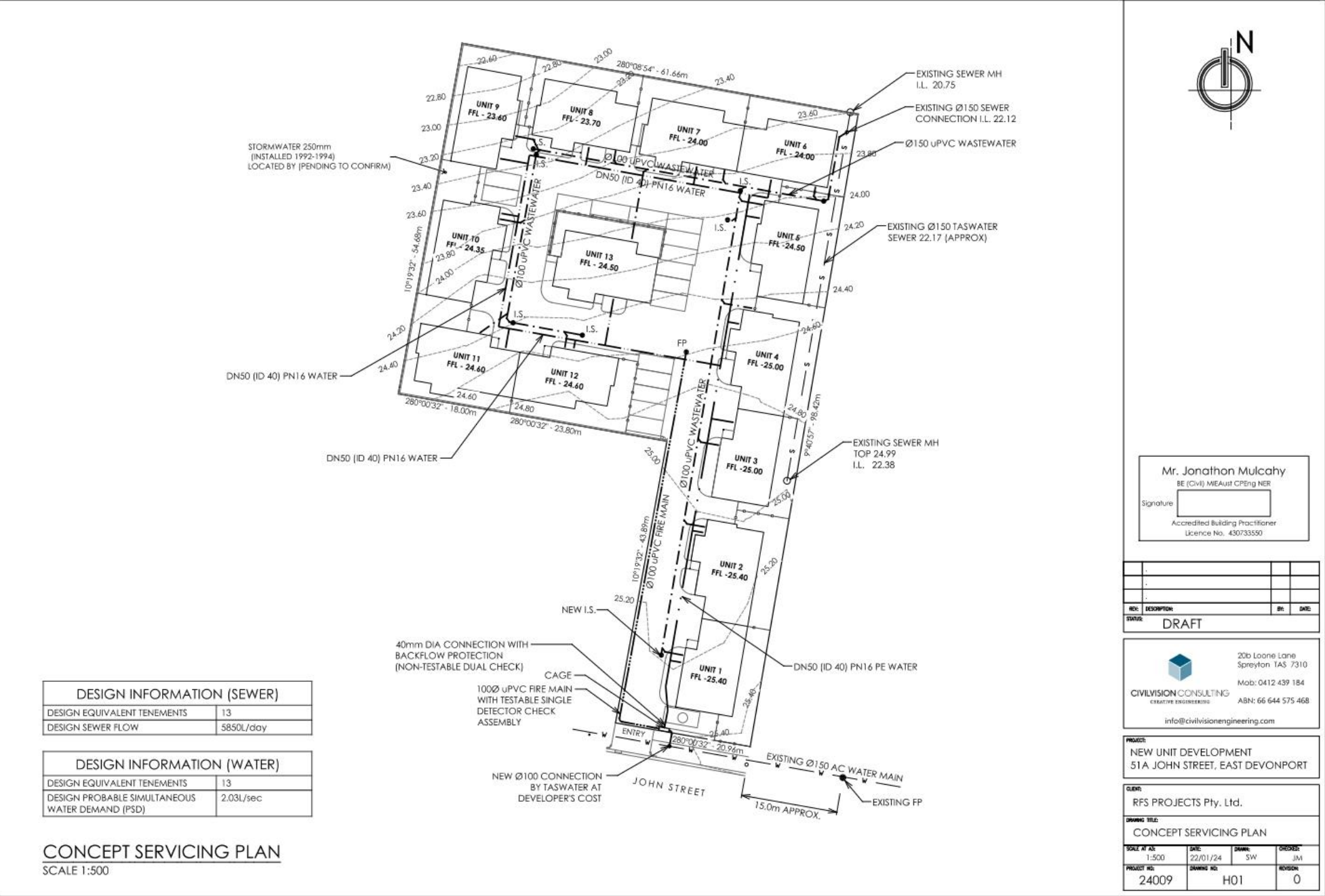
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UNIT 13 - ELEVATIONS 2 of 2

JOB NO: SPEC - JOHN ST UNITS
DRAWN BY: M.A
CHECKED BY: R.J
SCALE:
1:100 @ A3
ISSUE: **DA**

DRAWING NO:

A35

/ A35
PAGE 239



From: Angela Davison
Sent: Tuesday, 5 March 2024 3:37 PM
To: Devonport City Council
Subject: Attention Alex - Planning - Representation (in support) PA2023.0184 - 51A John Street East Devonport - Advertising Period Ends Tuesday 5 March 2024

Dear Alex

Thank you for the opportunity to make comment on the proposed development.

I support it and hope that East Devonport can attract many more developments of this quality in the near term.

Whilst I realise the following comment is a policy related one I would like to suggest that the area be rezoned from General Residential to Inner Residential Zone. That would better reflect the 'inner' urban nature of East Devonport and enable a higher residential population to support the existing range of social and retail services throughout the traditional township.

Feel free to contact me.

Thank you

Angela Davison (owner 54 John Street, East Devonport).

Angela Davison MBEnv. RPIA M.AITPM

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05 MAR 2024

concerning 51A John Street
East Devonport
Tas.

53 John Street,
East Devonport
Tasmania

Application NO. 57(5) PA2023

0184

"7310"

To whom it may concern,

1st March, 2024.

Dear Sir/Madam,

I live

next door to Mrs. Gleeson, who is in 51 John Street, & I am in 53 John Street, East Devonport. My Dad (Hedley Goodwin) built this house in 1950. It is concrete & it was our family home. It was built in 1950 & very solid. My Dad made the bricks one by one. I inherited the house in a "legal will" in 2006 I moved in. My Mother passed away in 2005. I am on my own with a broken jaw that a "Chinese dentist" broke in 2002 when he took 2 teeth out that were at the front, they were my "wisdom" teeth. "They are not supposed to be taken out."

There was no x-ray done. I will start at the beginning: I had beautiful teeth & I was very pretty. But for some reason (I think that the teeth of the night were only pointed from memory. No dentist will tell you that yr. teeth are the "Secret to your health". They just take them out any way because they want money. Anyway I had a half plate made around the 2 wisdom teeth. & one day I lost it. It fell down behind my Mother's washing machine & I couldn't find it. Anyway "Glenn Lindsay" a dentist mechanic who worked in "Days Building" in Devonport made the plate that I lost. & he wouldn't make me another plate & he said I will send you to a "Chinese Dentist" who worked at the Community "Health dental Surgery". & I went there. & he said → His name was "Ronnie Simm" (He was never punished) P.T.O. → → →

"2."

I can't make you another plate "I don't know how"
It was a half plate of teeth. Glenn Lindsay made
the first one but Glenn Lindsay couldn't do it
again. & wanted the Chinese "unqualified dentist"
to make another one. & he wouldn't do it.

He said I will take the 2 teeth out (which is
all I had up the top as I have no back teeth
~~take~~ up the top for support. Well he pulled & pulled
(didn't bother to x-ray which he should have.)

& pulled so hard on the tooth that the blood
was coming & there was nothing wrong with the
2 teeth & I said to myself that "I am going to
die" It was hurting so much. What he wanted
not me to make me a full plate of teeth,
(false) teeth to suit himself & he wanted
money. I don't know why I am still alive.
because it hurt so much. He was hopeless &

& he finally got the double wisdom tooth out.
& I wouldn't let him take the other one out
because I wouldn't have lived, so I had to go
to Karples dentistry & get the other one out
as I only had one left. I was so sore & had to
drive home. There was no help & the blood was
running down my throat & out my nose & I said "I
am going to die." I finally rang the ambulance.
& I sat up in the ambulance & the bleeding was controlled,
but I am still in pain & my gums are very sore.

The T.M.J joint that is connected to my ear & the
back of my mouth head & neck has broken & sinus
runs down the back of my throat & causes pain
as when the Chinese horrible dentist pulled my beautiful
tooth out he squashed the nasal passage.

"3"

The situation is that it needs putting all back to normal. The T.M.J. "Temporomandibular joint" that holds your head & neck & jaw together has collapsed & it hurts 24-7 & plates were made over the years & none of them fit my mouth because they are so big they wouldn't go in a horses mouth. I feel like I am choking. It has affected the way I eat. You see the problem is "there is no jaw bone & nothing to put the plate on & it has gone from my ear & bottom jaw. It is all swollen & red & needs a bone graft done. The surgeons in Hobart just patch me up & it needs real surgery with titanium put in it. I don't have the money or the right "Maxillofacial" surgeon. A horse shoe plate was made new it doesn't fit properly & worries me because there is no bone to put the plate only 3 implants. I can't move my neck without pain. I am waiting to have a quarterzone needle but the hospital won't help me until the "13th March, 2024". The reason I am telling you all this is because I can't stand people talking, yelling & dogs barking & I need peace & quiet & if there has to be units next door make sure they are older people & no dogs because I need quiet & space & I don't want neighbours that are rough & noisy. My Mother's owned all this land from Caroline Street down to Mary Street & it was sold off over the years & it was all country. I am not a selfish person. I just want decent people to go into those 13 units with no noise because I know what the housing department is like. I lived up in John St. years ago & I had my 2 daughters to bring up alone & the people next doors children threw rocks on my roof & swore at me & called me names. I had hell on earth to deal with. I just don't want noise here. I sleep in the room next to the fence.

"B" 4"

where the units are going to be built & Mrs. Gleeson owned the land next to the house where the units are going to be & I need peace & quiet. I am not well with a broken jaw & my ears are affected because there is hardly any bone left. I can't even move my neck without it hurting. Please don't put rough people in the units as I need the quiet for my health.

Mrs. Gleeson had 2 sheep in that paddock. I love animals. I have a cat. Anyway the sheep were beautiful. Anyway they don't make any noise like dogs do & I used to talk to them & give them some apples cut up & they were lovely & quiet & she said that one passed away & she doesn't know where the other one is. That doesn't sound right does it? Please understand because I own my house & I am sure that other people will feel the same as me, but then they may not be as sensitive as me. I hope the right, quiet & decent people can move in & not rough ones. Please look into that. I will bring this letter over to you to make sure that you receive it. I need some surgery down the track to try & get the help that I need. I like to have everything right as I have been a hairdresser & a very good one.

Thanking you for reading my letter,
Sincerely,
Shirley Langmaid

My Mobile phone:
"0447823480"

SLangmaid

P.S. I have photos to prove
I am telling the truth
& photos don't lie.
SLangmaid

P.S. I was a hairdresser, I did 6½ years
apprenticeship & I am qualified I worked
in Sydney in the city in 1970. I had my teeth
then. I didn't have pain. They should never
have been taken out with the dentists mistake.

PS: The broken bone causes a lot of pain
in the back of my head & it shoots
to the top of my head. It frightens me.
The Surgeons don't
care.
Please don't put
rough uneducated
people in the units
from Shirley Langmaid.

I don't want noise
I am sensitive & my ears & jaw & teeth hurt.
& I am in pain.



Submission to Planning Authority Notice

Council Planning Permit No.	PA2023.0184	Council notice date	20/12/2023
TasWater details			
TasWater Reference No.	TWDA 2023/01758-DCC	Date of response	15/02/2024
TasWater Contact	Robert Stapleton	Phone No.	0417279866
Response issued to			
Council name	DEVONPORT COUNCIL		
Contact details	council@devonport.tas.gov.au		
Development details			
Address	51A JOHN ST, EAST DEVONPORT	Property ID (PID)	7395703
Description of development	Multiple Dwellings x 13		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
RFS Projects	"Existing Site Plan" / Dwg: A02 / A36	B	29/01/2024
RFS Projects	"Site Plan – Building Coverage Area" / Dwg: A03 / A36	B	29/01/2024
CivilVision Consulting	"Concept Servicing Plan" / Proj: 24009 – Dwg: H01	0	22/01/2024
Conditions			
SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
<ol style="list-style-type: none"> 1. A suitably sized water supply with metered connection and sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. 			
SEWER CONNECTION			
<ol style="list-style-type: none"> 4. Prior to the application for Certificate(s) for Certifiable Work (Building and/or Plumbing), the developer must expose the documented 150mm sewer connection, and contact TasWater Development to arrange a joint site visit to inspect the condition and configuration of the infrastructure in order to sufficiently design an appropriate connection to the sewer. 			
ASSET PROTECTION			
<ol style="list-style-type: none"> 5. The developer must take all precautions to protect existing TasWater infrastructure. Any damage 			



caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.

6. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

56W CONSENT

7. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner, as the case may be, must make application to TasWater pursuant to section 56W of the Water and Sewerage Industry Act 2008 for its consent in respect of that part of the development which is built over or within two metres of TasWater infrastructure.

DEVELOPER CHARGES

8. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$14,407.40 to TasWater for water infrastructure for 8.2 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.
9. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$18,448.50 to TasWater for sewerage infrastructure for 10.5 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

DEVELOPMENT ASSESSMENT FEES

10. The applicant or landowner, as the case may be, must pay a development assessment fee of \$749.17, to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

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

Advice

Water Modelling

Modelling indicates there is capacity in the existing network at 51A John Street East Devonport (pipe A137322) to supply this proposed development without impacting adversely on the existing infrastructure or customers. Total boundary heads (HGL), not pressures, at the proposed connection point(s) are:

Location	H.G.L. Peak hour	H.G.L Peak day + 10 l/s fire flow
A137322	76	77

These are heads within the TasWater network, so they do not account for losses in customer piping and fittings. This result is based on a sound but imperfect knowledge of conditions on the field and those who use this information should allow an appropriate margin of error in their design.

Calculations assume that the Williams reservoir is 1/3 full, and that the Panorama and Latrobe reservoirs are filling.

56W Consent

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



through the footings which clearly shows;

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

Sewer Main Replacement / Relining

As a result of the submitted sewer survey information, TasWater is currently investigating the opportunity to undertake repair / relining of the sewer main that will be in proximity to the proposed units. To ensure that there are no potential delays or conflict, with the proposed development please contact the above mentioned TasWater contact with estimated construction timeframes once they are known.

General

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

Developer Charges

For information on Developer Charges please visit the following webpage - <https://www.taswater.com.au/building-and-development/developer-charges>

Service Locations

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

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <https://www.taswater.com.au/building-and-development/service-locations> for a list of companies.
- (c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

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

TasWater Contact Details

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

Office use
Application no. _____
Date received: _____
Fee: _____
Permitted/Discretionary _____



Devonport City Council

Land Use Planning and Approvals Act 1993 (LUPAA)

Tasmanian Planning Scheme - Devonport

Application for Planning Permit

Use or Development Site

Street Address: 10300 Bass Highway Don Lillio
(256 c Wauertey Rd, Don)

Certificate of Title Reference No.: 177128 Folio 2
SP 148697 ?

Applicant's Details

Full Name/Company Name: Bruce Alexander &
Kim Noeline Robinson

Postal Address: 10300 Bass Highway
Lillio

Agent: RFS Projects, 12 Tugrah Rd, Devonport 7310

Telephone: Kim 0409 839 919 Bruce 0409 839 918

Email: kim@thecovetasmania.com
cowhunk7@bigpond.com

Owner's Details (if more than one owner, all names must be provided)

Full Name/Company Name: Bruce Alexander Robinson
Kim Noeline Robinson

T/A BA & KN Robinson

Postal Address: 10300 Bass Highway
Lillio 7310

Kim Bruce
Telephone: 0409 839 919 0409 839 918

Email: kim@thecovetasmania.com (Kim)
cowhunk7@bigpond.com (Bruce)

ABN: 47 611 446 016

PO Box 604

137 Rooke Street

Devonport TAS 7310

Telephone 03 6424 0511

www.devonport.tas.gov.au

council@devonport.tas.gov.au

Sufficient information must be provided to enable assessment against the requirements of the planning scheme.

Please provide one copy of all plans with your application.

Assessment of an application for a Use or Development

What is proposed?: We have an approved DA and just waiting on plumbing permit to start. This DA approved 2 units & large building with guest hot-tub. To make the project viable we have significantly reduced the building with hot-tub & want to build 5 units with outdoor hot-tubs.

Description of how the use will operate:

Visitor Accommodation, management offices & corporate board room for site retreats & full-site corporate retreats (for guest use only)

The restaurant & these buildings will be connected via an undercover walkway with interpretive ^{family} history displayed.

A spa treatment room (for guests) will still be incorporated in this building

Use Class (Office use only):

Applications may be lodged by email to Council - council@devonport.tas.gov.au
The following information and plans must be provided as part of an application unless the planning authority is satisfied that the information or plan is not relevant to the assessment of the application:

Application fee	
Completed Council application form	✓
Copy of the current certificate of title, including title plan and schedule of easements	✓
Any written permission and declaration of notification required under s.52 of LUPAA	
A site analysis and site plan at an acceptable scale on A3 or A4 paper (1 copy) showing:	
• The existing and proposed use(s) on the site	✓
• The boundaries and dimensions of the site	✓
• Topography including contours showing AHD levels and major site features	✓
• Natural drainage lines, watercourses and wetlands on or adjacent to the site	✓
• Soil type	✓
• Vegetation types and distribution including any known threatened species, and trees and vegetation to be removed	✓
• The location, capacity and connection point of any existing services and proposed services	✓
• The location of easements on the site or connected to the site	✓
• Existing pedestrian and vehicle access to the site	Previously approved DA
• The location of existing and proposed buildings on the site	✓
• The location of existing adjoining properties, adjacent buildings and their uses	app DA
• Any natural hazards that may affect use or development on the site	✓
• Proposed roads, driveways, parking areas and footpaths within the site	✓
• Any proposed open space, common space, or facilities on the site	✓
• Proposed subdivision lot boundaries (where applicable)	N/A
• Details of any proposed fencing	✓
Where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 on A3 or A4 paper (1 copy) showing:	
• Setbacks of buildings to property (title) boundaries	✓
• The internal layout of each building on the site	✓
• The private open space for each dwelling	✓
• External storage spaces	✓
• Parking space location and layout	✓
• Major elevations of every building to be erected	✓
• The relationship of the elevations to existing ground level, showing any proposed cut or fill	✓
• Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites	N/A
• Materials and colours to be used on roofs and external walls	✓
Details of any signage proposed	

Value of use and/or development

\$ 900,000.00

Notification of Landowner/s (s.52 *Land Use Planning and Approvals Act 1993*)

If land is not in applicant's ownership

I, Kim N Robinson declare that the owner/s
of the land has/have been notified of my intention to make this application.

Applicant's signature: Kim Robinson Date: _____

If the application involves land owned or administered by the Devonport City Council

Devonport City Council consents to the making of this permit application.

General Manager's signature: _____ Date: _____

If the application involves land owned or administered by the Crown

Crown consent must be included with the application.

Signature

I apply for consent to carry out the use and development described in this application. I declare that all the information given is true and correct. I also understand that:

- if incomplete, the application may be delayed or rejected; and
- more information may be requested in accordance with s.54 (1) of LUPAA.

PUBLIC ACCESS TO PLANNING DOCUMENTS - DISCRETIONARY PLANNING APPLICATIONS (s.57 of LUPAA)

I understand that all documentation included with a discretionary application will be made available for inspection by the public.

Applicant's signature: Kim Robinson Date: 21/2/24

PRIVACY ACT

The personal information requested on this form is being collected by Council for processing applications under the *Land Use Planning and Approvals Act 1993* and will only be used in connection with the requirements of this legislation. Council is to be regarded as the agency that holds the information.

Fee & payment options



Pay by Direct Deposit – BSB: 067-402 Account No. 000 000 13 – Please quote your application number.



Pay in Person at Service Tasmania – Present this notice to any Service Tasmania Centre, together with your payment. See www.service.tas.gov.au for opening hours.



Pay by Phone – Please contact the Devonport City Council offices on 64240511 during office hours, Monday to Friday.



Pay by Post – Cheques should be made payable to Devonport City Council and posted to PO Box 604, Devonport, Tasmania, 7310.

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 177128	FOLIO 2
EDITION 1	DATE OF ISSUE 18-Jun-2019

SEARCH DATE : 10-Oct-2019

SEARCH TIME : 10.40 AM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 2 on Sealed Plan 177128

Derivation : Part of Lot 437, 266 Acres Gtd. to George Best

Prior CT 161553/2

SCHEDULE 1

C781306 TRANSFER to BRUCE ALEXANDER ROBINSON

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP177128 EASEMENTS in Schedule of Easements

SP177128 FENCING COVENANT in Schedule of Easements

SP148697 SEWERAGE AND/OR DRAINAGE RESTRICTION

C839174 AGREEMENT pursuant to Section 71 of the Land Use

Planning and Approvals Act 1993 Registered

31-Jan-2008 at noon

C880625 AGREEMENT pursuant to Section 71 of the Land Use

Planning and Approvals Act 1993 Registered

01-Oct-2008 at noon

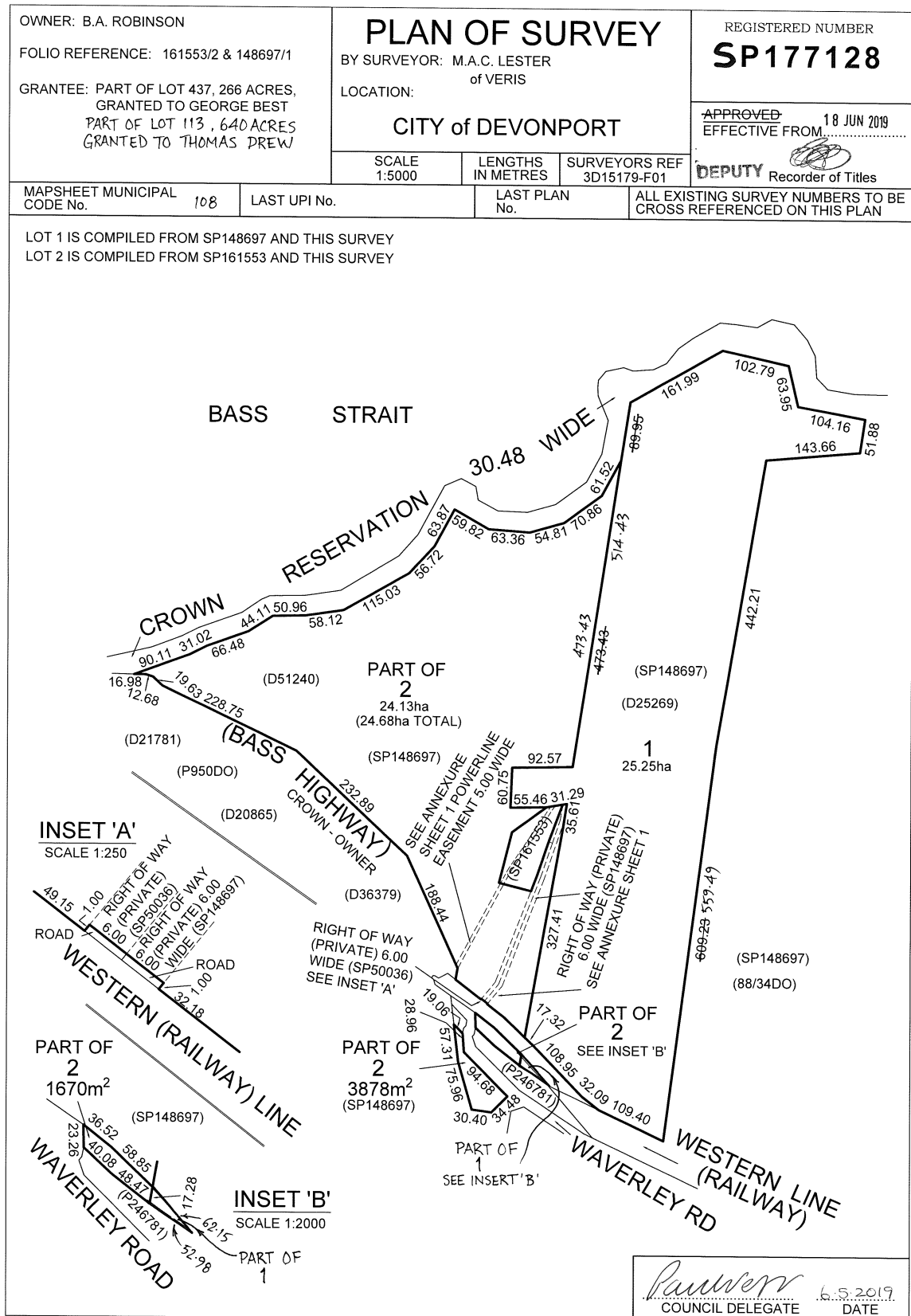
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

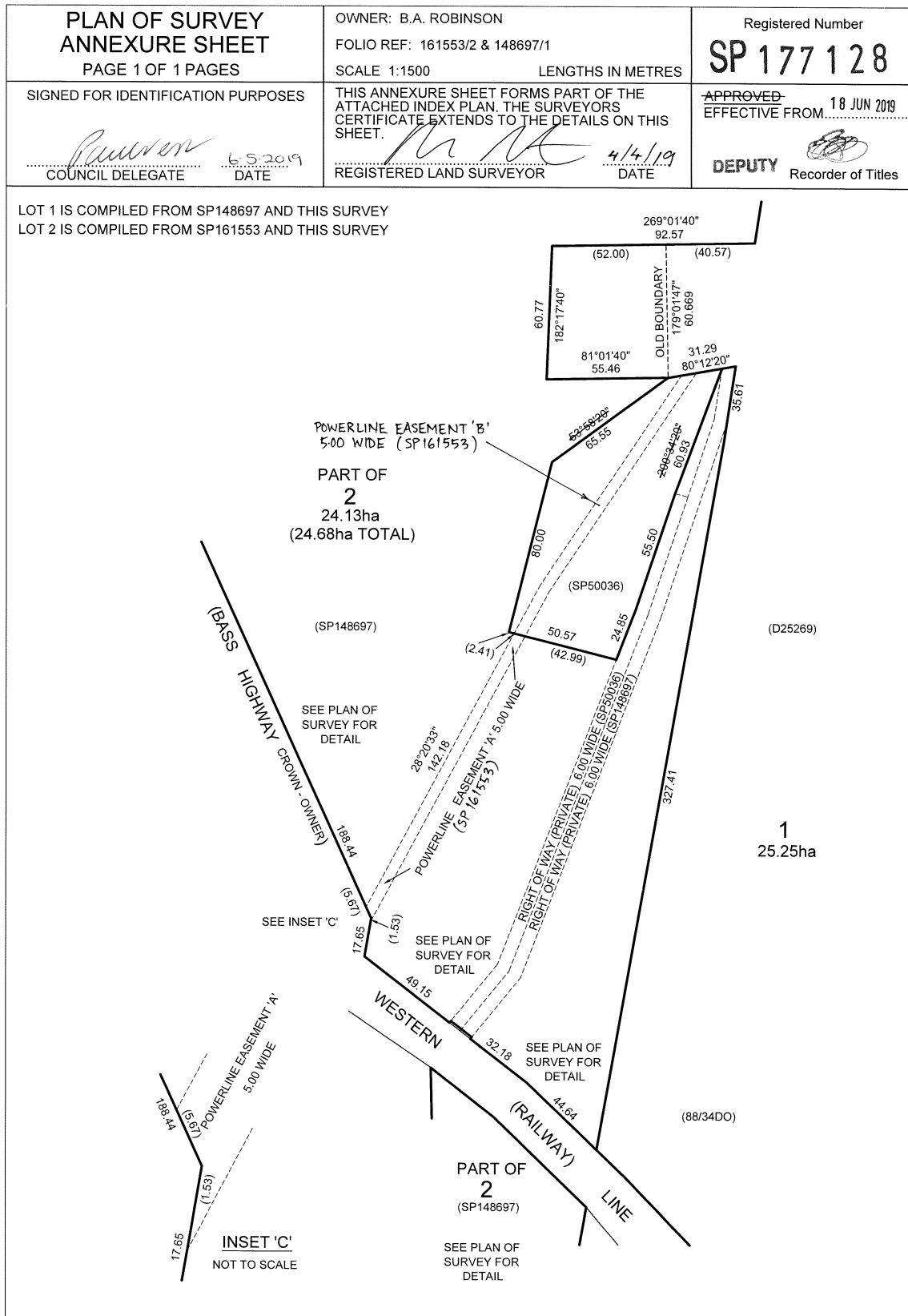
Issued Pursuant to the Land Titles Act 1980



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



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 177 1 28

PAGE 1 OF 3 PAGE/S

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.

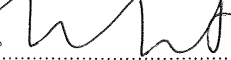
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS~~Lot 1 on the Plan is together with:~~

- ~~a Right Of Carriageway over the strip of land marked "RIGHT OF WAY (PRIVATE) 6.00 WIDE (SP148697)" over Lot 2 on the Plan.~~
- a Power Easement over the strip of land marked "POWERLINE EASEMENT 'A' 5.00 WIDE" over Lot 2 on the Plan.
- a Power Easement over the strip of land marked "POWERLINE EASEMENT 'B' 5.00 WIDE" over Lot 1 on Sealed Plan 161553.

Lot 2 on the plan is subject to:

- a right of carriageway (appurtenant to Lot 1 on Plan 161553) over that portion of Lot 2 on the Plan marked "RIGHT OF WAY (PRIVATE) 6.00 WIDE (SP50036)".
- a right of carriageway (appurtenant to Lot 1 on the Plan) over that portion of Lot 2 on the Plan marked "RIGHT OF WAY (PRIVATE) 6.00 WIDE (SP148697)".
- a Power Easement (appurtenant to Lot 1 on the Plan) over the strip of land marked "POWERLINE EASEMENT 'A' 5.00 WIDE".

*Easements Continued Page 3*Subdivider: signature witness: signature 

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Bruce Alexander Robinson	PLAN SEALED BY: <i>Devonport City Council</i>
FOLIO REF: 161553/2 & 148697/1	DATE: <i>6 May 2019</i>
SOLICITOR	<i>PA2018.0095</i>
& REFERENCE: Temple-Smith Lawyers - LCJ182658	REF NO. <i>Council Delegate</i>
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES 3	Registered Number SP 177 1 28
SUBDIVIDER: Bruce Alexander Robinson Bruce Alexander Robinson FOLIO REFERENCE: 161553/2 & 148697/1	

FENCING COVENANT

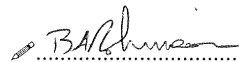
The owner of each lot on the plan covenants with the Vendor (Bruce Alexander Robinson) that the Vendor shall not be required to fence.

DEFINITIONS

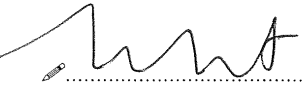
“Power Easement” means the full and free right and liberty for the registered proprietor of the dominant tenement and its, his or her servants, agents and contractors at all times hereafter jointly or severally:

- A. To convey power over and under the strip of land marked “Power Line Easement 5.00 wide” on the plan and in connection therewith and at all times and for all purposes to erect poles and to fix wires thereto and to fix wires under or over the said strip of land for the purposes of supplying electricity or an alternative means of energy.
- B. To enter into and upon the servient land for the purpose of examining, operating, maintaining, modifying or replacing electricity infrastructure without doing unnecessary damage to the servient land and making good any damage occasioned thereby
- C. To enter into and upon the servient land for all or any of the above purposes with or without all necessary plant and equipment and machinery and the means of transporting the same.

SIGNED by Bruce Alexander Robinson as the registered proprietor of the land contained in Folios of the Register Volume 161553 Folio 2 and Volume 148697 Folio 1


 Bruce Alexander Robinson

in the presence of:

witness: 
 witness name Linda Catherine Johnston
 Solicitor
 witness address Temple-Smith Lawyers
 31a Wenvoe St
 witness occupation Devonport 7310

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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES	SP177128
SUBDIVIDER: - BRUCE ALEXANDER ROBINSON FOLIO REFERENCE: - 161553/2 & 148697/1	
EASEMENTS <p>That part of Lot 1 on the plan formerly comprised in Lot 1 on Sealed Plan 148697 is together with a Power Easement over the Powerline Easement 'B' 5.00 wide (SP161553) on the plan.</p> <p>That part of Lot 1 on the plan formerly comprised in Lot 1 on Sealed Plan 148697 is together with a Right of Carriageway over the Right of Way (private) 6.00 wide (SP148697) on the plan.</p> <p>That part of Lot 1 on the plan formerly comprised in Lot 1 on Sealed Plan 148697 is together with a Power Easement over the Powerline Easement 'A' 5.00 wide (SP161553) on the plan.</p> <p>Lot 2 on the plan is subject to a Right of Carriageway (appurtenant to Lot 1 on Sealed Plan 161553) over the Right of Way (private) 6.00 wide (SP50036) on the plan.</p> <p>Lot 2 on the plan is subject to a Right of Carriageway (appurtenant to Lot 1 on Sealed Plan 148697) over the Right of Way (private) 6.00 wide (SP148697) on the plan.</p> <p>Lot 2 on the plan is subject to a Power Easement (as defined herein) (appurtenant to Lot 1) over the Powerline Easement 'A' 5.00 wide on the plan.</p> <p>Lot 1 on the plan is together with a Power Easement (as defined herein) over the Powerline Easement 'A' 5.00 wide on the plan.</p> <p>Lot 2 on the plan is subject to a Power Easement (appurtenant to Lot 1 on Sealed Plan 148697) over the Powerline Easement 'A' 5.00 wide (SP161553) on the plan.</p> <p>Lot 2 on the plan is subject to a Power Easement (appurtenant to Lot 1 on Sealed Plan 161553) over the Powerline Easement 'A' 5.00 wide (SP161553) on the plan.</p> <p>Lot 2 on the plan is subject to a Right of Carriageway (appurtenant to Lot 1) over the Right of Way (private) 6.00 wide (SP148697) on the plan.</p> <p>Lot 1 on the plan is together with a Right of Carriageway over the Right of Way (private) 6.00 wide (SP148697) on the plan.</p>	
NOTE: - Every annexed sheet 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.	

PROJECT:

PROPOSED TWO FACILITIES BUILDINGS, FIVE ACCOMMODATION SUITES & GARAGE

CLIENT:

KIM & BRUCE ROBINSON

LOCATION:

**10300 BASS HIGHWAY, LILlico,
DEVONPORT, TASMANIA, 7310**

VOLUME: 177128
FOLIO: 2
DESIGN WIND SPEED: N4 - BY ES&D (ENVIRONMENTAL SERVICE & DESIGN)
SOIL CLASSIFICATION: M - BY ES&D (ENVIRONMENTAL SERVICE & DESIGN)
BUSHFIRE ASSESSMENT: REF TO BUSHFIRE AND BUILDING FIRE REPORT BY CASTELLAN CONSULTING
CLIMATE ZONE: 7
ALPINE AREA: NA

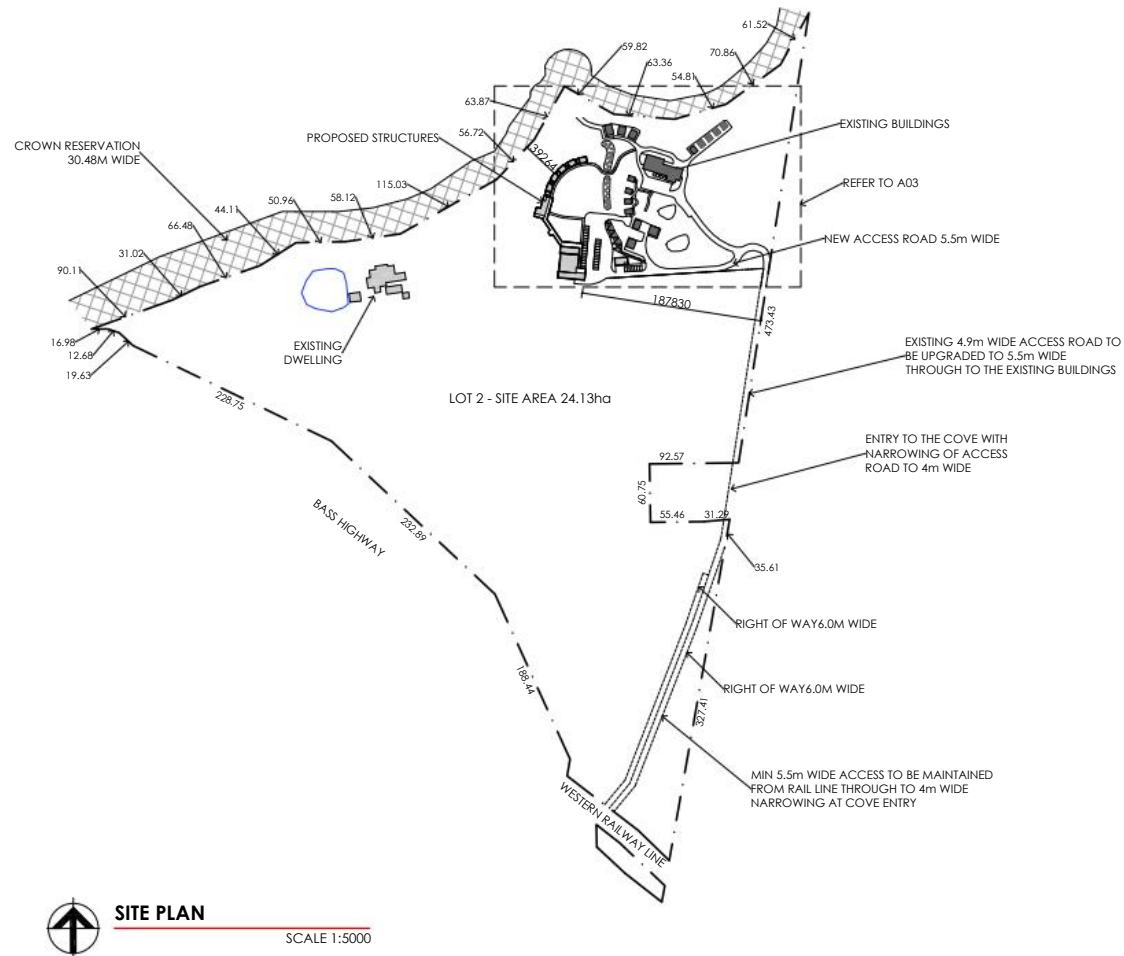
FLOOR AREA:

FACILITIES BUILDING #1: 837.7m²
FACILITIES BUILDING #2: 301.0m²
WALKWAY CONNECTION 86.0m²
ACCOMMODATION SUITES: 56.0m²ea + 32.8m² OF DECK
GARAGE: 91.7m²
TOTAL: 1397.0m²

REV:A PLANNING APPROVAL V4 DATE: 14.02.2024

DRAWING SCHEDULE:		
SHEET No.	TITLE	REV #
A01	COVER SHEET	A
A02	SITE PLAN	A
A03	PART SITE PLAN	A
A04	FACILITIES BUILDING #1 - FLOOR PLAN	A
A05	FACILITIES BUILDING #1 - ELEVATIONS	A
A06	FACILITIES BUILDING #1 - ELEVATIONS	A
A07	FACILITIES BUILDING #2 - FLOOR PLAN	A
A08	FACILITIES BUILDING #2 - ELEVATIONS	A
A09	FACILITIES BUILDING #2 - ELEVATIONS	A
A10	WALKWAY CONNECTION - FLOOR PLAN	A
A11	WALKWAY CONNECTION - ELEVATIONS	A
A12	ACCOMMODATION SUITES - UNIT 1 - FLOOR PLAN	A
A13	ACCOMMODATION SUITES - UNIT 1 - ELEVATIONS	A
A14	ACCOMMODATION SUITES - UNIT 2 to 5 - FLOOR PLAN	A
A15	ACCOMMODATION SUITES - UNIT 2 to 5 - ELEVATIONS	A
A16	GARAGE - FLOOR PLAN	A
A17	GARAGE - ELEVATIONS	A





REV:	DESCRIPTION:	DATE:

PROJECT:
**PROPOSED TWO FACILITIES BUILDINGS, FIVE
ACCOMMODATION SUITES & GARAGE**
CLIENT:
KIM & BRUCE ROBINSON
LOCATION:
**10300 BASS HIGHWAY, LILICO,
DEVONPORT, TASMANIA, 7310**

DRAWING TITLE: SITE PLAN		
JOB NO: THE COVE		
DRAWN BY:	SCALE: 1:5000 @ A3	ISSUE: DA
CHECKED BY:		

DRAWING NO:
A02
/ A17
PAGE 261

Attachment 4.4.1 Application Detail - PA2024.0016 - 10300 Bass Highway

LEGEND & NOTES

1. ALL CONTOURS ARE INDICATIVE ONLY AND SHOULD BE CONFIRMED ON SITE.

EXISTING BUILDINGS ON SITE

PART SITE PLAN

SCALE: 1:500

REV. **DESCRIPTION** **DATE**

PROJECT: PROPOSED TWO FACILITIES BUILDINGS, FIVE ACCOMMODATION SUITES & GARAGE

CLIENT: KIM & BRUCE ROBINSON

LOCATION: 10300 BASS HIGHWAY, ULLICO, DEVONPORT, TASMANIA, 7310

DRAWING TITLE: PART SITE PLAN

JOB NO.: THE COVE

DRAWN BY:

CHECKED BY:

SCALE: 1:500 @ A2


ISSUE: DA

DRAWING NO.: A03

PAGE: 262

Agenda - COUNCIL MEETING - 25 MARCH 2024 ATTACHMENTS

1. ALL CONTOURS ARE INDICATIVE ONLY AND SHOULD BE CONFIRMED ON SITE.

 EXISTING BUILDINGS ONSITE

SUBJECT TO APPLICATION:

PREVIOUSLY APPROVED
UNDER PA2023.0001

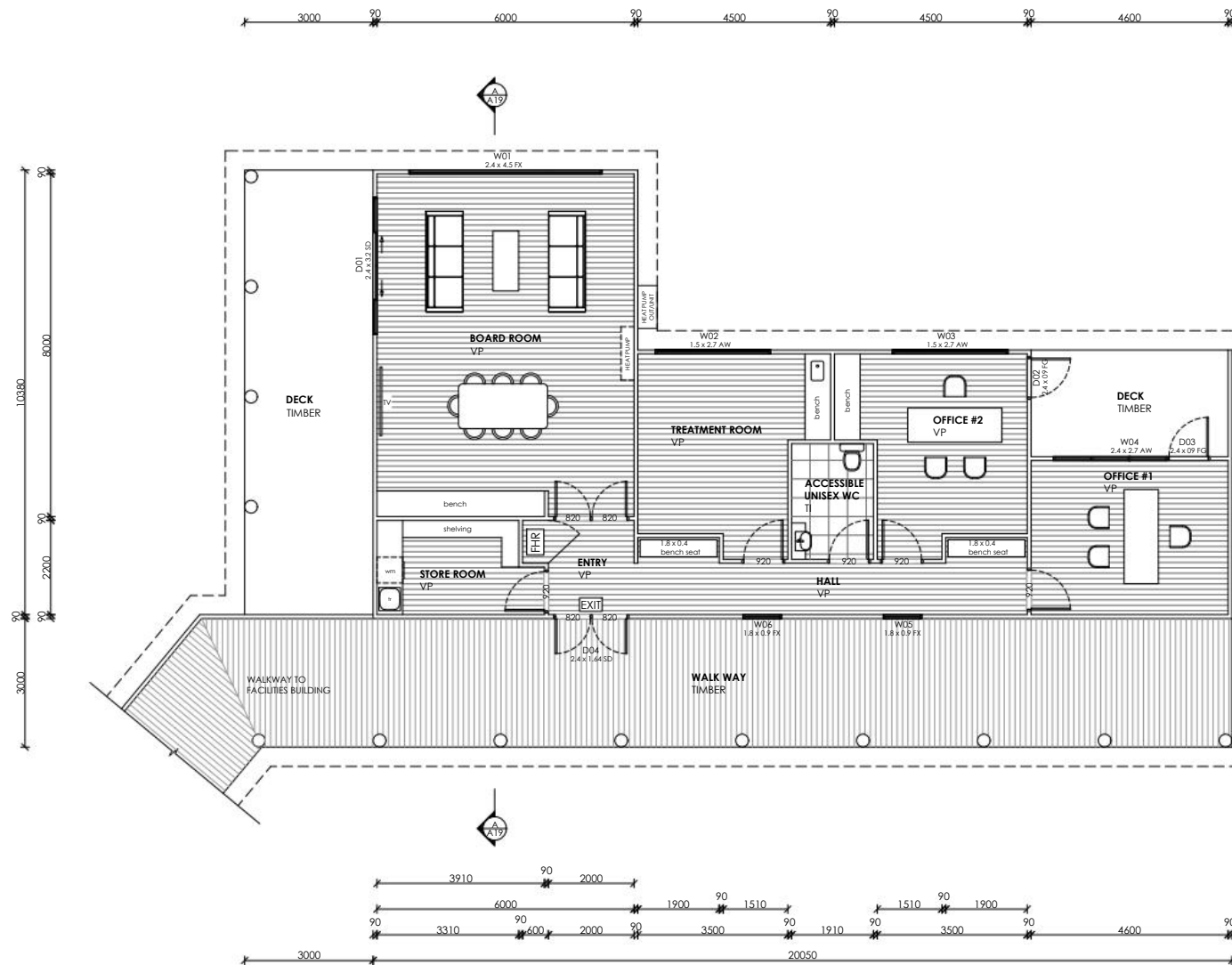
REV:	DESCRIPTION:	DATE:
A	PLANNING APPROVAL V4	14.02.2021

PROJECT:
PROPOSED TWO FACILITIES BUILDINGS, FIVE
ACCOMMODATION SUITES & GARAGE
CLIENT:
KIM & BRUCE ROBINSON
LOCATION:
10300 BASS HIGHWAY, LILlico,
DEVONPORT, TASMANIA, 7310

DRAWING TITLE:	
PART SITE PLAN	
JOB NO: THE COVE	
DRAWN BY:	1:5
CHECKED BY:	

ISSUE: **DA**

DRAWING NO:
A03
AGE 262



LEGEND & NOTES:

- LIFT OFF DOOR HINGES REQUIRED ON FULLY ENCLOSED SANITARY COMPARTMENT DOORS IF CLEAR SPACE IS LESS THAN 1.2m. AS PER NCC VOL. 1 PART F4D8.
- MECHANICAL VENTILATION/AIR CONDITIONING SYSTEM TO BE SUPPLIED BY OTHERS AND MUST COMPLY WITH AS1668.2 AND AS/NZS 3666.1

EXIT EMERGENCY EXIT SIGNS AS PER NCC-VOLUME 1 - 2022 PART E4

FLOOR AREA
 FACILITIES BUILDING #2 - 140.2m²
 UNDERCOVER WALKWAYS - 60.1m²
 DECKS - 42.5m²
 TOTAL - 242.8m²

ROOFING:

CUSTOM ORB - MEDIUM
 FASCIA - MEDIUM
 GUTTER - MEDIUM

FACADE:

CEMENT SHEET - MEDIUM
 COLORBOND CLADDING - MEDIUM

ALUMINIUM FRAMED WINDOWS:

COLOUR - MEDIUM
 GLAZING - DOUBLE

VINYL PLANK - (VP):

FLOOR AREA APPROX - 127.0m²

TILES - (TI):

FLOOR AREA APPROX - 5.0m²

TIMBER DECKING - (TIMBER):

FLOOR AREA APPROX - 42.5m²

CONCRETE - (CON):

EXPOSED CONCRETE, NO SURFACE FINISH REQUIRED



FLOOR PLAN

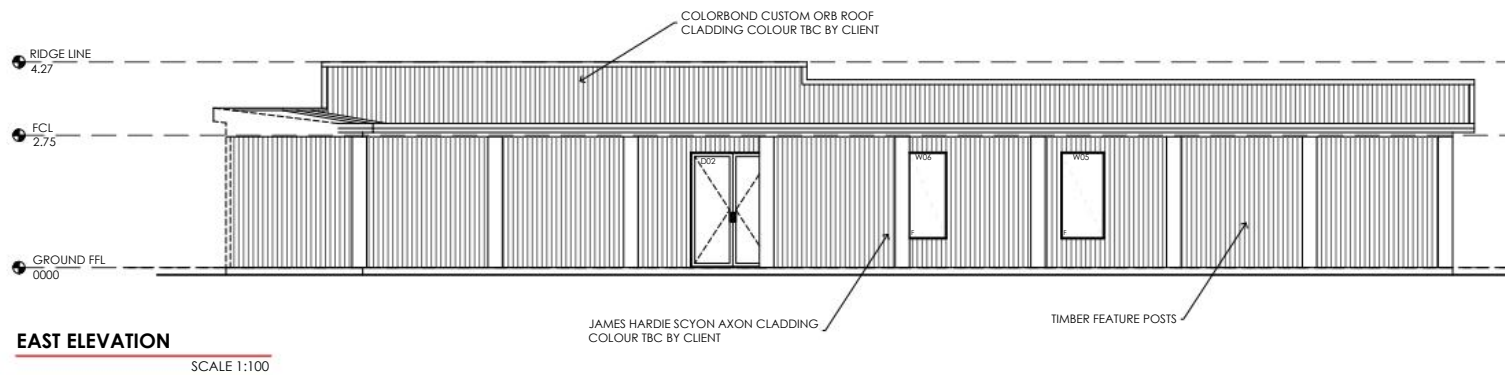
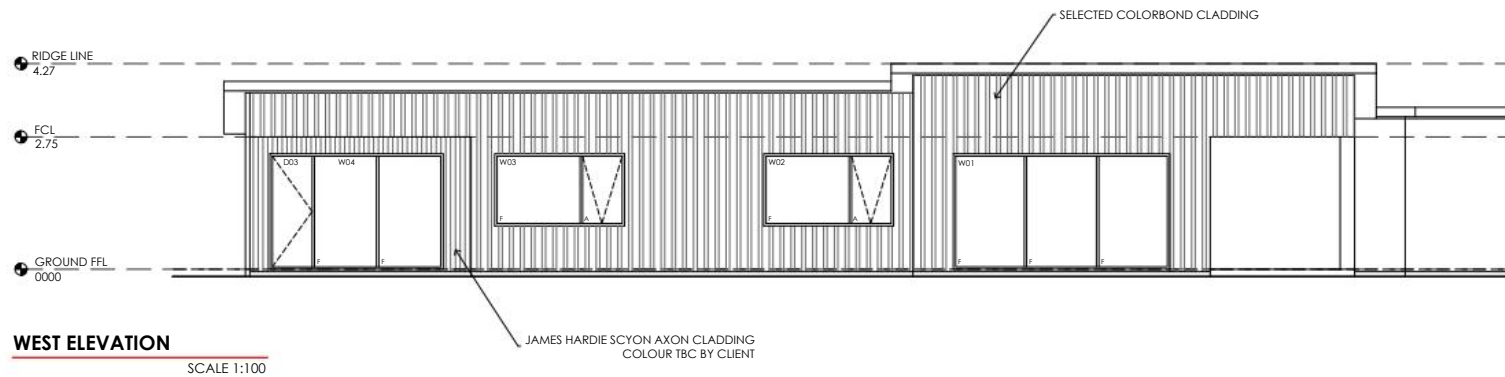
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REV:	DESCRIPTION:	DATE:	PROJECT:
			PROPOSED TWO FACILITIES BUILDINGS, FIVE ACCOMMODATION SUITES & GARAGE
			CLIENT: KIM & BRUCE ROBINSON
			LOCATION: 10300 BASS HIGHWAY, LILlico, DEVONPORT, TASMANIA, 7310
			CONTRIBUTING APPROVAL V4
		14.02.2024	

DRAWING TITLE: FACILITIES BUILDING #2 - FLOOR PLAN		
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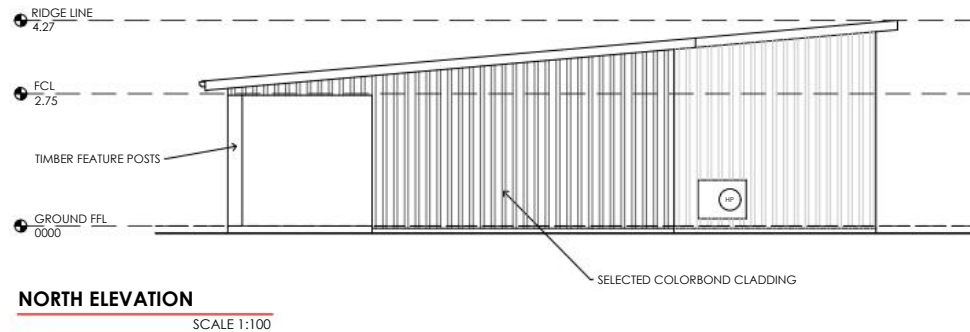
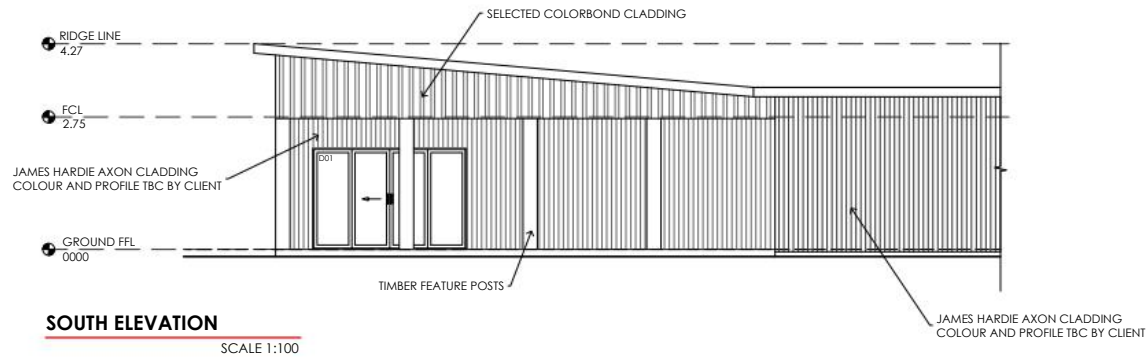


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PROJECT: **PROPOSED TWO FACILITIES BUILDINGS, FIVE ACCOMMODATION SUITES & GARAGE**
 CLIENT: **KIM & BRUCE ROBINSON**
 LOCATION: **10300 BASS HIGHWAY, LILICO, DEVONPORT, TASMANIA, 7310**

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REV:	DESCRIPTION:	DATE:	PROJECT:
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			CLIENT: KIM & BRUCE ROBINSON
			LOCATION: 10300 BASS HIGHWAY, LILICO, DEVONPORT, TASMANIA, 7310

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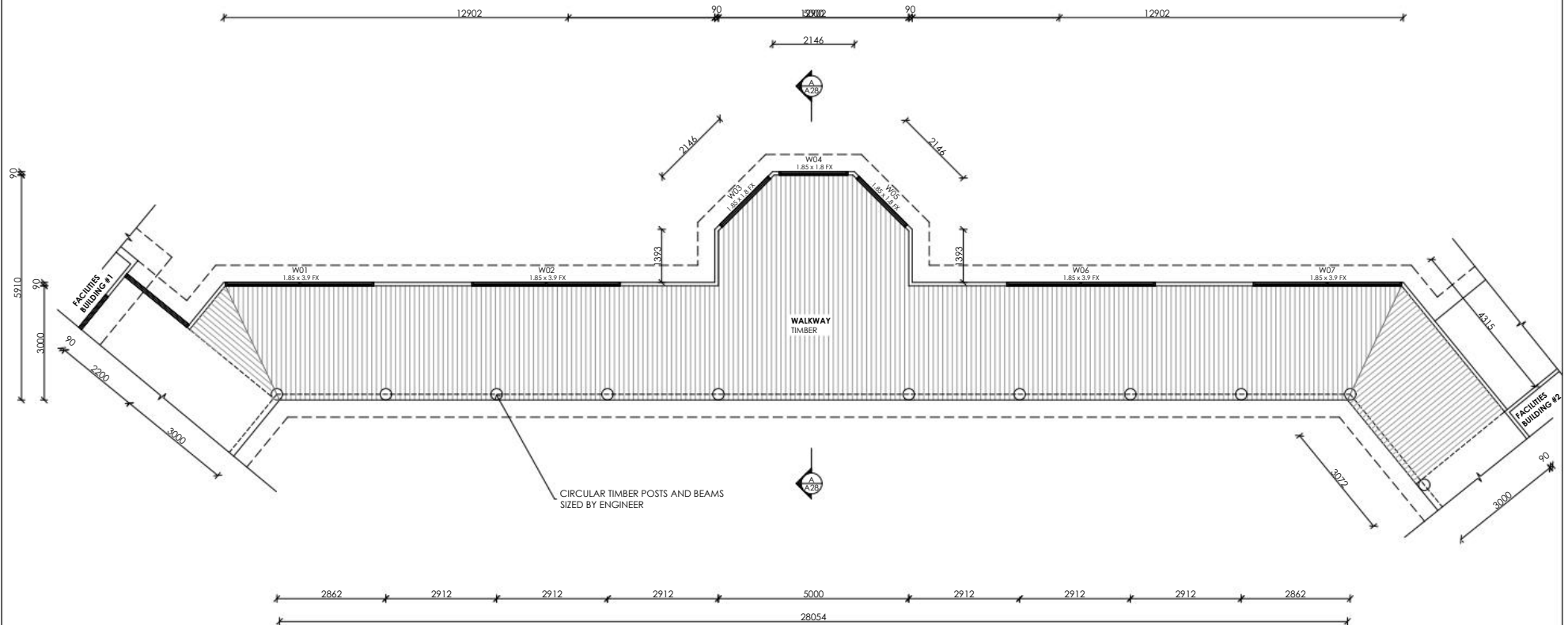
LEGEND & NOTES:

FLOOR AREA
WALKWAY CONNECTER - 114.0m²

ROOFING:
CUSTOM ORB - MEDIUM
FASCIA - MEDIUM
GUTTER - MEDIUM

FACADE:
CEMENT SHEET - MEDIUM

ALUMINIUM FRAMED WINDOWS:
COLOUR - MEDIUM
GLAZING - DOUBLE

**FLOOR PLAN**

SCALE 1:100



REV:	DESCRIPTION:	DATE:

PROJECT: **PROPOSED TWO FACILITIES BUILDINGS, FIVE ACCOMMODATION SUITES & GARAGE**
 CLIENT: **KIM & BRUCE ROBINSON**
 LOCATION: **10300 BASS HIGHWAY, LILICO, DEVONPORT, TASMANIA, 7310**

DRAWING TITLE: **WALKWAY CONNECTION - FLOOR PLAN**
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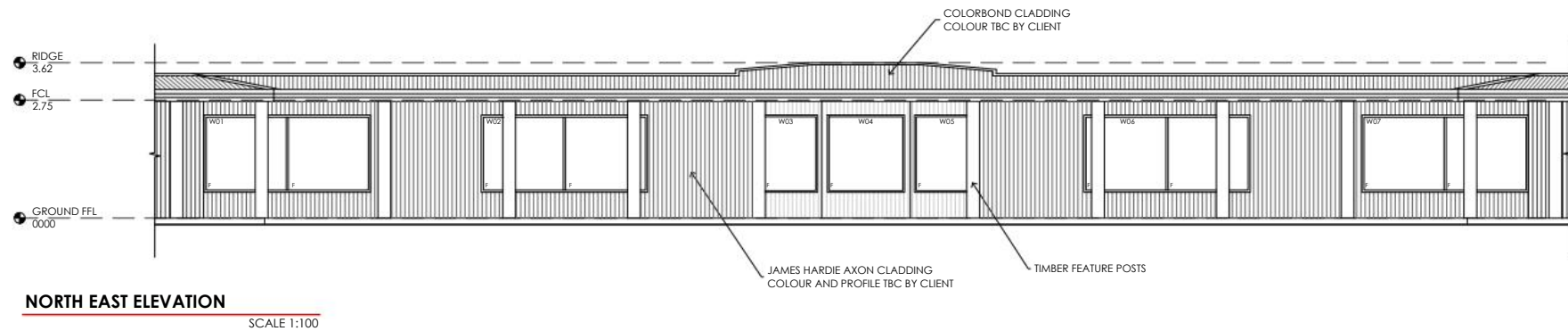
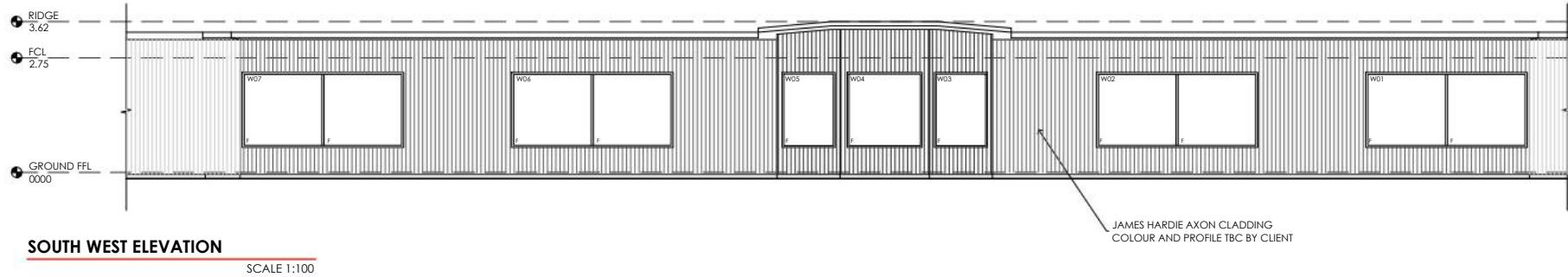
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ISSUE: **DA**

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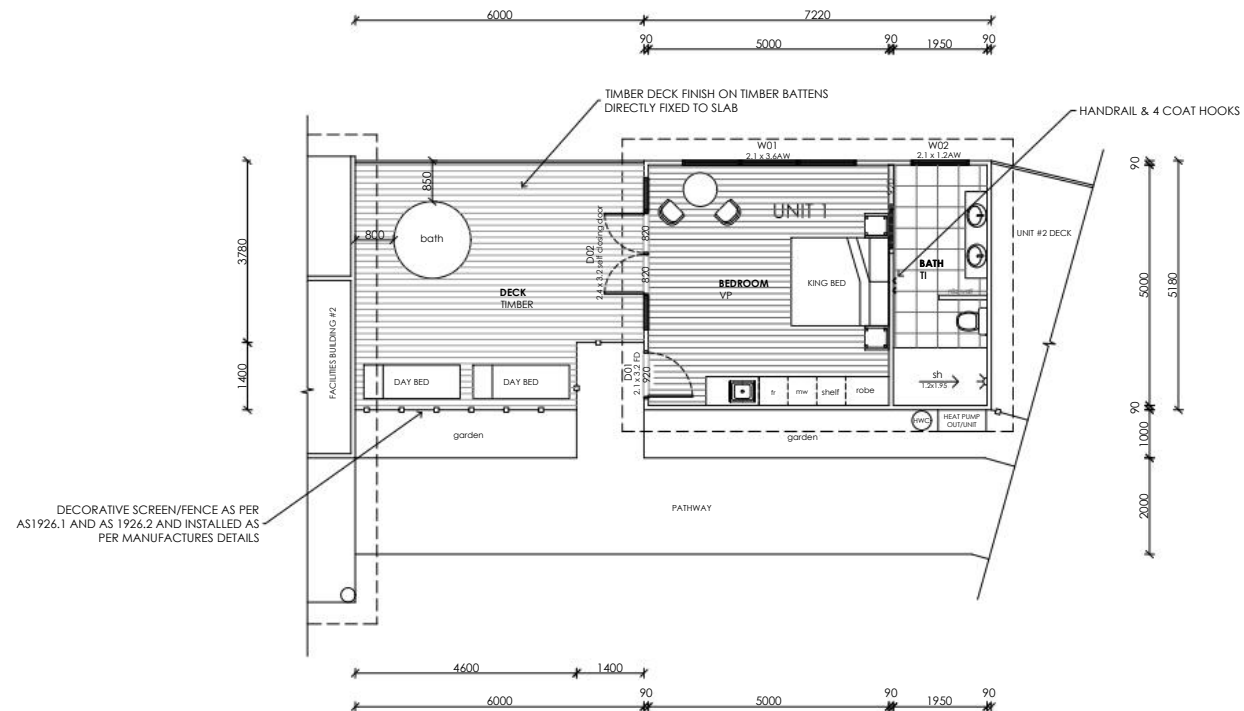
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 CLIENT: **KIM & BRUCE ROBINSON**
 LOCATION: **10300 BASS HIGHWAY, LILICO, DEVONPORT, TASMANIA, 7310**

DRAWING TITLE: WALKWAY CONNECTION - ELEVATIONS		
JOB NO: THE COVE		
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CHECKED BY:		

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A11
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LEGEND & NOTES:

1. LIFT OFF HINGES ON BATHROOM DOOR

FLOOR AREAUNIT 1 - 35.3m²
DECK - 29.1m²**ROOFING:**CUSTOM ORB - MEDIUM
FASCIA - MEDIUM
GUTTER - MEDIUM**FACADE:**CEMENT SHEET - MEDIUM
COLORBOND - MEDIUM**ALUMINIUM FRAMED WINDOWS:**COLOUR - MEDIUM
GLAZING - DOUBLECOMMERCIAL GRADE VINYL PLANK - (VP)
FLOOR AREA APPROX - 23.0m²**TI - (TILES)**FLOOR AREA APPROX - 10.0m²**CONCRETE - (CON)**EXPOSED CONCRETE, NO SURFACE FINISH
REQUIRED**FLOOR PLAN**

SCALE 1:100



REV:	DESCRIPTION:	DATE:	PROJECT:
			PROPOSED TWO FACILITIES BUILDINGS, FIVE ACCOMMODATION SUITES & GARAGE
			CLIENT:
			KIM & BRUCE ROBINSON
			LOCATION:
			10300 BASS HIGHWAY, LILlico, DEVONPORT, TASMANIA, 7310
			CONTRIBUTING APPROVAL V4
			14.02.2024

DRAWING TITLE:		
ACCOMMODATION SUITES - UNIT 1 - FLOOR PLAN		
JOB NO: THE COVE		
DRAWN BY:	SCALE:	ISSUE: DA
CHECKED BY:	1:100 @ A3	

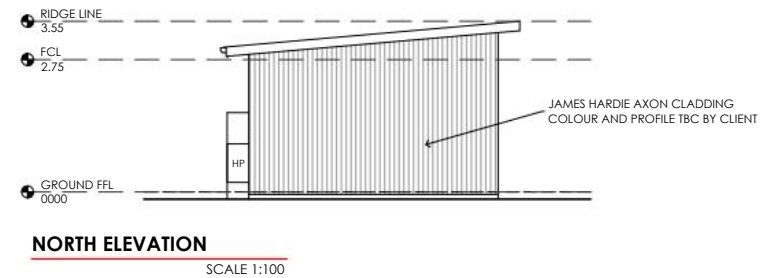
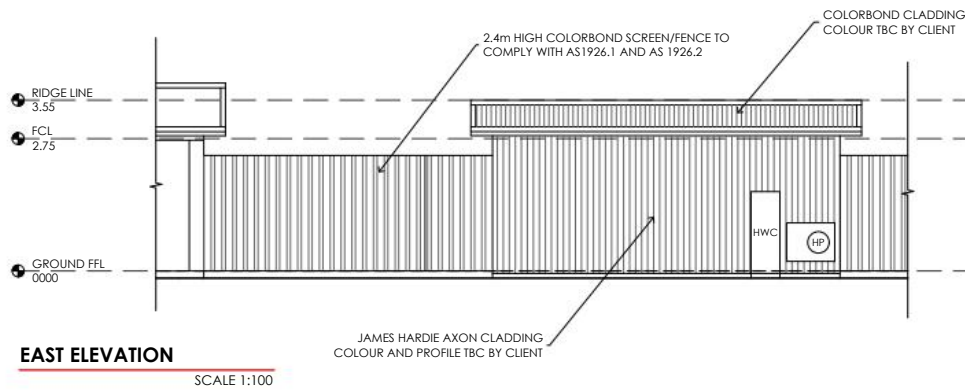
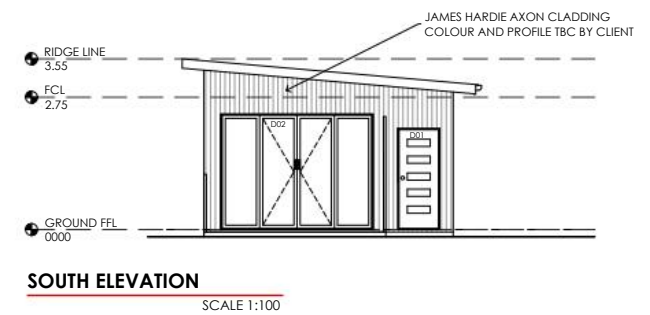
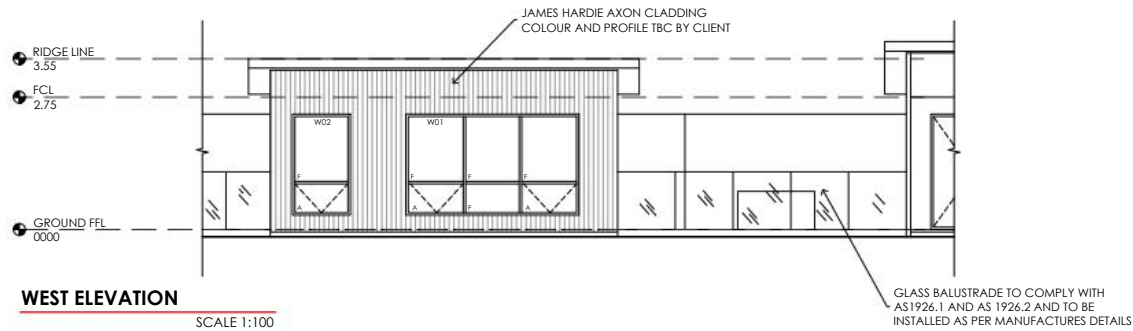
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Attachment 4.4.1 Application Detail - PA2024.0016 - 10300 Bass Highway

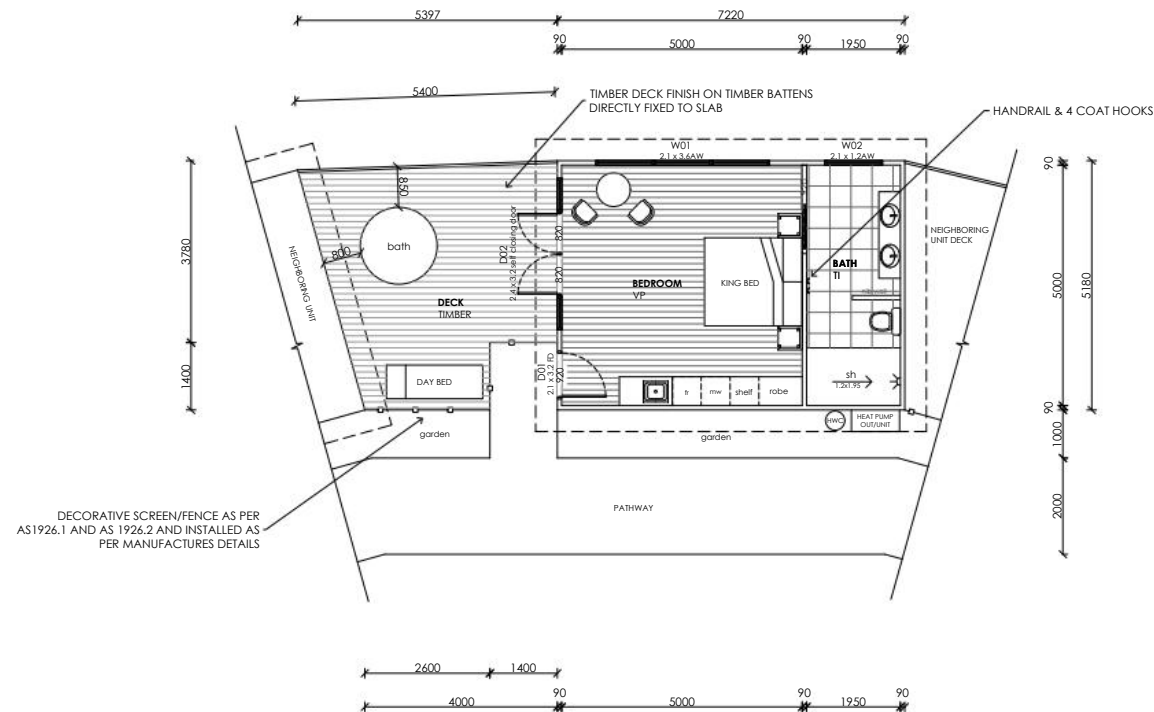


REV:	DESCRIPTION:	DATE:

PROJECT: **PROPOSED TWO FACILITIES BUILDINGS, FIVE ACCOMMODATION SUITES & GARAGE**
 CLIENT: **KIM & BRUCE ROBINSON**
 LOCATION: **10300 BASS HIGHWAY, LILICO, DEVONPORT, TASMANIA, 7310**

DRAWING TITLE: **ACCOMMODATION SUITES - UNITS 2 TO 5 - ELEVATIONS**
 JOB NO: THE COVE
 DRAWN BY:
 CHECKED BY:
 SCALE: 1:100 @ A3
 ISSUE: **DA**

DRAWING NO: **A13**
 / A17
 PAGE 269



LEGEND & NOTES:

1. LIFT OFF HINGES ON BATHROOM DOOR

FLOOR AREA

UNIT 1	- 37.3m ²
DECK	- 22.7m ²

ROOFING:
CUSTOM ORB - MEDIUM
FASCIA - MEDIUM
GUTTER - MEDIUM

FACADE:
CEMENT SHEET - MEDIUM
COLORBOND - MEDIUM

ALUMINIUM FRAMED WINDOWS:
COLOUR - MEDIUM
GLAZING - DOUBLE

COMMERCIAL GRADE VINYL PLANK - (VP)
FLOOR AREA APPROX - 25.0m²

TI - (TILES)
FLOOR AREA APPROX - 10.0m²

CONCRETE - (CON)
EXPOSED CONCRETE, NO SURFACE FINISH
REQUIRED

 **FLOOR PLAN - UNIT 2**
SCALE 1:100

 **FLOOR PLAN - UNIT 3**
SCALE 1:100

 **FLOOR PLAN - UNIT 4**
SCALE 1:100

 **FLOOR PLAN - UNIT 5**
SCALE 1:100



Agenda - COUNCIL MEETING - 25 MARCH 2024 ATTACHMENTS

REV:	DESCRIPTION:	DATE:	PROJECT:
			PROPOSED TWO FACILITIES BUILDINGS, FIVE ACCOMMODATION SUITES & GARAGE
			CLIENT:
			KIM & BRUCE ROBINSON
			LOCATION:
			10300 BASS HIGHWAY, LILlico, DEVONPORT, TASMANIA, 7310
1	AMENDMENT APPROVAL V4	14.02.2024	

DRAWING TITLE:
**ACCOMMODATION SUITES -
UNITS 2 TO 5 - FLOOR PLAN**

JOB NO: THE COVE

DRAWN BY:

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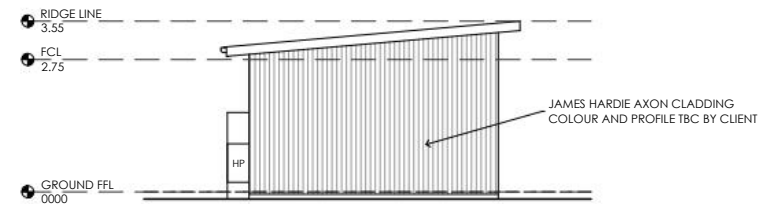
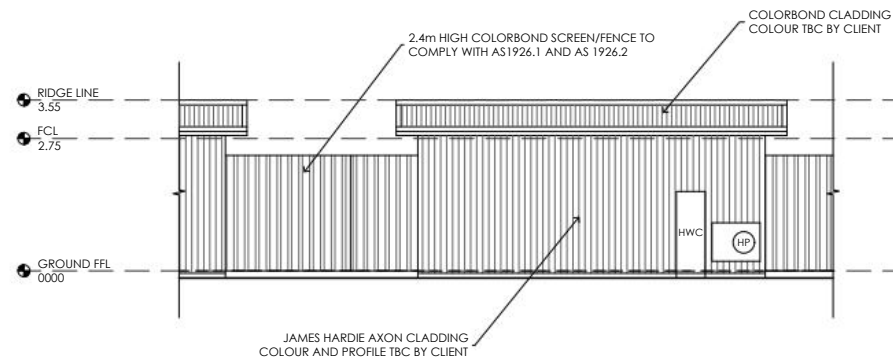
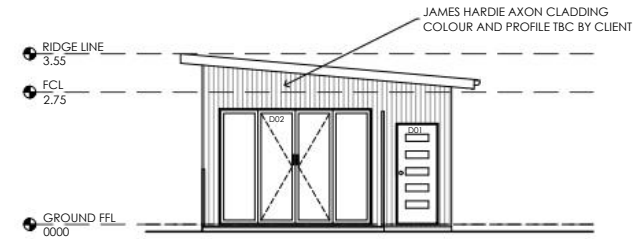
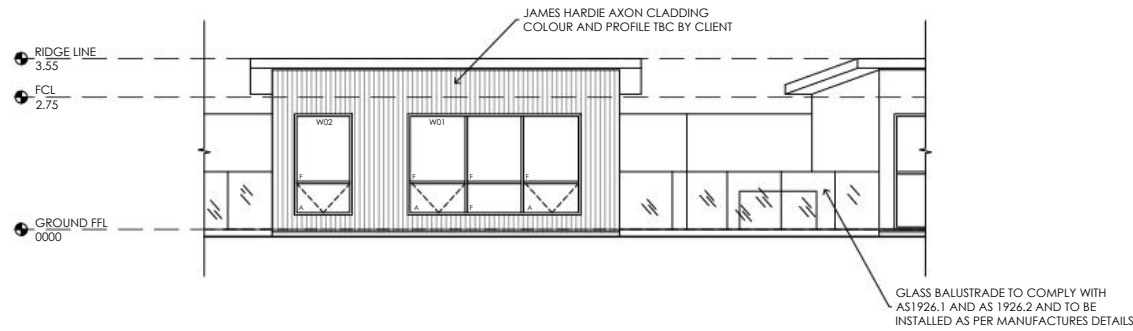
ISSUE: **DA**

DRAWING NO:

A14

/ A17
PAGE 270

Attachment 4.4.1 Application Detail - PA2024.0016 - 10300 Bass Highway



REV:	DESCRIPTION:	DATE:

PROJECT: **PROPOSED TWO FACILITIES BUILDINGS, FIVE ACCOMMODATION SUITES & GARAGE**
 CLIENT: **KIM & BRUCE ROBINSON**
 LOCATION: **10300 BASS HIGHWAY, LILICO, DEVONPORT, TASMANIA, 7310**

DRAWING TITLE: **ACCOMMODATION SUITES - UNITS 2 TO 5 - ELEVATIONS**
 JOB NO: THE COVE
 DRAWN BY:
 CHECKED BY:
 SCALE: 1:100 @ A3
 ISSUE: **DA**

3rd March 2024

Application Number PA2024.0016.

Visitor accommodation (5 cabins and facilities building)

05 MAR 2024

Dear Sir,

We have a problem with this Building going ahead as all visitors as well as Buses, trucks (taking building materials to site) have to use our driveway. Our driveway isn't made of the same materials as a highway so the wear and tear is pretty drastic. The owners didn't even consult us about the building of these 5 new units and a facilities building.

Why can't the builders go through the paddock just above the railway line like they did when the first lot of holiday units were being built?

Bruce told us last week that the restaurant was being built soon and the builders would be using the driveway. We are not happy with this situation.

Once 5 more units and restaurant are up and running there is going to be a lot more traffic going past our house. This was originally a private driveway but because of holiday units and weddings being held at the Cove it has become a Public driveway.

We do not want heavy trucks using the driveway. It is a private access lane.

yours faithfully.

Doug and Rosemary Robinson 272 Waverly Rd

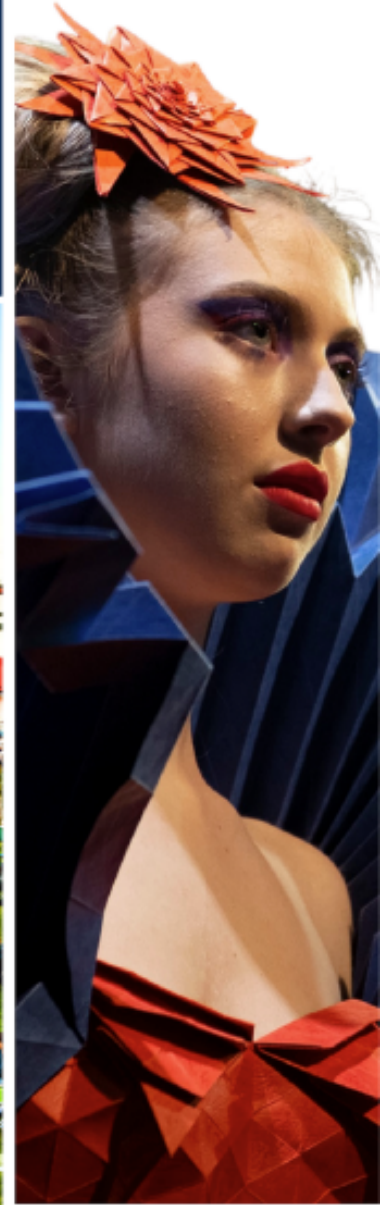
D Robinson, R L Robinson

TasRail Standard Notes

1. Where a building or other development is proposed to be located at a setback distance less than 50 metres from the boundary of the rail corridor, the occupants are likely to be exposed to train horn noise and vibration, noting that TasRail Freight Rail Services operate 24/7 and the configuration, frequency and time of these services is subject to change at any time.
2. Landowners, builders/developers and prospective residents should undertake appropriate due diligence to ensure they are aware of potential exposure to train horn noise and vibration, particularly in relation to building design, material specifications and lifestyle. The train horn is a safety device that is required to be sounded twice per level crossing being on approach and on entry. The minimum duration of each train horn blow is one second. The train driver also has the discretion to sound the horn at any time he/she perceives a risk.
3. Using or creating an unlicensed railway crossing or stock crossing is unsafe and strictly prohibited. Rail Safety National Law requires all private crossings to be subject to an interface agreement (licence). Where a privately owned property interfaces with a rail crossing and/or State Rail Network land please contact property@tasrail.com.au to discuss the necessary authorisations and licencing process.
4. Stormwater or effluent is not permitted to be discharged onto rail land or into the rail drainage system. Should there be a requirement for a service or asset to be installed on rail land in order to connect into an authorised stormwater or other outlet, a separate TasRail Permit is required and will only be approved subject to terms and conditions (costs apply). A Permit Application Form is available by contacting property@tasrail.com.au
5. Any excavation within 3 metres of the rail boundary line requires a separate TasRail Permit from property@tasrail.com.au in accordance with s44 of the *Rail Infrastructure Act 2009*. A minimum of seven (7) business days notice is required, but earlier engagement is recommended
6. Rail land is not for private use and should not be encroached for any purpose including for gardens, storage, keeping of animals etc. Dumping of rubbish including green waste into the rail corridor is not permitted.
7. No obstruction, installation or works of any kind are permitted inside railway land for any purpose including for structures, unauthorised vehicles, drainage, water pipes, stormwater discharge, electrical or service infrastructure, storage of materials, vegetation clearing, inspections etc. Consideration should also be given to the orientation and siting of above ground structures on adjoining land as well as landscaping to ensure there is no potential to obscure or obstruct the line of sight with respect to a railway crossing.
8. As per the *Rail Infrastructure Act 2007*, the Rail Infrastructure Manager (TasRail) may remove and dispose of unauthorised or unlawful service infrastructure and take such other action as it sees fit. Where this occurs, TasRail may recover its costs of doing so as a debt due to TasRail from that person and retain if applicable any proceeds of disposal. No action lies against TasRail for removing or disposing of the unauthorised or unlawful service infrastructure.
9. No persons should enter rail land without formal authorisation from TasRail in the form of a TasRail Permit issued by property@tasrail.com.au
10. Rail Corridors are exempt from the Boundary Fences Act meaning that TasRail is not required to contribute to the cost of boundary fencing.

DEVONPORT EVENTS STRATEGY

2024 - 2030



Acknowledgement of Country

The City of Devonport acknowledges the Tasmanian Aboriginal people as the traditional owners and ongoing custodians of lutruwita, Tasmania. We pay our respects to all their elders past, present and emerging and extend this to all Aboriginal and Torres Strait Islander People.

Next Date of Review: July 2030

Document Controller: Community Services Manager

Document Reviewer: Executive Manager

Date Adopted by Council:

Resolution Number:

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1 Introduction



1.1 Purpose

The Devonport Events Strategy 2024-2030 aims to contribute to the vision for Devonport to be a thriving and welcoming regional City, living lightly by river and sea. The strategy presents a framework for Council to guide decisions around attracting, supporting, and producing events to enhance community liveability. The main outcomes of the strategy are to:

1. Attract, support, and deliver events that generate social and cultural benefits, such as connectivity, pride, belonging, diversity, strengthened community identity and wellbeing.
2. Leverage events to increase Devonport's destination appeal and economic impact. This includes generating positive event experiences for audiences and the events industry, activating city spaces, and raising the profile of Devonport as a highly desirable place to live, work, visit and invest.
3. Develop capability, such as commitment, skills, and resources, across the events system to plan and deliver a highly engaging portfolio of events.
4. Define Council's role in shaping Devonport's events landscape.

In Scope:

- ✓ Council managed and supported event activities, facilities, and processes.
- ✓ Council event cash and in-kind investment streams including Financial Assistance Grants, Sporting Event Sponsorship, Partnership Agreements.

Out of Scope:

- ✗ Convention and paraple arts centre day-to-day operations.
- ✗ Non-council managed or supported events, such as private events that do not require a Council permit.

1.2 Methodology

The following steps have been undertaken in developing this Strategy.

- Review of the 2015-2020 Devonport Events Strategy and other contemporary Australian event strategies.
- Desktop scan of events landscape including current context and trends.
- Analysis of Council processes and resources to deliver and support events.
- Consultation with local industry stakeholders, Council elected representatives and employees.
- Development of aspirations guiding principles, goals and actions based on research and consultation outcomes.

Further consultation with event industry stakeholders and the broader community will be sought prior to strategy finalisation.

1.3 Strategic Alignment

The Events Strategy aligns with several strategies that commonly seek to utilise events as a mechanism to generate social, cultural, and economic value.

Strategy	Alignment / Relevance
Devonport City Council	
<i>Strategic Plan 2009-2030</i>	Strategy contributes to Goal 4. Building Quality of Life and Outcome 4.2 A vibrant City is created through the provision of cultural activities, events, and facilities.
<i>Term Plan 2022-2026</i>	Strategy addresses Priority 3.2 Support implementation of festival, events, and attractions in accordance with our Events Strategy.
<i>Living Well: Devonport Health and Wellbeing Strategy 2022-2033</i>	One of six strategy focuses areas, <i>Belonging</i> , includes the aspiration that our cultural activities, events and festivals celebrate diversity, identity and what it means to belong as part of our 'Living Well' communities.
<i>Waste Strategy 2023-2028</i>	Improved waste management at events can assist in meeting two objectives aimed in limiting waste to landfill: Objective 2 - Eliminate use of problematic single use plastic from Council operations and Objective 3 - increase range and quantity of recycled and recovered materials into its operations.
<i>Disability Inclusion Plan 2020-2025</i>	The Plan outlines several actions aimed at improving inclusivity and accessibility of Council events.
<i>Strategic Asset Management Plan 2021-2031</i>	Outlines framework for asset investment, renewal, and maintenance to ensure long-term financial sustainability of Council. Improvements to event infrastructure would be integrated into Council's rolling 5-year Capital Works program.

Strategy	Alignment / Relevance
<i>Financial Management Strategy - 2033</i>	Resourcing of events strategy actions need to be considered across the revenue and expenditure strategies of Council to ensure Council can effectively deliver a range of services to the community now and into the future.
State Government	
<i>Tasmanian Government Events Strategy 2023-2027</i>	<p>Outlines three areas where the Tasmanian Government prioritises support for events:</p> <ol style="list-style-type: none"> 1. Economic growth: Focus on supporting mass-participation events and events that stimulate the economy; partnerships; research and measurement; building capacity in regional areas. 2. Social cohesion: Focus on supporting events that encourage creativity, community participation, engagement with Tasmanian Aboriginal People and culture, access and inclusivity, events that drive visitation into the regions, and are environmentally sustainable. 3. Alignment with Tasmania's destination brand, and Tasmanian communities' identity.
<i>2030 Visitor Economy Strategy</i>	<p>One of the eight directions to grow Tasmania's visitor economy includes investment in the events sector. Relevant actions in the 2023-2026 action plan include:</p> <ul style="list-style-type: none"> • Invest in events infrastructure across the state. • Prioritise events that are unique to Tasmania, contribute to our environment, wellbeing, connectedness and incorporate a genuine recognition of our island and its people. • Champion Tasmania's seasonal events strategy, with a focus on winter and shoulder periods, supporting cultural and participation-based events, and that generate demand for regional destinations. • Support to attract and expand business events. • Grow the capacity and professionalism of the events industry; align the events sector with the visitor economy.

1.4 Implementation and Monitoring

To reach the overall 2030 vision, multistakeholder collaboration and investment will be required. In terms of Council's investment, resources are allocated as part of the annual planning and budgetary process. Consideration is given to legal obligations, community expectations, and the Strategy's guiding principles. The level of investment is also considered in relation to other strategic priorities of Council.

Strategy actions will be assessed and reported to Council on an annual basis. This may include recommendations to alter or introduce new actions as opportunities or issues arise. The Devonport Events Strategy will be formally reviewed in 2030.



2 What is an Event?

2.1 Events defined

For the purposes of this Strategy an event is considered a planned and organised activity or occasion that takes place wholly or partly on public land (including roads, footpaths, parks, council venues and sports grounds) and/or requires approval from Council or other government agencies.

An event is generally a complex social endeavour characterized by sophisticated planning in a dynamic environment with a fixed deadline. The event management process can be thought of in four phases, where ideas and activities of each phase are continually refined:

1. ideation and concept analysis in the pre-planning stage;
2. planning;
3. execution, and
4. post event analysis.

Events often occur in challenging diverse environments, that are unique in concept and execution, and require a broad range of skills to deliver¹. As such events often involve numerous stakeholders. Stakeholders in the Devonport events sector include:

- Attendees – audiences comprising residents and visitors.
- Ratepayers and the community in general who may be positively or negatively impacted directly or indirectly by events.
- Event organisers, hosts, promoters, participants, and suppliers.
- Organisations - community, sporting, arts/music/culture, and environmental organisations who deliver, partner or may be impacted by events.
- Industry – tourism operators, hospitality, other businesses.
- Investors – sponsors, funders.
- Government including Devonport City Council, neighbouring local government authorities and state government agencies.

2.2 Council Roles

Devonport City Council plays four roles in the events system.

1. Strategy and leader

- Influences Devonport's profile as an event destination for visitors and organisers.
- Aims to coordinate a diverse, vibrant, and balanced yearly event calendar that supports strategic community objectives.
- Events development including event acquisition, growth, and sustainability.
- Advocacy for event investment into the city and region.

2. Provider

- Event planning, execution, and evaluation.
- Creates and maintains an enabling built environment and event friendly spaces.

3. Facilitator and investor

- Event funding through sponsorship, grants, and partnerships.
- In-kind support such as promotion, equipment, advice, sharing information, pre-planning analysis.
- Foster connections and sharing of information and resources, to expand calendar of quality events.

4. Regulator

- Manages the permit approval process for to ensure the health and safety of event participants and broader community.

¹ *ibid*

2.3 Event Categories

Events can be categorised:

- By scale (local community & civic, regional, or major events), and/or
- By theme: social/community, sports & active leisure, arts, music & culture, business & industry.

Events can be delivered in various mediums - in-person, digital or a hybrid. The majority of events in Devonport are delivered in-person.

Category	Purpose	Examples
Community events	Primarily delivers social value for residents, focus on belonging, pride, connectedness, and creativity. May attract audience from outside the city. Attract up to 500 people, sometimes up to 1,000. Free or low cost. Planning usually commences 3-6 months prior to event.	Christmas in the East Carols by Candlelight Christmas Parade Harmony Day Winter Solstice Splash Expo of Everything Music by the Sea LuminoCity digital art event
Civic events are subset of community events	Events that celebrate or commemorate a significant aspect of community life. These have a local reach with the Mayor usually present.	Citizenship ceremonies Anzac Day memorial service Diamonds of Devonport Volunteers Week Launches of major initiatives Receptions
Regional events	These are larger scale delivering social and economic value. Attract up to 3,000 people. Regional/statewide reach. Often requires experienced event organisers. Requires 6-12 months lead time.	Sporting tournaments Business events - eg PFD Food Expo Active leisure eg Bluff 2 Boat Ramp Regatta
Major events	Large scale. May be one off or recurring. Primarily delivers economic value. Attract 3,000+ including intra, interstate and international audiences. State/national media exposure. Often more intensive and complex to deliver involving wide range of stakeholders and experienced organisers. Usually requires 10 months - 2 year lead time.	New Years Eve Triathlon Tour of Tasmania cycling tour Devonport Cup horse race Motor Show Symphony on the Waterfront
Signature events	Iconic events at a regional or major scale that showcase the city and attract participants and spectators from outside the region. These can also be considered "anchor" events.	Devonport Jazz Devonport Junior Soccer Cup



2.4 Events 2020-2023

Figures 1 and 2 provide a snapshot of events that received a permit in the three financial years commencing July 2020. Key observations:

- 64% of events were at the local community scale, 28% of events were at the regional scale and 8% major scale.
- 61% of events had a civic or a social wellbeing focus, 33% were sporting and active leisure events and a small number were environment and business events. Many more business events and conferences are held in Devonport but are not reflected in the data as these do not require an event permit.
- The low number of events held in 2020-21 compared to following years reflects the difficulty in delivering in-person events due to COVID-19 pandemic restrictions.

Further analysis, not captured in Figure 1 and 2 reveals that 20% of events were executed solely by Council. Event frequency is relatively well distributed across the year, with exclusions being early Spring, December and March which have the highest number of events and July-August with the least, aligning with the outdoor nature of events. During the winter months the paranple convention centre is at maximum capacity hosting conferences, business, and community events, being the largest indoor venue in the City.

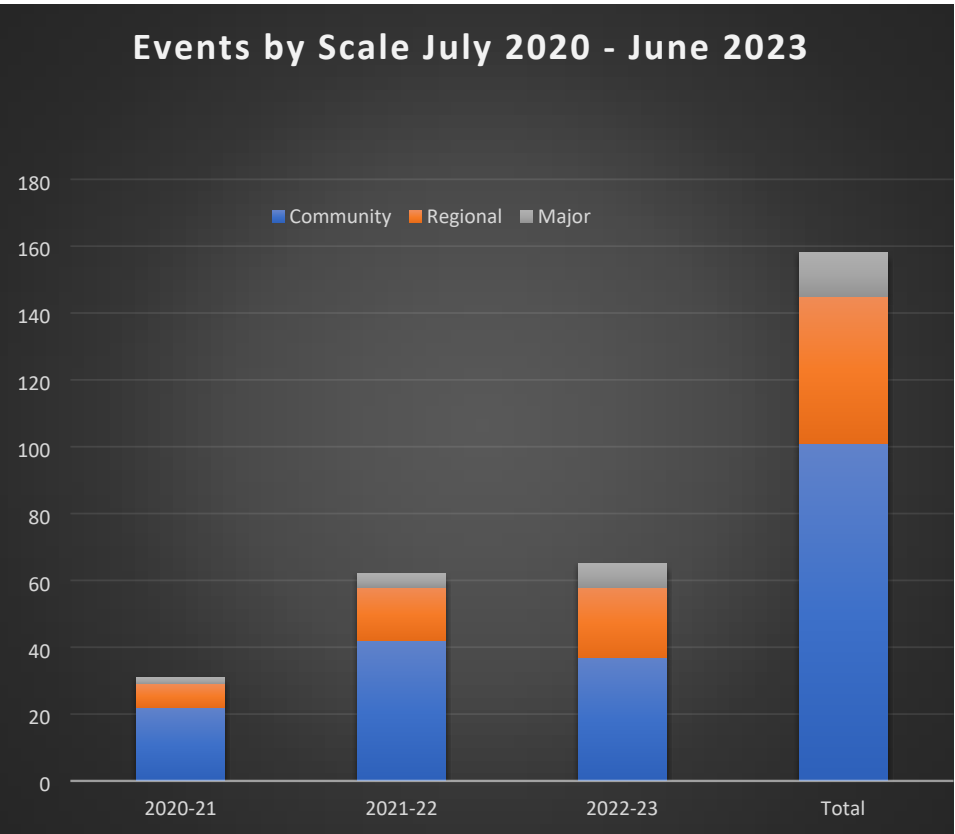


Figure 1. Events by Scale July 2020-June 2023

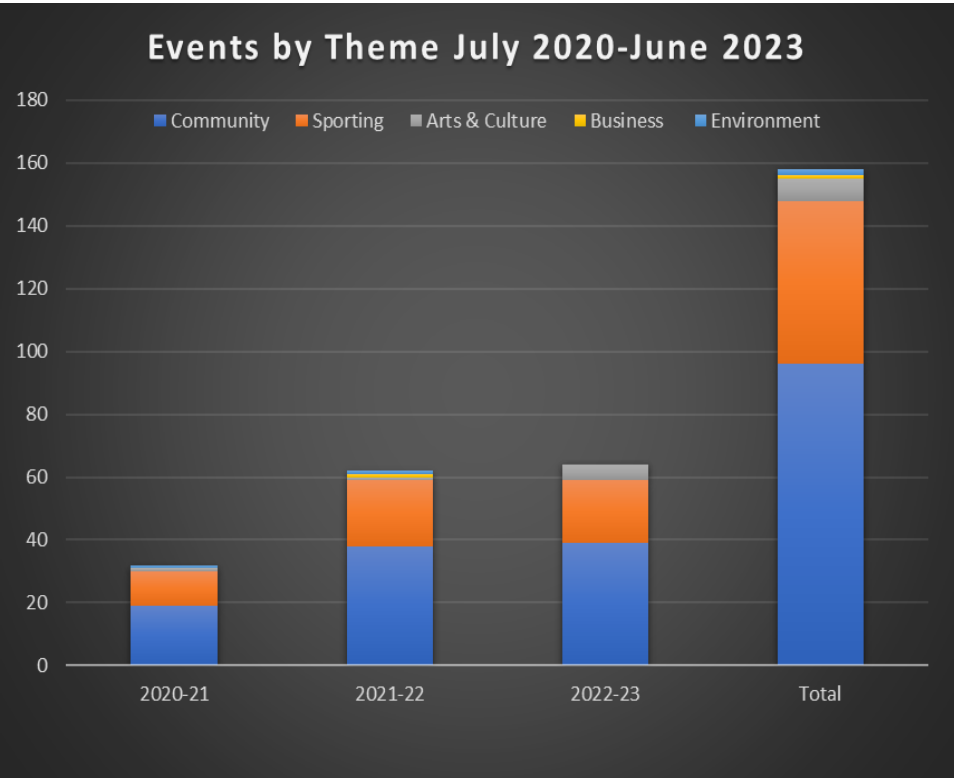


Figure 2. Events by Theme July 2020 – June 2023

3 Context

3.1 Resident and visitor profile

Devonport's population is growing with Council aspiring numbers to reach 30, 000 by the year 2030; and 35, 000 by 2040². Our cultural diversity is increasing along with the number of residents aging, young workers, people experiencing disability and social isolation. The number of people volunteering is in decline and there is a low level of physical activity³. This will further create demand for a range of experiences that target the changing demographic profile and socio-economic challenges. Creating opportunities for new residents to connect and engender a sense of belonging is an important outcome of events.

Enticing visitors to Devonport via events can create greater flow on effects, especially to the local economy. In the year ending March 2023, 317,000 people visited Devonport, being the third most visited city behind Hobart and Launceston. 35% of visitors stayed for at least one night with the average stay of 5 nights, totalling 578,811 nights spent. This amounts to a total spend of \$185M calculated at \$320 per night⁴.

Most visitors comprise people on holiday, those visiting friends and family, and business/conference travellers. The main experiences sought by visitors to the state include visiting historic sites/museums and galleries, natural environment immersion (bushwalking/National Parks), purchasing Tasmanian art/craft/produce, consuming food and beverages, and sport/adventure tourism⁵.

3.2 Strengths, challenges, trends and influences

Understanding patterns of social, economic, or environmental activity provides insights into possibilities for change. The events sector must adapt to the changing landscape to ensure events remain relevant and achieve strategic outcomes. The following table highlights some of the strengths, challenges and external influences that may give rise to opportunities.



² Population targets endorsed by Council in the Greater Devonport Residential Growth Strategy 2021-2041, p.13

³ Living Well: Devonport Health and Wellbeing Strategy 2023-2033

⁴ Tourism Tasmania, Tasmanian Visitor Survey Data, <http://www.tvsanalyser.com.au/>

⁵ *ibid*

Strengths	Challenges	Trends & influences
<ul style="list-style-type: none"> • Diversity of events, venues, and open scenic spaces in close proximity • Infrastructure investment – including Living City, Sports Infrastructure Master Plan • Devonport “brand” emerging – our story and identity is shifting and building • Good level of event suppliers for relatively small city • Centrally located in the State – good proximity to resident and visitor markets including transport routes • Council role – community consultation, connection, partnerships, good reputation in event support and delivery in the state – other Councils seek advice from DCC events staff • Immersion in quality natural environment 	<ul style="list-style-type: none"> • Event Management (Ideation, Planning and Execution) <ul style="list-style-type: none"> - Staffing of events (paid and volunteers) - Increased supplier costs - Stakeholder engagement: lack of communication/awareness of process and timing, roles/responsibilities unclear which results in delays in process - Siloed event planning - Expectation for Council to deliver more in terms of quantity and quality and sometimes to deliver the same formula each year (eg Food and Wine, Jazz festival) - Limited resources within DCC to attract or develop innovative events • Infrastructure <ul style="list-style-type: none"> - Some venues and spaces lacking in assets required for events (eg power/water) - Difficult for event organisers to determine best location due to incomplete knowledge of facilities available • Investment - inconsistencies in processes for assessing level of investment across DCC funding streams • Capacity building <ul style="list-style-type: none"> - Limited resources to support event organisers, especially volunteer organisers - Lack of private sector / professional event organisers 	<ul style="list-style-type: none"> • Cost of living creating barriers for participation • Changing consumer demands - audiences expecting more meaningful, transformational experiences (wow factor) and rate connection / experience above entertainment and content • COVID-19 created a behaviour change legacy, for instance some residents remain isolated • Weather – results in event calendar peaking in late spring and late summer • Competition to attract event organisers and attendees is increasing between localities <ul style="list-style-type: none"> - attracting events to smaller regional areas a challenge - also trend where national event promoters expect hosts to pay (and essentially bid) for their event • Big data / digitization changing rapidly - Opportunity to improve data collection and analysis to inform strategic event delivery and promotion • Environmental sustainability – expectation to deliver low carbon / sustainable events • Infrastructure developments, e.g. Port, coastal pathway etc, shape our story and appeal

3.3 Consultation Outcomes

Event sector stakeholders were invited to complete an online survey during November 2023. Of the 169 people contacted, 44 responded with 73% of these completing all survey questions. Following is a summary of the survey outcomes.

Opportunities your event presents:

- Community health and wellbeing and engagement in event delivery, including awareness raising of organisation or topic
- Promoting the city
- Economic stimulus – fundraising, sales, local economic benefits, employment

Challenges in delivering events:

- Rising costs, difficulty in seeking sponsors/additional funds.
- Staffing/volunteer availability
- Weather
- Promotion
- Access to indoor venues with appropriate facilities

Devonport's strengths as an event destination:

- Central, accessible/compact
- Amenity – natural attractions
- Good range of venues, accommodation, and infrastructure across City
- Community culture - organised, proud
- Positivity about Council support – communication, process, staff engagement
- Diversity of events on offer, affordability

Importance of event outcomes:

Outcome	% respondents rating outcome 'extremely' or 'very important'
Community connectedness, pride, belonging and wellbeing	100%
Enhanced destination profile	97%
Increased visitation	93%
Positive economic impact	90%
Skilled and collaborative events industry	86%
Increased investment from sponsors and funding bodies	83%
Zero or low negative environmental impact	70%

Importance of Council roles:

Role	% respondents rating role 'extremely' or 'very important'
Creating and maintaining event venues and spaces	100.0%
Developing partnerships to increase investment in and support for events	100.0%
Increasing Devonport's profile as an event destination for visitors and hosts	96.4%
Coordinating a diverse, vibrant and balanced yearly event calendar	92.8%

Investing/collaborating in non-Council delivered events - providing financial and in-kind support (promotion/equipment/advice etc)	92.8%
Ensuring events meet risk, health and safety requirements (i.e. through event application/permit process)	92.6%
Organising events	78.6%

Additional comments focused on importance of Council to facilitate and build capacity; develop partnerships (including with the private sector), engage businesses, and continue to consult.

What to Change

- Event programming, including delivery of events that increase overnight stays, are unique, and target young people/adults
- Strive for sustainable events
- Streamlined event approval process
- Promotion of events and City
- Facilities improvements – such as parking, water and power supply

Events landscape in 2030:

- Balanced variety and volume of vendors
- Events encapsulating entire foreshore
- Community engaged in event delivery, including young people
- Known for dynamic, progressive, inclusive, engaging, diverse, unique, high quality events
- Signature event showcasing region
- Strong brand, reputation as place to easily run and attend events
- Community curious of what's coming, raise the bar
- Increase the delivery of arts, music, culture and sporting, active leisure events - with a regional or state reach (attract 1,000+ attendees)

3.4 Implications for events

Impact Summary

- Devonport has a good reputation in delivering quality events – in terms of geographic location, accessibility of venues, diversity of portfolio, skilled organisers, and supportive Council staff.
- Challenges with rising costs impacting supply and participation, affecting quantity and quality of events. The financial squeeze on residents places pressure on Council and event organisers to deliver subsidised events and may limit quality due to the need to find budget efficiencies. which is increasingly difficult due to higher supplier costs. Higher cost and competition also reduces the ability to attract appealing events.
- Some event organiser struggle with inputs to continually deliver high quality events, eg staffing availability, ability to promote and seek additional funding.
- Pre-planning of events – concept, timing, knowledge of venues - often undertaken in silo.
- Lack of clarity around Council and stakeholder roles and responsibilities.
- Inconsistencies in Council funding mechanisms means potential positive impacts of investment are not being maximised.

- Changing consumer demands - audiences expecting more meaningful, transformational experiences and rate experiences above content.
- Greater recognition that event success is tied to wellbeing as opposed to economic benefits alone.



Opportunities

- Revitalise portfolio of events to capture stronger social and economic benefits. For instance:
 - Design events that focus on an experience that champions diversity, equity, inclusion and connection.
 - Leverage from technological and digital innovation, local and regional assets, and emerging or growing trends (such as adventure tourism, sports tourism, low carbon).
 - Growing interest in arts, music and cultural events targeting different genres and demographics.
- Build a more compelling proposition (as a city and for events) to attract event organisers, attendees and investors.
- Improve evaluation to increase event quality, quantify impact and increase investment.
- Establish clearer roles, responsibilities, systems, and processes within Council and between event partners and stakeholders. While Council is a central producer and co-producer of events there is an opportunity to take a stronger facilitation role to enable a thriving events calendar and industry.

- Expand local business and industry involvement with events.
- Simplify event planning and administration processes and systems.
- Greater consideration is to be given to how Council invests in events, including non-Council and Council produced events.
- Harness motivation of event sector to amplify events within resource limits.

4 2030 Aspirations

By 2030:

- An appealing diverse events portfolio engages local and visitor audiences.
- Devonport is home to at least one destination event held biennially that is uniquely Devonport.
- Arts, music & cultural events, and sporting & active leisure events feature prominently in events calendar.
- Council's event investment is aligned with Strategy and City goals and delivers strong social and economic outcomes.
- Infrastructure and assets are maximised to enrich the event stakeholder experience.
- There is a strong local and regional events network committed to working together.
- Working with Council to plan, execute and evaluate an event is a seamless process. Event organisers confidently bring events to our City.
- We know and understand the value that events offer our community and continually innovate to expand the benefits.
- Events reinforce Devonport's reputation as a desirable place to live, work, visit and invest.



5 Guiding Principles

To meet the 2030 aspirations, the following principles are to be embedded in decision making and across the event management cycle. These are reflective of themes grounded in research, data analysis, and stakeholder input.

We will:

- Embrace our community diversity, be accessible and inclusive in event planning.
- Create or leverage event opportunities to stimulate the local economy and enhance wellbeing.
- Maximise the potential of Devonport's infrastructure, assets, and local places.
- Demonstrate best practice in environmental management.
- Collaborate and inspire community, organisations, and the private sector to lead, partner and support events.
- Take the courage to innovate, seek out new concepts, test different approaches.
- Target investment to meet community and Strategy priorities.
- Raise the profile of Devonport as a highly desirable place to live, work, visit and invest.



6 Priorities

Two goals have been distilled from research and stakeholder input.

Goal 1: Grow Devonport's reputation as an event destination

Strategy: Establish an Event Acquisition and Sponsorship Fund to attract new events and nurture retained events.

This involves realignment of Council's investment avenues (Sporting Event Sponsorship, Financial Assistance, event Partnership Agreements, general Sponsorship) to this strategy. The fund aims to:

- Target new and emerging events with unique content and profiling opportunities.
- Consider events to retain and nurture.
- Maximize economic opportunities for local business.
- Engage our community and visitors and generate positive social outcomes such as connectedness, pride.
- Improving consistency in decision making and provide a clearer investment process.
- Capture the socio-economic return on investment.

Keys steps involve:

1. Establishing the governance model. It is recommended that the Fund is governed by an internal Council Committee comprising existing Financial Assistance Working Group members. When required, input from external stakeholders would be sought.
2. Developing guidelines, assessment criteria and decision-making tools. Depending on the event purpose and scale, support would be considered against how well organisers demonstrate social and economic drivers such as inclusion, pride, engaging experiences, increasing destination appeal, supporting local economy as well as good governance and financial sustainability. Such a lens can also be applied to Council produced events (refer Figure 3).
3. Reviewing funding contracts that include key performance targets and post event reporting requirements.
4. Communicating and promoting changes to the investment process to existing and potential organisers.
5. Capturing the return across the investment portfolio to generate greater social and economic capital.

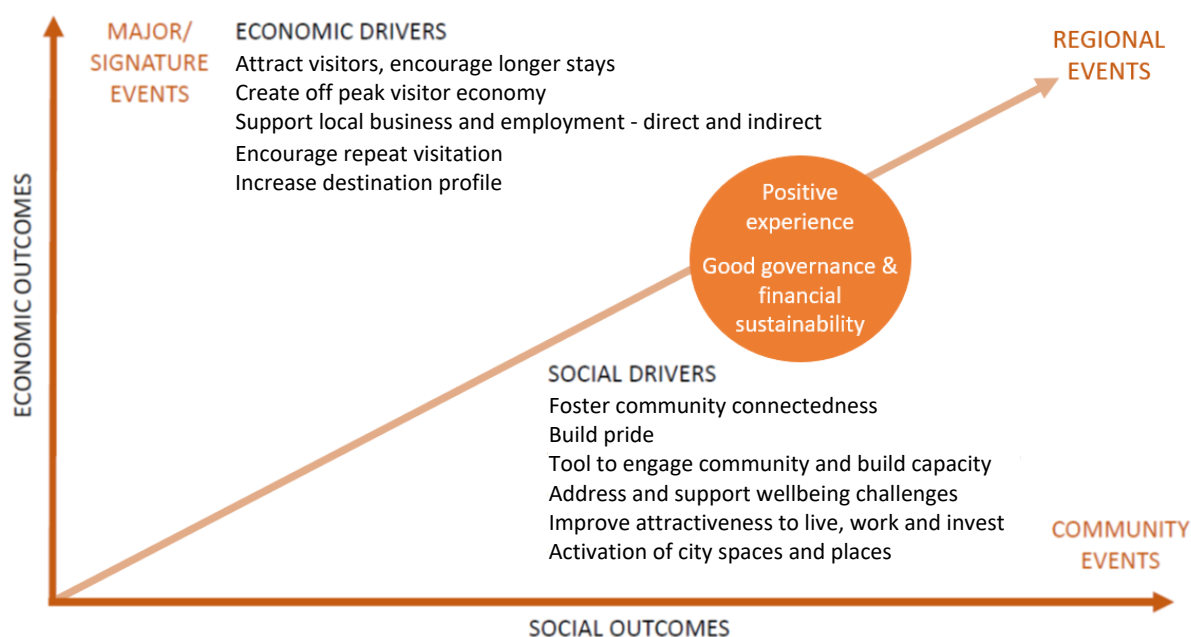


Figure 3. Event Acquisition and Sponsorship Fund Approach

This diagram illustrates the strategy that will guide event program planning and resource allocation, considering the balance between social and economic factors and their respective outcomes based on the type of event.

Strategy: Build Devonport's profile as a leading regional events destination.

Devonport has a good reputation in delivering quality events – in terms of geographic location, accessibility of venues, diversity of portfolio, skilled organisers, supportive Council staff and processes, combined with a resourceful and proud events network and community. Several actions can be taken to elevate the City's as a leading regional events destination including:

- Actively promote Devonport's strengths and event support available to events industry, promoters, and potential event organisers (e.g. case studies, social media campaigns, networking events, speaking opportunities etc)
- Work with Tasmanian Government (e.g. Events Tasmania), regional bodies, peak arts, culture, and sporting bodies to promote the city as a desirable events location.
- Offer guidance to event organisers in their development of event marketing plans and campaigns that reinforce Devonport's events reputation.
- Work with neighbouring and connected destinations in cross-promotion of events to increase length of stay and repeat visitation.

Strategy: Activate infrastructure and spaces.

There is an opportunity to realise the potential of investment in the Living City urban renewal project and sporting infrastructure to broaden the experience and benefits of events across the city. Actions include:

- Build Devonport's reputation as a regional centre for excellence for sporting events and sports tourism This includes delivering events that capture sporting trends for instance female participation, and emerging sports/variations of codes.
- Undertake audit of venues and spaces (natural and built) to ensure diversity of facilities are available for different event types, identify opportunities, and integrate into capital works and maintenance programs. This includes consideration of event needs early in relevant master planning and infrastructure development.
- Develop online venue guide and reservation system (layout/facilities available for different event types) to make it easy to plan and deliver events.



Goal 2: Establish a balanced events portfolio and build capacity to generate greater benefits for Devonport's community and businesses

Strategy: Revitalise events that showcase Devonport's unique qualities, reflect community values, utilise city precincts and resonate with target audiences.

Analysis of the events portfolio may require rationalisation of some events for new events to emerge. This does not necessarily mean more events, rather leveraging and building on our strengths. Actions include:

- Investigate opportunities to leverage existing Council events to create a multi-day arts, music & cultural event.
- Annually review portfolio of Council events (timing, scale, theme/content, location) to ensure events individually and collectively events meet community priorities and Strategy objectives.
- Continue to capture and promote sporting and active leisure events as part of the events calendar.
- Leverage paranple arts centre and conference centre events to create city-wide experiences that encourage longer stays and repeat visitation.

Strategy: Increase capacity to support and deliver quality events.

- Collaborate broadly to ensure pre-event planning & analysis creates a calendar of events distributed across the year appealing to diverse audiences. Continue to develop and distribute calendar to support forward planning by event organisers, also allowing business to leverage from key events or reduce potential negative effects.
- Streamline event promotion using digital platforms, including clarifying responsibilities for promotion of Council and non-Council events.
- Refine the Events Approval process - improve online systems, review event guidelines (for instance encourage inclusion and sustainability), communicate process and support event organisers. The permit process applies to all city events utilising wholly or partly public assets, including Council produced events. The approval process is part of Council's responsibilities to ensure the safety of the community but also creates an opportunity to heighten event quality.
- Collaborate across the region to improve major event coordination and delivery.

Strategy: Embed evaluation and learning to understand the social, economic, and environmental impact on investment.

Evaluation of individual events and more importantly the entire portfolio creates opportunities to replicate or change our approach or create new events that increase event quality, investment, and impact. Actions include:

- Develop and communicate procedures, tools, and templates for Council and non-Council event organisers to measure event outcomes in a consistent purposeful manner.
- Apply multiple data sources to improve understanding of audience reach and event derived benefits.
- Communicate impacts of a balanced events portfolio to community, business, and investors

Action Plan

An action plan for implementation (refer Appendices) has been developed around the three goals with the following components.

Action:	The activity or output to be delivered
Year planned:	Suggested year for activity to be delivered. Timing dependent on budget allocation and staff resources.
Priority:	High: Critical importance, high impact, easier to implement Medium: Complimentary to existing services, medium impact Low: Limited impact, possibly difficult to implement
Resources:	A-OPEX: Annual operational expenditure by Council – staffing or operational resource allocated as part of the annual plan. F-OPEX: Future operational expenditure by Council – increased requirements for future consideration in annual allocation. F-CAPEX: Future capital expenditure to be considered.
Responsible Department:	The team in Devonport City Council that will lead the action.

7 References

Devonport City Council, 2023, Living Well: Devonport's health and wellbeing strategy 2023-2033, prepared by the noa group.

Devonport City Council, 2021, Greater Devonport Residential Growth Strategy 2021-2041.

Thomas, K. and Stephens, S., 2022, Understanding the Management Theory in Event Management: A Conceptual Framework, *SSRN Electronic Journal*, accessed 9 September 2023,
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Tilma Group, 2020, Think Penrith. Think Events - Penrith Event Strategy 2020 – 2024.

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8 Appendices

Action Plan – Devonport Events Strategy

Action Plan

Devonport Events Strategy 2024-2030 Action Plan

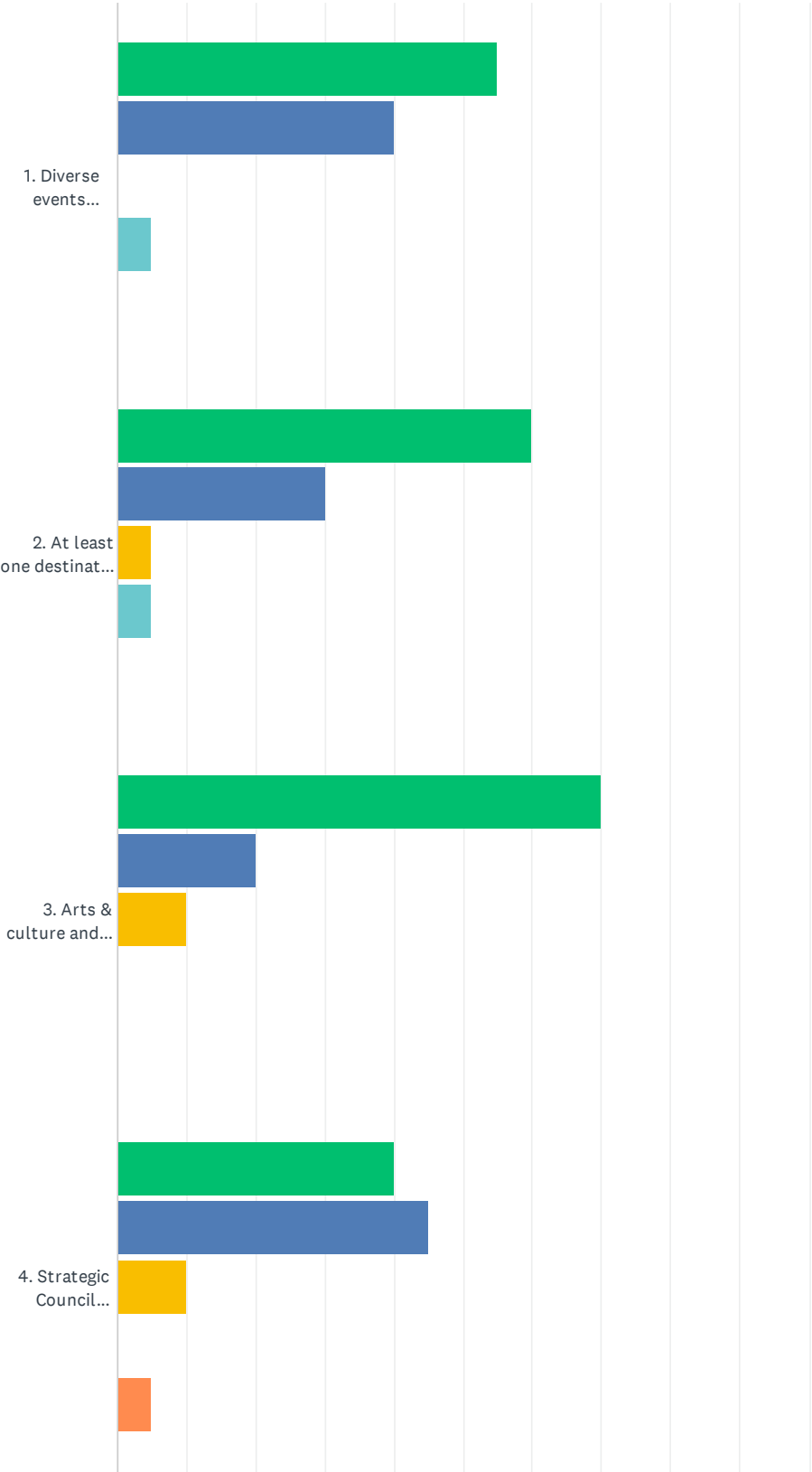
No	Action	Year Planned					2029/30	Priority: H,M,L	Resources: A-OPEX F-OPEX F-CAPEX	Responsible Department
		2024/25	2025/26	2026/27	2027/28	2028/29				
	Goal 1: Grow Devonport's reputation as an event destination									
	Establish an Event Acquisition and Sponsorship Fund to attract new events and nurture retained events									
1.1	Establish assessment panel and develop guidelines, assessment criteria and process to support decision making							H	A-OPEX	Community Services
1.2	Review funding contracts including post event reporting requirements							H	A-OPEX	Community Services
1.3	Communicate and promote changes to investment process to existing and potential organisers							H	A-OPEX	Community Services
	Build Devonport's profile as a leading regional events destination									
1.4	Actively promote Devonport's strengths and event support available to events industry, promoters, and potential event organisers (eg case studies, social media campaigns, networking events, speaking opportunities etc)							H	A-OPEX	Community Services
1.5	Work with Tasmanian Government (eg Events Tasmania), regional bodies, peak arts, culture and sporting bodies and influencers to promote the city as a desirable events location							H	A-OPEX	Community Services
1.6	Offer guidance to event organisers in their development of event marketing plans and campaigns that reinforces Devonport's events reputation							M	A-OPEX	Community Services
1.7	Work with neighbouring and connected destinations in cross-promotion of events to increase length of stay and repeat visitation							L	A-OPEX	Community Services

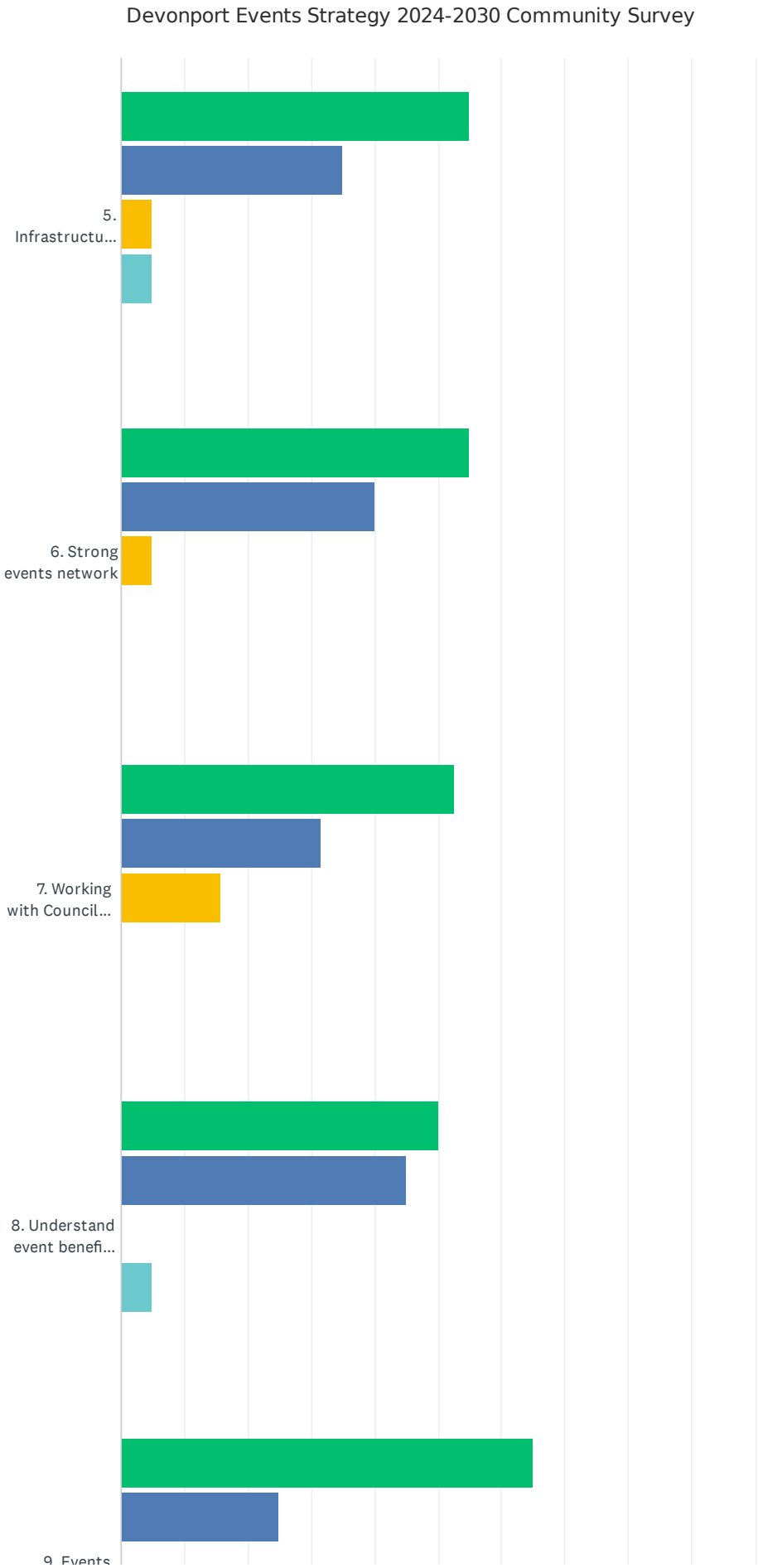
No	Action	Year Planned						Priority: H,M,L	Resources:	Responsible Department
		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30		A-OPEX F-OPEX F-CAPEX	
	Activate infrastructure and spaces									
1.8	Work with local and state sporting organisations and sports promoters to attract regional and major scale events (including trending and emerging sports, variations of codes) that activate and profile investment in sports infrastructure							H	A-OPEX	Community Services
1.9	Undertake audit of venues and spaces (natural and built) to ensure diversity of facilities are available for different event types, identify opportunities and integrate into capital works and maintenance programs							M	F-OPEX F-CAPEX	Community Services
1.10	Develop online venue guide to make it easier to plan events							M	F-OPEX	Community Services
	Goal 2: Establish a balanced events portfolio and build capacity to generate greater benefits for Devonport's community and businesses									
	Revitalise events that showcase Devonport's unique qualities, reflect community values, utilise city precincts and resonate with target audiences									
2.1	Investigate opportunities to leverage existing Council events to create a multi-day arts, music & cultural event							H	F-OPEX	Community Services Convention & Arts Centre
2.2	Annually review portfolio of Council events (timing, scale, theme/content, location) to ensure events individually and collectively meet community priorities and Strategy objectives							H	A-OPEX	Community Services
2.3	Continue to capture and promote sporting and active leisure events as part of the events calendar							H	A-OPEX	Community Services
2.4	Leverage paranapple arts centre and conference centre events to create city-wide experiences that encourage longer stays and repeat visitation							M	F-OPEX	Convention & Arts Centre Community Services

No	Action	Year Planned						Priority: H,M,L	Resources:	Responsible Department
		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30		A-OPEX F-OPEX F-CAPEX	
	Increase capacity to support and deliver quality events									
2.5	Collaborate broadly to ensure pre-event planning & analysis creates a calendar of events distributed across the year appealing to diverse audiences. Continue to develop and distribute calendar to support forward planning by event organisers, also allowing business to leverage from key events or reduce potential negative effects.							H	A-OPEX	Community Services
2.6	Streamline event promotion using digital platforms, including clarifying responsibilities for promotion of Council and non-Council events							H	A-OPEX	Community Services
2.7	Refine the Events Approval process - improve online systems, review event guidelines (encourage inclusion and sustainability), communicate process and support event organisers							H	A-OPEX	Community Services
2.8	Collaborate across the region to improve major event coordination and delivery							M	A-OPEX	Community Services
	Embed evaluation and learning to understand the social, economic, and environmental impact of investment									
2.9	Develop and communicate procedures, tools, and templates for Council and non-Council event organisers to measure event outcomes in a consistent purposeful manner							H	A-OPEX	Community Services
2.10	Apply multiple data sources to improve understanding of audience reach and event derived benefits							M	A-OPEX	Community Services
2.11	Communicate impacts of a balanced events portfolio to community, business, and investors							M	A-OPEX	Community Services

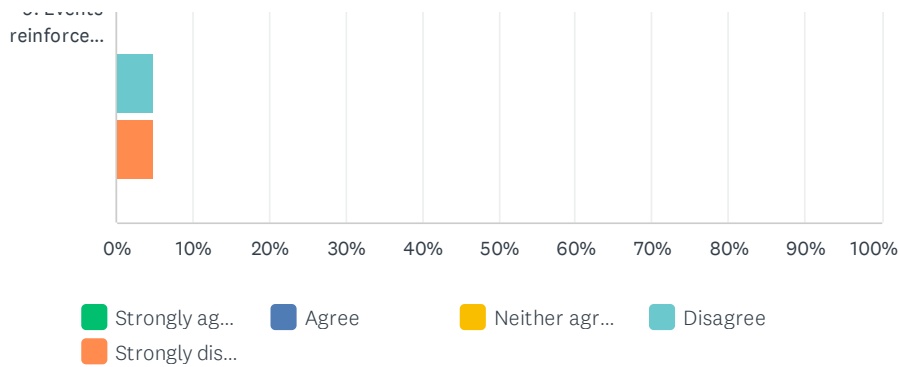
Q1 Do you agree with each Aspiration?

Answered: 20 Skipped: 0





Devonport Events Strategy 2024-2030 Community Survey

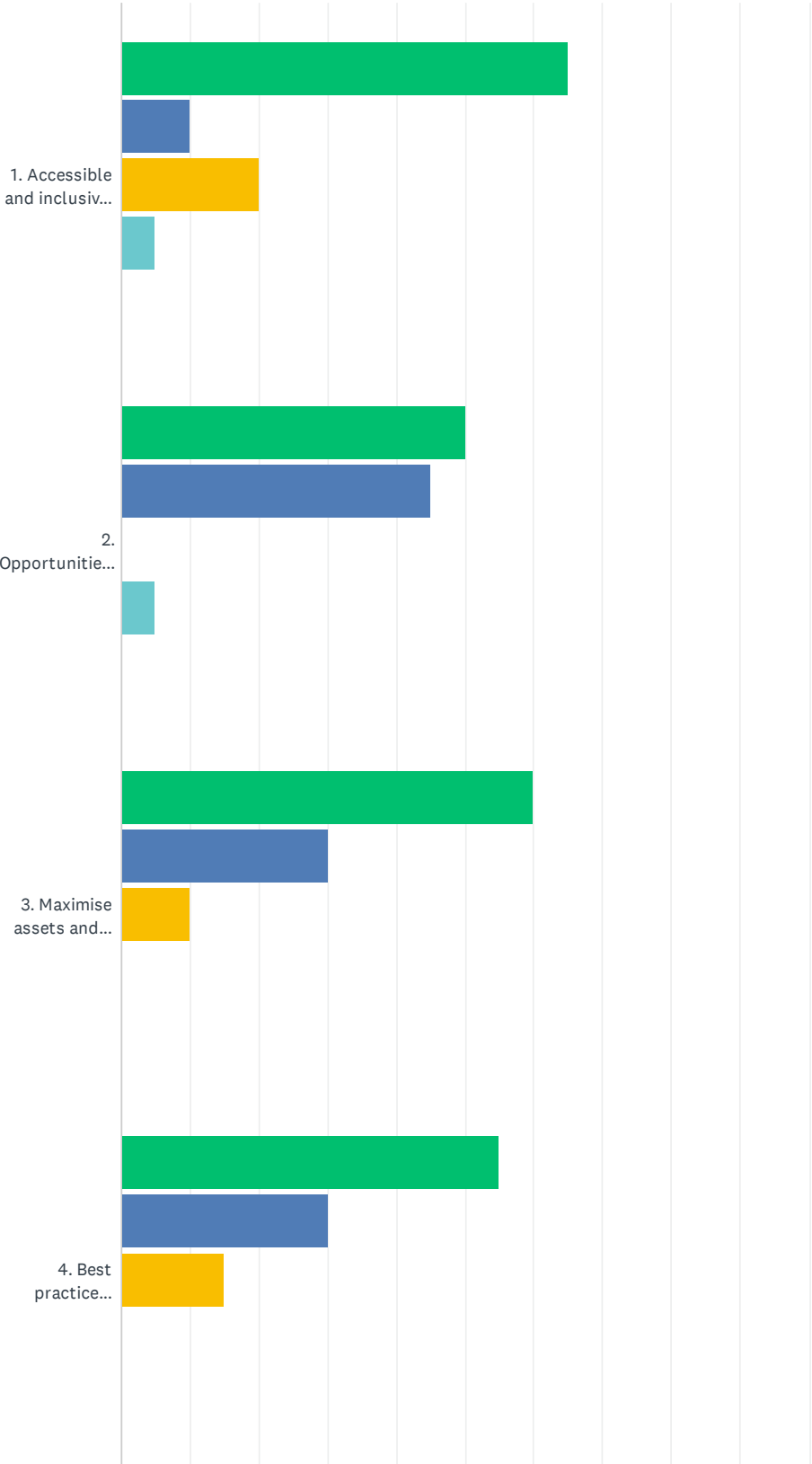


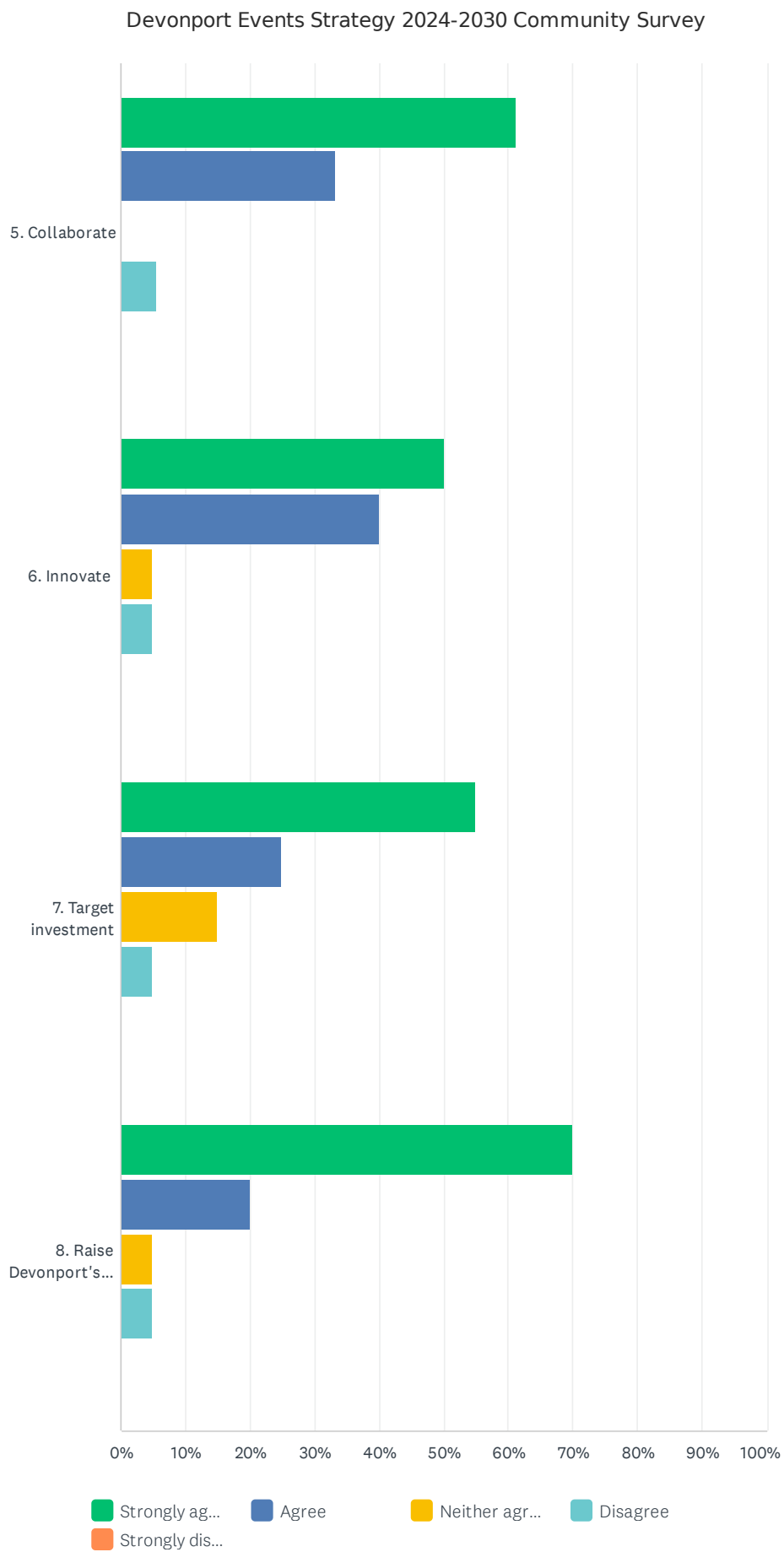
	STRONGLY AGREE	AGREE	NEITHER AGREE OR DISAGREE	DISAGREE	STRONGLY DISAGREE	TOTAL
1. Diverse events portfolio	55.00% 11	40.00% 8	0.00% 0	5.00% 1	0.00% 0	20
2. At least one destination event	60.00% 12	30.00% 6	5.00% 1	5.00% 1	0.00% 0	20
3. Arts & culture and sports/active leisure feature in calendar	70.00% 14	20.00% 4	10.00% 2	0.00% 0	0.00% 0	20
4. Strategic Council investment	40.00% 8	45.00% 9	10.00% 2	0.00% 0	5.00% 1	20
5. Infrastructure maximised	55.00% 11	35.00% 7	5.00% 1	5.00% 1	0.00% 0	20
6. Strong events network	55.00% 11	40.00% 8	5.00% 1	0.00% 0	0.00% 0	20
7. Working with Council a seamless process	52.63% 10	31.58% 6	15.79% 3	0.00% 0	0.00% 0	19
8. Understand event benefits and innovate	50.00% 10	45.00% 9	0.00% 0	5.00% 1	0.00% 0	20
9. Events reinforce Devonport's liveability reputation	65.00% 13	25.00% 5	0.00% 0	5.00% 1	5.00% 1	20

#	COMMENTS WELCOME:	DATE
1	Passion	2/2/2024 5:48 PM
2	Make sure that if Devonport is going to do all of the above that there are enough toilets. Every event I have been to in Devonport there has never been enough. Also if you are going to use areas like Atkins point police need to stop the traffic better and better parking arrangements. At NYE cars were turning up the closed road at speed and people were nearly run over.	1/27/2024 7:41 AM
3	Attract more 10 days on the island events to the city	1/26/2024 3:51 PM
4	You need to have a livability reputation first, in order to reinforce it.	1/24/2024 6:22 PM
5	Often events are not promoted effectively. Signs on the road aren't enough to bring people or develop economic opportunities. Need to invest to get results. I've hardly heard anything about what's coming up this year and not everyone reads Facebook. Need to let younger people manage significant events like Jazz or food festival which have gotten tired.	1/24/2024 11:54 AM
6	When it comes to events think more of majority not minority negative groups	1/24/2024 8:54 AM

Q2 Do you agree with each Guiding Principle?

Answered: 20 Skipped: 0





Devonport Events Strategy 2024-2030 Community Survey

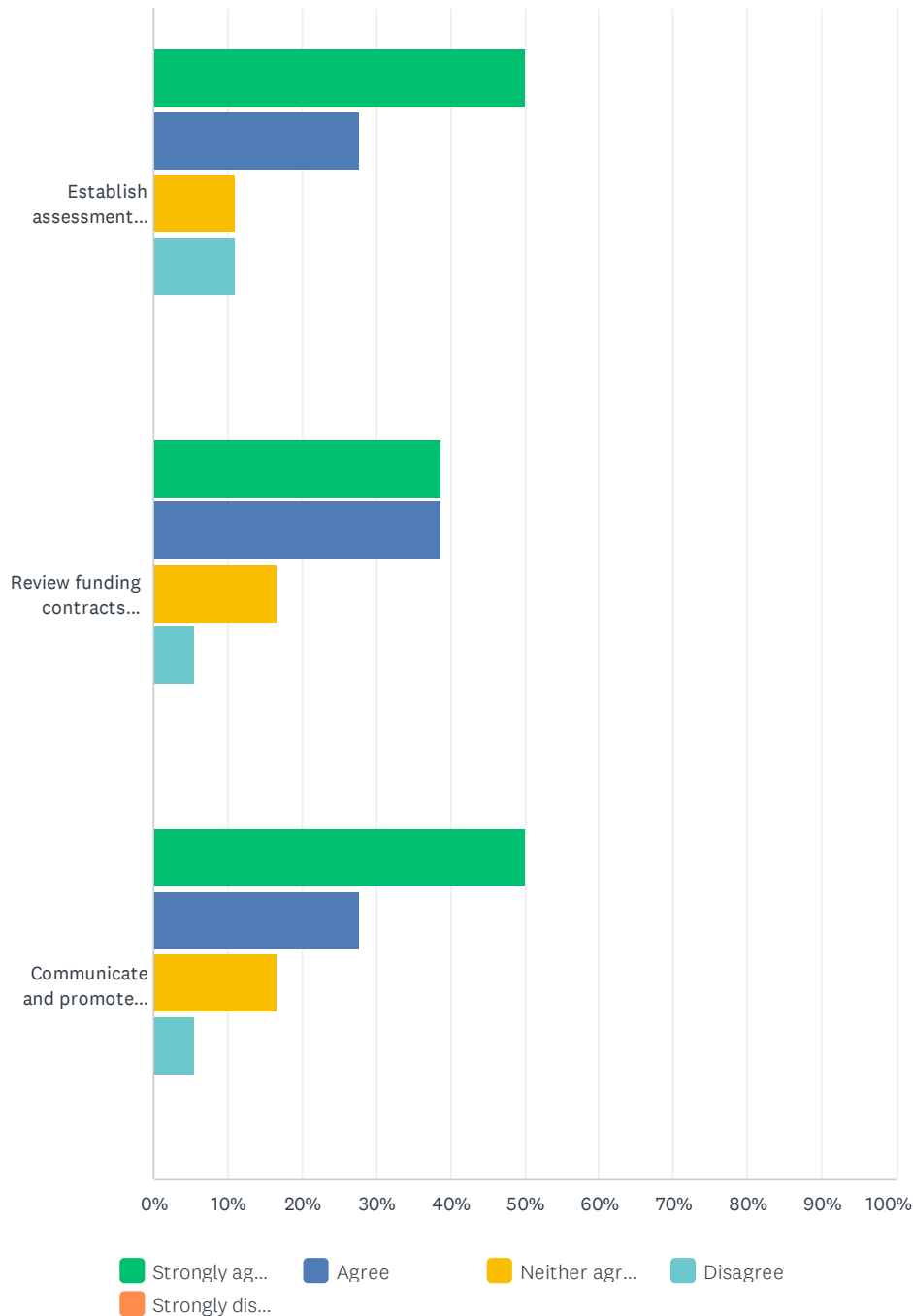
	STRONGLY AGREE	AGREE	NEITHER AGREE OR DISAGREE	DISAGREE	STRONGLY DISAGREE	TOTAL
1. Accessible and inclusive events	65.00% 13	10.00% 2	20.00% 4	5.00% 1	0.00% 0	20
2. Opportunities to stimulate economy and enhance wellbeing	50.00% 10	45.00% 9	0.00% 0	5.00% 1	0.00% 0	20
3. Maximise assets and places	60.00% 12	30.00% 6	10.00% 2	0.00% 0	0.00% 0	20
4. Best practice environmental management	55.00% 11	30.00% 6	15.00% 3	0.00% 0	0.00% 0	20
5. Collaborate	61.11% 11	33.33% 6	0.00% 0	5.56% 1	0.00% 0	18
6. Innovate	50.00% 10	40.00% 8	5.00% 1	5.00% 1	0.00% 0	20
7. Target investment	55.00% 11	25.00% 5	15.00% 3	5.00% 1	0.00% 0	20
8. Raise Devonport's profile	70.00% 14	20.00% 4	5.00% 1	5.00% 1	0.00% 0	20

#	COMMENTS WELCOME:	DATE
1	Passion	2/2/2024 5:48 PM
2	I would like to see the Council prioritise environmental issues more.	1/24/2024 6:23 PM
3	So many Launceston and Hobart events being advertised in Devonport. We need more events catering to younger families rather than retirees. We miss massive economic opportunities when everyone goes south for summer events.	1/24/2024 11:59 AM

Devonport Events Strategy 2024-2030 Community Survey

**Q3 Do you agree with the actions recommended under the Strategy:
Establish an Event Acquisition and Sponsorship Fund to attract new
events and nurture retained events?**

Answered: 18 Skipped: 2



Devonport Events Strategy 2024-2030 Community Survey

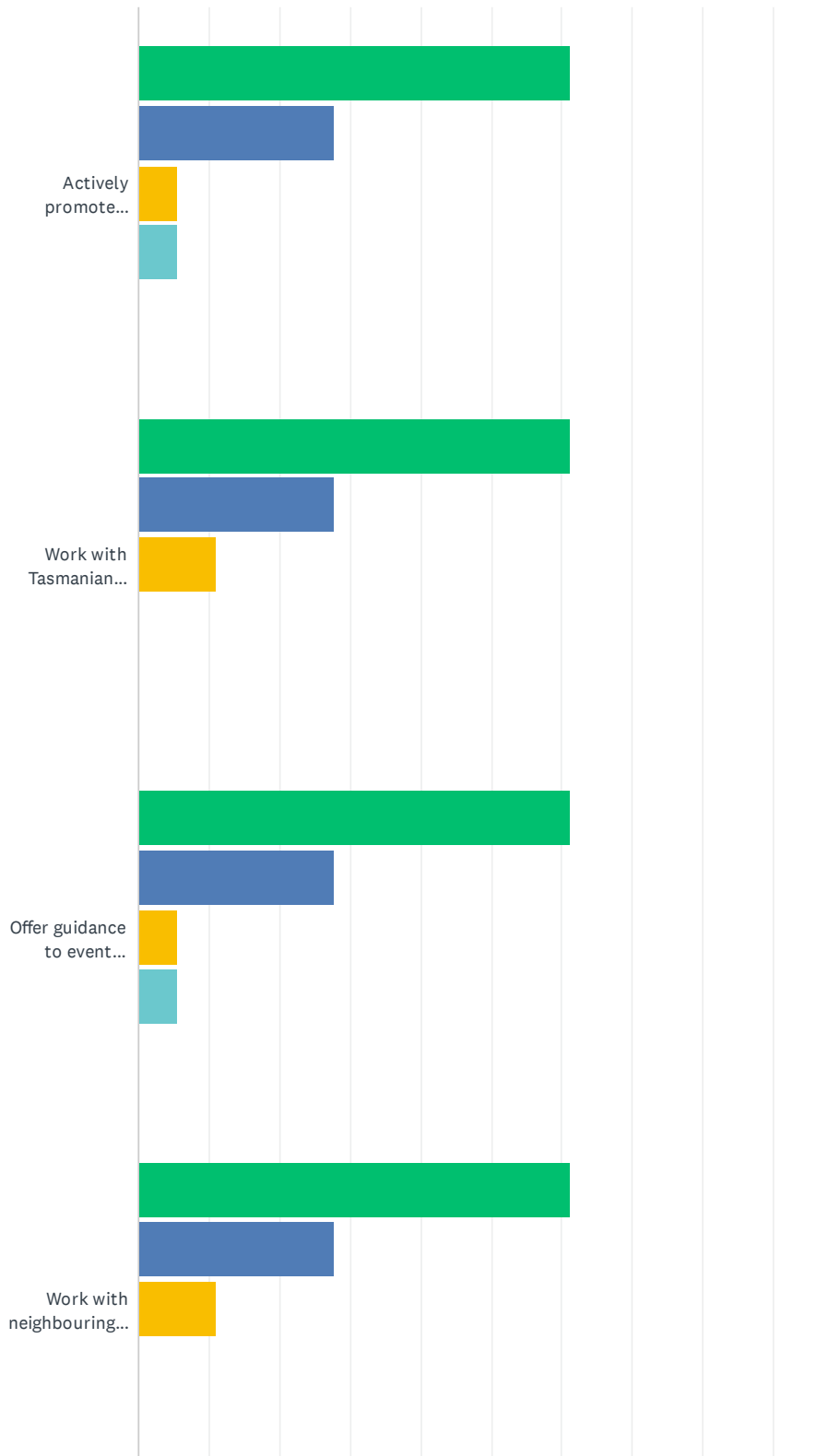
	STRONGLY AGREE	AGREE	NEITHER AGREE OR DISAGREE	DISAGREE	STRONGLY DISAGREE	TOTAL
Establish assessment panel and develop guidelines, assessment criteria and process to support decision making	50.00% 9	27.78% 5	11.11% 2	11.11% 2	0.00% 0	18
Review funding contracts including post event reporting requirements	38.89% 7	38.89% 7	16.67% 3	5.56% 1	0.00% 0	18
Communicate and promote changes to investment process to existing and potential organisers	50.00% 9	27.78% 5	16.67% 3	5.56% 1	0.00% 0	18

#	COMMENTS WELCOME:	DATE
1	Passion	2/2/2024 5:48 PM
2	I really don't think that people are coming to Devonport for events. For example, I know the medical community selects conferences based on where they want to go on holidays. Hobart will always win out over Devonport, especially given how early all the restaurants close in Devonport. I think some of the money would be better spent on environmental issues. For example, the millions of dollars allocated to the light show is very disappointing when compared to how little is allocated to maintaining and rejuvenating natural biodiversity, which is a bigger drawcard for mainlanders and tourists. People come here for the wild life, not a lights show - they would go to Sydney vivid for a light show.	1/24/2024 6:27 PM
3	I'm sure there are already staff employed that the above is part of their job. I don't believe in employing panels to do this aswell and waste more money. Get a good group of staff working hard to organise and actively promote events. The best the council organised events were ever organised and promoted was when Tracy Bruce was doing it.	1/24/2024 9:05 AM

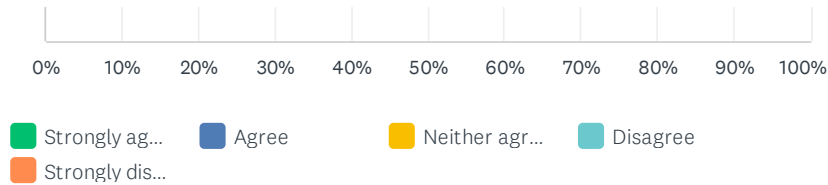
Devonport Events Strategy 2024-2030 Community Survey

Q4 Do you agree with the actions recommended under the Strategy: Build Devonport's profile as a leading regional events destination?

Answered: 18 Skipped: 2



Devonport Events Strategy 2024-2030 Community Survey



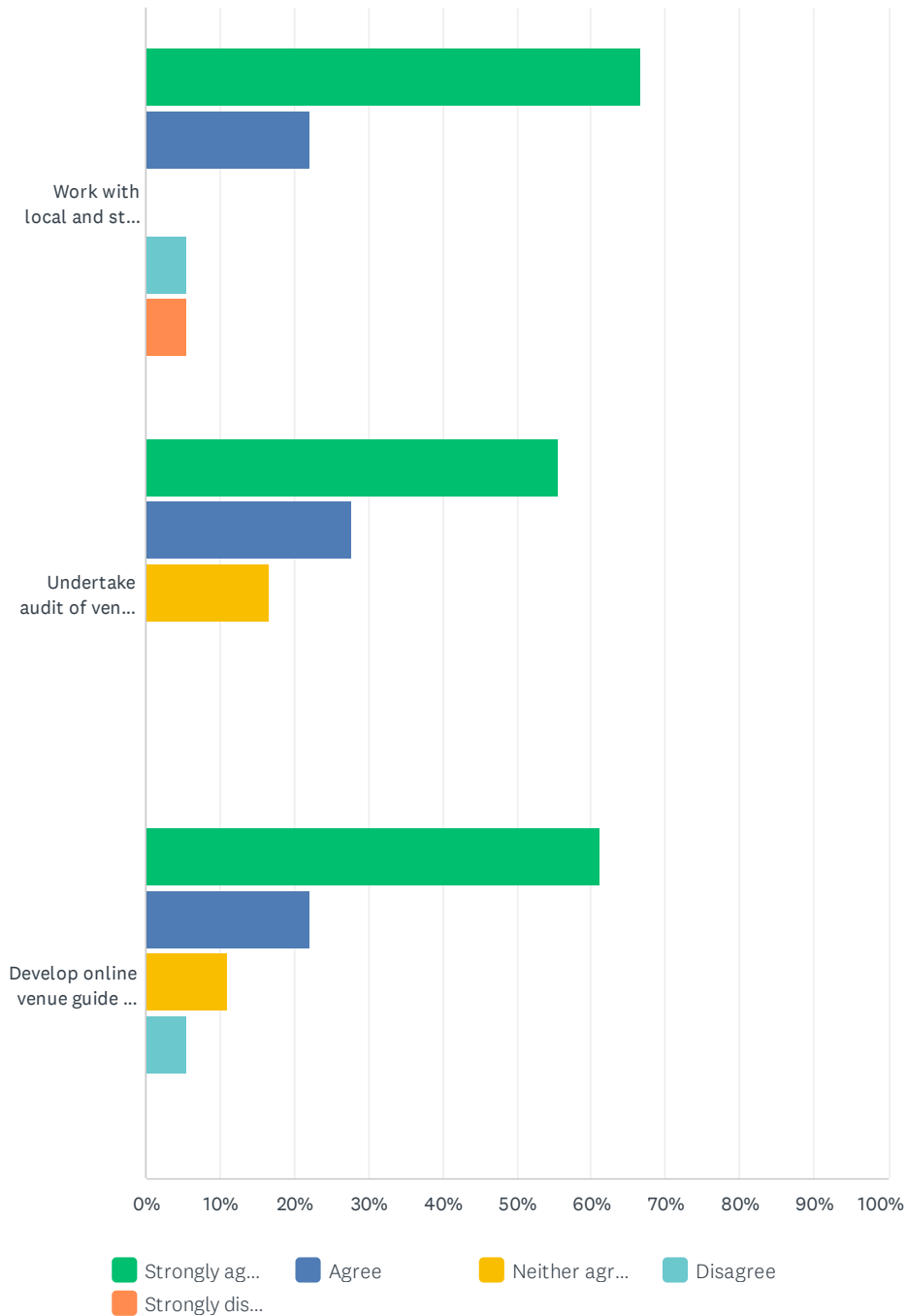
	STRONGLY AGREE	AGREE	NEITHER AGREE OR DISAGREE	DISAGREE	STRONGLY DISAGREE	TOTAL
Actively promote Devonport's strengths and event support available to events industry, promoters, and potential event organisers	61.11% 11	27.78% 5	5.56% 1	5.56% 1	0.00% 0	18
Work with Tasmanian Government (eg Events Tasmania), regional bodies, peak arts, culture and sporting bodies and influencers to promote the city as a desirable events location	61.11% 11	27.78% 5	11.11% 2	0.00% 0	0.00% 0	18
Offer guidance to event organisers in their development of event marketing plans and campaigns that reinforces Devonport's events reputation	61.11% 11	27.78% 5	5.56% 1	5.56% 1	0.00% 0	18
Work with neighbouring and connected destinations in cross-promotion of events to increase length of stay and repeat visitation	61.11% 11	27.78% 5	11.11% 2	0.00% 0	0.00% 0	18

#	COMMENTS WELCOME:	DATE
1	Passion	2/2/2024 5:48 PM
2	Council will need to be sure any increase in workload to achieve these actions is matched by increase in staffing	1/24/2024 12:49 PM
3	Hard to disagree with any of these recommendations.	1/23/2024 5:07 PM

Devonport Events Strategy 2024-2030 Community Survey

Q5 Do you agree with the actions recommended under the Strategy: Activate infrastructure and spaces?

Answered: 18 Skipped: 2



Devonport Events Strategy 2024-2030 Community Survey

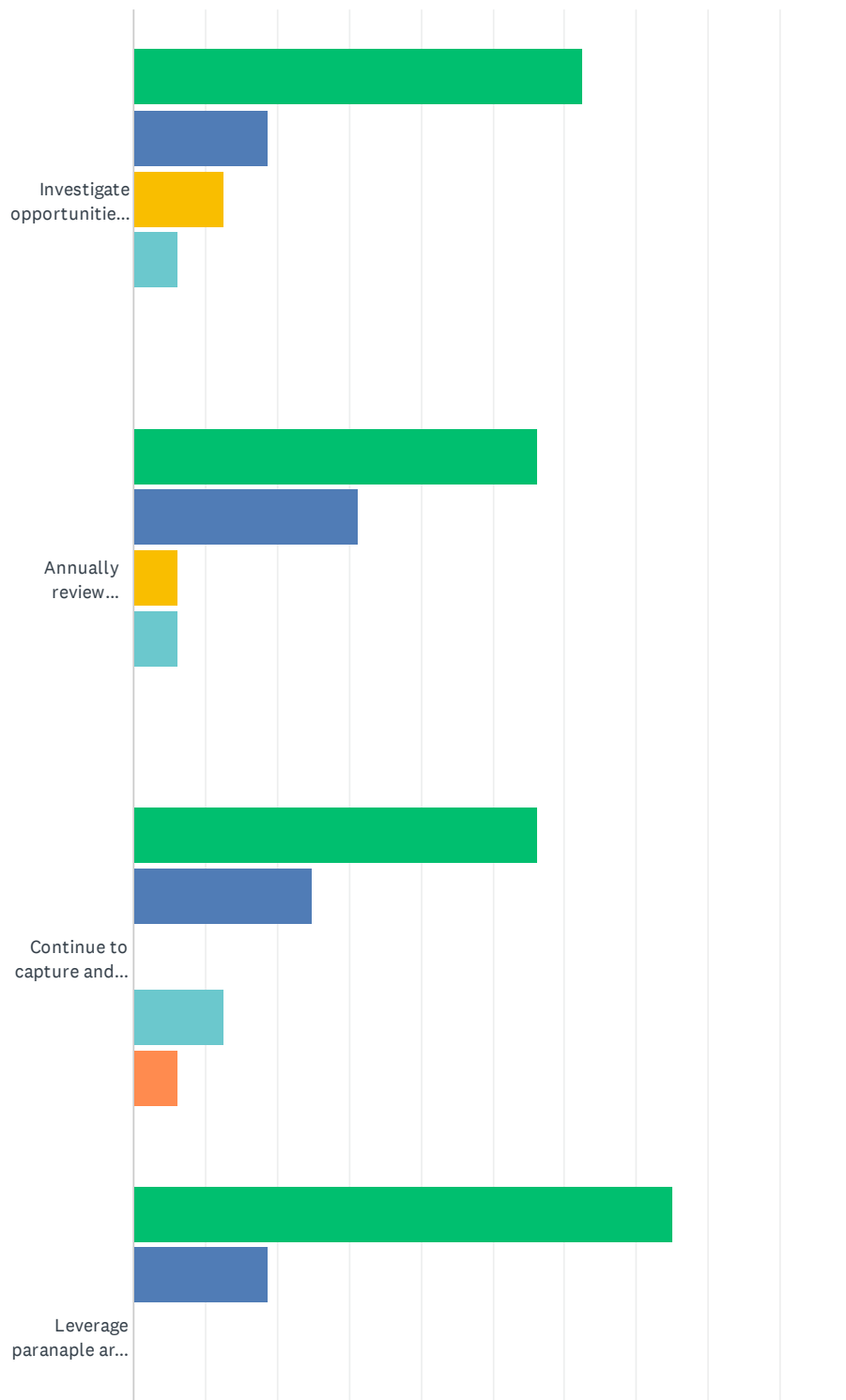
	STRONGLY AGREE	AGREE	NEITHER AGREE OR DISAGREE	DISAGREE	STRONGLY DISAGREE	TOTAL
Work with local and state sporting organisations and sports promoters to attract regional and major scale events that activate and profile investment in sports infrastructure	66.67% 12	22.22% 4	0.00% 0	5.56% 1	5.56% 1	18
Undertake audit of venues and spaces to ensure diversity of facilities are available for different event types, identify opportunities and integrate into capital works and maintenance programs	55.56% 10	27.78% 5	16.67% 3	0.00% 0	0.00% 0	18
Develop online venue guide to make it easier to plan events	61.11% 11	22.22% 4	11.11% 2	5.56% 1	0.00% 0	18

#	COMMENTS WELCOME:	DATE
1	Passion	2/2/2024 5:48 PM
2	I would hate to see more sporting and automobile events in Devonport.	1/24/2024 6:27 PM
3	The online venue guide would be good as long as the venue doesn't have to pay council hidden costs and have other costs	1/24/2024 9:05 AM

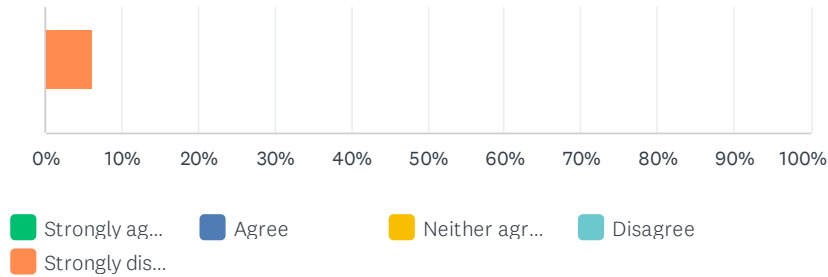
Devonport Events Strategy 2024-2030 Community Survey

**Q6 Do you agree with the actions recommended under the Strategy:
Revitalise events that showcase Devonport's unique qualities, reflect
community values, utilise city precincts and resonate with target
audiences?**

Answered: 16 Skipped: 4



Devonport Events Strategy 2024-2030 Community Survey



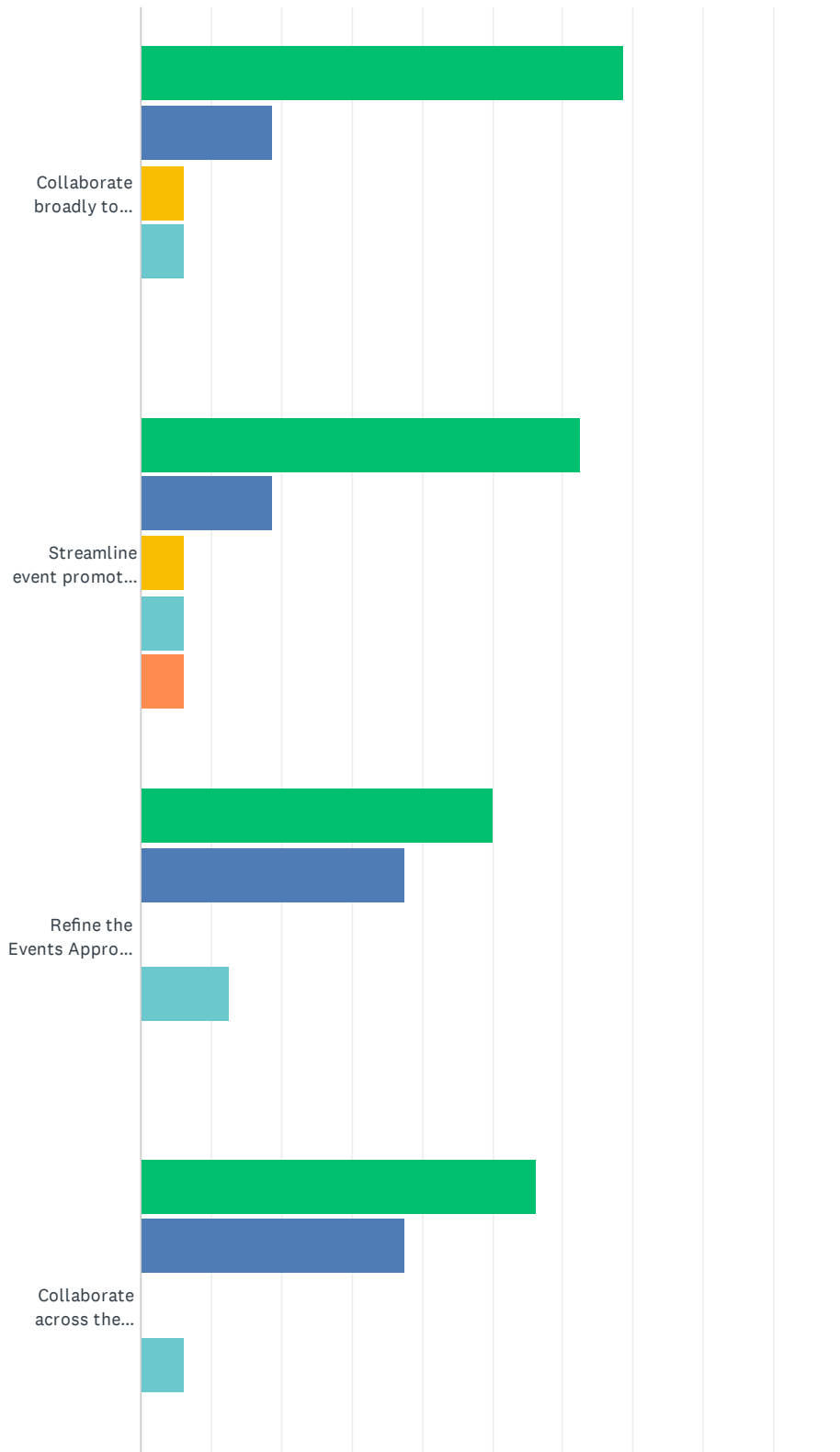
	STRONGLY AGREE	AGREE	NEITHER AGREE OR DISAGREE	DISAGREE	STRONGLY DISAGREE	TOTAL
Investigate opportunities to leverage existing Council events to create a multi-day arts, music & cultural event	62.50% 10	18.75% 3	12.50% 2	6.25% 1	0.00% 0	16
Annually review portfolio of Council events (timing, scale, theme/content, location) to ensure events individually and collectively meet community priorities and Strategy objectives	56.25% 9	31.25% 5	6.25% 1	6.25% 1	0.00% 0	16
Continue to capture and promote sporting and active leisure events as part of the events calendar	56.25% 9	25.00% 4	0.00% 0	12.50% 2	6.25% 1	16
Leverage parnaple arts centre and conference centre events to create city-wide experiences that encourage longer stays and repeat visitation	75.00% 12	18.75% 3	0.00% 0	0.00% 0	6.25% 1	16

#	COMMENTS WELCOME:	DATE
1	Passion	2/2/2024 5:49 PM
2	Couldn't argue with any of these aims.	1/23/2024 5:13 PM

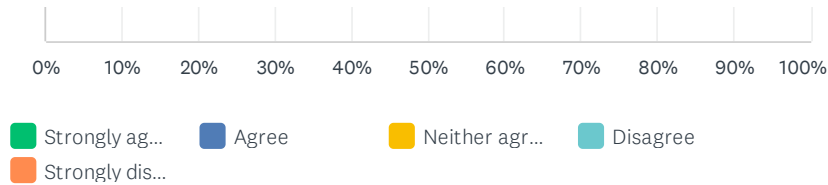
Devonport Events Strategy 2024-2030 Community Survey

Q7 Do you agree with the actions recommended under the Strategy: Increase capacity to support and deliver quality events?

Answered: 16 Skipped: 4



Devonport Events Strategy 2024-2030 Community Survey



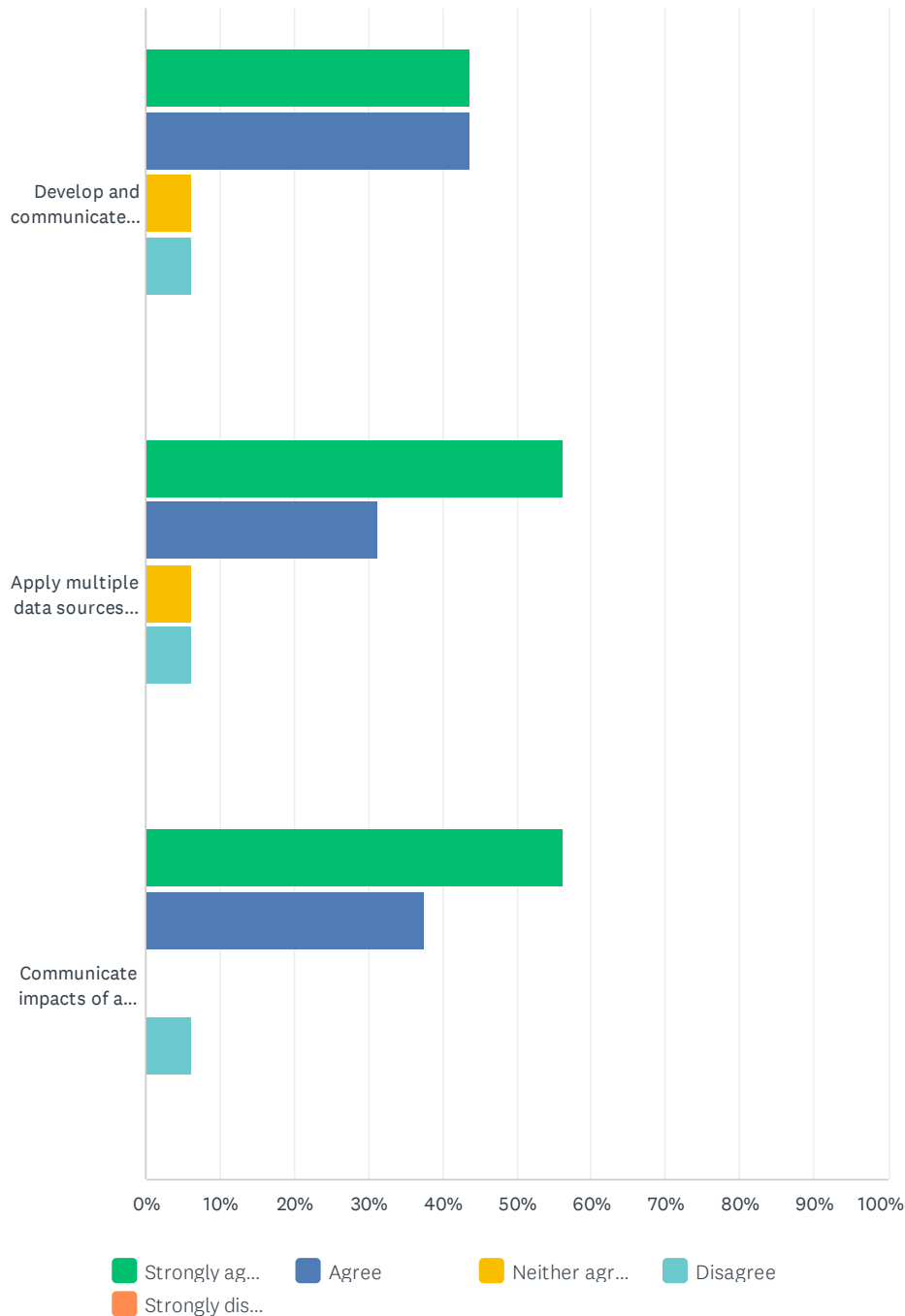
	STRONGLY AGREE	AGREE	NEITHER AGREE OR DISAGREE	DISAGREE	STRONGLY DISAGREE	TOTAL
Collaborate broadly to ensure pre-event planning & analysis creates a calendar of events distributed across the year appealing to diverse audiences. Continue to develop and distribute calendar to support forward planning by event organisers, also allowing business to leverage from key events or reduce potential negative effects.	68.75% 11	18.75% 3	6.25% 1	6.25% 1	0.00% 0	16
Streamline event promotion using digital platforms, including clarifying responsibilities for promotion of Council and non-Council events	62.50% 10	18.75% 3	6.25% 1	6.25% 1	6.25% 1	16
Refine the Events Approval process - improve online systems, review event guidelines (encourage inclusion and sustainability), communicate process and support event organisers	50.00% 8	37.50% 6	0.00% 0	12.50% 2	0.00% 0	16
Collaborate across the region to improve major event coordination and delivery	56.25% 9	37.50% 6	0.00% 0	6.25% 1	0.00% 0	16

#	COMMENTS WELCOME:	DATE
1	Passion	2/2/2024 5:49 PM
2	The event approval process is not too bad as it currently is, and the admin/events team are generally easily accessible and helpful	1/24/2024 12:57 PM
3	Streamline into digital is a terrible idea. what it translates to is poor communication buried in Facebook or obscure websites. This is not accessible to everyone and will lead to a decline in engagement and regular attendance. Not everyone is on Facebook.	1/24/2024 12:03 PM

Devonport Events Strategy 2024-2030 Community Survey

**Q8 Do you agree with the actions recommended under the Strategy:
Embed evaluation and learning to understand the social, economic, and
environmental impact of investment?**

Answered: 16 Skipped: 4



Devonport Events Strategy 2024-2030 Community Survey

	STRONGLY AGREE	AGREE	NEITHER AGREE OR DISAGREE	DISAGREE	STRONGLY DISAGREE	TOTAL
Develop and communicate procedures, tools, and templates for Council and non-Council event organisers to measure event outcomes in a consistent purposeful manner	43.75% 7	43.75% 7	6.25% 1	6.25% 1	0.00% 0	16
Apply multiple data sources to improve understanding of audience reach and event derived benefits	56.25% 9	31.25% 5	6.25% 1	6.25% 1	0.00% 0	16
Communicate impacts of a balanced events portfolio to community, business, and investors	56.25% 9	37.50% 6	0.00% 0	6.25% 1	0.00% 0	16

#	COMMENTS WELCOME:	DATE
1	Passion	2/2/2024 5:49 PM
2	Council and rate payers need to see value for money. Collecting exit satisfaction surveys are not easy, but are essential to gaining a true indication of the worth of the event.	1/27/2024 2:53 PM
3	Any evaluation expectation on external event organisers needs to be very simple and relevant. If event organisers are receiving council funding or in-kind support, they need to provide reports anyway, so any extra evaluation tools must only collect useful, relevant info, and not be overly demanding.	1/24/2024 12:57 PM
4	I would expect most of these ideas are already being implemented.	1/23/2024 5:13 PM

Devonport Events Strategy 2024-2030 Community Survey

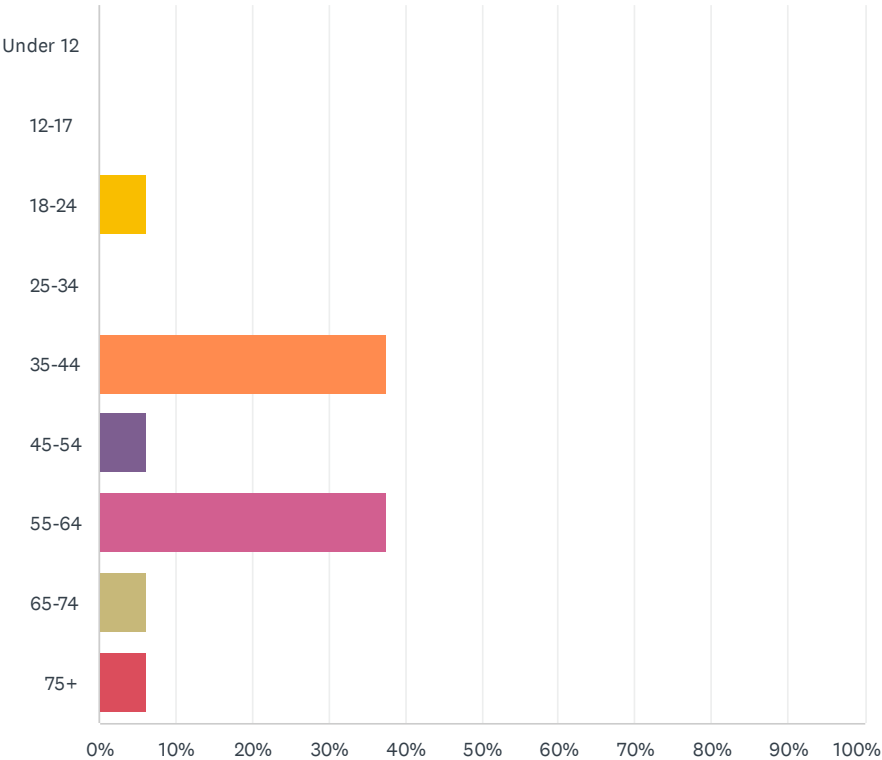
Q9 Are there any further comments you would like to make about the draft Devonport Events Strategy 2024-2030?

Answered: 6 Skipped: 14

#	RESPONSES	DATE
1	Niche events that reflect the character of place are important. What grows around Devonport? What makes Devonport unique. Build on the strengths of Devonport.	2/16/2024 9:38 AM
2	Passion	2/2/2024 5:49 PM
3	Can the ratepayers have a choice about having Australia Day ceremonies on Jan 26th. 2 major events that could use council support that I know of is the Devonport Cup (Devonport Junior Soccer) and Regatta. I hope we have an official opening when the spirit terminal opens Good luck	1/27/2024 11:05 AM
4	Build on fantastic existing events and work with professional organisers such as Devonport Jazz, TSO, Ten days on the island, etc... instead of trying to create new committees and new content.	1/26/2024 4:03 PM
5	It is quite vague. It doesn't tell us much about what will change moving forward or speak to the direction of things.	1/24/2024 12:04 PM
6	I would like to see Devonport promote a writers' festival to promote the work of local writers, young and old, bringing in some established authors to encourage discussion and learning.	1/23/2024 5:15 PM

Q10 What is your age?

Answered: 16 Skipped: 4

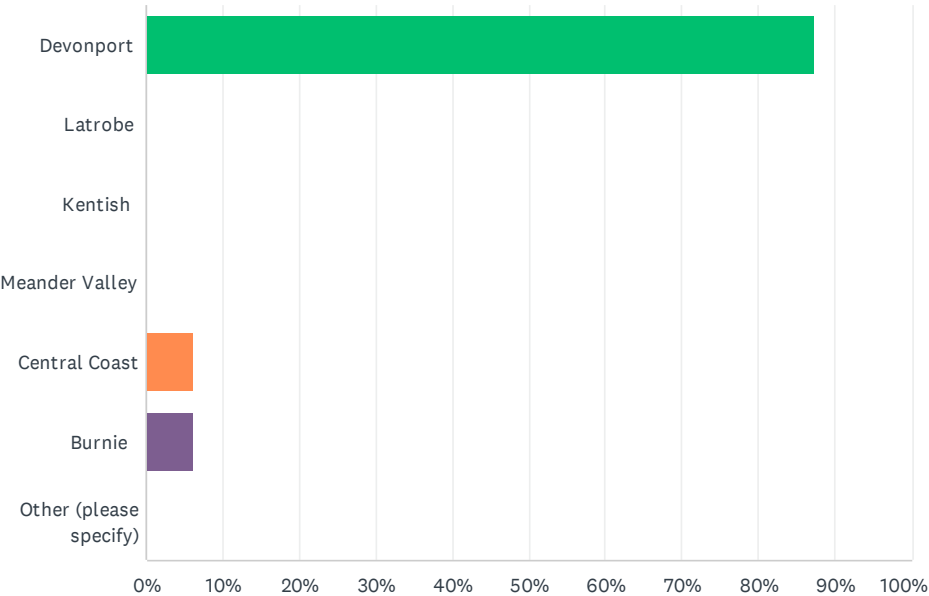


ANSWER CHOICES	RESPONSES	
Under 12	0.00%	0
12-17	0.00%	0
18-24	6.25%	1
25-34	0.00%	0
35-44	37.50%	6
45-54	6.25%	1
55-64	37.50%	6
65-74	6.25%	1
75+	6.25%	1
TOTAL		16

Devonport Events Strategy 2024-2030 Community Survey

Q11 What local government area do you live in?

Answered: 16 Skipped: 4



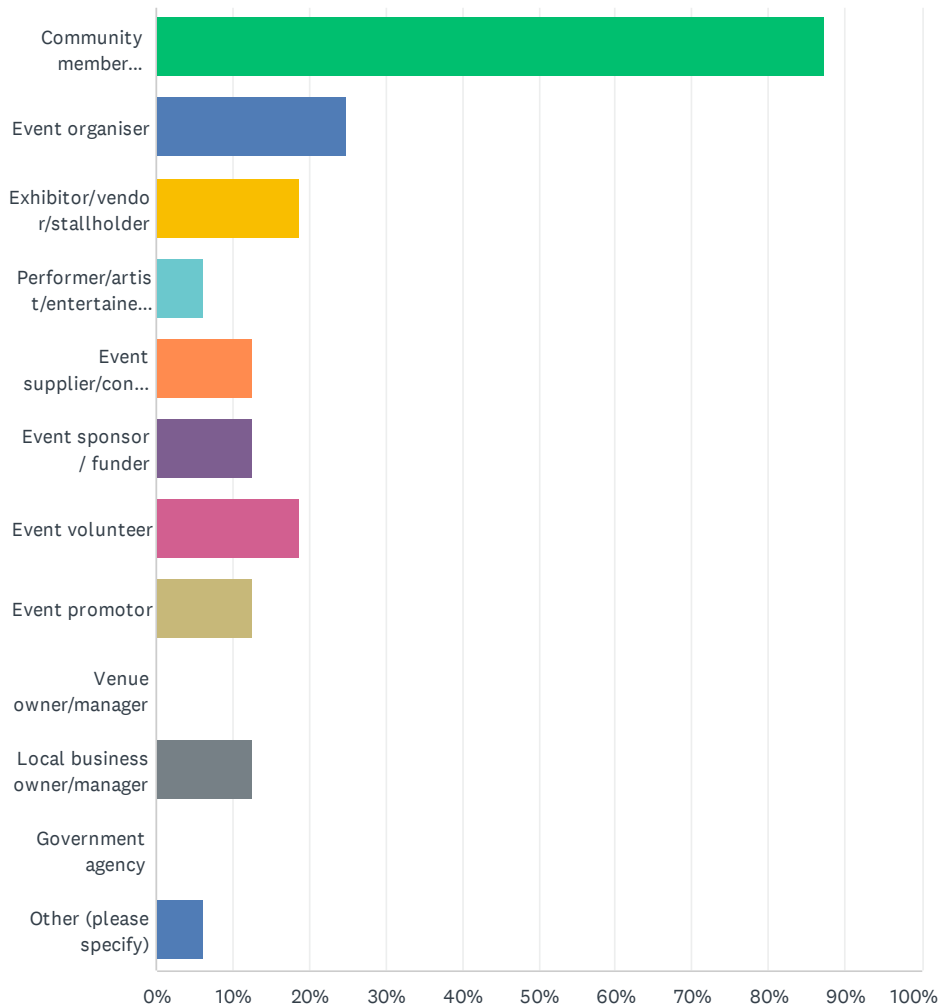
ANSWER CHOICES		RESPONSES	
Devonport		87.50%	14
Latrobe		0.00%	0
Kentish		0.00%	0
Meander Valley		0.00%	0
Central Coast		6.25%	1
Burnie		6.25%	1
Other (please specify)		0.00%	0
TOTAL			16

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Devonport Events Strategy 2024-2030 Community Survey

**Q12 Please describe your main involvement with events in Devonport.
Select those that apply.**

Answered: 16 Skipped: 4



Devonport Events Strategy 2024-2030 Community Survey

ANSWER CHOICES		RESPONSES
Community member attending events / spectator		87.50% 14
Event organiser		25.00% 4
Exhibitor/vendor/stallholder		18.75% 3
Performer/artist/entertainer/competitor		6.25% 1
Event supplier/contractor		12.50% 2
Event sponsor / funder		12.50% 2
Event volunteer		18.75% 3
Event promotor		12.50% 2
Venue owner/manager		0.00% 0
Local business owner/manager		12.50% 2
Government agency		0.00% 0
Other (please specify)		6.25% 1
Total Respondents: 16		

#	OTHER (PLEASE SPECIFY)	DATE
1	Local teacher/writer	1/23/2024 5:16 PM

Current & Previous Minutes Resolution - February 2024

Meeting Date	Resolution No.	Item	Status	Assignees	Action Taken
22/01/2024	24/5	Bluff Sauna Licence	In progress	General Manager	Awaiting Crown Land approval to proceed with lease
22/01/2024	24/6	Sports Infrastructure Priority Investment Plan Actions	In progress	Executive Manager	Documentation currently being finalised for all action items. PIP document to be released publicly during February.
22/01/2024	24/7	Devonport Events Strategy 2024-2030	In progress	Executive Officer	Strategy open for public comment on Speak Up Devonport until 26 February 2024.
26/02/2024	24/18	Confirmation of Previous Minutes	Completed	Governance Officer	Minutes confirmed
26/02/2024	24/19	Responses to Questions Raised at Prior Meetings	Completed	Governance Officer	Responses noted
26/02/2024	24/20	Notice of Motion - Surfer Shelter at Aikenhead Point - Cr D Viney	In progress	Executive Coordinator	Matter listed for future Workshop
26/02/2024	24/22	Tender Report CT0369A Spreyton Connector Design and Construct Bridge	Completed	Infrastructure Manager	Construction contract issued.
26/02/2024	24/23	Tender Report Contract 1354 Cleaning of Council Facilities	Completed	Infrastructure Manager	Contract issued
26/02/2024	24/24	Capital budget adjustments	Completed	Finance Manager	Adjustments to capital budget completed
26/02/2024	24/25	Future of Local Government Final Report	Completed	Executive Coordinator	Submission to Final Report sent to the LG Review Board
26/02/2024	24/26	Extending Cradle Coast Waste Management Group Membership	Completed	Executive Coordinator	Formal notification of Council's endorsement to CCWMG's Terms of Reference provided
26/02/2024	24/27	Workshops and Briefing Sessions held since the last Council Meeting	Completed	Governance Officer	Report received and noted
26/02/2024	24/28	Mayor's Monthly Report	Completed	Governance Officer	Report received and noted
26/02/2024	24/29	General Manager's Report	Completed	Governance Officer	Report received and noted
26/02/2024	24/30	Monthly Operational Report - January 2024	Completed	Governance Officer	Report received and noted
26/02/2024	24/31	Unconfirmed Minutes Devonport City Council Audit Panel - 27 November 2023	Completed	Governance Officer	Report received and noted



Devonport City Council

FINANCE REPORT

YTD for the month ended February 2024

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Monthly Finance Report for Council

Financial Summary

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Summarised Operating Report, including Financial Charts

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5-7

The operating result for the financial year to the end of February 2024 is favourable with actual revenue being higher than budget by \$2.25M and actual expenses being higher than budget by \$365K, resulting in an overall favourable variance of \$1.89M. The forecast operating surplus for the financial year is \$3.8M, which includes share of profit of associates (Dulverton) of \$2.3M.

Rates & Service Charges - \$310K Favourable

The favourable variance is due to additional supplementary rates raised. A forecast adjustment of \$250K has been made.

Fees and User Charges - \$745K Favourable

The favourable variance includes income from the Convention Centre, facility hire and infringements & fines. A forecast adjustment of \$780K has been made.

Grants - Operating - \$9K Favourable

The favourable variance is due to the timing of receiving grants for community development and museum operations. A forecast adjustment of \$67K has been made in relation to financial assistance grants.

Contributions - Operating - \$24K Favourable

The favourable variances include training incentives for works employees and sponsorship income in the marketing and events area.

Interest Income - \$704K Favourable

The favourable variance is a result of funds on hand that are invested until expended on allocated capital projects. A \$840K forecast adjustment has been made.

Other Investment Income - \$312K favourable

The favourable budget variance is due to a tax equivalent payment received from Dulverton for the previous financial year which was not budgeted for. A \$280K forecast adjustment has been made.

Other Revenue - \$151K Favourable

The favourable timing variance includes the recovery of fines, reimbursements and sundry income relating to events. A \$79K forecast adjustment has been made.

Employee Benefits - \$201K Favourable

Favourable timing variance relating to salary and wages.

Materials and Services - \$357K Unfavourable

The unfavourable variances include contract catering expenses relating to the Convention Centre, (which are offset by higher catering revenues) and waste disposal fees. A \$400K forecast adjustment has been made.

Depreciation - \$119K Unfavourable

The unfavourable variance is due to the capitalisation of Haines Park assets and revaluations applied to recognise assets at fair value. A \$280K forecast adjustment has been made.

Financial Costs - \$15K Unfavourable

The unfavourable variance is due to interest rate increases. A \$50K forecast adjustment has been made.

Levies & Taxes - \$95K Unfavourable

The unfavourable variance can be attributed to the timing of payments for land tax.

Other Expenses - \$127K Favourable

The favourable variance is mostly due to the timing of grant payments, including community partnership grants. A \$920k forecast adjustment has been made which includes \$700k of a \$1.5M commitment to the Devonport City Soccer Club Inc. towards the Vallev Road development.

Internal Charges and Recoveries - \$107K Unfavourable

Unfavourable timing variance.

Balance Sheet

The balance of capital work in progress at the end of February is \$13.43M.

FINANCIAL SUMMARY YTD to February 2024

Operating Summary	Budget	YTD Actual	Annual Budget	Current Forecast
Revenue	40,980,555	43,233,797	50,247,718	52,543,718
Expenditure	32,300,042	32,664,765	47,123,162	48,773,163
Operating Position	8,680,513	10,569,033	3,124,555	3,770,555

Capital Expenditure Summary	Annual Budget \$'000	Actual \$'000	Annual Forecast \$'000
Capital Expenditure	30,981	8,159	21,735

Cash Information	February 2024	June 2023
Operating Account (Reconciled balance)	2,316,200	708,458
Interest-Earning Deposits	25,216,098	20,605,864
	27,532,298	21,314,322

Debtor Information	February 2024	June 2023	Rates Debtors Ageing	February 2024	% of Annual Rates
			2023/2024 - Current	6,351,979	18.8%
Rates Debtors	6,685,558	747,551	2022/2023 - 1 Year	206,203	
Infringement Debtors	79,904	117,900	2021/2022 - 2 Years	56,418	
Sundry Debtors	2,305,696	2,716,579	2020/2021 - 3 Years	16,085	
Planning & Health Debtors	13,975	32,546	Over 3 years	54,873	
	9,085,133	3,614,576		6,685,558	

Cash Investment Information	Actual Rate	Credit rating	Maximum Holding Allowed	Actual Holding % of total Cash	February 2024
CBA Cash Deposits - At Call	4.35%	A1+ /AA-			5,190,966
CBA Term Deposit - (8 months)	5.33%	A1+ /AA-			10,000,000
		A1+	100%	55.18%	15,190,966
AMP 31 days notice account	4.70%	A2/BBB+			4,025,132
MyState Term Deposit (271 days)	5.20%	A2/BBB+			6,000,000
		A2-A3	40%	36.41%	10,025,132
					25,216,098

All cash investments are invested in compliance with Council's Investment Policy.

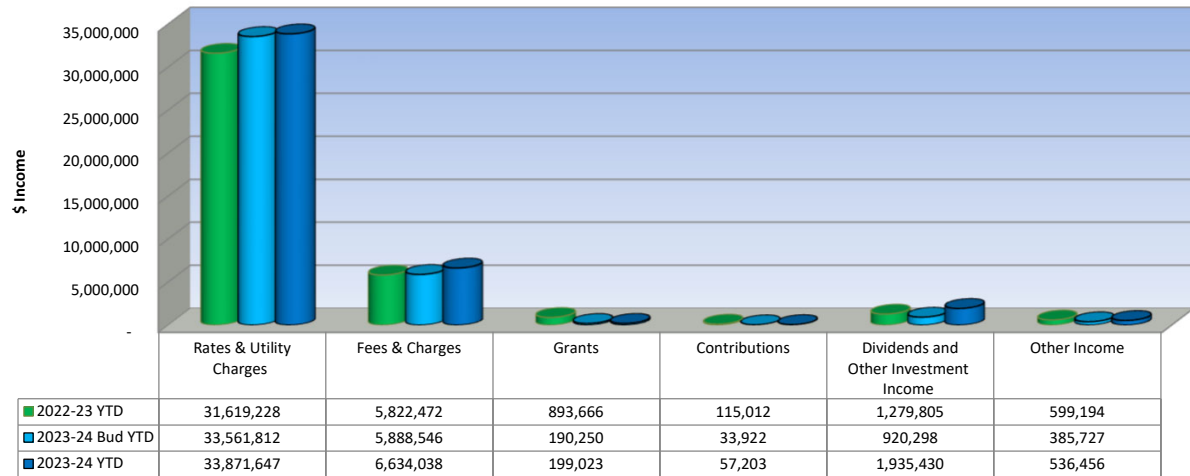
Benchmarks: BBSW90 Day Index	4.335%
RBA Cash Rate	4.35%

Commentary

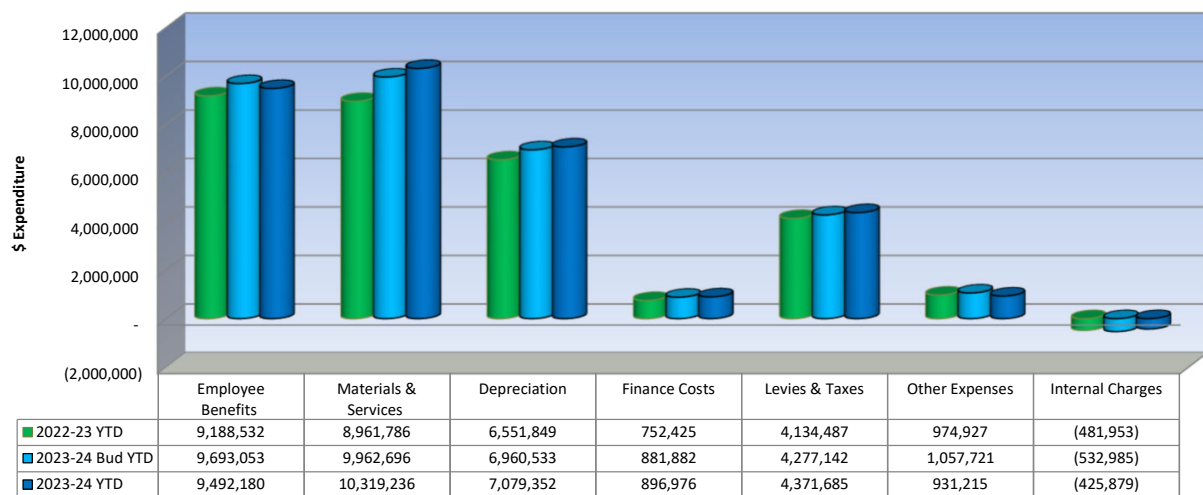
This report provides a high level summary of operational income and expenditure, capital expenditure and the cash and receivables position as at the date of the report.

SUMMARISED OPERATING REPORT					YTD to February 2024	
	Budget	YTD Actual	YTD Variance \$	%	Full Budget 2023-24	Forecast 2023-24
INCOME						
Rates and Service Charges	33,561,812	33,871,647	309,835	0.9%	33,614,193	33,864,193
Fees and User Charges	5,888,546	6,634,038	745,492	12.7%	8,842,493	9,622,493
Grants - Operating	190,250	199,023	8,773	4.6%	2,838,834	2,905,834
Contributions - Operating	33,922	57,203	23,281	68.6%	50,882	50,882
Dividend Income	546,000	546,000	-	0.0%	1,310,400	1,310,400
Interest Income	240,000	943,521	703,521	293.1%	360,000	1,200,000
Tax Equivalent Payments	134,298	445,909	311,611	232.0%	268,596	548,596
Share of profit of associates	-	-	-	0.0%	2,360,755	2,360,755
Other Revenue	385,727	536,456	150,729	39.1%	601,564	680,564
TOTAL INCOME	40,980,555	43,233,797	2,253,242	5.5%	50,247,718	52,543,718
EXPENSES						
Employee Benefits	9,693,053	9,492,180	(200,873)	-2.1%	14,799,823	14,799,823
Materials and Services	9,962,696	10,319,236	356,540	3.6%	15,371,879	15,771,879
Depreciation	6,960,533	7,079,352	118,819	1.7%	10,440,800	10,720,800
Financial Costs	881,882	896,976	15,094	1.7%	1,322,822	1,372,822
Levies & Taxes	4,277,142	4,371,685	94,542	2.2%	4,558,578	4,558,578
Other Expenses	1,057,721	931,215	(126,506)	-12.0%	1,338,276	2,258,276
Internal Charges and Recoveries	(532,985)	(425,879)	107,106	-20.1%	(709,016)	(709,015)
TOTAL EXPENSES	32,300,042	32,664,765	364,723	1.1%	47,123,162	48,773,163
NET OPERATING SURPLUS / (DEFICIT)	8,680,513	10,569,033	1,888,520	21.8%	3,124,555	3,770,555
CAPITAL ITEMS						
Grants - Capital	2,660,000	2,693,000	33,000	1.2%	7,609,839	
Contributions - Capital	-	682,801	682,801	#DIV/0!	-	
Gain / Loss on Disposal of Assets	(400,000)	(291,729)	108,271	-27.1%	(600,000)	
TOTAL CAPITAL ITEMS	2,260,000	3,084,072	824,072	36.5%	7,009,839	
NET SURPLUS / (DEFICIT)	10,940,513	13,653,105	2,712,592	24.8%	10,134,394	
Own Source Revenue:	99.5%	99.4%			94.2%	

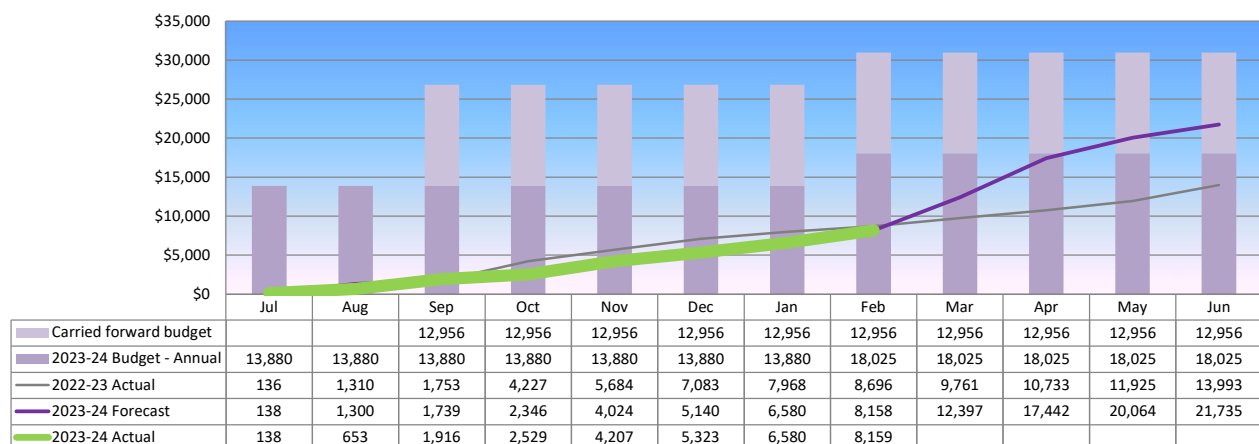
Income Analysis



Expenditure Analysis



Capital Expenditure - '\$000



BALANCE SHEET REPORT		As at February 2024	
		28 Feb 2024	30 Jun 2023
Current Assets			
Cash at Bank and On Hand	2,316,200	708,458	
Trust Deposits	303,030	213,893	
Cash Investments	25,216,098	20,605,864	
Receivables - Rates and Utility Charges	6,685,558	747,551	
Receivables - Infringements	79,904	117,900	
Receivables - Sundry	2,305,696	2,716,579	
Receivables - Planning & Health	13,975	32,546	
Loans Receivable - Current	27,663	27,663	
Accrued Revenue	449,165	316,395	
Prepayments	169,641	474,714	
Net GST Receivable	307,488	455,923	
Other Asset	769,899	769,899	
	38,644,317	27,187,385	
Non Current Assets			
Loans Receivable - Non-Current	253,257	281,843	
Dulverton Regional Waste Management Authority	12,282,091	12,584,069	
TasWater	87,972,056	87,972,056	
Property, Plant & Equipment	928,140,682	927,320,618	
Accumulated Depreciation - PP&E	(356,822,628)	(350,948,772)	
Capital Work in Progress	13,427,298	7,121,428	
	685,252,756	684,331,241	
Total Assets	723,897,073	711,518,626	
Current Liabilities			
Trade Creditors	39,701	216,737	
Accrued Expenses	2,162,390	2,319,376	
Trust Liability	348,063	208,071	
Income In Advance - Current	1,901,323	2,479,722	
Loans - Current	1,088,886	1,088,886	
Annual Leave	1,278,324	1,276,492	
Other Leave - RDO	81,682	71,810	
Other Leave - TOIL	8,798	11,733	
Lease Liabilities - Current	48,275	48,275	
Long Service Leave - Current	1,230,163	1,192,248	
	8,187,603	8,913,349	
Non Current Liabilities			
Loans - Non-Current	44,136,733	44,685,597	
Long Service Leave - Non-Current	393,649	393,649	
Lease Liabilities - Non Current	745,218	745,218	
	45,275,600	45,824,464	
Total Liabilities	53,463,204	54,737,813	
Net Assets	670,433,870	656,780,813	
Equity			
Asset Revaluation Reserve	396,397,083	396,393,536	
Asset Revaluation Reserve - Associates	3,221,386	3,221,386	
Other Reserves	11,575,152	11,575,152	
Accumulated Surplus	245,587,144	236,420,866	
Operating Surplus / (Deficit)	10,569,033	3,466,244	
Capital Surplus / (Deficit)	3,084,072	5,703,629	
Total Equity	670,433,870	656,780,813	
Current Ratio:	4.72	3.05	

The Current ratio indicates Council's ability to pay its debts as and when they become due.
A ratio of one or higher is required for the entity to remain solvent.

Attachment 8.4.1 2024/25 Consolidated Financial Report - Capital Works Income & Expenditure Report February 2024														
	Funding 2023/24						Expenditure 2023/24			Balance	Performance Measures			
	Annual Budget	Carried Forward	Capital budget Adjustment	Additional Funds Carried forward & adjustments	Total Budget Available	External Funding	Actual	Commitments	Total Expenditure	Remaining Funds	Works Start	Works Completion	% Budget	Comments
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	Month	Month	Spent	
Summary														
Open Space & Recreation	519,000	1,740,011	-	1,740,011	2,259,011	-	1,013,896	509,387	1,523,283	735,728			67%	
Buildings & Facilities	3,166,000	1,487,185	2,700,000	4,187,185	7,353,185	506,733	1,790,136	1,239,928	3,030,064	4,323,121			41%	
Transport	6,175,000	4,915,984	1,445,000	6,360,984	12,535,984	4,783,106	3,460,443	2,916,104	6,404,547	6,131,438			51%	
Stormwater	1,593,000	850,074	-	850,074	2,443,074	-	312,250	260,289	572,939	1,870,134			23%	
Living City	-	3,447,521	-	3,447,521	3,447,521	-	512,922	788,022	1,300,945	2,146,577			38%	
Plant & Fleet	1,308,400	320,055	-	320,055	1,628,455	257,000	412,813	684,756	1,097,569	530,886			67%	
Other Equipment	1,119,000	194,913	-	194,913	1,313,913	-	628,278	261,157	889,435	424,478			68%	
Total Capital Works	13,880,400	12,955,744	4,145,000	17,100,744	30,981,144	5,546,839	8,158,738	6,659,644	14,818,782	16,162,362			48%	
Open Space & Recreation														
CP0129 Don River Rail Trail - land purchase			-	-	-		6,548	-	6,548	(6,548)	Complete	Complete	#DIV/0!	Prior year project
CP0184 Don River Rail Trail - construction							654	-	654	(654)	Complete	Complete	#DIV/0!	Prior year project
CP0204 Horsehead Creek - RV dump point relocation		39,000		39,000	39,000		-	-	-	39,000	Complete	Complete	0.0%	Project completed last financial year
CP0208 Coastal Erosion Protection - Coles Beach and Don Heads		51,128		51,128	51,128		-	-	-	51,128	Complete	Complete	0.0%	Project completed last financial year
CP0210 Mungala-Longslow path link Improvements		79,765		79,765	79,765		3,783	99,094	102,878	(23,113)	Feb-24	Mar-24	129.0%	Works scheduled
CP0219 New pedestrian bridge - Figure of Eight Creek - Woodrising to Maidstone Park		328,252		328,252	328,252		353,254	-	353,254	(25,002)	Jun-23	Apr-24	107.6%	Bridge installed. Creek re-vegetation during Autumn
CP0224 Maidstone Park safety netting		58,323		58,323	58,323		35,327	-	35,327	22,996	Complete	Complete	60.6%	
CP0225 Byard Park Lights		309,314		309,314	309,314		6,692	232,855	239,547	69,768	Feb-24	Mar-24	77.4%	Installation with CB0134.
CP0226 Mersey Vale Memorial MBS stage 3		473,558		473,558	473,558		296,653	10,051	306,704	166,854	Complete	Complete	64.8%	
CP0227 Kelcey Tier - fire trail renewal and consolidation		45,607		45,607	45,607		-	-	-	45,607	Mar-24	Apr-24	0.0%	Works scheduled for Autumn.
CP0228 Kelcey Tier Map Signage		14,073		14,073	14,073		-	-	-	14,073	Mar-24	Apr-24	0.0%	
CP0229 Waste Transfer Station foreshore rehabilitation		46,018		46,018	46,018		1,043	-	1,043	44,975	TBA	TBA	2.3%	Works linked with Foreshore path construction.
CP0233 Park furniture renewal				-	-		6,585	-	6,585	(6,585)	Complete	Complete	#DIV/0!	
CP0234 Rooke Mall Furniture Renewal		15,098		15,098	15,098		19,177	-	19,177	(4,079)	Complete	Complete	127.0%	
CP0235 Aquatic Centre waterslide entry		49,307		49,307	49,307		498	60,689	61,187	(11,879)	Complete	Complete	124.1%	Contract awarded, programmed after summer.
CP0236 Spreyton netball courts - surface renewal - 2 courts				-	-		1,931	-	1,931	(1,931)	Complete	Complete	#DIV/0!	
CP0237 Installation of public recycling bins				-	-		953	-	953	(953)	Complete	Complete	#DIV/0!	
CP0238 Highfield Park Skate Park		89,202		89,202	89,202		-	70,000	70,000	19,202	Jan-24	Mar-24	78.5%	External funding secured
CP0239 East Devonport park furniture		5,606		5,606	5,606		14,104	3	14,107	(8,501)	Complete	Complete	251.6%	
CP0240 LRCI Phase 3 grant allocation		135,760		135,760	135,760		92,898	36,695	129,593	6,167	Nov-22	Mar-24	95.5%	Projects progressing during the year
CP0241 Mersey Vale Cemetery - Ash Interment Columns for Memorial Garden	37,000			-	37,000		24,478	-	24,478	12,522	Apr-24	Jun-24	66.2%	
CP0242 New Totem Signage - Stony Rise Road and Don River	11,000			-	11,000		662	-	662	10,338	Feb-24	Apr-24	6.0%	
CP0243 Aquatic Centre - Minor works in preparation for outdoor pool renewal	20,000			-	20,000		40	-	40	19,960	Dec-23	Mar-24	0.2%	
CP0244 Mersey Bluff Playground Renewal	150,000			-	150,000		300	-	300	149,700	Jan-24	Jun-24	0.2%	
CP0245 Park furniture renewal	25,000			-	25,000		1,331	-	1,331	23,669	Jan-24	Apr-24	5.3%	
CP0246 Bluff Road new irrigation - VV to Nth Fenton St	220,000			-	220,000		146,907	-	146,907	73,093	Dec-23	Jan-24	66.8%	
CP0247 Don River Rail Trail Interpretive Signage	16,000			-	16,000		-	-	-	16,000	Feb-24	Apr-24	0.0%	
CP0248 Tiagarra Eye Frame & Viewing Platform	40,000			-	40,000		80	-	80	39,920	Feb-24	Apr-24	0.2%	
Total Open Space & Recreation	519,000	1,740,011	-	1,740,011	2,259,011	-	1,013,896	509,387	1,523,283	735,728			67.4%	
Buildings & Facilities														
CB0107 Payne Avenue toilet block		241,040		241,040	241,040		-	-	-	241,040	TBA	TBA	0.0%	Design with project CT0361.
CB0114 Waste Transfer Station - waste and resource	500,000	878,760		878,760	1,378,760		163,098	43,650	206,748	1,172,012	Mar-24	Sep-24	15.0%	Design underway. For tender early 2024
CB0117 Little Athletics Storage shed		11,866		11,866	11,866		12,427	-	12,427	(561)	Complete	Complete	104.7%	
CB0119 Aquatic Centre Projects							276	-	276	(276)	Complete	Complete	#DIV/0!	
CB0120 PAC projects		223,302		223,302	223,302	131,733	605	205,545	206,150	17,152	Jan-24	Feb-24	92.3%	Commenced works, \$375K of \$506K external funding re-allocated to CB0131
CB0121 Highfield Park public toilets		60,395		60,395	60,395		47,560	-	47,560	12,835	Complete	Complete	78.7%	
CB0122 Art Storage Facility - racking		46,873		46,873	46,873		6,557	-	6,557	40,315	TBA	TBA	14.0%	To be completed with project CB0133
CB0123 Council facility - renewable energy project		24,950		24,950	24,950		-	-	-	24,950	TBA	TBA	0.0%	
CB0126 Aquatic Centre 25m Pool	1,000,000			-	1,000,000		845,710	277,852	1,123,561	(123,561)	Nov-23	Mar-24	112.4%	Works underway
CB0127 Works depot bulk material bins	105,000			-	105,000		91,734	118	91,852	13,148	Jan-24	Feb-24	87.5%	
CB0128 Workshop floor refurbish	30,000			-	30,000		1,383	27,520	28,903	1,097	Jan-24	Feb-24	96.3%	
CB0129 Indoor Stadium	500,000		1,500,000	1,500,000	2,000,000		402,216	331,866	734,082	1,265,918	Jul-23	Jun-24	36.7%	Design underway - External funding commitment of \$25M
CB0130 Fire panel ROMTECK upgrades	42,000			-	42,000		27,344	-	27,344	14,656	Complete	Complete	65.1%	Works underway
CB0131 Paranaple Arts Centre - Renew carpet & ceiling	375,000			-	375,000	375,000	117,095	304,218	421,314	(46,314)	Jan-24	Feb-24	112.4%	Commenced works
CB0132 Play Centre (25 Forbes St) - Replace Roof Cladding	34,000			-	34,000		3,160	30,731	33,891	109	Oct-23	Jan-24	99.7%	
CB0133 Art Storage Facility - Storage Extension for BSMC	580,000			-	580,000	-	1,160	-	1,160	578,840	Mar-24	Jun-24	0.2%	Design underway
CB0134 Byard Park Amenities Redevelopment			1,200,000	1,200,000	1,200,000		69,810	18,427	88,237	1,111,763	Oct-23	Jun-24	7.4%	
Total Facilities	3,166,000	1,487,185	2,700,000	4,187,185	7,353,185	506,733	1,790,136	1,239,928	3,030,064	4,323,121			41.2%	
Transport														

Attachment 6.4.1 20240229 Consolidated Financial Report - Council

Funding 2023/24							Expenditure 2023/24			Balance	Performance Measures				
		Annual Budget	Carried Forward	Capital budget Adjustment	Additional Funds Carried forward & adjustments	Total Budget Available	External Funding	Actual	Commitments	Total Expenditure	Remaining Funds	Works Start	Works Completion	% Budget	Comments
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	Month	Month	Spent	
CT0275	State Vehicle Entry Project	1,000,000	3,025,015	(1,250,000)	1,775,015	2,775,015	1,000,000	139,951	264,000	403,951	2,371,065	TBA	TBA	14.6%	Progression dependant on Port development
CT0289	Coastal Pathway contribution - part 2	-	1,077,932	-	1,077,932	1,077,932	-	966,177	12,529	978,705	99,227	Oct-21	Jan-24	90.8%	Construction completed
CT0309	Webberleys Road seal	-	-	-	-	-	-	-	-	-	-	Complete	Complete	#DIV/0!	
CT0310	Tugrah Road traffic management	-	203,133	-	203,133	203,133	-	247,078	-	247,078	(43,945)	Complete	Complete	121.6%	
CT0311	Fenton Way pedestrian improvements	-	39,920	-	39,920	39,920	-	-	-	-	39,920	TBA	TBA	0.0%	On hold subject to future development in the area
CT0321	Steele Street footpath renewal - Wenvoe to Formby - south side	-	-	-	-	-	-	1,514	-	1,514	(1,514)	Complete	Complete	#DIV/0!	
CT0322	William Street renewal - Valley to Middle	-	-	40,000	40,000	40,000	-	12,679	-	12,679	27,321	Oct-22	Feb-24	31.7%	Land acquisition
CT0325	North Fenton Street renewal - Oldaker to Parker	-	39,355	-	39,355	39,355	-	-	-	-	39,355	Complete	Complete	0.0%	
CT0326	Rural road renewal - gravel reshe	-	-	-	-	-	-	224	-	224	(224)	Complete	Complete	#DIV/0!	
CT0332	George Street William Street	-	87,318	(87,318)	(0)	(0)	-	-	-	-	(0)	Complete	Complete	0.0%	
CT0333	2022-23 Reseal Program	-	-	-	-	-	-	(7,658)	-	(7,658)	7,658	Complete	Complete	#DIV/0!	
CT0335	Street Light Provision	-	-	-	-	-	-	705	-	705	(705)	Complete	Complete	#DIV/0!	
CT0336	Payne Avenue carpark - access to Stewart St	-	99,800	-	99,800	99,800	-	-	-	-	99,800	TBA	TBA	0.0%	Design underway. With project CT0361
CT0337	Tarleton Street renewal - Wright Street to River Road	-	-	-	-	-	-	(1,234)	-	(1,234)	1,234	Complete	Complete	#DIV/0!	
CT0342	Footpath Missing Links	-	-	-	-	-	-	1,600	-	1,600	(1,600)	Complete	Complete	#DIV/0!	
CT0343	Percy St and Parker St roundabout	-	343,512	-	343,512	343,512	380,000	331,004	-	331,004	12,508	Complete	Complete	96.4%	Externally funded project \$380K
CT0345	Bus Stop Upgrade Program	-	-	-	-	-	-	37,315	227	37,542	(37,542)	Complete	Complete	#DIV/0!	Externally funded project
CT0346	Sheffield Rd Path VRUP	175,000	-	-	-	175,000	137,000	124,167	-	124,167	50,833	Complete	Complete	71.0%	
CT0347	Reseal Program 2023-24	775,000	-	-	-	775,000	-	475,201	253,424	728,625	46,375	Dec-23	Feb-24	94.0%	Resealing underway
CT0348	Transport Minor Works	30,000	-	-	-	30,000	-	9,752	1,182	10,934	19,066	TBA	TBA	36.4%	
CT0349	Road Traffic Device Renewal	25,000	-	-	-	25,000	-	13,148	-	13,148	11,852	TBA	TBA	52.6%	
CT0350	Street Light Provision	25,000	-	-	-	25,000	-	177	2,076	2,253	22,747	TBA	TBA	9.0%	
CT0351	Parking Infrastructure Renewal	25,000	-	47,318	47,318	72,318	-	62,827	1,091	63,918	8,400	Sep-23	Feb-24	88.4%	
CT0352	Rural Gravel Road Renewal	100,000	-	-	-	100,000	-	248	-	248	99,752	Apr-24	May-24	0.2%	
CT0354	NW Gateway Improvements Project	-	-	1,250,000	1,250,000	1,250,000	-	251,065	563,400	814,465	435,535	TBA	TBA	65.2%	Progression dependant on Port development plans
CT0355	Kelcey Tier Road Safety Improvements - Stage 2 (190-225)	1,100,000	-	(85,000)	(85,000)	1,015,000	812,295	32,757	-	32,757	982,243	Jan-24	Mar-24	3.2%	Construction commenced
CT0356	Kelcey Tier Road Condition Improvements - (282-310)	780,000	-	-	-	780,000	508,811	73,377	807,702	881,078	(101,078)	Jan-24	Mar-24	113.0%	Construction commenced
CT0357	Mersey Bluff Access Road Upgrade	500,000	-	-	-	500,000	-	401,581	2,951	404,532	95,468	Sep-23	Apr-24	80.9%	Construction completed. Landscaping in Autumn
CT0358	Oldaker St - Sorell St Roundabout	500,000	-	-	-	500,000	500,000	89,576	-	89,576	410,424	Mar-24	May-24	17.9%	Design underway
CT0359	Webberleys Rd Flood Remediation	75,000	-	-	-	75,000	-	40,061	-	40,061	34,939	Complete	Complete	52.4%	
CT0360	Duncans Road Bridge Safety	75,000	-	-	-	75,000	-	26,636	27,433	54,069	20,931	Complete	Complete	72.1%	
CT0361	Stewart Street renewal - Rooke to Edward	50,000	-	-	-	50,000	-	1,671	-	1,671	48,329	Dec-23	Apr-24	3.3%	Design underway
CT0362	Tarleton Street renewal - John to Torquay Rd	50,000	-	-	-	50,000	-	28,528	-	28,528	21,472	Aug-23	Feb-24	57.1%	Design underway
CT0363	Waverley Road Embankment Safety	150,000	-	-	-	150,000	-	2,342	-	2,342	147,658	Jan-24	Feb-24	1.6%	
CT0364	The Lee Kerb Renewal	350,000	-	-	-	350,000	-	13,750	487,038	500,788	(150,788)	Mar-24	Apr-24	143.1%	
CT0365	George Street - Gunn St to Charlotte Gns Kerb Renewal	160,000	-	-	-	160,000	-	43,681	176,020	219,701	(59,701)	Jan-24	Feb-24	137.3%	
CT0366	Footpath Missing Links - High Walkability	150,000	-	-	-	150,000	-	20,833	2,364	23,197	126,803	Mar-24	Apr-24	15.5%	
CT0367	Coastal Pathway Safety Compliance	50,000	-	-	-	50,000	-	100	-	100	49,900	Dec-23	Jan-24	0.2%	
CT0368	Multi Level Car Park Safety and Access Improvements	30,000	-	-	-	30,000	-	3,441	-	3,441	26,559	Feb-24	Mar-24	11.5%	
CT0369	Spreyton Connector Path	-	-	1,270,000	1,270,000	1,270,000	1,270,000	12,332	314,668	326,999	943,001	Mar-24	Jun-24	25.7%	Externally funded project \$1.27M
CT0370	Don Village Path Connectivity Improvemen	-	-	175,000	175,000	175,000	175,000	31,840	-	31,840	143,160	Mar-24	Jun-24	18.2%	
CT0371	Pumping Station Road Landslip & Drainage	-	-	85,000	85,000	85,000	-	-	-	-	85,000	Mar-24	Jun-24	0.0%	
Total Transport		6,175,000	4,915,984	1,445,000	6,360,984	12,535,984	4,783,106	3,488,443	2,916,104	6,404,547	6,131,438			51.1%	
Stormwater															
CS0076	Brooke St upgrade - Caroline Catchment S	-	-	-	-	-	-	(400)	-	(400)	400	Complete	Complete	#DIV/0!	
CS0081	John Stormwater Catchment Stage 1	-	194,892	-	194,892	194,892	-	3,175	-	3,175	191,716	Apr-24	Jun-24	1.6%	Works completed with CS0126
CS0083	Stormwater outfall risk management	-	-	-	-	-	-	(688)	-	(688)	688	Complete	Complete	#DIV/0!	
CS0097	Church street stormwater improvements	331,923	-	-	331,923	331,923	-	1,293	-	1,293	330,630	May-24	Jun-24	0.4%	Design underway, C/F to 2025
CS0099	Pipe renewal - 23 Steele St	57,132	-	-	57,132	57,132	-	-	-	-	57,132	Complete	Complete	0.0%	
CS0100	Highfield SW catchment Upgrade - Stage 1	-	-	-	-	-	-	-	-	-	-	Complete	Complete	#DIV/0!	
CS0103	Stormwater pollution control measures	-	-	-	-	-	-	65,920	-	65,920	(65,920)	Complete	Complete	#DIV/0!	With CS0131
CS0109	Hiller Street - pipe renewal	-	-	-	-	-	-	-	-	-	-	Complete	Complete	#DIV/0!	
CS0112	North Caroline Street - new open drain	57,014	-	-	57,014	57,014	-	-	-	-	57,014	TBA	TBA	0.0%	Design underway, C/F to 2025
CS0113	Minor Stormwater Works	24,264	-	-	24,264	24,264	-	5,176	-	5,176	19,088	Complete	Complete	21.3%	Works completed with CS0123
CS0116	Watkinson St/ Don College stormwa	82,141	-	-	82,141	82,141	-	21,868	67,146	89,014	(6,873)	Feb-24	Feb-24	108.4%	Relining works scheduled with CS0129
CS0117	Devonport Oval stormwater renewal	-	-	-	-	-	-	-	-	-	-	Complete	Complete	#DIV/0!	
CS0118	College court stormwater upgrade	64,469	-	-	64,469	64,469	-	(531)	-	(531)	65,000	Complete	Complete	-0.8%	
CS0119	Macfie St stormwater renewal	-	-	-	-	-	-	267	-	267	(267)	Complete	Complete	#DIV/0!	
CS0120	Pit replacements	-	-	-	-	-	-	-	3,268	3,268	(3,268)	Complete	Complete	#DIV/0!	
CS0122	Eugene Street - open drain renewal	38,239	-	-	38,239	38,239	-	9,571	86,285	95,856	(57,617)	Feb-24	Apr-24	250.7%	Design underway
CS0123	Minor Stormwater Works	80,000	-	-	80,000	80,000	-	2,119	-	2,119	77,882	Nov-23	Mar-24	2.6%	
CS0124	Pit Replacements	50,000	-	-	50,000	50,000	-	43,099	2,350	45,449	4,551	Feb-24	Mar-24	90.9%	Underway
CS0125	Development Contribution Fund	30,000	-	-	30,000	30,000	-	21,060	-	21,060	8,940	Jul-23	Jun-24	70.2%	
CS0126	Torquay Rd - Wright St SW Upgrade	800,000	-	-	800,000	800,000	-	41,221	98,708	139,929	660,071	Apr-24	Jun-24	17.5%	Design underway
CS0127	Surrey St Pipe Relining	35,000	-	-	35,000	35,000	-	600	-	600	34,400	Feb-24	Mar-24	1.7%	
CS0128	East Devonport Stormwater Upgrade - Port Area	250,000	-	-	250,000	250,000	-	926	-	926	249,074	Feb-24	Mar-24	0.4%	With Port Terminal works, C/F to 2025
CS0129	Watkinson St/ Don College stormwater	138,000	-	-	138,000	138,000	-	60,036	409	60,445	77,555	Jan-24	Feb-24	43.8%	Works Scheduled
CS0130	Chichester Dr stormwater renewal	100,000	-	-	100,000	100,000	-	399	-	399	99,601	Feb-24	Mar-24	0.4%	

Attachment 6.4.1 20240229 Consolidated Financial Report - Council

		Funding 2023/24						Expenditure 2023/24			Balance	Performance Measures			
		Annual Budget	Carried Forward	Capital budget Adjustment	Additional Funds Carried forward & adjustments	Total Budget Available	External Funding	Actual	Commitments	Total Expenditure	Remaining Funds	Works Start	Works Completion	% Budget	Comments
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	Month	Month	Spent	
CS0131	Stormwater pollution control measures	50,000			-	50,000		100	-	100	49,900	Complete	Complete	0.2%	Completed under CS0103
CS0132	Waniora St - Stormwater Flood Mitigation	45,000			-	45,000		35,114	2,123	37,237	7,763	Feb-24	Mar-24	82.7%	
CS0133	North St (west) stormwater renewal	15,000			-	15,000		1,924	-	1,924	13,076	Feb-24	Mar-24	12.8%	
Total Stormwater		1,593,000	850,074	-	850,074	2,443,074	-	312,250	260,289	572,939	1,870,134			23.5%	
Plant & Fleet															
CF0031	Fleet Replacement program 2021-22				-	-			48,187	48,187	(48,187)	TBA	TBA	#DIV/0!	
CF0034	Fleet Replacement program 2022-23		61,407		61,407	61,407		77,890	-	77,890	(16,483)	TBA	TBA	126.8%	Budget and actuals excludes trade values
CF0035	Hire Plant Replacement 2022-23		255,389		255,389	255,389		222,182	-	222,182	33,206	TBA	TBA	87.0%	Budget and actuals excludes trade values
CF0036	Non Hire Plant Replacement 22-23		3,260		3,260	3,260		-	-	-	3,260	TBA	TBA	0.0%	
CF0037	Fleet Replacement program 2023-24	320,000			-	320,000	72,000	101,958	74,495	176,453	143,547	TBA	TBA	55.1%	
CF0038	Hire Plant Replacement	930,000			-	930,000	185,000	178	562,075	562,254	367,746	TBA	TBA	60.5%	
CF0039	Non Hire Plant Replacement 23-24	58,400			-	58,400		10,604	-	10,604	47,796	TBA	TBA	18.2%	
Total Plant & Fleet		1,308,400	320,055	-	320,055	1,628,455	257,000	412,813	684,756	1,097,569	530,886			67.4%	
Other Equipment															
Office and Equipment		1,099,000	10,029	65,411	75,440	1,174,440	-	522,668	259,408	782,075	392,364				
Information Technology		20,000	184,885	(65,411)	119,474	139,474	-	105,611	1,749	107,360	32,114			77.0%	
Total Other Equipment		1,119,000	194,913	-	194,913	1,313,913	-	628,278	261,157	889,435	424,478			67.7%	
TOTAL CAPITAL EXPENDITURE - EXCLUDING LIVING CITY		13,880,400	9,508,223	4,145,000	13,653,223	27,533,623	5,546,839	7,645,816	5,871,621	13,517,838	14,015,785			49.1%	
Living City															
Total Living City		-	3,447,521	-	3,447,521	3,447,521	-	512,922	788,022	1,300,945	2,146,577			37.7%	construction underway on lighting feature
TOTAL CAPITAL EXPENDITURE - INCLUDING LIVING CITY		13,880,400	12,955,744	4,145,000	17,100,744	30,981,144	5,546,839	8,158,738	6,659,644	14,818,782	16,162,362			47.8%	