PLANNING APPLICATION - PLA/2024/34
Construction of a general retail building and buildings for visitor accommodation
ASSESSMENT REPORT

Purpose

The purpose of this report is for Council to determine a planning application submitted by Lynden Jones Architect for the construction of a general retail building, and buildings for visitor accommodation with access via Christopher Street located at 65 Main Street Derby. Pursuant to the Town Centre Parking Specific Area Plan general overlay, car parking provision for the purposes of the proposed retail building is not required. Parking spaces for the visitor accommodation component of the proposal however is required; and these spaces are proposed to be provided in proximity to the eastern boundary of the property. These spaces would be accessed via a shared right of carriageway network extending from the sealed portion of Christopher Street and across multiple parcels of public (council-owned) tenure identified below and further on in this report as Christopher Street.

Background

Location

The land subject to the proposal is addressed as the following:

Subject Land	Owner	PID	Folio of the Register
65 Main Street, Derby	Bingley Property Pty Ltd	6820579	173392/1
Christopher Street, Derby	Dorset Council	6819391	160305/1
3 Christopher Street, Derby	Dorset Council	7170598	160305/2
Christopher Street, Derby	Dorset Council	7170571	247979/1

Applicant

The applicant for the proposal is Lynden Jones Architect.

Planning Controls

The planning application is assessed against all applicable provisions of the *Tasmanian Planning Scheme* incorporating the *Dorset Local Provision Schedules* ('the Scheme').

Statutory Timeframes

Date Received as Valid:	9 April 2024 (Council Consent provided)
Section 54 Request for Further Information:	16 April 2024
Revised plans submitted:	23 April 2024
Section 54 Request for Additional Information satisfied:	23 April 2024
Advertised:	3 May 2024
Closing date for representations:	18 May 2024
Extension of time granted:	20 May 2024
Decision due:	25 June 2024

The Site

The subject site is 65 Main Street, Derby which is a vacant site bordered by Main Street on the Western boundary and a right of way (ROW) network (extending southward from Christopher Street section of sealed pavement) on the eastern boundary (refer to Figure 1). This ROW, represented in Figure 1, is shared with 69, 67, 65, 63, and 61 Main Street and receives low traffic volumes. The site has access to reticulated water; however, it does not have access to sewerage and as such on-site wastewater management is proposed. The site slopes downwards with a decrease in elevation of approximately 10 metres, west-to-east, from Main Street towards the Ringarooma River, the adjoining properties also share this characteristic.

Figure 1: Aerial image identifying the location and spatial extent of the site with ROW.

Surrounding Land

The site is located within the Village Zone and is bordered by Main Street on the western side (a Department of State Growth Road) with a shop directly opposite this street, a dwelling to the North, the Ringarooma River with open recreational space to the East, and a visitor accommodation adjoining property to the South.

Consultation with State Government & Other Authorities

The application was referred to the following statutory agencies:

TasWater

The application was referred to TasWater pursuant to section 56O of the *Water and Sewerage Industry Act 2008*. TasWater issued a Submission to Planning Notice (the SPAN) on 9 April 2024. Pursuant to section 56Q (2) of the *Water and Sewerage Industry Act 2008*, Council must include any condition that TasWater requires and must not attach a condition to a permit which conflicts with any condition required and imposed by TasWater. Pursuant to Section 56P (1) of the *Water and Sewerage Industry Act 2008,* TasWater - through this SPAN - imposed its conditions on any permit for this application. A copy of this SPAN is provided as an agenda attachment.

TasNetworks

The proposal was referred to TasNetworks in accordance with section 44L of the *Electricity Supply Industry Act 1995*.

TasNetworks undertook its assessment of the application and advised Council on 9 April 2024 that based on the information provided, the development is not likely to adversely affect TasNetworks' operations.

Details of Proposal

The application seeks planning approval for the development of one retail building, and three buildings for visitor accommodation use (2 habitable buildings connected by roofed decking/walkway) and one separate garage (refer to Figure 2 for a visual representation). Works associated with this proposal include:

1. internal driveway and parking area
2. a paved pathway and walkways
3. retaining walls
4. earthworks to level out some sloping portions of the site
5. installation of a connection to the public stormwater system
6. installation of on-site wastewater treatment system.

Figure 2: An excerpt of the submitted site plan.

Proposed Retail Building

The proposed retail building includes a veranda projecting to the property's front boundary which has a proposed area of 58m^2. The total gross floor area of the retail building, excluding the front veranda, would be 242m^2 and would contain two levels inclusive of a wet room and storage space. Details of the specific type of retail business and operations that would be undertaken for this building were not submitted as no tenant was in mind.

The height of the retail building at its highest point from natural ground level as represented in the plans would be 7.7 metres, and the lowest point would be 2.6 metres from natural ground level. The retail building would sit on natural grey-coloured blockwork where the building is proposed to be inserted into the hillside and be contained within a retaining wall set 1.16 metres from the building's adjacent southern boundary and approximately 0.8 metres from the northern boundary, where a staircase would be located.

The proposed finish of the building as viewed from Main Street would be galvanised corrugated sheet roofing and vertically arranged cladding on the exterior front wall painted in the colour Dulux Red Earth (see Figure 3). The side walls would be vertically arranged corrugated cladding.

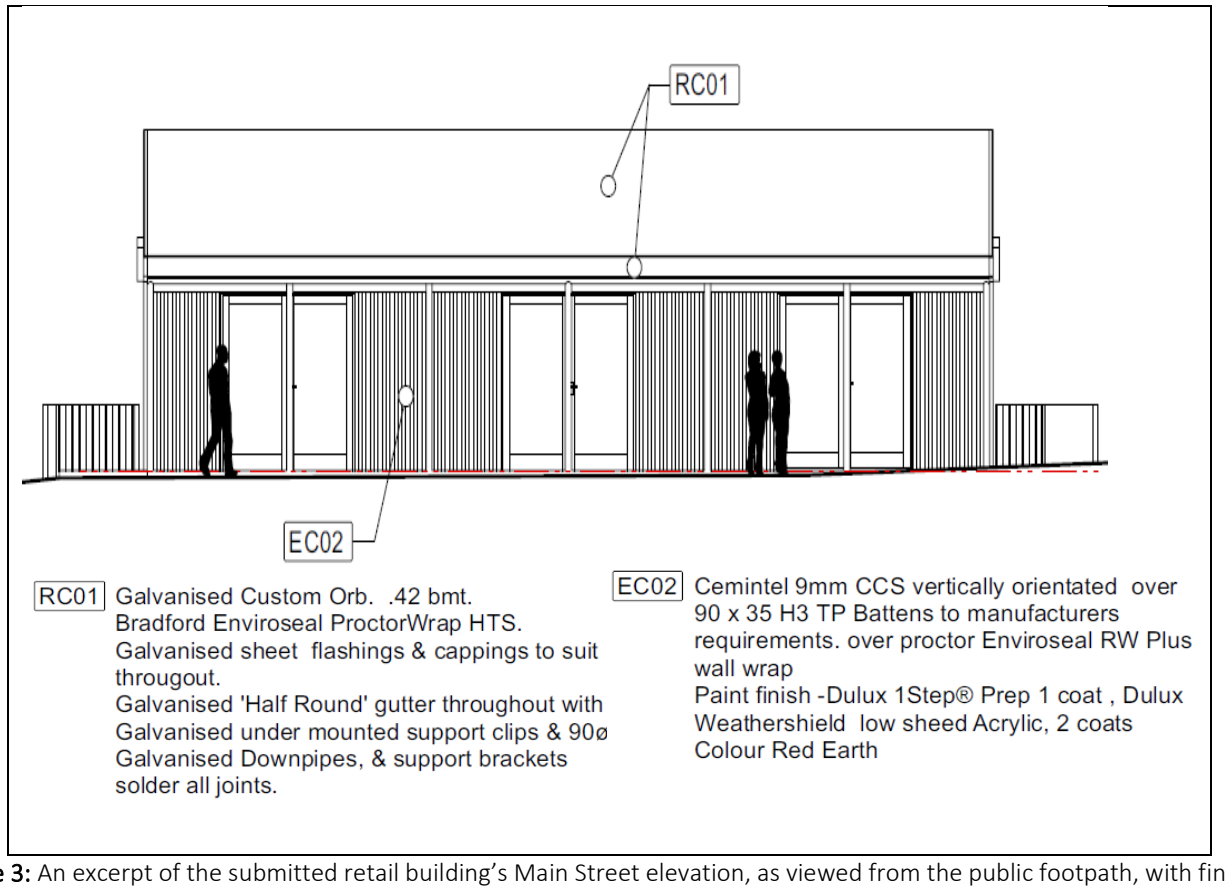


Figure 3: An excerpt of the submitted retail building's Main Street elevation, as viewed from the public footpath, with finishes detail.

Proposed Visitor Accommodation Units

The plan also includes a set of buildings proposed to be used for visitor accommodation. These buildings would be centrally positioned upon the subject land and would have pedestrian access to Main Street provided by a proposed staircase and paved pathway running along the length of the northern boundary from the parking area.

The visitor accommodation buildings would have a combined total of three bedrooms provided between the two habitable buildings: a smaller building comprising a floor area of 39 m^2 and containing two bedrooms, a shared powder room and a bathroom; and the larger building comprising a floor area of 65 m^2 and containing the living areas, kitchen and a bedroom. The buildings would be connected by a roofed walkway/outdoor deck living area. The maximum highest point (excluding the proposed chimney which is exempt from planning assessment) of the two proposed habitable buildings would be approximately 5.5 metres from natural ground level to the main living/dining building's roof apex.

The last building on the site for the proposed visitor accommodation use is an ancillary garage that would hold two vehicles. The garage's maximum height from natural ground level would be 5.4 metres and is the structure at the lowest elevation of the site for the proposal.

The finish details proposed for the visitor accommodation buildings are similar to the retail building, with corrugated roof sheeting and vertically arranged corrugated wall battens. Some Dulux Red Earth colour paint details are included on the exterior of these proposed buildings.

PLANNING ASSESSMENT

The following section provides an assessment of the application within the framework of the *Land Use Planning and Approvals Act 1993*.

Representations

Council received two representations, each objecting to the proposal. Key concerns expressed by the representations, and the Town Planner's response to these, are provided in the following table and should be read in conjunction with the full planning assessment.

Key Concern	Town Planner Response
1. Concern that the proposed buildings do not fit within the heritage character of Derby in regard to colour and materials.	The land subject to the application is not identified as a local heritage place under the Local Historic Heritage Code of the Scheme. Similarly, the land is not entered upon the Tasmanian Heritage Register. Despite there being no remit for heritage considerations in the context of the proposal, it is noted that the proposal draws upon design elements sympathetic to heritage considerations, including colours (i.e. heritage red influenced colour choice for the retail front wall) and materials (i.e. corrugated metal sheet roofing with a sharp pitch).
2. Privacy concerns for adjoining visitor accommodation users - 67 Main Street Derby	The applicable provision that relates to privacy matters within the Village Zone of the planning scheme is designated to uses that fall under the visitor accommodation use class only. Consideration is provided within the planning assessment further on in this agenda report (at Clause 12.3.2 of the Village Zone). It is noted that the proposal plans have reference to a plant area surrounding the retail building's

Key Concern	Town Planner Response
	perimeter on the southern, western and eastern sides which may function to ameliorate and screen the retail component and the adjoining properties.
3. Disturbance by noise and privacy issues from building works	The Scheme does not require consideration of noise generated because of traffic movements entering and out of a site during construction, similarly with privacy concerns due to the presence of construction or other workers. The Environmental Management and Pollution Control (Noise) Regulations 2016 manage environmental nuisances and specifies: i) that vehicles moving in and out of residential premises or a construction of demolition site are not considered to be environmental nuisances; and ii) use of mobile machinery and portable equipment associated with construction are prohibited to be within the below prescribed hours: • Monday to Friday: Before 7 am and after 6 pm • Saturday: Before 8 am and after 6 pm • Sunday and Public Holidays: Before 10 am and after 6 pm.
4. View obstruction for 67 Main Street Derby	The Planning Scheme does not provide for consideration of view obstruction as part of the statutory planning assessment process.
5. Increased traffic flow on Christopher Street (and ROW) causing traffic flow issues	Entry and exit of vehicles via the Christopher Street sealed pavement is sufficient for two-way traffic. Visibility is sufficient for vehicles to see incoming and outgoing vehicles utilising the Christopher Street ROW from the site, which is a single lane. Further, The Roads and Traffic Authority (RTA) NSW Guide to Traffic Generating Developments (Version 2.2) identifies that casual accommodation developments are likely to produce 3 vehicle movements per day per unit. It is considered that the existing vehicle access provision to and from the subject land via Christopher Street and the ROW network is sufficient for the proposal.

Key Concern	Town Planner Response
6. Overshadowing of adjoining property 67 Main Street Derby	Consideration of the overshadowing effects of the proposed development upon adjoining property is provided within the planning assessment further on in this agenda report (at Clause 12.4.3 of the Village Zone). The assessment concludes that the overshadowing would not be unreasonable.
7. Soil instability from earthworks	The proposal is exempt from planning assessment under the Landslip Hazard Code of the Scheme. Although engineering design considerations would feature as part of any future building approval application for the proposal, it is noted that the subject land is not identified as a proclaimed landslip zone, nor is any part of the land identified as constituting either a high or medium risk under the Scheme's landslip hazard area mapping.

Tasmanian Planning Scheme incorporating the Dorset Local Provisions Schedule

Pursuant to clause 6.2.1 of the Scheme, the retail building and accommodation units are categorised into the General Retail and Hire and Visitor Accommodation use classes which are defined in Table 6.2 as follows:

General Retail and Hire

"Use of land for selling goods or services, or hiring goods. Examples include an adult sex product shop, amusement parlour, beauty salon, betting agency, bottle shop, cellar door sales, commercial art gallery, department store, hairdresser, market, primary produce sales, local shop, shop, shop front dry cleaner and supermarket."

Visitor Accommodation

"Use of land for providing short or medium-term accommodation for persons away from their normal place of residence on a commercial basis or otherwise available to the general public at no cost. Examples include a backpackers hostel, camping and caravan park, holiday cabin, motel, overnight camping area, residential hotel and serviced apartment complex."

The Village Zone

The site is identified within the Village Zone within the Scheme. Use of land that falls under the General Retail and Hire use class are listed as 'Permitted' uses within Table 12.2 of the Village Zone. Use of land that falls under the Visitor Accommodation use class are similarly listed as 'Permitted' uses within Table 12.2 of the Village Zone.

USE STANDARDS

12.3 Use Standards

The following provisions apply to the application on the basis that they apply to all non-residential uses. The uses that are proposed are non-residential uses.

12.3.1 All non-residential uses

That non-residential use:

a) is compatible with the mixed-use characteristics of a village; and

b) does not cause unreasonable loss of amenity to adjacent sensitive uses.

remove Acceptable Solution	Performance Criteria
A1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Utilities or Visitor Accommodation, must be within the hours of: (a) 7.00am to 9.00pm Monday to Friday; (b) 8.00am to 6.00pm Saturday; and (c) 9.00am to 5.00pm Sunday and public holidays.	P1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Utilities or Visitor Accommodation, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the timing, duration or extent of vehicle movements; and (b) noise, lighting or other emissions.

Town Planner Response

With the inclusion of appropriate conditions upon any planning permit granted for the proposal, use of the proposed general retail building would comply with the acceptable solution accordingly.

Acceptable Solution	Performance Criteria
A3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Utilities or Visitor Accommodation, must be within the hours of: (a) 7.00am to 7.00pm Monday to Friday; and (b) 8.00am to 6.00pm Saturday, Sunday and public holidays.	P3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Utilities or Visitor Accommodation, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the extent and timing of traffic generation; (b) the dispatch of goods and materials; (c) the size of commercial vehicles involved; (d) noise reducing structures between vehicle movement areas and dwellings; and (e) existing levels of amenity.

Town Planner Response

With the inclusion of appropriate conditions upon any planning permit granted for the proposal, the use of the proposed general retail building would comply with the acceptable solution accordingly.

Acceptable Solution	Performance Criteria
A4 The gross floor area of a non-residential use, excluding Visitor Accommodation, must be not more than 250m^2.	P4 A non-residential use, excluding Visitor Accommodation, must be at a scale and intensity consistent with the character of the area, having regard to: (a) the nature and scale of the use; (b) the number of employees; (c) the hours of operation; (d) the emissions generated by the use; (e) the type and intensity of traffic generated by the use; (f) the impact on the character of the surrounding area; and (g) the impact on the amenity of any adjoining residential properties.

Town Planner Response

The total gross floor area of the retail building is proposed to be 242m^2. The proposal therefore satisfies the acceptable solution provided at A4 above.

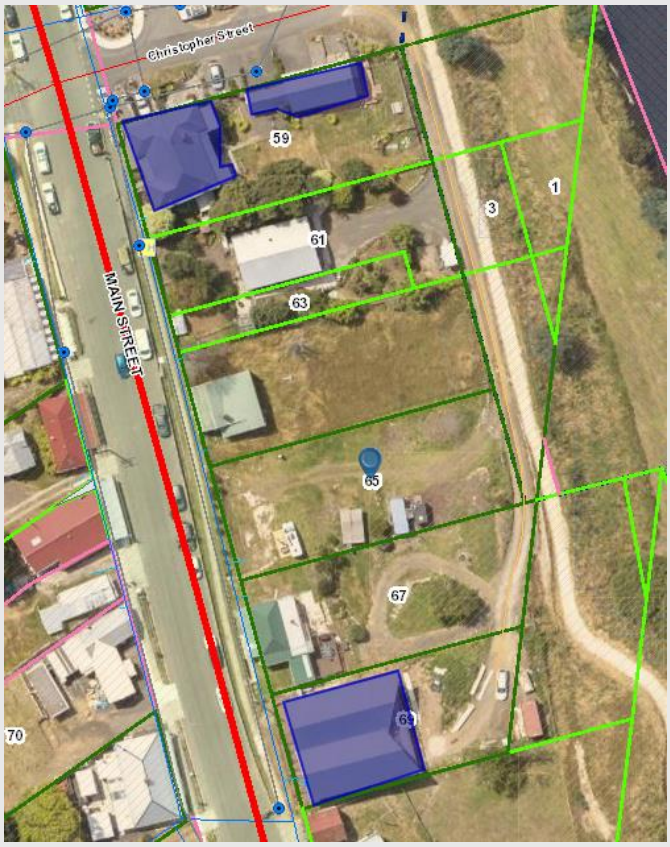
12.3.2 Visitor Accommodation

Acceptable Solution	Performance Criteria
A1 Visitor Accommodation must: (a) accommodate guests in existing habitable buildings; and (b) have a gross floor area of not more than 200m2 per lot.	P1 Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to: (a) the privacy of adjoining properties; (b) any likely increase in noise to adjoining properties; (c) the scale of the use and its compatibility with the surrounding character and uses within the area; (d) retaining the primary residential function of an area; (e) the impact on the safety and efficiency of the local road network; and (f) any impact on the owners and users rights of way.

Town Planner Response

A1 – Gross floor area of buildings collectively proposed to be used for visitor accommodation purposes would be 147m^2, satisfying A1(b). However, the proposal is unable to comply with A1(a) and as such assessment against the corresponding performance criteria at P1 is required.

Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to:	
Performance criteria:	**Response:**
The privacy of adjoining properties:	The visitor accommodation component contains a total of three windows facing 67 Main Street, as the buildings are designed for users to take advantage of the view of the Ringarooma River adjacent to the eastern end of the site. Two of the windows are under 1 metre in width and face the private open space of the adjoining property, while the third window is for the garage. The possibility of the proposed development creating privacy issues is negligible. Further, as the provision relates to *residential* amenity, the assessment broadly speaking, of this particular matter is not applicable to adjoining non-residential use.
Any likely increase in noise to adjoining properties:	The development proposal is low-scale in proportion to the development at 69 Main Street, Derby. A total capacity of 6 quests for the visitor accommodation is a reasonable estimate due to the 3 bedrooms proposed and it is expected that the noise generated would not be above standard residential properties. The retail portion of the proposal does not involve uses that would generate noise outside of normal business hours.
The scale of the use and its compatibility with the surrounding character and uses within the area:	The proposal is small in scale in comparison to a few nearby developments and uses along the same side of Main Street.

	The site coverage of the proposed development is comparable to sites along Main Street. Examples include 59 Main Street with a site coverage of approx. 33% and 69 Main Street has a site coverage of approx. 44% (refer to Figure 4 for location). Both examples have permits for a mixed-use of accommodation and retail.  **Figure 4:** Aerial perspective showing locations of 59 Main Street and 69 Main Street. The proposal is in keeping with the existing mixed-uses and development variety of Derby, which has a combination of businesses including cafes, shops, bike hire facilities and a micro-brewery to name a few.
Retaining the primary residential function of an area:	The site is within a portion of Main Street Derby that does not have a primarily residential status in that businesses/commercial uses outnumber the residential properties.
The impact on the safety and efficiency of the local road network:	The development would be unlikely to impact on the safety and efficiency of the local road network.
Any impact on the owners and users rights of way:	It is not unreasonable to expect there to be some increase in traffic on the Christopher Street ROW, the property has been given a shared right to use the ROW and vehicles proposed to utilise it are likely able to navigate the ROW safely.

A2 Visitor Accommodation is not for a strata lot that is part of a strata scheme where another strata lot within that strata scheme is used for a residential use.	P2 Visitor Accommodation within a strata scheme must not cause an unreasonable loss of residential amenity to long term residents occupying other strata lots within the strata scheme, having regard to: (a) the privacy of residents (b) any likely increase in noise; (c) the residential function of the strata scheme; (d) the location and layout of the strata lots; (e) the extent and nature of any other non-residential uses; and (f) any impact on shared access and common property.

Town Planner Response

The proposed visitor accommodation is not for a strata lot within a strata scheme. The proposal therefore satisfies the acceptable solution provided at A2 above.

DEVELOPMENT STANDARDS

12.4.2 Building Height

A1 Building height must be not more than 8.5m.	P1 Building height must be compatible with the streetscape and not cause an unreasonable loss of amenity to adjoining properties, having regard to: (a) the topography of the site; (b) the height, bulk and form of existing buildings on the site and adjoining properties; (c) the bulk and form of proposed buildings; (d) sunlight to habitable rooms and private open space in adjoining properties; and (e) any overshadowing of adjoining properties or public places.

Town Planner Response

The building heights comply with the acceptable solution. The retail building is the tallest component of the development with a proposed 7.7 metres above natural ground level at its tallest point.

12.4.3 Setback

A1 Buildings must have a setback from a frontage of: (a) not less than 4.5m; (b) not less than existing buildings on the site; Or	P1 Buildings must be sited to be compatible with the streetscape and character of development existing on established properties in the area, having regard to: (a) the topography of the site; (b) the setbacks of buildings on adjoining properties;

(c) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties.	(c) the height, bulk and form of existing and proposed buildings; (d) the appearance of proposed buildings when viewed from roads and public places adjoining the site; and (e) the safety of road users.

Town Planner Response

The proposed setbacks do not comply with the acceptable solutions of A1. Assessment against the corresponding performance criteria provided at P1 is therefore required.

Buildings must be sited to be compatible with the streetscape and character of development existing on established properties in the area, having regard to:	
Performance criteria:	**Response:**
The topography of the site:	The site has an overall decrease in elevation of approximately 10 metres across the site, with the slope falling downwards to the Ringarooma River.
The setbacks of buildings on adjoining properties:	The buildings on the adjoining properties abut and overlay their respective front boundaries.
The height, bulk and form of existing and proposed buildings:	The proposed buildings do not present significant bulk and heights, they are situated in a manner that is low impact and in harmony with the previous development of the larger Derby township as previously noted in this report.
The appearance of proposed buildings when viewed from roads and public places adjoining the site:	The appearance of the proposal from Main Street would be similar to existing developments and the development would not appear bulky and not visually dominate the streetscape. Refer to Figures 3 and 5 for visual representations of the proposal when viewed from public places.

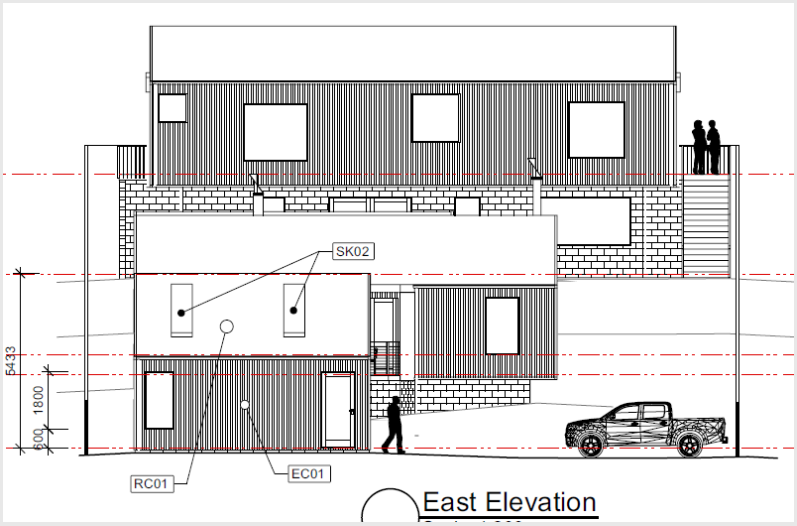


Figure 5: Extract from submitted plans showing the eastern elevation - the proposal when viewed from Christopher Street/public reserve bike track.

The safety of road users:	Visibility for road users would not be impacted as the site does not directly abut any road pavements and buildings would be sufficiently set back in a manner that would not obstruct views or movements for road users.

A2	P2
Buildings must have a setback from side and rear boundaries of not less than: (a) 3m; or (b) half the wall height of the building, whichever is the greater.	Buildings must be sited so that there is no unreasonable loss of amenity to adjoining properties, having regard to: (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the existing buildings and private open space areas on the site; (f) sunlight to private open space and windows of habitable rooms on adjoining properties; and (g) the character of development existing on established properties in the area.

Town Planner Response

The proposed setbacks do not comply with the acceptable solutions of A2 as the side setback for the retail building's wall from the southern boundary is 2.96 metres, the setback of the retaining wall is 1.16 metres, and the visitor accommodation buildings are setback 1.5 metres. Assessment against the corresponding performance criteria provided at P2 is therefore required.

Buildings must be sited so that there is no unreasonable loss of amenity to adjoining properties, having regard to:	
Performance criteria:	**Response:**
The topography of the site:	The site falls somewhat steeply downwards to the Ringarooma River with an average decrease of 10 metres in elevation from top to bottom. The front retail building is proposed to have earthworks involved to cut into the hillside to provide for a front entrance at ground level, equal to that of the adjacent public footpath.
The size, shape and orientation of the site:	The site is a regular rectangular shape and is fairly consistent in size with the adjoining properties

The setbacks of surrounding buildings:	The setbacks are similar to the surrounding buildings, some of which are aligned with side boundaries as in the cases of 67, 61 and 59 Main Street (visual reference can be seen in Figure 4. On the opposite side of Main Street to the subject site, there is very little space between the boundaries of lots and the buildings as is the standard with older buildings used on a commercial basis along Main Street.
The height, bulk and form of existing and proposed buildings:	The site is vacant and the design of the proposed buildings presents a staggered visual form down the slope, with the shortest ends facing adjoining properties, this decreases the visual appearance of bulk of the structures. The accommodation sections of buildings do not present blank right-angled forms of large scale, and the heights and are a few metres less than the acceptable solution for maximum height for structures within the Village Zone. The retail building presents more of a bulky visual presence than the accommodation buildings, however, it is proposed to be set into the ground to decrease its visual impact, and the height complies with the acceptable solution of clause 12.4.2. For context to what could be permitted development (but that would create greater impact in terms of height, bulk, form and the consequential overshadowing effect on southern adjoining properties). The proposal could be of a standard cubic form single dwelling, with the acceptable solution setback of 3 metres, and a sharp pitched roof that projected upwards to the acceptable 8.5 metres, the impact would be far greater and theoretically not require a planning permit were all other acceptable solution provision of the Scheme complied with. In light that the proposal is designed in a manner that is sympathetic to its spatial context, more so than the acceptable solutions of the village zone, the impact is negligible.
The existing buildings and private open space areas on the site:	The site is vacant and the proposal contains ample private open space.
Sunlight to private open space and windows of habitable rooms on adjoining properties:	The proposal does not create an unreasonable loss of sunlight to the private open space of the property at 67 Main Street Derby (as most of the area would remain free of overshadowing caused by the proposal), which is on the southern side of the subject site and would be the only property impacted by overshadowing.

	There would be some reduction in the direct sunlight to the habitable rooms (the northern-facing bedrooms) of 67 Main Street, created by shadows caused by the retail building however, the proposal would not block all light from the rooms. The submitted shadow diagrams (refer to Figure 6) illustrate that the greatest impact on these rooms would be during the Winter solstice, where both rooms would be subject to some shadow for approximately 3 hours around midday. **Figure 6:** Extract from the proposals sun study diagrams – Winter solstice  The remainder of the year presents very little overshadowing according to the diagrams. The impact that the side setback relaxation would incur correlating with overshadowing, is minor as the relaxation is approximated to be 5 centimetres.
The character of development existing on established properties in the area:	The development's design displays sympathetic elements to what is already present within the Main Street streetscape. The character generally is mixed uses and built forms that contain pitched gable roofs in corrugated metal sheeting, with striated patterns of external cladding present in weatherboards for older buildings and metal sheeting for modern developments. The proposal is also in character with the existing developments along the street in that it has a clear front entrance interface with the pathway, characterised by the low-profile veranda, which is present in many of the buildings on the opposite side of the street utilised as businesses.

12.4.4 Site coverage

A1	P1
Site coverage must be not more than 50%.	Site coverage must be consistent with that existing on established properties in the area, having regard to: (a) the topography of the site; (b) the size and shape of the site; (c) the existing buildings and any constraints imposed by existing development; (d) the provision for landscaping and private open space; and (e) the character of development existing on established properties in the area.

Town Planner Response

Site coverage of the proposed development would amount to less than 35% (approximately 33%). The proposal complies with Acceptable Solution A1 accordingly.

CODES

C2.0 – Parking and Sustainable Transport Code

The site is subject to a Specific Area Plan (SAP). The SAP applies to the development proposal for the retail component, the extent of the SAP in Derby is shown in Figure 7. Applicability of provisions of the Parking and Sustainable Transport Code to the proposal is limited by the overriding effect of the Scheme's Town Centre Parking Specific Area Plan (DOR-S4.0 – as provided in the Dorset Local Provisions Schedule). The purpose of this SAP is to remove the requirement of all uses (except for Residential and Visitor Accommodation uses) to provide car and bicycle parking within the spatial area of the Town Centre Parking Specific Area Plan. As the subject land is identified within the Town Centre Parking Specific Area Plan, the retail use component of the proposal is not required by the Scheme to provide vehicle parking provision for this portion of the development.

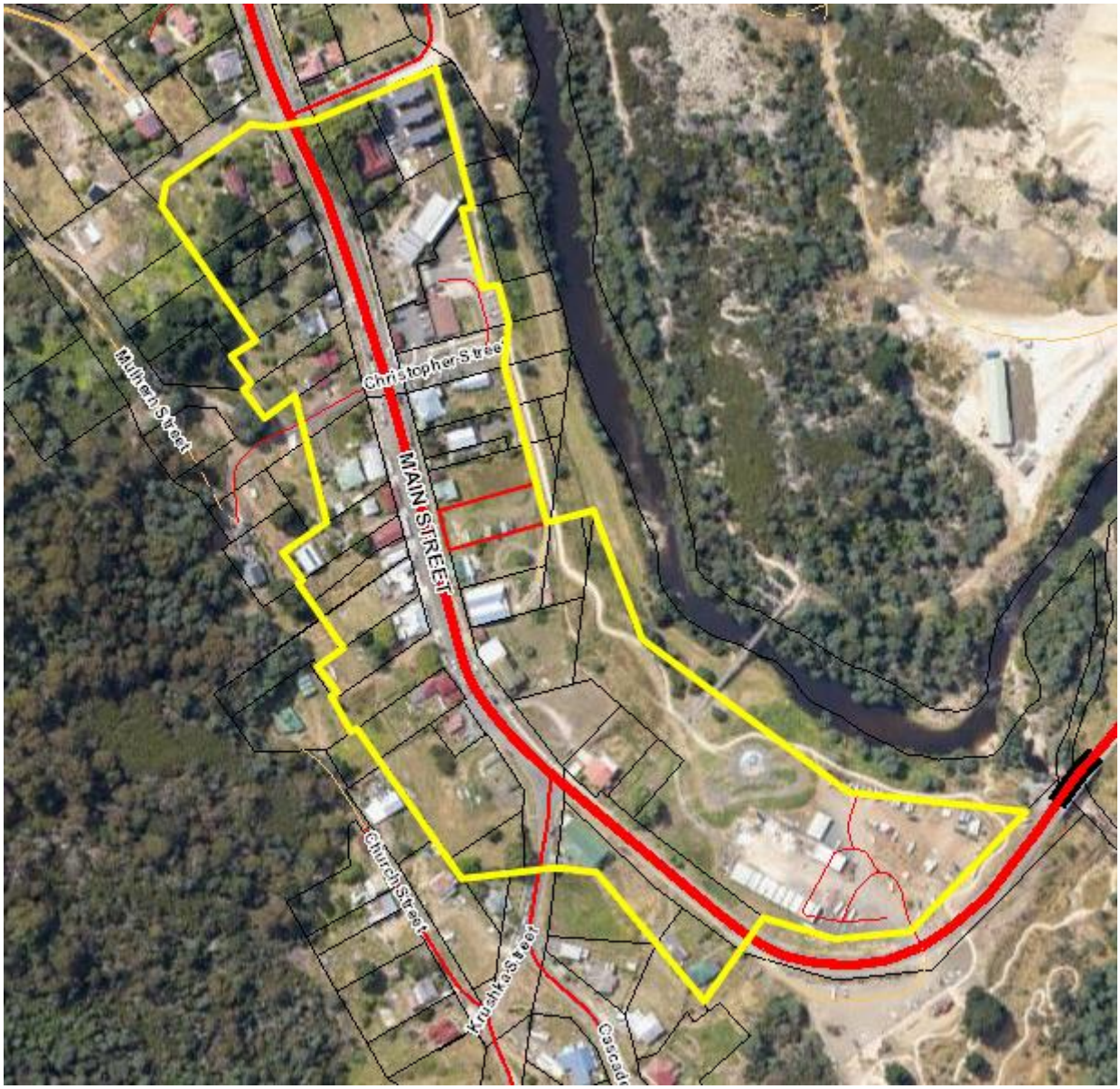


Figure 7: Aerial image showing the extent of the Town Centre Parking Specific Area Plan (SAP) and the location of the site.

C2.5.1 Car parking numbers

A1	P1.1
The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if: (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan	The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to: (a) the availability of off-street public car parking spaces within reasonable walking distance of the site; (b) the ability of multiple users to share spaces because of: (i) variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces; (c) the availability and frequency of public transport within reasonable walking distance of the site; (d) the availability and frequency of other transport alternatives; (e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; (f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; (g) the effect on streetscape; and (h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.

Town Planner Response

Car parking spaces for the proposed visitor accommodation component comply with Table C2.1 - one space per self-contained accommodation unit which the proposal exceeds.

C2.6.1 Construction of Parking areas

A1	P1
All parking, access ways, manoeuvring and circulation spaces must: (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.	All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to: (a) the nature of the use; (b) the topography of the land; (c) the drainage system available; (d) the likelihood of transporting sediment or debris from the site onto a road or public place; (e) the likelihood of generating dust; and (f) the nature of the proposed surfacing.

Town Planner Response

Complies with the acceptable solution of A1 above, the vehicle access, manoeuvring areas, and parking spots are proposed to be sealed in concrete, with water drainage directed to silt traps through pits and pumped up to Main Street Council infrastructure.

C2.6.2 Design and layout of parking areas

A1.1	
Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following: (i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6; (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or (b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.	P1 All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to: (a) the characteristics of the site; (b) the proposed slope, dimensions and layout; (c) useability in all weather conditions; (d) vehicle and pedestrian traffic safety; (e) the nature and use of the development; (f) the expected number and type of vehicles; (g) the likely use of the parking areas by persons with a disability; (h) the nature of traffic in the surrounding area; (i) the proposed means of parking delineation; and (j) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.

Town Planner Response

Parking space dimensions do not comply with the acceptable solutions of Table C.2.3 by approximately 10 centimetres, assessment against the corresponding performance criteria is therefore required.

That parking areas are designed and laid out to provide convenient, safe and efficient parking.	
Performance criteria:	**Response:**
The characteristics of the site:	As previously referenced, the site is not flat and surrounded by uses that do not necessitate a high degree of vehicle interactions. The site is most level at the points proposed to be utilised for vehicles and the garage location, with access to

	the parking spaces provided by ROW over Council owned land parcels.
The proposed slope, dimensions and layout: .	Some levelling is required on the site, the proposal falls 10 centimetres from acceptable solutions for parking space dimensions of the clause. There would be sufficient ability for vehicles to safely utilize the area with forward entry and exit.
Useability in all weather conditions:	Concrete sealing of vehicle areas with stormwater management is proposed.
Vehicle and pedestrian traffic safety:	A pedestrian pathway is provided for in the proposal, the visitor accommodation component of the development incurs little likelihood of vehicle and pedestrian interaction.
The nature and use of the development:	The proposed use of visitor accommodation that is not provided with a relaxation of parking space requirements under the SAP, is low intensity with 3 vehicle spaces and 3 bedrooms.
The expected number and type of vehicles:	The maximum proposed spaces for vehicles is 3 with the expected vehicle type to be standard passenger cars.
The likely use of the parking areas by persons with a disability:	Unlikely due to slope and split level layout of the accommodation, the proposal does not include parking spaces for use by persons with a disability.
The nature of traffic in the surrounding area:	The site's visitor accommodation parking access is proposed to be via a ROW along Christopher Street shared by 5 other properties. The uses of the properties are low traffic generating developments of visitor accommodation and dwellings.

The proposed means of parking delineation:	The proposal provides two spaces for parking in a garage, and also one external parking space. The site plan implies delineation of the external parking space by line/point markings which would be adequate for the low intensity of the use.

C2.6.8 Siting of parking and turning areas

A1	P1
Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas must be located behind the building line of buildings, excluding if a parking area is already provided in front of the building line	Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas, may be located in front of the building line where this is the only practical solution and does not cause an unreasonable loss of amenity to adjoining properties, having regard to: (a) topographical or other site constraints; (b) availability of space behind the building line; (c) availability of space for vehicle access to the side or rear of the property; (d) the gradient between the front and the rear of existing or proposed buildings; (e) the length of access or shared access required to service the car parking; (f) the location of the access driveway at least 2.5m from a window of a habitable room of a dwelling; (g) the visual impact of the vehicle parking and access on the site; (h) the streetscape character and amenity; (i) the nature of the zone in which the site is located and its preferred uses; and (j) opportunities for passive surveillance of the road.

Town Planner Response

The parking area for the proposal complies with the acceptable solution A1 above.

CODES

C15.0 Landslip Hazard Code

The site has a small portion of landslip hazard overlay, which is identified as a low landslip hazard band, the extent of the overlay is shown in Figure 8.

Clause 15.4.1 (d) provides an exemption for planning assessment requirements applicable to the proposal in that it aligns with the following: "development on land within a low or medium landslip hazard band that requires authorisation under the Building Act 2016." It is noted that the development would be required to obtain building approvals, and as such the code has not been assessed in this report.

Figure 8: Aerial view of the site and the spatial extent of the landslip area shown in orange.

C7.0 Natural Assets Code – Waterway and coastal protection area

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

Objective	That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.
Acceptable Solutions	**Performance Criteria**
A1 Buildings and works within a waterway and coastal protection area must: (a) be within a building area on a sealed plan approved under this planning scheme; (b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or (c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.	**P1.1** Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to: (a) impacts caused by erosion, siltation, sedimentation and runoff; (b) impacts on riparian or littoral vegetation; (c) maintaining natural streambank and streambed condition, where it exists; (d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; (e) the need to avoid significantly impeding natural flow and drainage; (f) the need to maintain fish passage, where known to exist; (g) the need to avoid land filling of wetlands; (h) the need to group new facilities with existing facilities, where reasonably practical; (i) minimising cut and fill; (j) building design that responds to the particular size, shape, contours or slope of the land; (k) minimising impacts on coastal processes, including sand movement and wave action; (l) minimising the need for future works for the protection of natural assets, infrastructure and property; (m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and (n) the guidelines in the Tasmanian Coastal Works Manual.

Town Planner Response

The proposed garage, and works, for the parking area for visitor accommodation is situated within a Waterway and Coastal Protection Area Overlay by approximately 4 metres of its width, the applicable clause for the proposal is therefore A1(a). The site is not within a building area within a sealed plan approved under the Tasmanian Planning Scheme and the lot boundary for 65 Main Street is approximately 40 metres from the river bank at its closest point.

Assessment against the corresponding Performance Criteria is therefore required.

Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:	
Performance criteria:	Response:
Impacts caused by erosion, siltation, sedimentation and runoff;	There is a proposed system in place to control stormwater from the development which would be directed through a silt trap to minimise off-site impacts.
Minimising cut and fill:	Sections of the building (garage) and works within the waterway overlay are designated to the rear of the property where the plans indicate minimal levels of earthworks.
Building design that responds to the particular size, shape, contours or slope of the land:	The non-habitable garage is the only building of the proposal located within the waterway overlay where the site is most level.
Minimising the need for future works for the protection of natural assets, infrastructure and property:	The proposal's silt trap and method of directing stormwater collected from potential development to the existing infrastructure on Main Street helps to protect the Ringarooma River from stormwater impacts and minimises the need for future infrastructure works off-site.
The environmental best practice guidelines in the Wetlands and Waterways Works Manual:	Subject to conditions relating to the implementation of environmental best practice guidelines in the Wetlands and Waterways Works Manual, the proposal is considered to demonstrate compliance with the performance criteria.

A3	P3
Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.	Development within a waterway and coastal protection area or a future coastal refugia area involving a new stormwater point discharge into a watercourse, wetland or lake must avoid or minimise adverse impacts on natural assets, having regard to: (a) the need to minimise impacts on water quality; and (b) the need to mitigate and manage any impacts likely to arise from erosion, sedimentation or runoff.

Town Planner Response

The acceptable solution is complied with as the proposal involves a system to collect stormwater from the lowest point of the site to then pump up to Council stormwater infrastructure on Main Street.

Recommendation

It is recommended that the proposal for the development and use of a general retail building, and buildings for visitor accommodation at the subject land, be approved subject to the following conditions:

1. Basis of Approval

The use and development is approved and must be undertaken in accordance with the Endorsed Plans, except where specified otherwise in this permit and documents lodged with this application PLA/2024/34. Any substantial variation from this application will require the further planning consent of the Council.

2. TasWater

The development must be in accordance with the conditions provided within the Submission to Planning Authority Notice issued by TasWater dated 9 April 2024 (Reference No. TWDA 2024/00353-DC, copy attached to this permit).

3. Stormwater Management

Stormwater generated by the development and discharged from the impervious areas (including vehicle areas, paving and building roofed areas) must be drained and directed to Council's stormwater network, to the satisfaction of the Council's Town Planner.

4. Construction of Internal Vehicle Access and Car Parking

Prior to the commencement of the approved visitor accommodation use, and to the satisfaction of Council's Town Planner, areas set aside for the parking of the visitor accommodation use vehicles, together with the aisles and access lanes, must be:

a) constructed, drained and maintained as necessary to minimise:
   i. the formation of potholes and depressions according to the nature of the subgrade and vehicles which will use the areas; and
   ii. the emission of dust or the discharge of uncontrolled drainage; and
b) marked or provided with clear physical means to delineate vehicle parking spaces.

5. Works Within a Waterway Overlay

All works and development within the Waterway and Coastal Protection Overlay must comply with the environmental best practice guidelines as outlined in the Wetlands and Waterways Works Manual.

6. Hours of Operation

Without the prior approval of Council's Town Planner, operation of the approved retail use, including the loading and unloading of commercial vehicles associated with the use, must be confined to:

(a) 7.00 am to 7.00 pm Monday to Friday; and

(b) 8.00 am to 6.00 pm Saturday and Sunday.

ADVISORY NOTES

(i) Permission in Writing

Any reference to the need for Council approval of a matter or thing prescribed under the conditions pertinent to this permit requires such approval to be given in writing.

(ii) Objections to Proposal

This permit has no effect until the expiry of the period for the lodgment of an appeal against the granting of the permit or, if an appeal is lodged, until ten days after the appeal has been determined by the Resource and Planning Stream of the Tasmanian Civil and Administrative Tribunal (TASCAT).

(iii) Appeal Provisions

Attention is directed to sections 61 and 62 of the Land Use Planning and Approvals Act 1993 (as amended) which relate to appeals. These provisions should be consulted directly, but the following provides a guide as to their content:

- *A planning appeal may be instituted by lodging a notice of appeal with the Resource and Planning Stream of the Tasmanian Civil and Administrative Tribunal (TASCAT).*
- *A planning appeal may be instituted within 14 days of the date the planning authority serves notice of the decision on the applicant.*

(iv) Permit Commencement

This permit takes effect 14 days after the date of Council's notice of determination or at such time as any appeal to the Resource and Planning Stream of the Tasmanian Civil and Administrative Tribunal (TASCAT) is abandoned or determined. If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing.

(v) Period of Approval

Pursuant to Section 53(5) the Land Use Planning and Approvals Act 1993, this approval will lapse after a period of two (2) years from:

(a) the date on which the permit is granted if the use or development is not substantially commenced within that period.

; or

(b) if an appeal has been instituted against the planning authority's decision to grant the permit, the date of the determination or abandonment of the appeal,

(iv) Other Approvals

This permit does not imply that any other approval required under any other by-law or legislation has been granted. At least the following additional approvals may be required before construction commences:

(a) Building approval
(b) Plumbing approval
(c) Permit for works within a road reserve

dorset
3 Ellenor Street SCOTTSDALE TAS 7260 P 03 6352 6500
E dorset@dorset.tas.gov.au W www.dorset.tas.gov.au

NOTICE OF PLANNING APPLICATION

LAND USE PLANNING & APPROVALS ACT 1993

In accordance with *Section 57 (3)* of the *Land Use Planning & Approvals Act 1993* notice is hereby given that the following application has been received:

DA No:	**2024/34**
PROPOSAL:	**CONSTRUCTION OF A GENERAL RETAIL BUILDING, AND BUILDINGS FOR VISITOR ACCOMMODATION WITH ACCESS VIA CHRISTOPHER STREET**
APPLICANT:	**LYNDEN JONES ARCHITECT**
LOCATION:	**65 MAIN STREET DERBY, CHRISTOPHER STREET DERBY, 3 CHRISTOPHER STREET DERBY**

The application and associated plans and documents will be available for inspection at the Council Offices, 3 Ellenor Street, Scottsdale during normal office hours ending on 18/05/2024.

Further, in accordance with *Section 57 (5)* of the *Land Use Planning & Approvals Act 1993* any persons may make representations relating to the application which was advertised in The Examiner newspaper (Local Government Notices) on 04/05/2024**.** Representations must be addressed to the General Manager, Dorset Council, PO Box 21, Scottsdale 7260.

If you have any queries could you please contact the Dorset Council on **03 6352 6500** during normal office hours.

John Marik
GENERAL MANAGER

65 Main Street DERBY, Christopher Street Derby,

3 Christopher Street Derby (2024/34)

Planning Permit Application

Please print all applicable details clearly

THE PROPOSAL

Describe in full the way it is proposed to use and/or develop the land:	⇨ *Provide a full description of the proposed use or development, including:*
Construction of a new House & Garage & General Retail Premises	• *Building work* • *Change of use* • *Subdivision* • *Forestry* • *Demolition* • *Staging (if development is proposed to be carried out in stages, indicate this on the plans and describe in written material)* • *Signage* • *Other*

THE LAND

Address	Certificate of Title *(include all applicable title references)*
65 Main Street Derby Access via right of way along Christopher Street Derby private access road	Volume: 173392 Folio: 1 Including: Vol 160305 Fol 1 ; Vol 160305 Fol 2 ; Vol 247979 Fol 1
Land Area (m² or hectares): 1012m2	
Present use of land: Vacant	⇨ *Provide a description of the existing use of the land, for example vacant, residential, agriculture, industrial, commercial*
Present use of existing building(s): N/A	⇨ *Provide a description of the use of the existing buildings on the land, for example dwelling, workshop, farm building, office, shop*

THE APPLICANT (Note: the person to be nominated as the Applicant is the one whose name will appear for public notification purposes and permit issue)

Applicant's Name: Lynden Jones Architect	
Address: 1 Balfour Place, Launceston 7250	Phone: [redacted]
	Fax:
	Mobile: [redacted]
Email: j[redacted]	

THE OWNER

Owner's Name(s): Bingley Property pty ltd

Address: [redacted]

Phone: 03 [redacted]

Fax:

Mobile: [redacted]

Email: [redacted]

CROWN AND/OR COUNCIL CONSENT [to be completed where land in respect of the Application is (i) Crown land (within the meaning of the *Crown Lands Act 1976*) or (ii) owned or administered by the Crown or a Council]

Owner / Administrator's Name(s):

Dorset Council

Person signing the Application:

John Marik

⇨ *to be completed by a person conferred the authority to ensure compliance with Section 52(1B)(a) of the Land Use Planning and Approvals Act 1993).*

Signature:

Date: 27/03/2024

DETAILS OF BUILDING WORK (to be completed if Application requires building work)

Value of building work:

$ 800,000.00

⇨ Please tick applicable box:

☑ Estimate

☐ Contract Price

Type of work:

New Building

⇨ *For example, new building, alteration, addition, removal, repairs, demolition, re-erection, change of use*

Proposed use of building:

Dwelling & General Retail

⇨ *Describe the main use of the proposed building, for example, dwelling, workshop, farm building, office, shop*

Existing floor area:

N/A m^2

New / additional floor area:

Dwelling 147
Retail 242 m^2

Proposed maximum building height above natural ground level:

7.7mts approx m

Materials:

structural floor: Concrete

external walls: Blockwork,Metal & Cement Sheet colour: Galvanised, red earth pa

roof cladding: custom orb Galv sheet colour: Galvanised

structural frame: Timber steel & Blockwork

DETAILS OF OTHER WORKS

Vehicle Access:

Is a new vehicle access or crossover required? (if so, ensure this is indicated on the plans) No

What would be the surfacing of the vehicle access? Concrete

Car Parking:

How many car parking spaces are currently provided? 0

How many additional car parking spaces would be provided? 3

What would be the surfacing of the car parking spaces? Concrete

Is provision made for loading and unloading of vehicles? (to be completed for retail, commercial, industrial, service industry or storage uses)

yes

Describe any proposed earthworks, vegetation removal or other works required as part of the use and/or development:

Standard Concrete footings and levels excavated for structure. Existing site is clear

DETAILS OF OTHER MATTERS

Proposed hours of operation:

Monday to Friday: _____am to _____pm

Saturday: _____am to _____pm

Sunday: _____am to _____pm

Provide details of any goods that would be stored outside:

Above unknown as General retail space will be for lease

Privacy Statement

The Dorset Council is committed to upholding the right to privacy of all individuals who have dealings with the Council. Unless required by law or by a Court or tribunal, the Council will take the necessary steps to ensure that the personal information that members of the public share with the Council remains confidential. How we use this information is explained in our Personal Information Protection Policy which is available at www.dorset.tas.gov.au or at the Council office.

Appointment Details

To ensure Council's officers are available to assist you with the submission of your Application, it is advisable to make an appointment by contacting Regulatory Services on 6352 6500.

Date:_____ Time: _____ Council Officer:_____

Copyright Authority

I authorise the Council and the Crown in right of the state of Tasmania to provide to any person, for the purposes of assessment or public consultation, a partial or complete copy of documents relating to this application.

I understand that the information and materials provided with this Application may be made available to the public in electronic form on the Council's website. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Application.

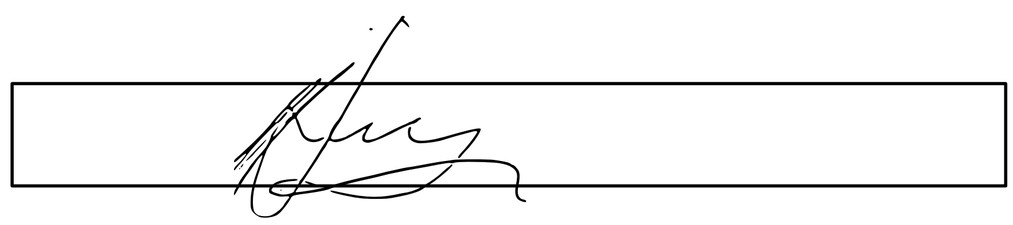
I declare that the information given is a true and accurate representation of the proposed use and/or development, and I am liable for the payment of
Council application processing fees even in the event of the use and/or development proposed by this Application not proceeding.

I confirm I am the copyright owner or have the authority to sign on behalf of any other person with copyright for documents relating to this Application.

I indemnify the Dorset Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.

Note: This authority is intended to cover copies made by the Crown or Council under Sections 40, 43, 49 or 183 of the *Copyright Act 1968.*

Where the applicant is NOT the owner, I hereby declare that the owner of the land to which this application relates has been notified of this application being made and the information and details supplied by me in this application are a true and accurate description of the proposal.

Applicant's Signature: 

Date: 15/05/24

dorset
COUNCIL

Our Ref: 2024/34 47951 6820579
9/04/2024

ABN 68 027 137 155
3 Ellenor Street
Scottsdale Tasmania
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Tasmania 7260

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Town Planner - Dorset Council
PO Box 21
SCOTTSDALE TAS 7260

Dear Town Planner

Council Landowner Consent

Construction of a general retail building and buildings for visitor accommodation

At: 65 Main Street DERBY with access via right of way along Christopher Street Derby private access road

I refer to the application being made by Lynden Jones Architect to gain planning approval for **Construction of a general retail building and buildings for visitor accommodation** - on land addressed as 65 Main Street DERBY.

This development encompasses land which is owned by the Council. I therefore advise that consent to lodge this application is granted.

Yours faithfully

JOHN MARIK
General Manager

GEO-ENVIRONMENTAL ASSESSMENT

65 Main Street

Derby

March 2024

GEO-ENVIRONMENTAL SOLUTIONS

Geo-Environmental Solutions P/L 86 Queen Street Sandy Bay 7005. Ph 6223 1839 Fax 6223 4539

Introduction

Client: Dave Bingley
Date of inspection: 25/1/24
Location: 65 Main Street, Derby
Land description: Approximately 973m^2 residential lot
Building type: Proposed new house and shop
Investigation: 70mm auger
Inspected by: JP Cumming

Background information

Map: Mineral Resources Tasmania, Derby 1:25 000
Rock type: Devonian Carboniferous granitoids and related rocks
Soil depth: Approx. 0.80 – 1.70m
Planning overlays: Scenic Corridor
Local meteorology: Annual rainfall approx. 1130 mm
Local services: Tank water with onsite wastewater disposal required

Site conditions

Slope and aspect: Approx. 10-20% to the East
Site drainage: Moderate subsurface drainage
Vegetation: Mixed grass species
Weather conditions: Wet, approx. 5mm rainfall received in preceding 7 days.
Ground surface: Slightly moist sandy surface conditions

Investigation

A number of auger holes were completed to identify the distribution of, and variation in soil materials on the site. Representative augers hole drilled on site at the locations in the site plan were chosen for testing and classification according to AS2870-2011 and AS1547-2012.

Profile Summaries

Hole 1 Depth (m)	Hole 2 Depth (m)	Hole 3 Depth (m)	Horizon	Description
	0.0 - 0.20	0.0 - 0.40	Fill	Brownish Grey **SAND (SW)**, single grain, moist, medium dense consistency, gradual boundary to
0.0- 0.20	0.20 - 0.30		A1	Dark Grey **SAND (SW)**, single grain, moist, medium dense consistency, gradual boundary to
0.20 - 1.00	0.30 - 1.00		B1	Brown **CLAY (CL)**, moderate polyhedral structure, slightly moist, stiff consistency, medium plasticity, gradual boundary to
	1.00 - 1.70		B2	Pale Brown **CLAY (CL)**, moderate polyhedral structure, slightly moist, stiff consistency, medium plasticity, gradual boundary to
1.00 - 1.60	1.70 - 1.80	0.40 - 0.80	BC	Brownish Yellow **Clayey GRAVEL (GC)**, weak polyhedral structure, slightly moist, hard consistency, 10% clay, refusal on gravels

Site summary

The soils onsite consist of sands overlying clay and gravel horizons which have developed over Devonian granite.

Site Classification

According to AS2870-2011 for construction the natural soil **Class M** which is a moderately reactive site. Design and construction must be in accordance with this classification.

Wind Classification

The AS 4055-2012 Wind load for Housing classification of the site is:

Region: **A**

Terrain category: **TC2.5**

Shielding Classification: **NS**

Topographic Classification: **T2**

Wind Classification: **N3**

Design Wind Gust Speed ($V_{h,u}$) **50 m/sec**

Wastewater Classification & Recommendations

According to AS1547-2012 for on-site wastewater management the soil is classified as **Clay Loam (category4)** with a DLR of 30L/m^2/day for secondary treated effluent. Due to the limited space available onsite and the slope, wastewater will need to be secondary treated with effluent disposed into terraced absorption beds.

The proposed three bedroom dwelling will have a maximum wastewater loading of 900L/day (6 persons @150L/day) and the proposed shop building will have staff facilities only for approximately 2 to 3 staff with a loading of up to 60L/day (3 staff @20L/day). The total site loading is estimated at 960L/day and will be connected to one AWTS unit.

Using the DLR of 30L/m^2/day, a minimum of 32m^2 of terraced modified absorption bed is required to accommodate the wastewater flows. This may be installed as two 6m x 3m x 0.60m terraced absorption beds connected to the AWTS unit via an automatic two-way valve to evenly split flows. To install the absorption beds a batter slope will be required on the lower side of the absorption beds (or small retaining walls) with additional topsoil added to the absorption bed area to aid installation. A cut-off diversion drain will be required upslope of the absorption areas. For further detail please refer to the attached Trench summary reports and designs.

To comply with Building Act 2016 the following setback distances need to be adhered to: 3m from level or upslope buildings, 4.25m from downslope buildings, 10.5m to downslope boundaries, 1.5m to level or side boundaries, 33m to downslope surface water. Compliance with Building Act 2016 is shown in the attached table.

Construction recommendations

According to AS2870-2011 for construction the natural soil is classified as **Class M** which is a moderately reactive site. Consideration should be given to drainage and sediment control onsite during and after construction to minimise the potential for foundation movement. In particular, drainage upslope of the construction area is recommended to minimise possible weakening of the clay sediments.

It is recommended that during construction that GES be notified of any major variation to the foundation conditions or wastewater loading as predicted in this report.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD
Environmental and Engineering Soil Scientist

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for on-site waste water disposal

Assessment for	Dave Bingley	Assess. Date	18-Mar-24
		Ref. No.	
Assessed site(s)	65 Main St Derby	Site(s) inspected	25-Jan-24
Local authority	Dorset	Assessed by	JP Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and sustem sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 960 (using a method independent of the no. of bedrooms)

Septic tank wastewater volume (L/day) = 320

Sullage volume (L/day) = 640

Total nitrogen (kg/year) generated by wastewater = 2.9

Total phosphorus (kg/year) generated by wastewater = 2.3

Climatic assumptions for site (Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	55	54	66	90	111	121	137	137	103	95	76	72
Adopted rainfall (R, mm)	55	54	66	90	111	121	137	137	103	95	76	72
Retained rain (Rr, mm)	44	43	53	72	89	97	110	110	82	76	61	58
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	**86**	**67**	**38**	**-9**	**-47**	**-67**	**-78**	**-68**	**-19**	**8**	**44**	**68**

Annual evapotranspiration less retained rain (mm) = 23

Soil characterisitics

Texture = Clay loam Category = 4 Thick. (m) = 1

Adopted permeability (m/day) = 0.78 Adopted LTAR (L/sq m/day) = 30 Min depth (m) to water = 5

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site:	All wastewater will be disposed of on the site
The preferred method of on-site primary treatment:	In a package treatment plant
The preferred method of on-site secondary treatment:	In-ground
The preferred type of in-ground secondary treatment:	Evapotranspiration bed(s)
The preferred type of above-ground secondary treatment:	None
Site modifications or specific designs:	Are needed

Suggested dimensions for on-site secondary treatment system

Total length (m) =	12
Width (m) =	3
Depth (m) =	0.6
Total disposal area (sq m) required =	35
comprising a Primary Area (sq m) of:	35
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments:

Using the DLR of 30L/sq an AWTS will require an absorption area of at least 35m2.

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site assessment for on-site waste water disposal

Assessment for	Dave Bingley	Assess. Date	18-Mar-24
		Ref. No.	
Assessed site(s)	65 Main St Derby	Site(s) inspected	25-Jan-24
Local authority	Dorset	Assessed by	JP Cumming

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
	Expected design area	sq m	200	V. high	Very high	Moderate	Other factors lessen impact
AA	Density of disposal systems	/sq km	50	Mod.	Very high		
	Slope angle	degrees	9	High	Moderate		
A	Slope form	Concave spreading		High	High		
	Surface drainage	Imperfect		High	Moderate		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
	Aspect (Southern hemi.)	Faces E or W		V. high	Moderate		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	960	High	High	Moderate	Other factors lessen impact
	SAR of septic tank effluent		1.7	High	Low		
	SAR of sullage		2.6	High	Moderate		
	Soil thickness	m	1.0	V. high	Low		
A	Depth to bedrock	m	1.0	V. high	High		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		5.5	High	Low		
	Soil bulk density	gm/cub. cm	1.4	High	Very low		
	Soil dispersion	Emerson No.	8	V. high	Very low		
	Adopted permeability	m/day	0.78	Mod.	Moderate	No change	
	Long Term Accept. Rate	L/day/sq m	30	High	High	Moderate	Other factors lessen impact

To enter comments, click on the line below 'Comments' . (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The site has the capability to accept secondary treated wastewater.

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Site assessment for on-site waste water disposal

Assessment for	Dave Bingley	Assess. Date	18-Mar-24
		Ref. No.	
Assessed site(s)	65 Main St Derby	Site(s) inspected	25-Jan-24
Local authority	Dorset	Assessed by	JP Cumming

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
	Cation exchange capacity	mmol/100g	80	High	Low		
	Phos. adsorp. capacity	kg/cub m	0.6	High	Moderate		
	Annual rainfall excess	mm	-23	High	Very low		
	Min. depth to water table	m	5	High	Very low		
	Annual nutrient load	kg	5.3	High	Low		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	2	High	Very low		
	Risk to adjacent bores	Very low		V. high	Very low		
	Surf. water env. value	Agric non-sensit		V. high	Low		
A	Dist. to nearest surface water	m	70	V. high	High		
	Dist. to nearest other feature	m	5	V. high	Very high	Low	Other factors lessen impact
	Risk of slope instability	Low		V. high	Low		
A	Distance to landslip	m	50	V. high	High		

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

Secondary treatment of wastewater is recommended

Demonstration of wastewater system compliance to *Building Act 2016 Guidelines for On-site Wastewater Disposal*

Acceptable Solutions	**Performance Criteria**	**Compliance**
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; b) be no less than: (i) 3m from an upslope boundary or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 a) The land application area is located so that the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.	Stage 1 Complies with A1 (b) (iii) Land application area will be located with a minimum separation distance of 5.5m of downslope building (4.25m required) Stage 2 Complies with A1 (b) (i) Land application area will be located downslope of proposed building with minimum separation distance of 3m.
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface water to a land application area must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A2 (b) (ii) Land application area will be located with a minimum separation distance of 52m of downslope surface water (33m required)

A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; and (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A2 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary Complies with A2 (b) (iii) Land application area will be located with a minimum separation distance of 13m of downslope property boundary (10.5m required)
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable	Complies with A4 No bore or well identified within 50m

A5 Vertical separation distance between groundwater and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a land application area must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	Complies with A5 (b) No groundwater encountered
A6 Vertical separation distance between a limiting layer and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	Complies with A6 (b) No limiting layer identified
A7 nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties	Complies

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AS1547:2012 – Loading Certificate – AWTS Design

This loading certificate sets out the design criteria and the limitations associated with use of the system.

Site Address: 65 Main Street, Derby

System Capacity: 6 persons @ 150L/person/day & 3 staff in shop @20L/day (total 960L/day)

Summary of Design Criteria

DLR: 30L/m^2/day.

Absorption area: 32m^2

Reserve area location /use: 100% assigned

Water saving features fitted: Standard fixtures

Allowable variation from design flows: 1 event @ 200% daily loading per quarter

Typical loading change consequences: Expected to be minimal due to use of AWTS and large land area

Overloading consequences: Continued overloading may cause hydraulic failure of the absorption area and require upgrading/extension of the area. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Underloading consequences: Lower than expected flows will have minimal consequences on system operation unless the house has long periods of non occupation. Under such circumstances additional maintenance of the system may be required. Long term under loading of the system may also result in vegetation die off in the absorption area and additional watering may be required. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the irrigation area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Monitoring and regulation by the permit authority required to ensure compliance.

Other considerations: Owners/occupiers must be made aware of the operational requirements and limitations of the system by the installer/maintenance contractor.

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Dave Bingley *Owner /Agent*

65 Main Street *Address*

Derby 7264 *Suburb/postcode*

Qualified person details:

Qualified person: John-Paul Cumming

Address: 29 Kirksway Place

Battery Point 7004

Phone No: [redacted]

Fax No:

Licence No: AO999

Email address: [redacted]

Qualifications and Insurance details: Certified Professional Soil Scientist (CPSS stage 2)

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: AS2870-2011 Foundation Classification

(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 65 Main Street

Lot No:

Derby 7264

Certificate of title No: 173392/1

The assessable item related to this certificate: Classification of foundation Conditions according to AS2870-2011

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Foundation Classification

(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - *(tick one)*

building work, plumbing work or plumbing installation or demolition work ☒

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	The attached soil report for the address detailed above in 'details of work'
Relevant calculations:	Reference the above report.
References:	AS2870:2011 residential slabs and footings AS1726:2017 Geotechnical site investigations CSIRO Building technology file – 18.

Substance of Certificate: (what it is that is being certified)

Site Classification consistent with AS2870-2011.

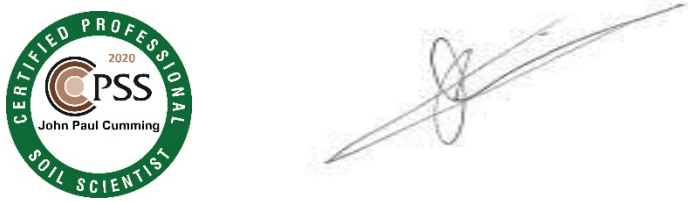
Scope and/or Limitations

The classification applies to the site as inspected and does not account for future alteration to foundation conditions as a result of earth works, drainage condition changes or variations in site maintenance.

I, John-Paul Cumming certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No: J10229

Date: 19/03/2024

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Dave Bingley *Owner name*
65 Main Street *Address*
Derby 7264 *Suburb/postcode*

Designer details:

Name: John-Paul Cumming
Category: Bld. Srvcs. Dsgnr. - Hydraulic
Business name: Geo-Environmental Solutions
Phone No: [redacted]
Business address: 29 Kirksway Place
Battery Point 7004
Fax No: N/A
Licence No: CC774A
Email address: [redacted]

Details of the proposed work:

Owner/Applicant Dave Bingley
Designer's project reference No. J10229
Address: 65 Main Street
Lot No: 173392/1
Derby 7264

Type of work: Building work ☐ Plumbing work ☒ *(X all applicable)*

Description of work:

On-site wastewater management system - design

(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): *(X all applicable certificates)*

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	☒ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

Deemed-to-Satisfy: ☒ Performance Solution: ☐ *(X the appropriate box)*

Other details:

AWTS with absorption beds

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Mar-24
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Mar-24
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Mar-24

Standards, codes or guidelines relied on in design process:

AS1547:2012 On-site domestic wastewater management.

AS3500 (Parts 0-5)-2013 Plumbing and drainage set.

Any other relevant documentation:

Geo-Environmental Assessment - 65 Main Street Derby - Mar-24

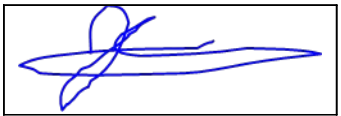
Geo-Environmental Assessment - 65 Main Street Derby - Mar-24

Attribution as designer:

I John-Paul Cumming, am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	Name: (print)	*Signed*	*Date*
Designer:	John-Paul Cumming		19/03/2024
Licence No:	CC774A		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

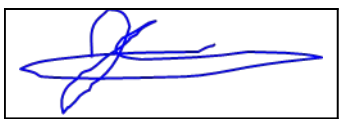
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- [x] The works will not increase the demand for water supplied by TasWater
- [x] The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- [x] The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- [x] The works will not damage or interfere with TasWater's works
- [x] The works will not adversely affect TasWater's operations
- [x] The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- [x] I have checked the LISTMap to confirm the location of TasWater infrastructure
- [x] If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I ..... John-Paul Cumming..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008,* that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	Name: (print)	*Signed*	*Date*
Designer:	John-Paul Cumming		19/03/2024

Wastewater system:

AWTS unit located to ensure min 1:60 fall from all fixtures. Vented according to NCC Vol 3 Tas C2D6

Cut-off drain

Terraced Absorption Beds
2 x 6m x 3m x 0.6m
Wastewater to be evenly split between the beds using an automatic sequencing valve (e.g. k-rain)

Min 3m from upslope buildings
Min 4.25 from downslope buildings
Min 1.5m from upslope or level boundaries
Min 10.5m from downslope boundary
Min 33m from downslope surface water

Refer to GES report

Dr. John Paul Cumming
Building Services Designer-Hydraulic
CCC774A

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19/3/2024

Existing House 63 Main Street

Existing House 67 Main Street

Boundary 50.292

Boundary 20.117

Existing Access Road

Existing Bike Path

2 way Valve to Drainage beds

AWTS (refer GES spec.)

ROW (dashed red)

General Retail/Storage
conc.
RL.158,000
Area 112m2
(gross)

landscape stairs

external retaining wall

potential plant area

potential future goodslift

WC

Storage

reserve drainage bed 10m2 (refer GES spec.)

drainage bed 1 18m2 (refer GES spec.)

drainage bed 2 18m2 (refer GES spec.)

reserve drainage bed 26m2 (refer GES spec.)

1500 from struct.wall under

Bed 3

Bed 2

Bathrm

Pwdrm

Deck 3
paving
RL.155,460

covered walkway

Deck 2
RL.154,860

Lounge

65m2

Dining
RL.154,900

Kitchen

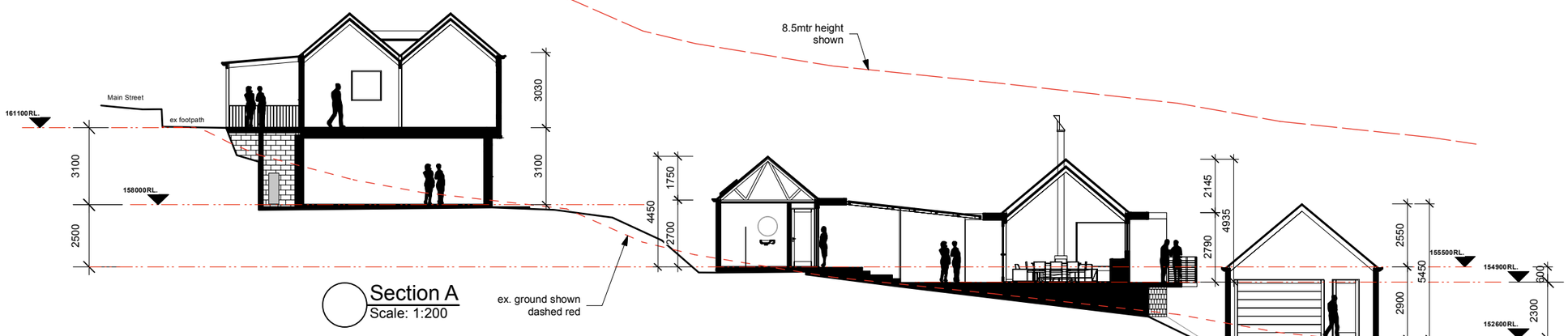
Deck 1
RL.154,860

Ensuite

Bed 1

Garage/ Storage
conc.
43m2
RL.152,600

Lower Ground Plan
Scale: 1:200



Section A
Scale: 1:200

Refer GES Report & Documentation for Waste Water Specification

detailed Survey info provided by Richard Peck registered land surveyor 287 Charles St.

Job No. 211001	Drawing No. SD03	drawing Site Planning Lower Ground	Rev.	date	notes	general notes	
	date 12/3/2024	project New Additions & Renovations	A	12/3/2024	Issued for DA	Notes	
	scale @ a3 1:200	client Dave & Julie Bingley 65 Main Street Derby					
	drawn by LJ						

LYnDeN jOnES ArChiTecT
1 BALFOUR PLACE
LAUNCESTON 7250
PH. 03 63 345 679
MOB. 0438 21 0270
jonesto@optusnet.com.au

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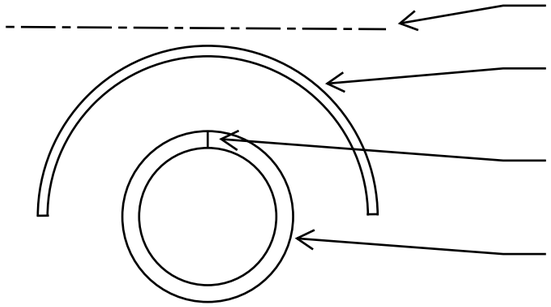
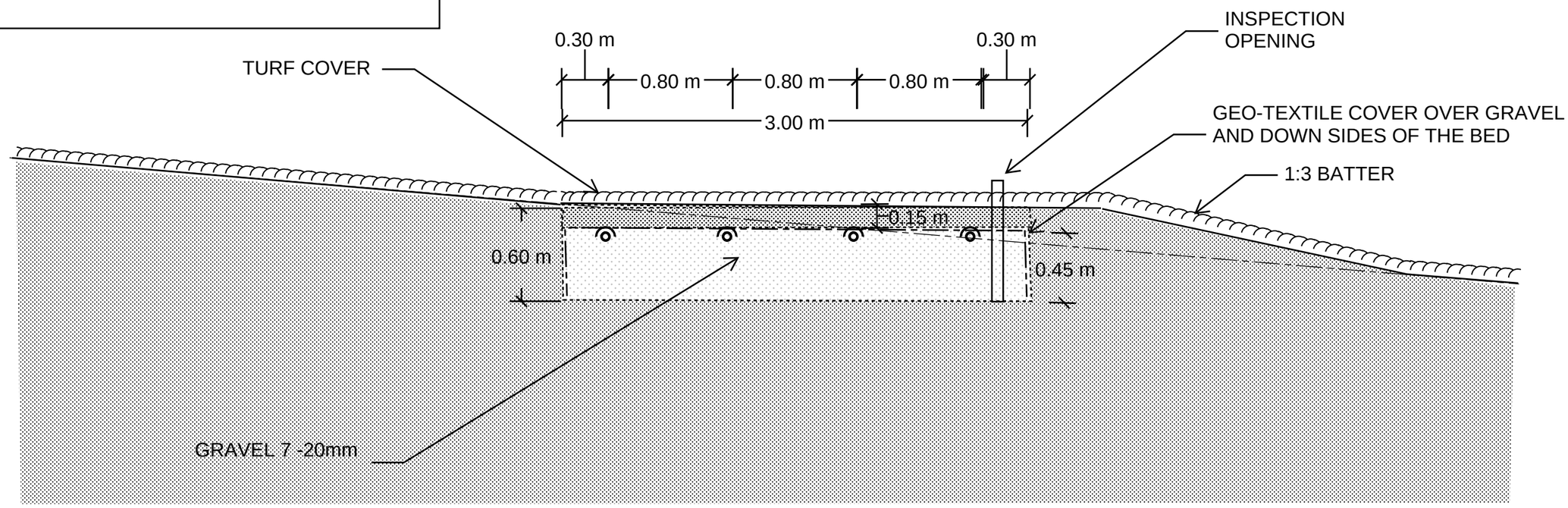
Distribution pipe detail





Do not scale from these drawings. Dimensions to take precedence over scale.	ABSORPTON BED CROSS-SECTION (3m)	Date:		On-site Wastewater Cross-Section	Sheet 1 of 2

Design notes:

1.Absorption bed dimensions of up to 15m long by 0.60m deep by 3.0m wide.

2. Base of bed to be excavated level min 200mm into natural soils and smearing and compaction avoided.

3. Lower 450mm of bed to be filled with 7-20mm clean washed gravel and drilled 40mm distribution pipes packed into upper 100mm of gravel.

4. 40mm distribution pipes drilled with sufficient 5mm holes in the top of the pipe (approx spacing 300mm) to distribute the effluent and half circle 90-100mm UPVC pipe, un-perforated, laid over each 40mm perforated lateral to direct water jet downwards.

5. One 5 mm hole at centre of invert of each pipe to allow for drainage between pump cycles.

6. Geotextile or filter cloth to be placed over the distribution pipes to prevent clogging of the pipes and aggregate - the sides of the bed should also be lined.

7. Final finished surface with sandy loam to be a minimum of 150 mm above aggregate with turf cover or mulched with appropriate vegetation (eg native grasses and small shrubs at 1 plant per 1 m2)

8. The turf or vegetation is an essential component of the system and must be maintained with regular mowing and or trimming as appropriate

9. The distribution pipe grid must be absolutely level to allow even distribution of effluent around the absorption area – it is recommended that the level be verified by running water into the system before backfilling and commissioning the trench

10.All works on site to comply with AS3500 and Tasmanian Plumbing code.

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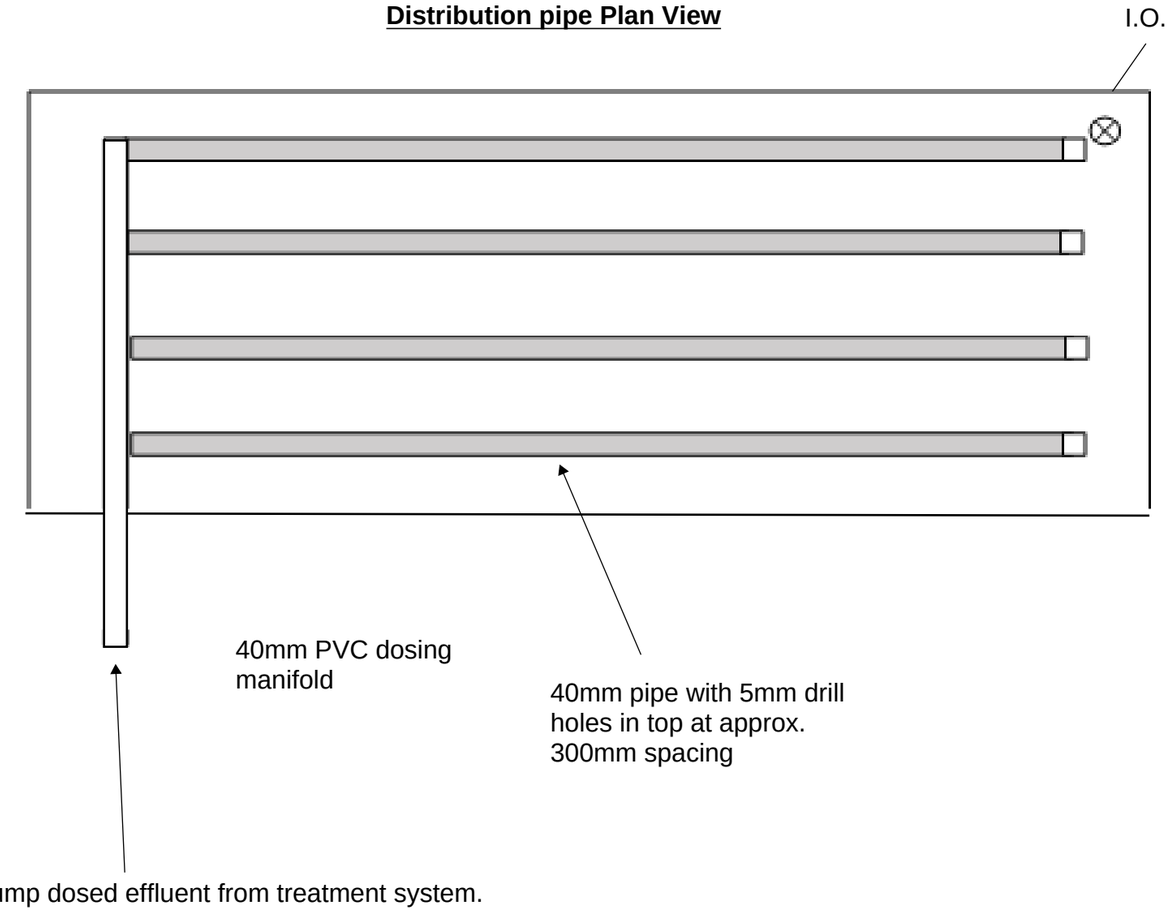
Distribution pipe Plan View



The pump must be capable of delivering the total flow rate required for all laterals whilst providing a 1.5m residual head (ie squirt height) at the highest orifice (with no more than 15% variation in squirt height across the whole bed).

For beds with individual laterals, no more than 15m long, it is acceptable to adopt a flow rate of 4-5L/min/lineal metre. Total dynamic head (including friction loss) will need to be determined on a site-specific basis.

Individual flush points must be installed for each lateral. This may be a screw cap fitting on a 90 degree elbow level with the bed surface or a pressure controlled flush valve inside an irrigation control box.

Do not scale from these drawings. Dimensions to take precedence over scale.	Kerry and Steve Whelan 37 Frederick Henry Parade CREMORNE TAS 7024	Date: 20/6/2017	C.T.:216822/1 PID:2137465	On-site Wastewater Design Notes	Sheet 2 of 2

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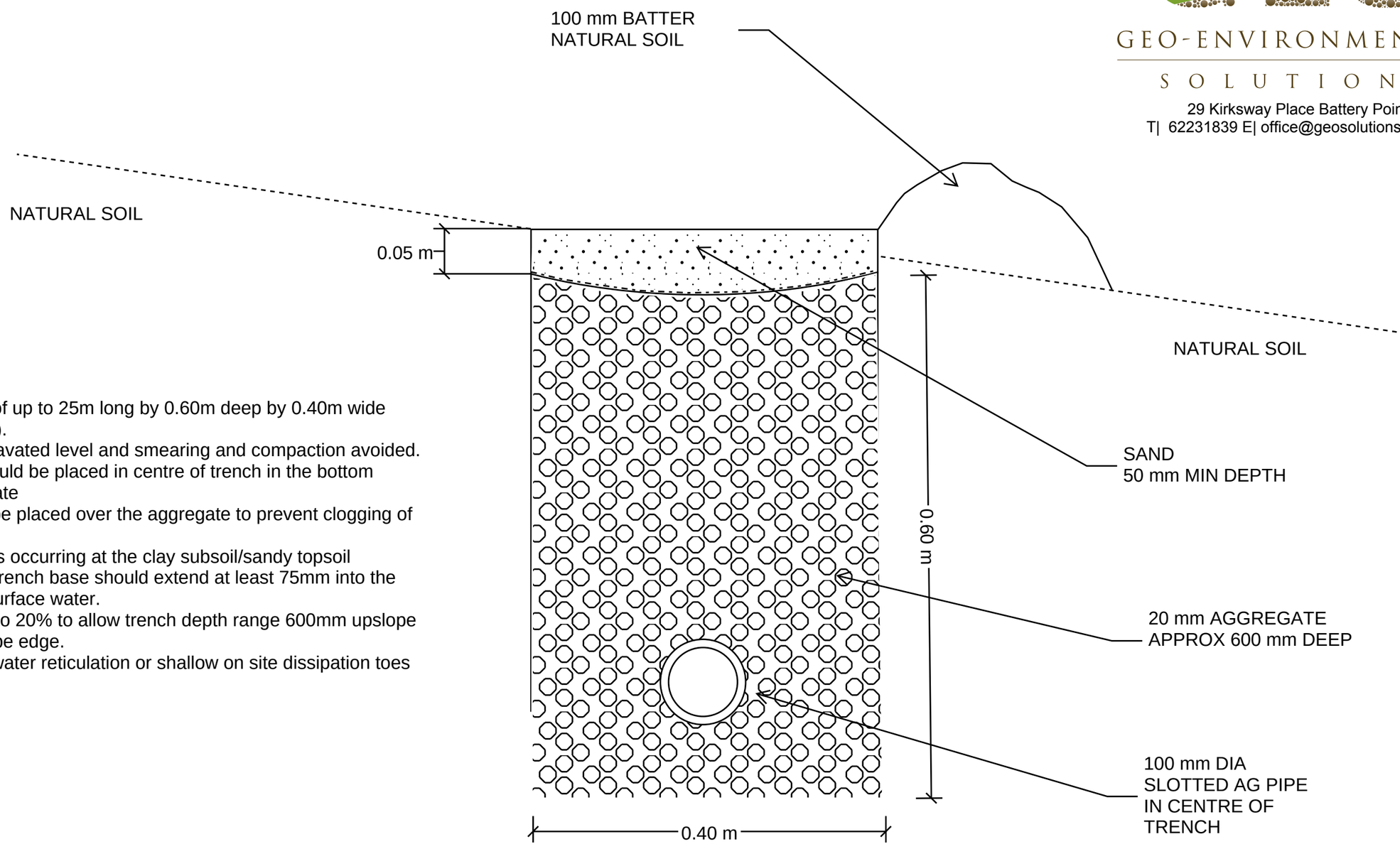

Design notes:

1.Cut-off trench dimensions of up to 25m long by 0.60m deep by 0.40m wide (depths and widths minimum).
2.Base of trenches to be excavated level and smearing and compaction avoided.
3.100mm slotted ag-pipe should be placed in centre of trench in the bottom 100mm of the 20mm aggregate
4.Geotextile or filter cloth to be placed over the aggregate to prevent clogging of the pipes and aggregate
5.If shallow subsurface flow is occurring at the clay subsoil/sandy topsoil boundary (duplex soils), the trench base should extend at least 75mm into the subsoil clay to capture sub-surface water.
6.Construction on slopes up to 20% to allow trench depth range 600mm upslope edge to 400mm on down slope edge.
7.Trench discharge to stormwater reticulation or shallow on site dissipation toes across the contour.

Do not scale from these drawings. Dimensions to take precedence over scale.	Geo-Environmental Solutions			Cut-Off Drain Detail	Sheet 1 of 1

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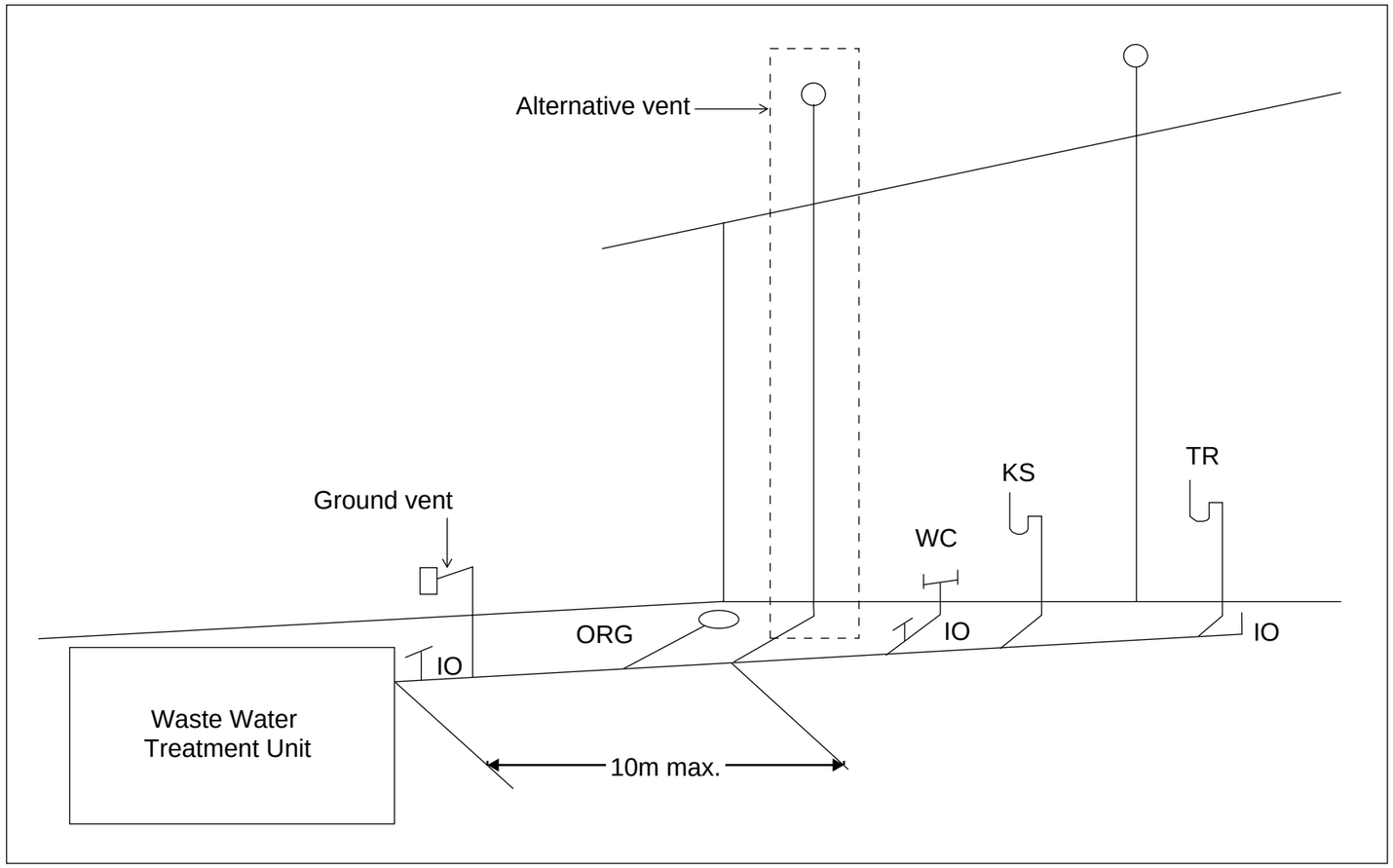


Tas Figure H101.2 Alternative Venting Arrangements

Vents must terminate in accordance with AS/NZS 3500.2

Alternative venting to be used by extending a vent to terminate as if an upstream vent, with the vent connection between the last sanitary fixture or sanitary appliance and the on-site wastewater management system. Use of a ground vent in not recommended

Inspection openings must be located at the inlet to an on-site wastewater management system treatment unit and the point of connection to the land application system and must terminate as close as practicable to the underside of an approved inspection opening cover installed at the finished surface level

Access openings providing access for desludging or maintenance of on-site wastewater management system treatment unites must terminate at or above finished surface level

Alternative vent is the preferred arrangement where possible.

Do not scale from these drawings. Dimensions to take precedence over scale.				Tas Figure H101.2 Alternative Venting Arrangements		Sheet 1 of 1

OWNER

FOLIO REFERENCE CT: 228087/5 CT: 222043/6 CT: 209679/7

GRANTEE
WHOLE OF LOT 5 (0A-1R-0P) GTD. TO EDWARD MONAGHAN.
WHOLE OF LOT 6 (0A-0R-39P) GTD. TO ELIZABETH MARY BRYANT.
WHOLE OF LOT 7 (0A-0R-32P) GTD. TO CHARLES HENRY FARDON.

PLAN OF TITLE

LOCATION TOWN OF DERBY (SEC. P)

FIRST SURVEY PLAN No. E3/14, E7/6, E6/4 DI/12 LO

COMPILED BY LTO

SCALE 1: 500 LENGTHS IN METRES

Registered Number

P.173392

APPROVED 30 JUNE 2017

Alice Kawa

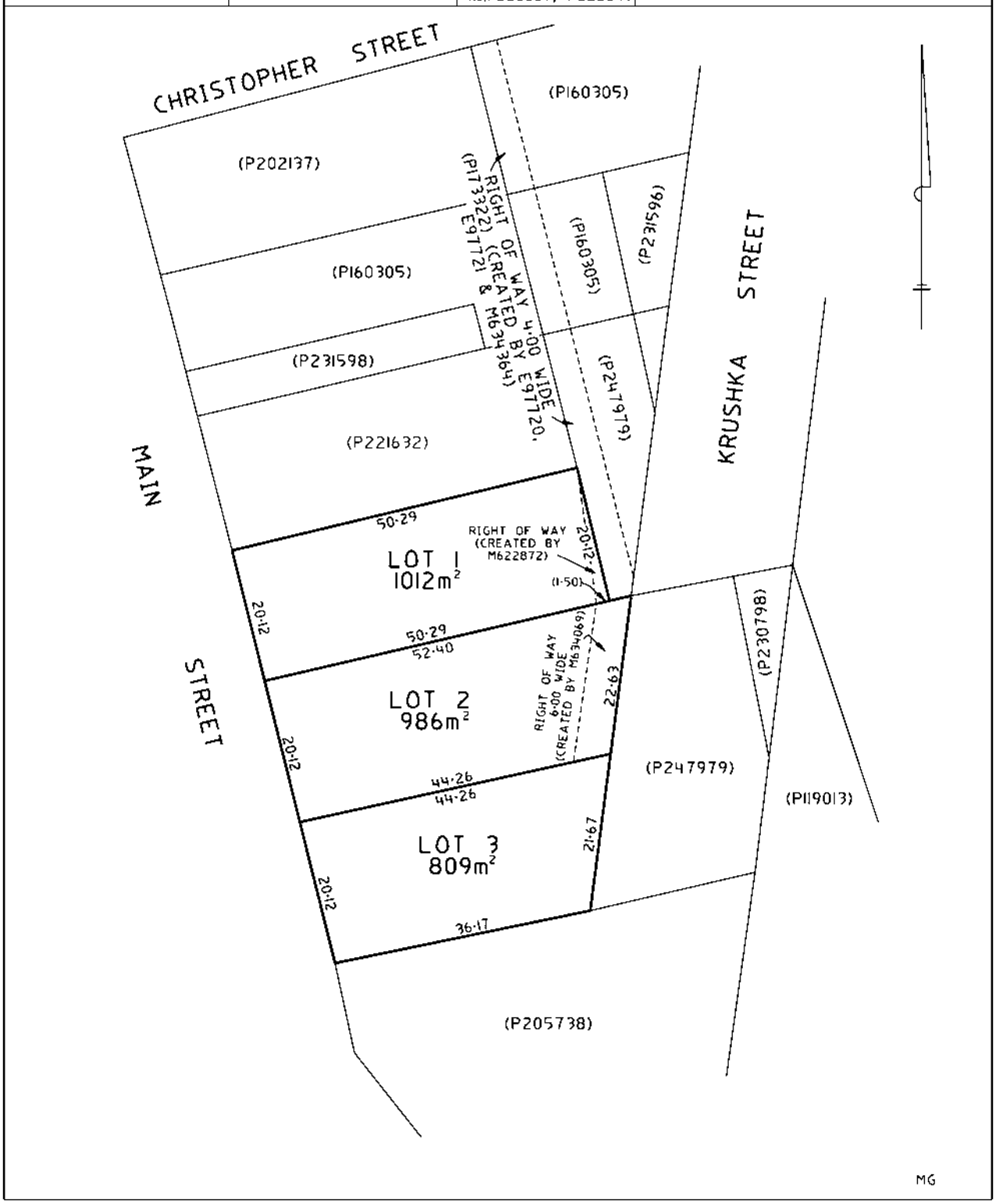
Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 109 (5644)

LAST UPI No

LAST PLAN No. P209679 No. P228087, P222043

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



OWNER

FOLIO REFERENCE CT.231651/1
CT.209910/2
CT.233595/1

GRANTEE

WHOLE OF LOT 2 (0A-0R-24P)
GTD TO BRISEIS CONSOLID
PART OF LOT 2A (0A-0R-18P)
GTD TO ALFRED HARDMAN
PART OF LOT 3 (0A-1R-0P)
GTD TO WILLIAM LADE

PLAN OF TITLE

LOCATION TOWN OF DERBY (SECTION P)

FIRST SURVEY PLAN No. DI/12 L.O. 03/18 L.O.

COMPILED BY LDRB

SCALE 1: 500 LENGTHS IN METRES

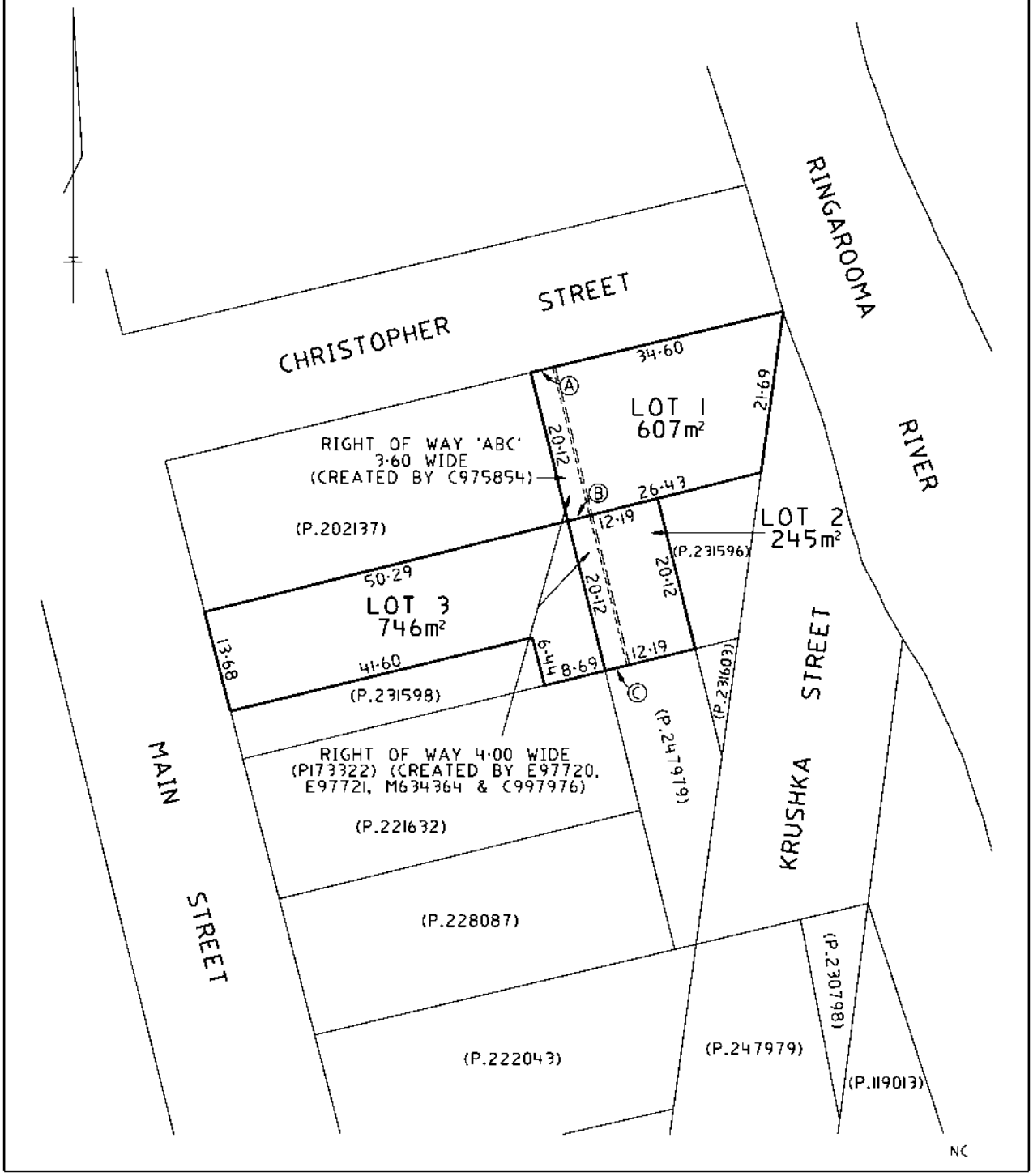
Registered Number

P.160305

APPROVED 30 AUG 2010

Alice Kawa
Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 109 (5644-32)	LAST UPI No FHG81, FHG82 FHH96	LAST PLAN No. P.231651, P.209910 P.233595	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



OWNER

FOLIO REFERENCE CT.2772/26

GRANTEE

PART OF LOT 4 (0A-1R-11P) GTD TO EDWARD MONAGHAN
PART OF LOT 5 (0A-1R-6P) GTD TO EDWARD MONAGHAN
PART OF LOT 6 (0A-0R-39P) GTD TO ELIZABETH MARY BRYANT
PART OF LOT 7 (0A-0R-32P) GTD TO CHARLES HENRY FARDON

PLAN OF TITLE

LOCATION

TOWN OF DERBY
(SECTION P)

FIRST SURVEY PLAN No. DI/12 L.O.

COMPILED BY LTO

SCALE 1: 400 LENGTHS IN METRES

Registered Number

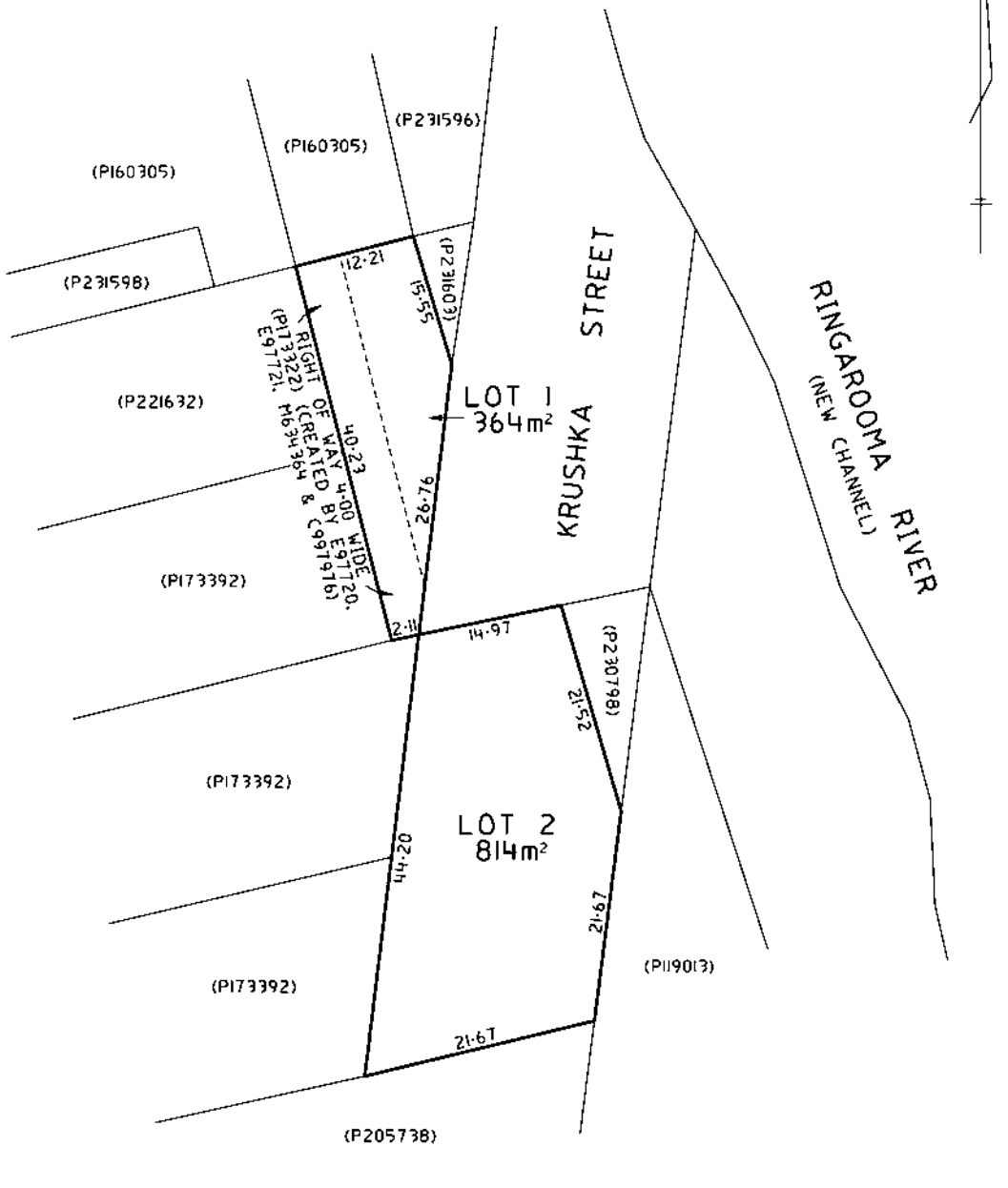
P.247979

APPROVED 7 NOV 2017

Alice Kawa
Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 109 (5644-32)	LAST UPI No	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

NEW PLAN
REDRAWN FOR
OFFICE CONVENIENCE



OWNER

FOLIO REFERENCE CT: 228087/5 CT: 222043/6 CT: 209679/7

GRANTEE
WHOLE OF LOT 5 (0A-1R-0P) GTD. TO EDWARD MONAGHAN.
WHOLE OF LOT 6 (0A-0R-39P) GTD. TO ELIZABETH MARY BRYANT.
WHOLE OF LOT 7 (0A-0R-32P) GTD. TO CHARLES HENRY FARDON.

PLAN OF TITLE

LOCATION TOWN OF DERBY (SEC. P)

FIRST SURVEY PLAN No. E3/14, E7/6, E6/4 DI/12 LO

COMPILED BY LTO

SCALE 1: 500 LENGTHS IN METRES

Registered Number

P.173392

APPROVED 30 JUNE 2017

Alice Kawa

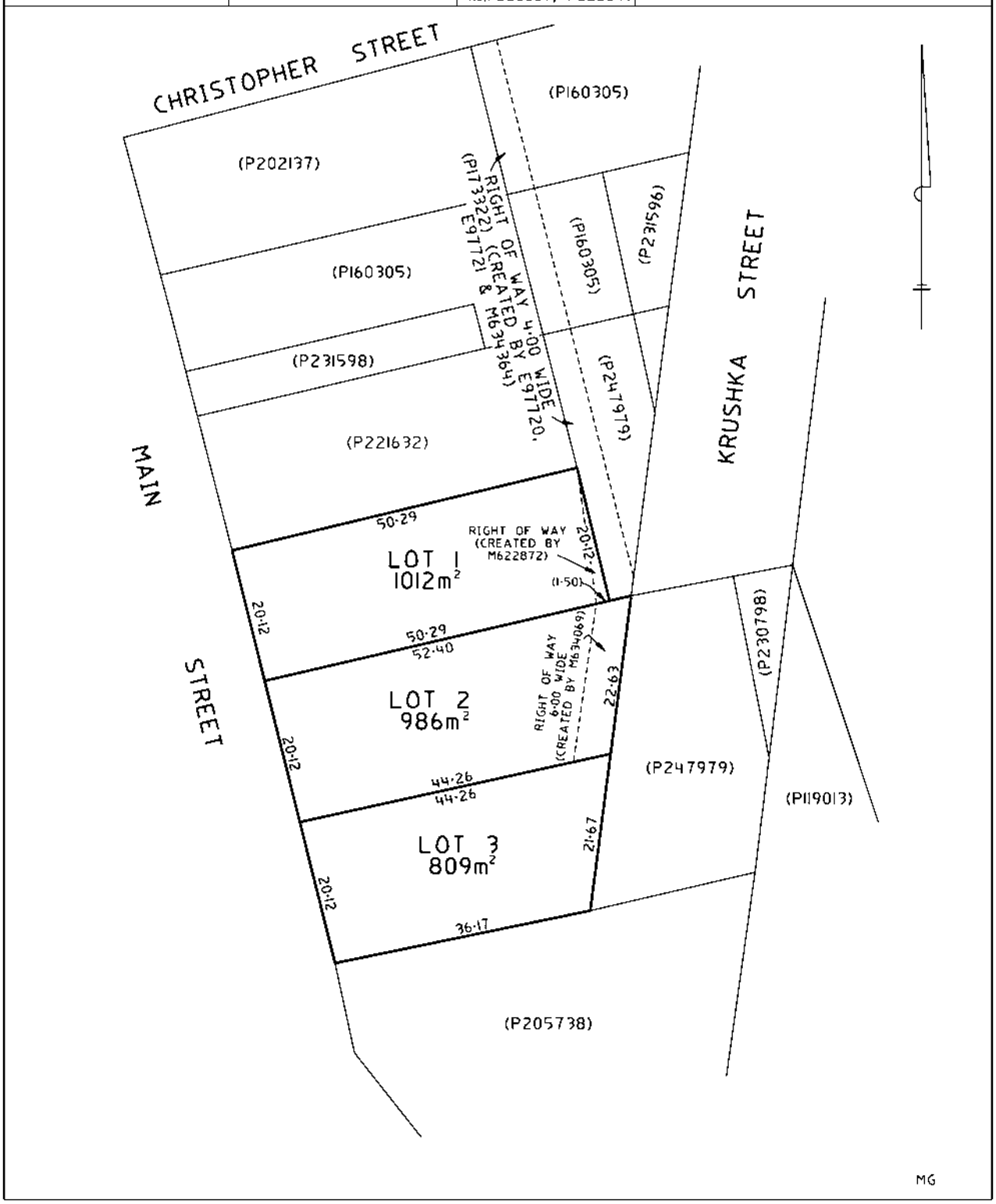
Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 109 (5644)

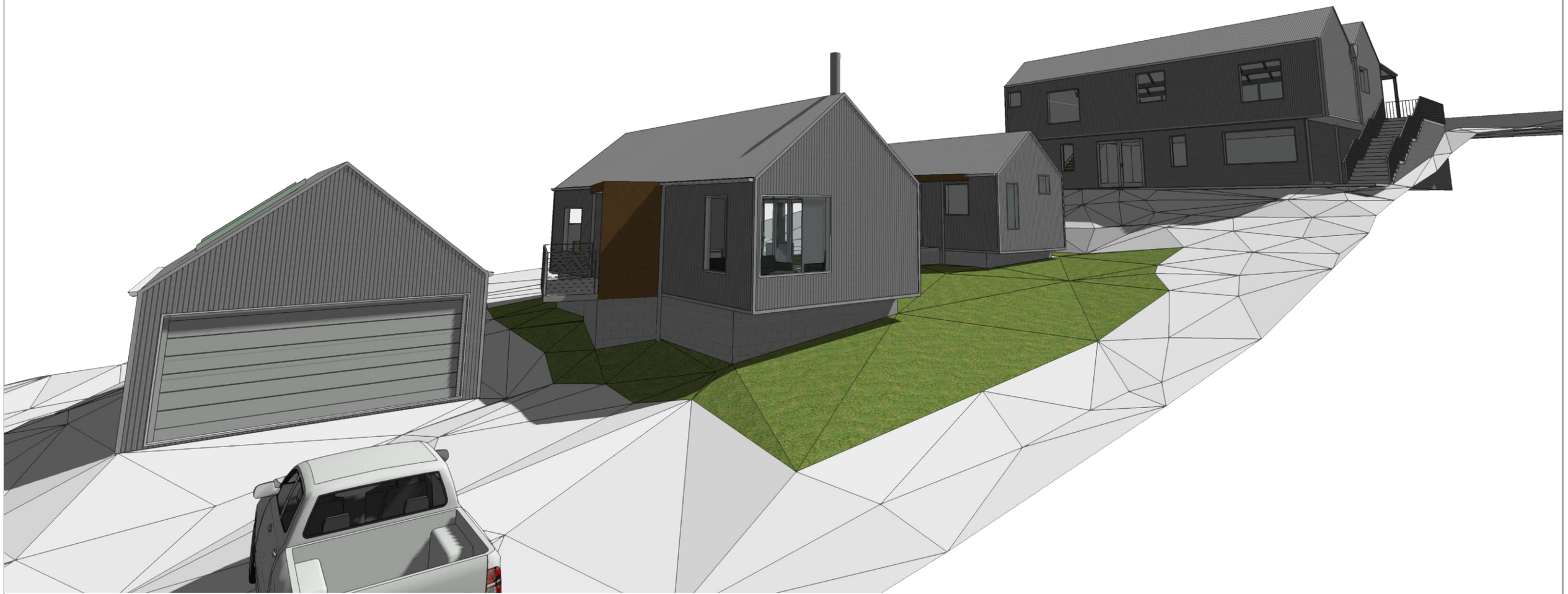
LAST UPI No

LAST PLAN No. P209679 No. P228087, P222043

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



ORIGINALLY ADVERTISED PLANS



Job No. 211001	Drawing No. SD01	drawing Perspective Views	Rev.	date	notes	general notes	
	date 23/4/2024	project New Additions & Renovations	A	12/3/2024	Issued for DA	Notes	
	scale @ a3 1:200	client Dave & Julie Bingley 65 Main Street Derby					
	drawn by LJ						

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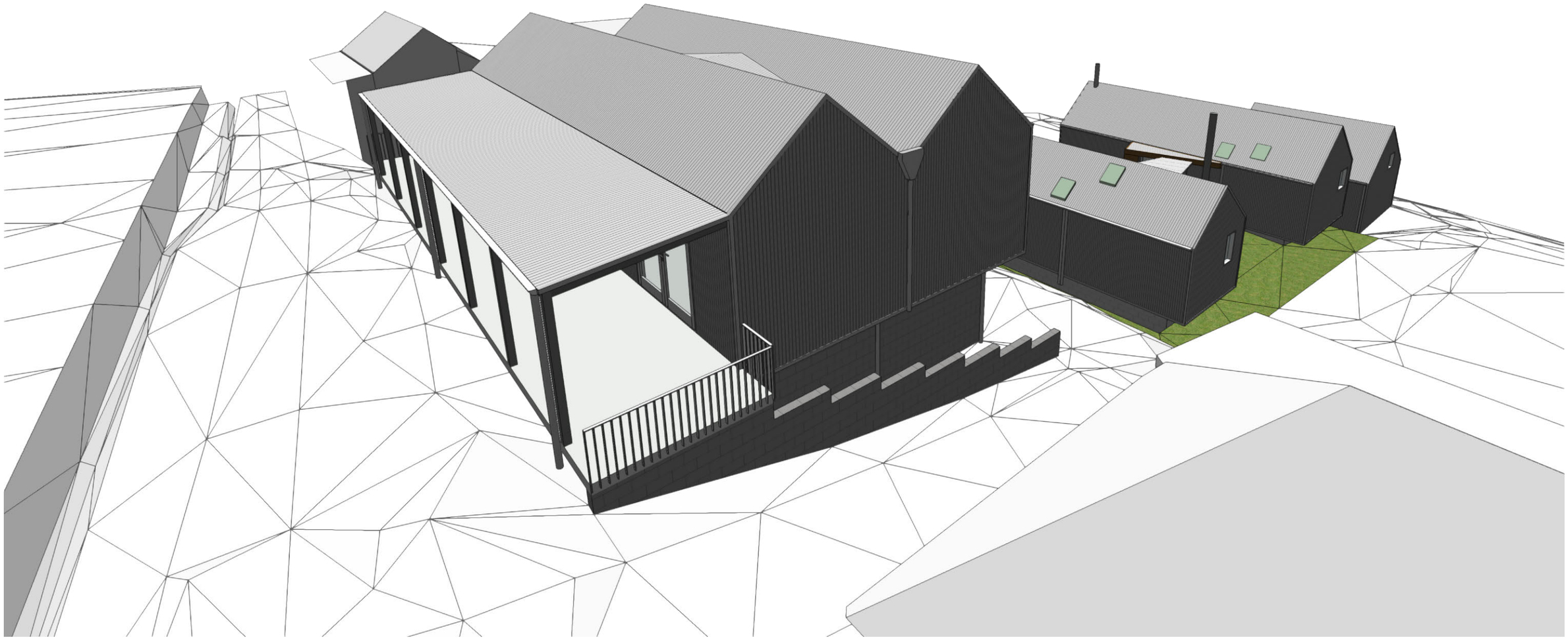
MOB. 0438 21 0270
jonestl@optusnet.com.au

ORIGINALLY ADVERTISED PLANS



Job No. 211001

Drawing No.	drawing	Rev.	date	notes	general notes
SD02	Perspective Views	A	12/3/2024	Issued for DA	Notes
date 23/4/2024	project New Additions & Renovations				
scale @ a3 1:200	client Dave & Julie Bingley 65 Main Street Derby				
drawn by LJ					

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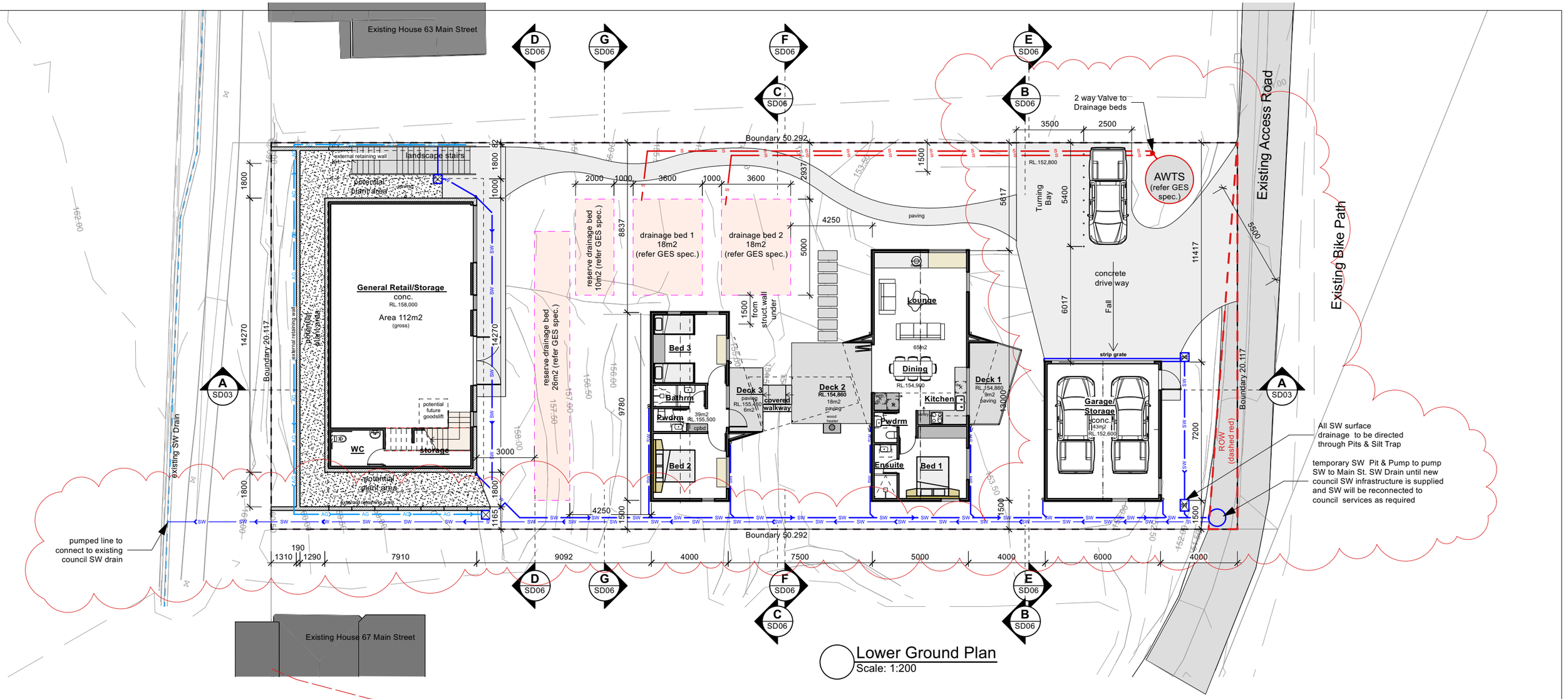
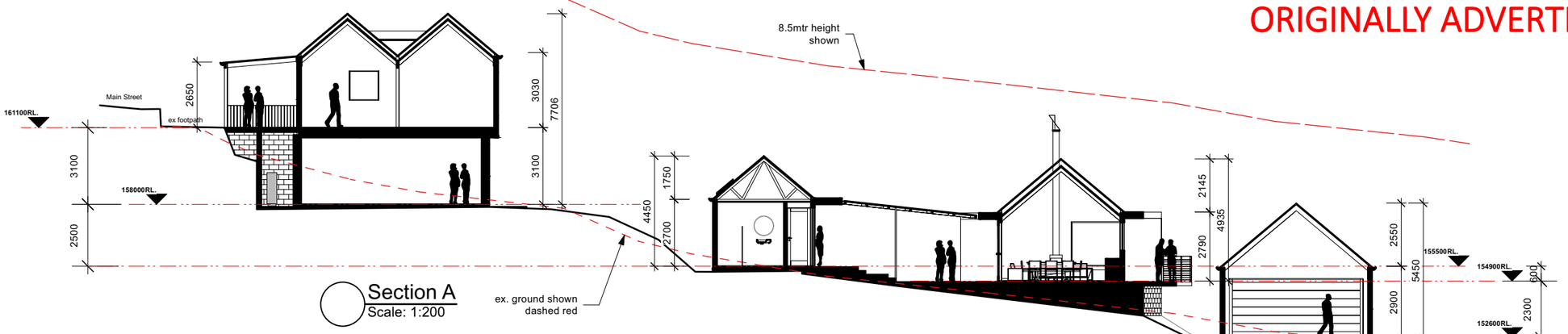


Lower Ground Plan
Scale: 1:200



Section A
Scale: 1:200

ORIGINALLY ADVERTISED PLANS

Refer GES Report & Documentation for Waste Water Specification

detailed Survey info provided by Richard Peck registered land surveyor 287 Charles St.

Site Area 1012m2

Retail

Lower Ground	=130m2
Ground Level	=112m2
Total	**=242m2**
Verandah Deck	=58m2

Dwelling

Garage	= 43m2
House Main	= 65m2
House Bedrooms	=39m2
Total	**=147m2**
Decks	= 33m3

Job No. 211001

Drawing No. SD03

drawing Site Planning Lower Ground

date 23/4/2024

scale @ a3 1:200

drawn by LJ

project New Additions & Renovations

client Dave & Julie Bingley
65 Main Street Derby

Rev.	date	notes	general notes
A	12/3/2024	Issued for DA	Notes
B	22/4/2024	Driveway & SW detail modified and added	

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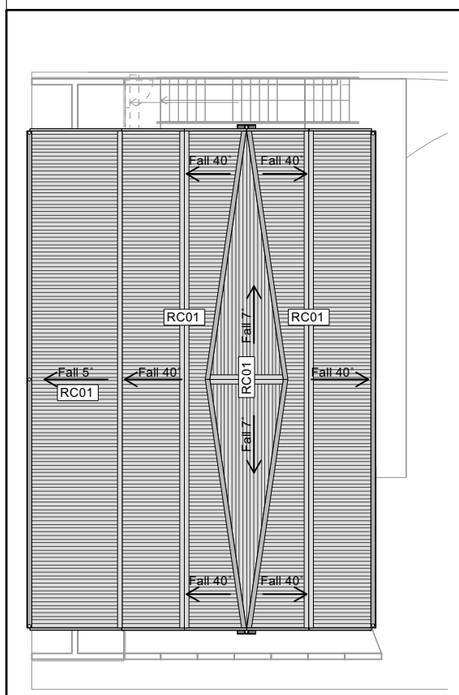

General Retail Roof Plan
Scale: 1:200

detailed Survey info provided
by Richard Peck registered
land surveyor 287 Charles St.

ORIGINALLY ADVERTISED PLANS

Existing House 63 Main Street

Existing House 67 Main Street

Existing Shop 69 Main Street

MAIN STREET

Existing Footpath

level access to be created to existing footpath to council req.

Boundary 20.117

Boundary 50.292

landscape stairs

path below

General Retail
Area 130m2
(gross)
RL.161.100

Verandah/ Deck
58m2
RL.161.100

potential future goods lift

storage

DDA WC

RC02

RC03

SK01

SK02

Fall 40°

RC01

Existing Access Road

Existing Bike Path

ROW (dashed red)

job No. 211001	Drawing No. SD04	drawing Site Planning Street Ground Level	Rev.	date	notes	general notes
	date 23/4/2024	project New Additions & Renovations	A	12/3/2024	Issued for DA	Notes
	scale @ a3 1:200	client Dave & Julie Bingley 65 Main Street Derby				
	drawn by LJ					

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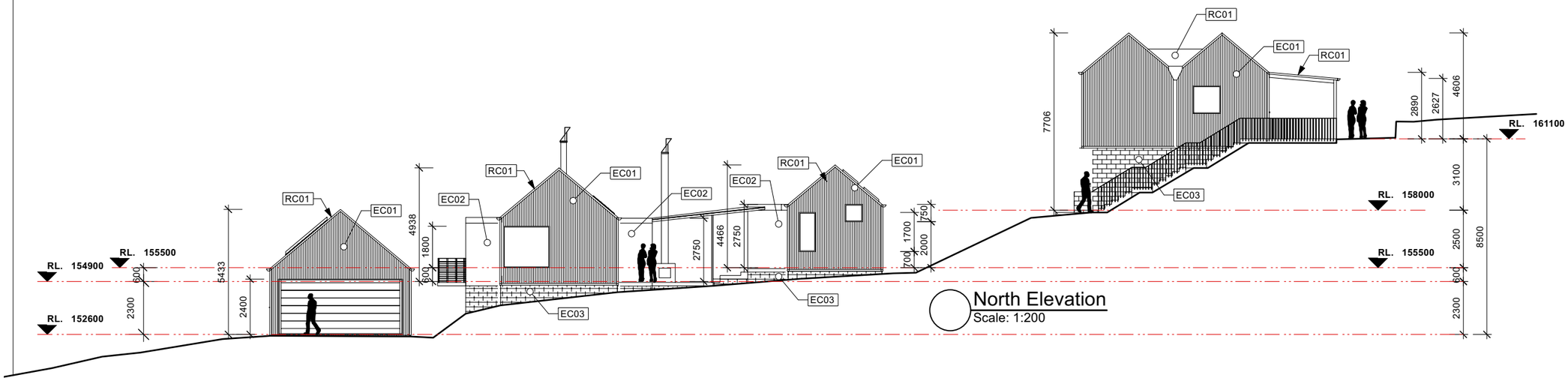
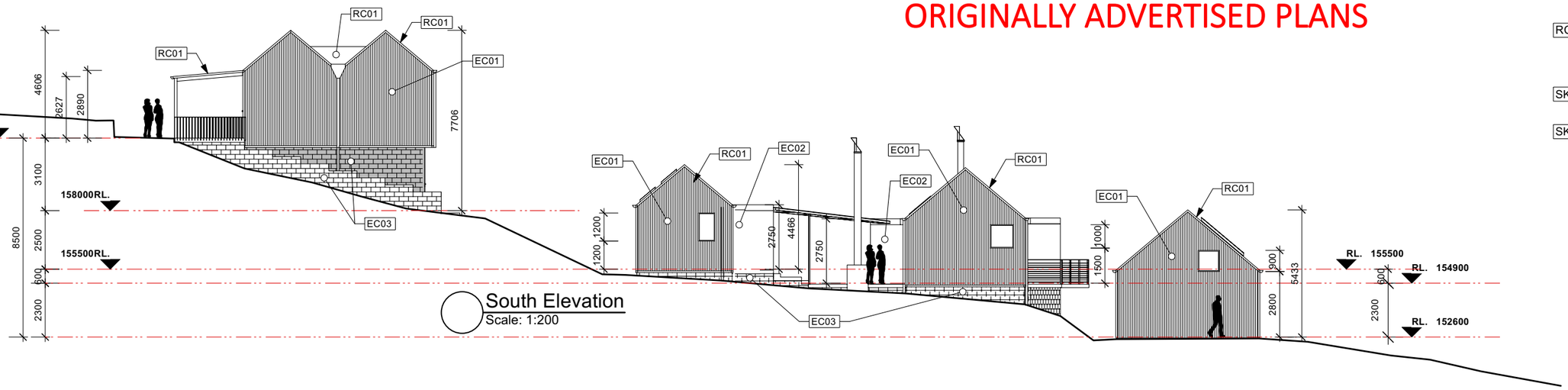
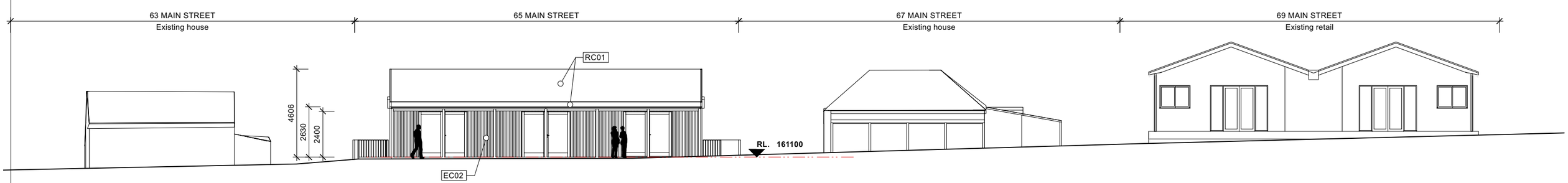


North Elevation
Scale: 1:200

ORIGINALLY ADVERTISED PLANS



South Elevation
Scale: 1:200



West (Street) Elevation
Scale: 1:200

Finishes Shedule

EC01 Galvanised Custom Orb. .42 bmt. over H3 TP 35th. wall battens fixed over
Bradford Proctor Enviroseal RW Plus Wall Wrap HTS. to stud framing
Galvanised sheet flashings & cappings to suit througout.

EC02 Cemintel 9mm CCS vertically orientated over 90 x 35 H3 TP Battens to manufacturers requirements. over proctor Enviroseal RW Plus wall wrap
Paint finish -Dulux 1Step® Prep 1 coat , Dulux Weathershield low sheed Acrylic, 2 coats
Colour Red Earth

EC03 Concrete Block Wall, 'TechDry' flush jonts, refer also Eng.
colour -Natural Grey

RC01 Galvanised Custom Orb. .42 bmt.
Bradford Enviroseal ProctorWrap HTS.
Galvanised sheet flashings & cappings to suit througout.
Galvanised 'Half Round' gutter throughout with Galvanised under mounted support clips & 90ø Galvanised Downpipes, & support brackets solder all joints.

RC02 Galvanised Trimdeck .42 bmt.
Bradford Enviroseal ProctorWrap HTS.
Galvanised sheet flashings & cappings to suit througout.

RC03 Lazerlite polycarb roof sheeting, 5 Rib profile colour Opal over Hot Dip Galvanised Steel frame & Posts. Galvanised flat sheet flashings throughout

SK01 Velux Skylight FCM 2222 (665 x 665 O/A). plaster lined shaft

SK02 Velux Skylight GPL MK08 (780 x 1400 O/A). frame & line between rafters

job No. 211001	Drawing No. SD05	drawing Elevations	Rev.	date	notes	general notes	
	date 23/4/2024	project New Additions & Renovations	A	12/3/2024	Issued for DA	Notes	
	scale @ a3 1:200	client Dave & Julie Bingley 65 Main Street Derby					
	drawn by LJ						

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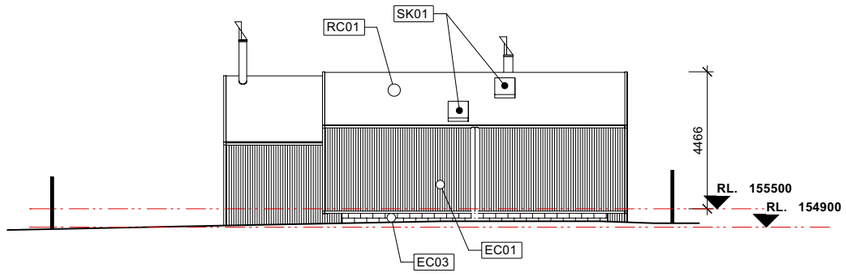
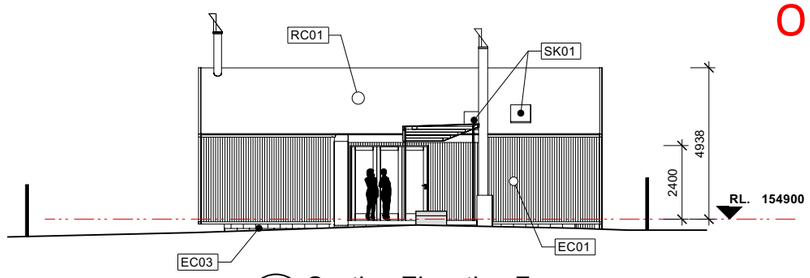
ORIGINALLY ADVERTISED PLANS



Section Elevation G
Scale: 1:200



Section Elevation F
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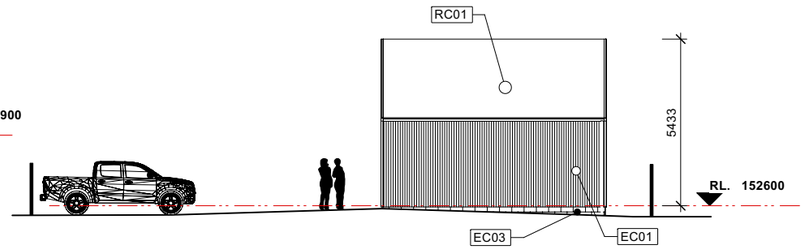
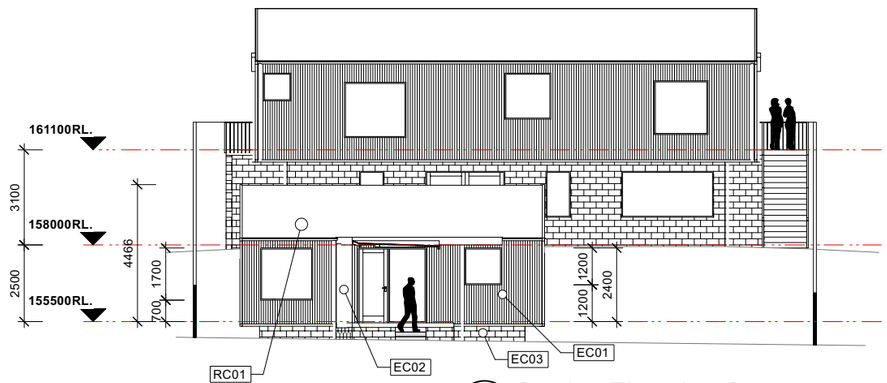
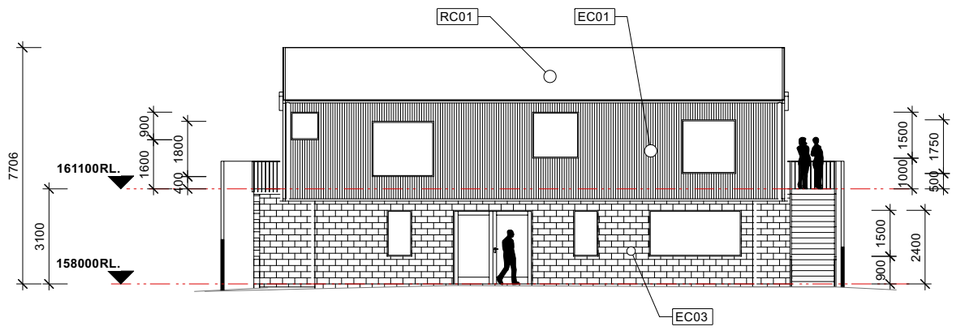


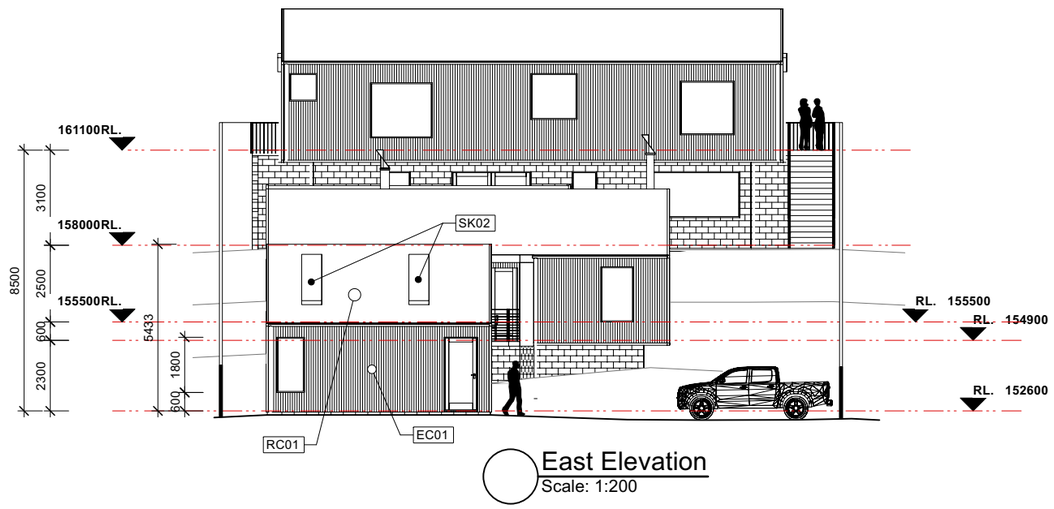
Section Elevation E
Scale: 1:200



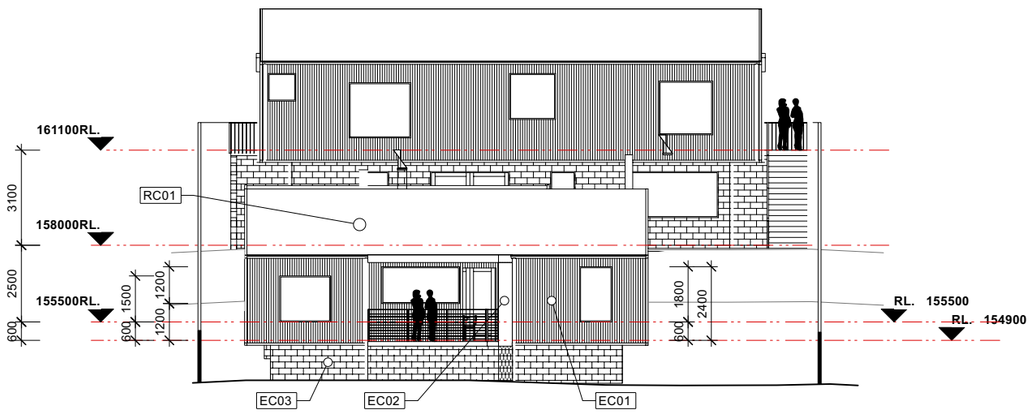
Section Elevation C
Scale: 1:200



Section Elevation D
Scale: 1:200



East Elevation
Scale: 1:200



Section Elevation B
Scale: 1:200

Job No. 211001	Drawing No. SD06	drawing Elevations	Rev.	date	notes	general notes
	date 23/4/2024		A	12/3/2024	Issued for DA	Notes
	scale @ a3 1:200	project New Additions & Renovations				
	drawn by LJ	client Dave & Julie Bingley 65 Main Street Derby				

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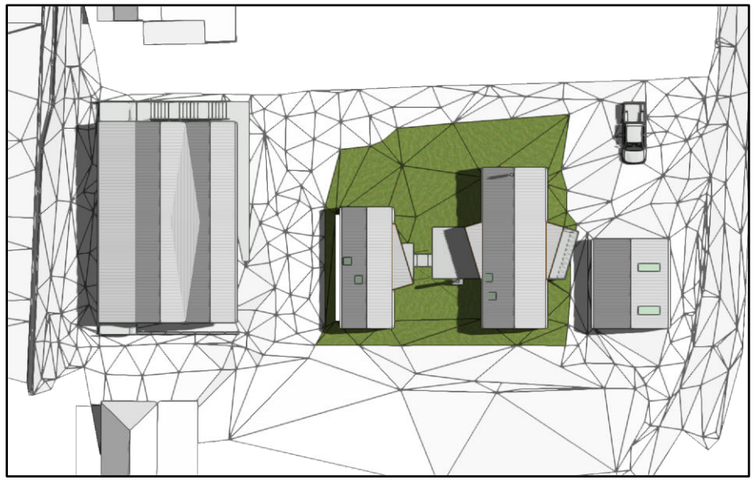
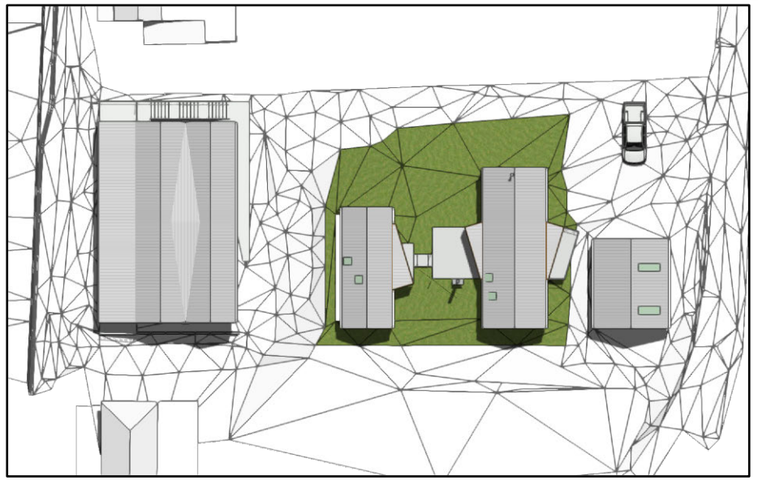
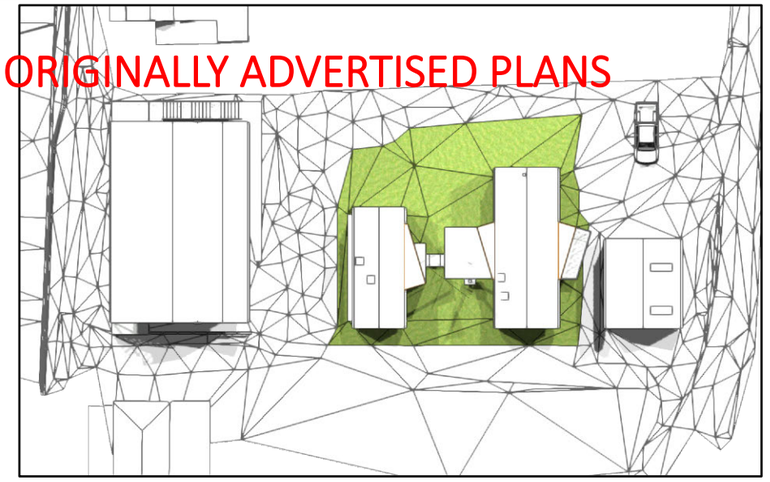
ORIGINALLY ADVERTISED PLANS



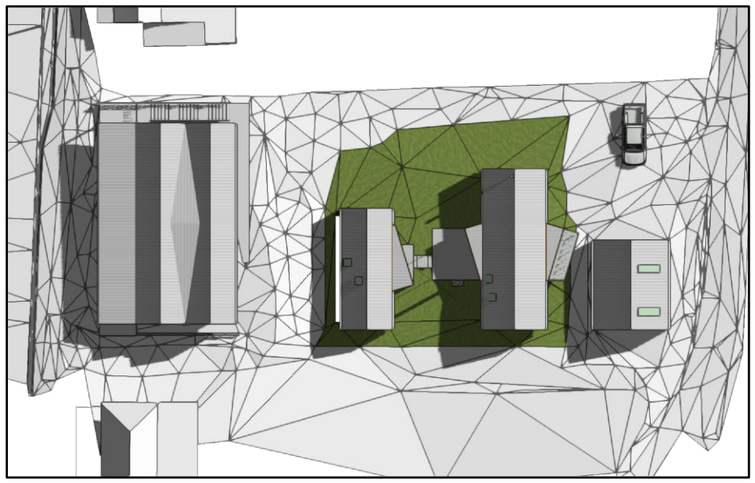
Sun Study - 10am December 22 Summer Solstice



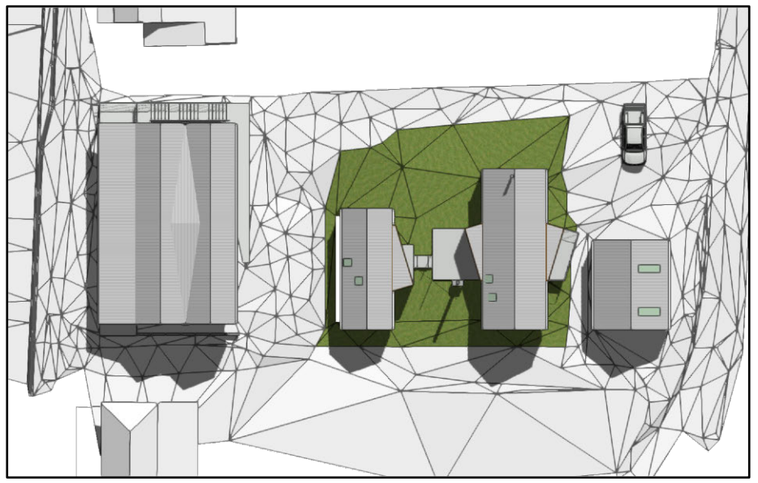
Sun Study - 12pm December 22 Summer Solstice



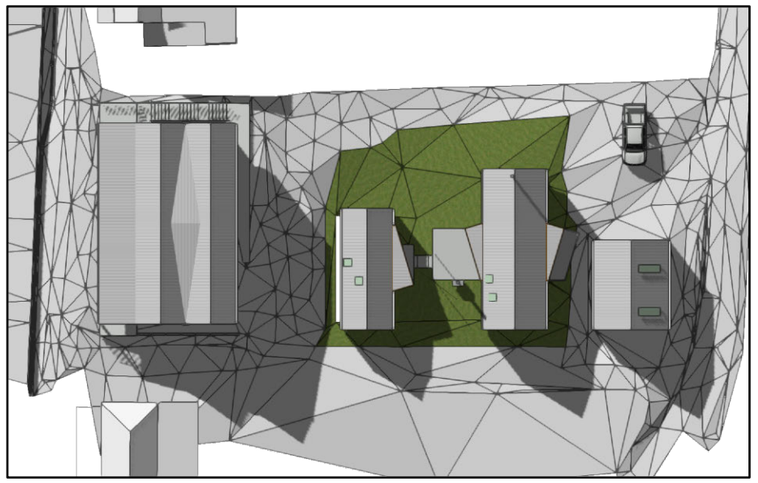
Sun Study - 3pm December 22 Summer Solstice



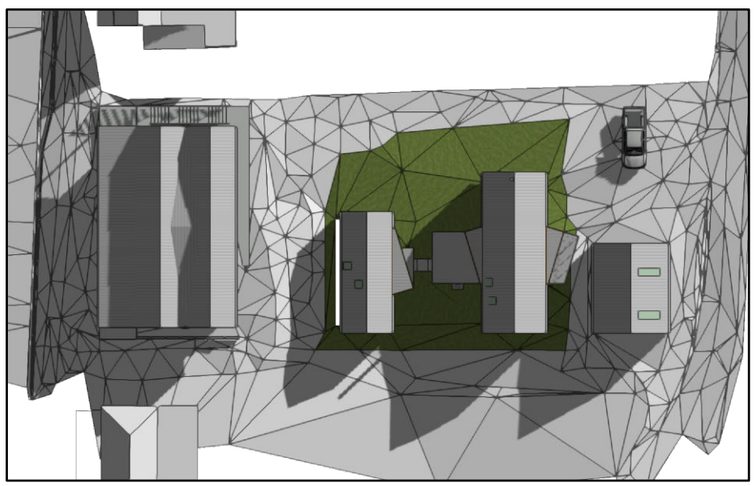
Sun Study - 10am March 22 Equinox



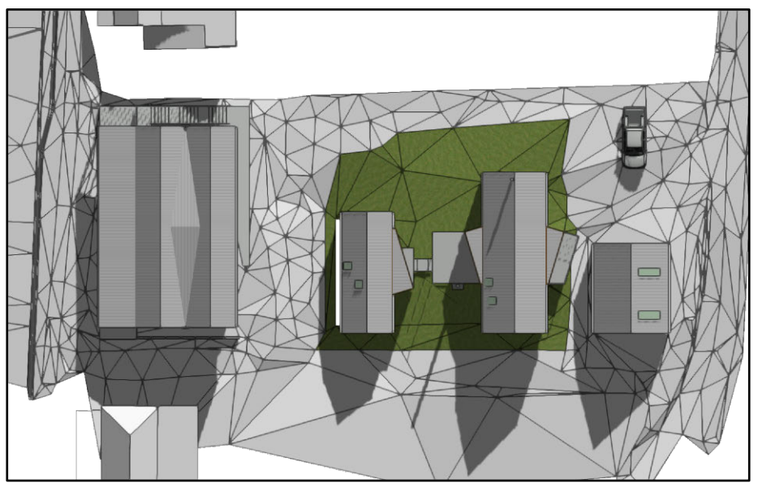
Sun Study - 12pm March 22 Equinox



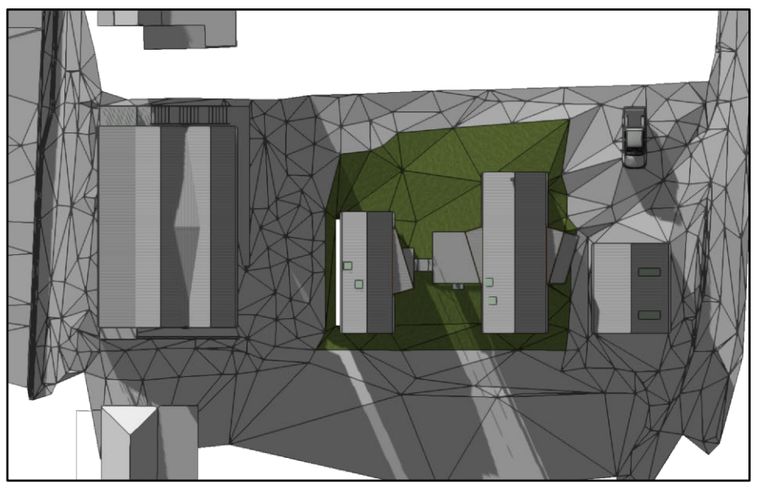
Sun Study - 3pm March 22 Equinox



Sun Study - 10am June 22 Winter Solstice



Sun Study - 12pm June 22 Winter Solstice



Sun Study - 3pm June 22 Winter Solstice

Job No. 211001

Drawing No.	drawing	Rev.	date	notes	general notes
SD07	Sun Study Diagrams	A	12/3/2024	Issued for DA	Notes
date 23/4/2024	project New Additions & Renovations				
scale @ a3 1:200	client Dave & Julie Bingley 65 Main Street Derby				
drawn by LJ					

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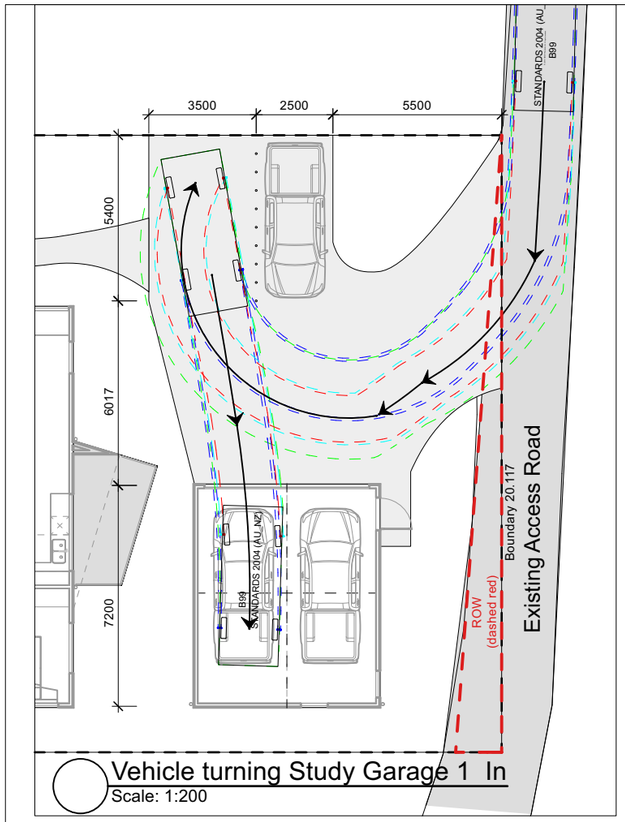
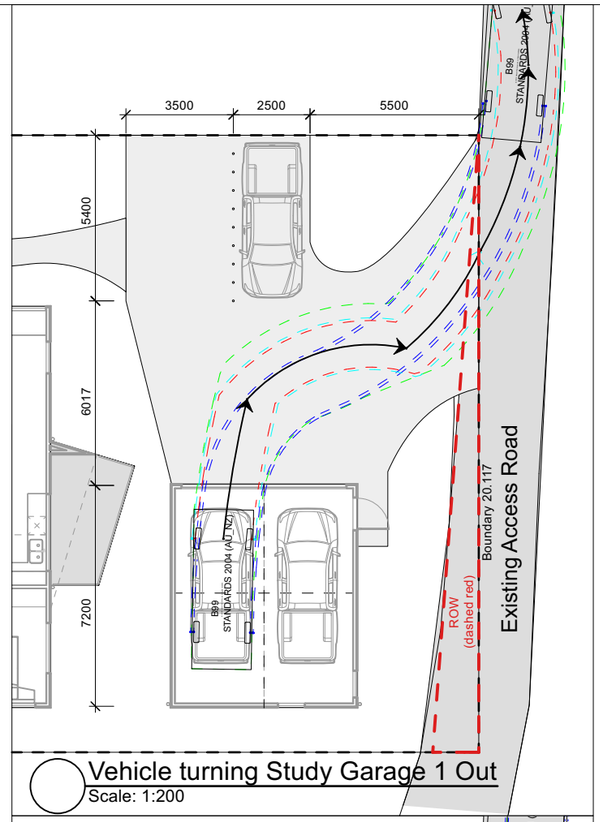
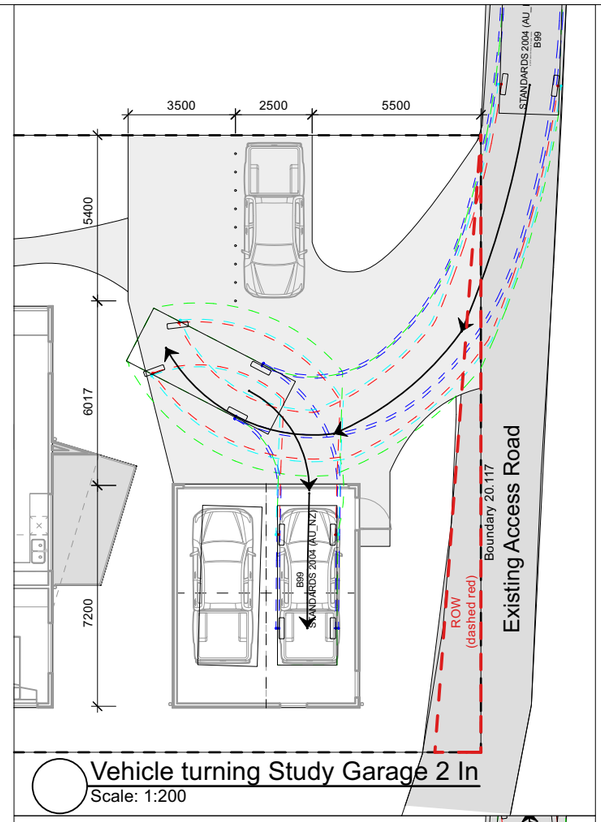


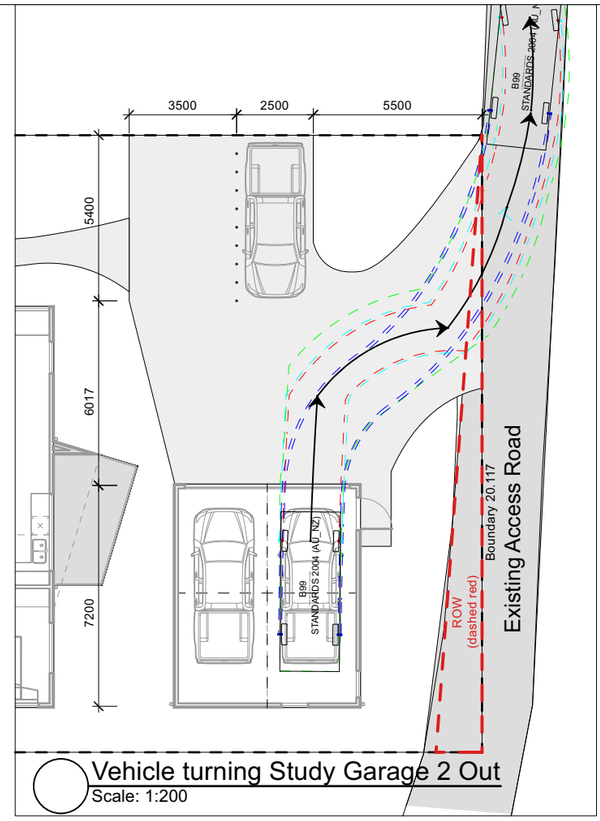
Vehicle turning Study Garage 1 In
Scale: 1:200



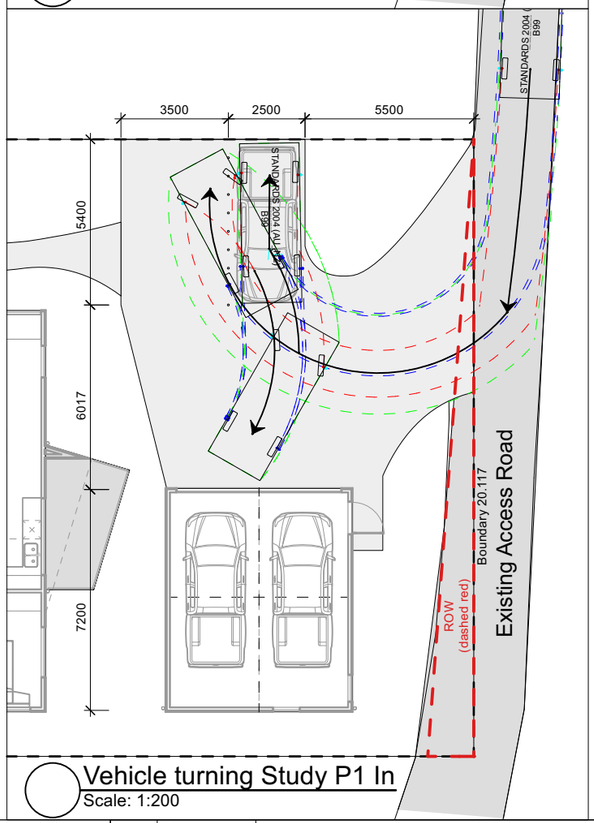
Vehicle turning Study Garage 1 Out
Scale: 1:200



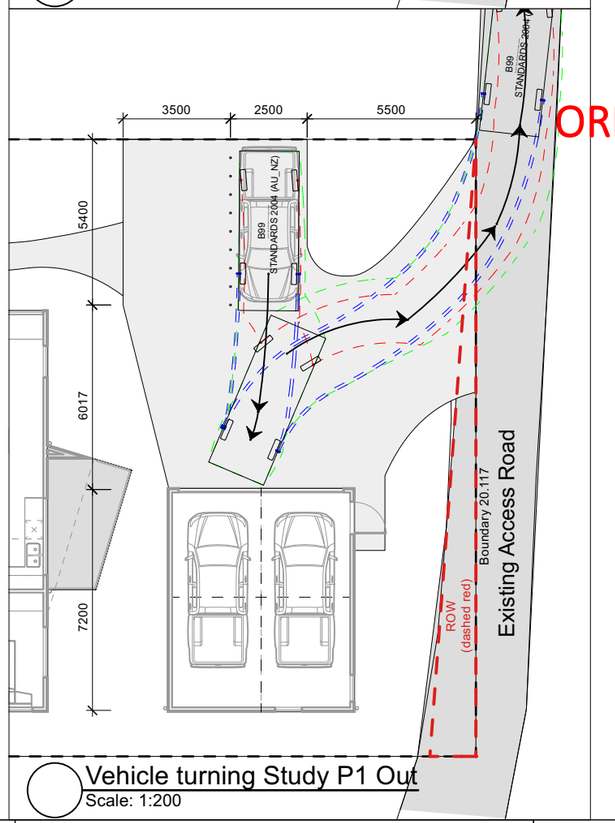
Vehicle turning Study Garage 2 In
Scale: 1:200



Vehicle turning Study Garage 2 Out
Scale: 1:200



Vehicle turning Study P1 In
Scale: 1:200



Vehicle turning Study P1 Out
Scale: 1:200

ORIGINALLY ADVERTISED PLANS

Vehicle Turning Study -'Transoft Solutions'
-Autoturn Simulation Software
AS. B99. Vehicle used

detailed Survey info provided
by Richard Peck registered
land surveyor 287 Charles St.

Job No. 211001

Drawing No. SD08

drawing Vehicle Turning Study

date 23/4/2024

scale @ a3 1:200

drawn by LJ

project New Additions & Renovations

client Dave & Julie Bingley
65 Main Street Derby

Rev.	date	notes	general notes
A	22/4/2024	Vehicle Turning Study Added	Notes

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18th May 2024

Virginnia Wells
[redacted]
[redacted]
Derby 7264

Attention
General Manager
Dorset Council

Dear Sir

I write to you to present my submission in relation to the proposed development at 65 Main St, Derby/ Christopher St, Derby, 3 Christopher St Derby.

DA No: PLA/2024/34
Proposal:Construction of a General Retail Building and buildings for visitor accomodation with access via Christopher Street.
Applicant: Lyndon Jones Architect

I wish to present my concerns regarding the colour and materials of these proposed buildings, which I do not believe are in keeping with the picturesque amenity of Main and Christopher St Derby.

This is an important new development and more consideration of its surrounds should be taken.

I suggest that council reconsider the colour of these buildings and that they should be changed to something that is in harmony of the iconic picturesque and historical township of Derby. To ensure that the colour and materials are designed to be sympathetic too, and not detract from the historical heritage significance of local heritage places, I suggest that we continue to have that unique ambience and streetscape as historical and culturally importance protected and saved.

My concern is that we are losing the unique ambience and much loved streetscapes of the former mining town which should continue be recognised as historically and culturally important.

Derby provides a direct link to those boom times when tin mining was a major contributor to the Tasmanian economy.

The township is set in a narrow river valley enclosed by a dramatic landscape and the town of Derby still has the essential character of a small mining town, with its buildings and street layout, largely unchanged over the past ninety to hundred years.

The quality of Derby's character derives from its buildings that are largely original in form, materials and colour. The townscape is highly distinctive as the majority of its buildings, both public and private are of timber weatherboard construction. It is also considered to be unique for a Tasmanian town in that all of its civic and religious buildings are of timber construction and are still in existence.

The scars of mining operations and buildings are still plain to see around Derby and they add to the story and uniqueness of the town.

The physical continuity with the past is a critical element in understanding Derby's heritage significance. The quality of the town's surviving buildings and the township's relationship with the landscape provides opportunities for people, whether they are local, travelling tourists or visitors staying overnight to become more aware of the lives and lost lives of early mining communities.

I believe that there are at least eight to ten heritage places within Derby, currently listed on the heritage register.

We will fail to keep the historical value and ambience of Derby's unique main streetscape with charcoal/black coloured buildings. This proposed industrial colour is too dominant and not in keeping with surrounding buildings and the encompassing atmosphere of our heritage town and surrounding scenery.

It is difficult for me to imagine that locals and visiting tourists and guests would be impressed with such an industrial site coloured development in Derby.

Many types of tourists and new members of Dorset remark on how beautiful and ambient the township of Derby is.

I, along with others, believe that if it was to blend in with the surrounding buildings and have lighter heritage colours this would be more fitting for such an important new development.

As this is a prominent new development it is of utmost importance to get it right.

In closing, I hope you will take into consideration my submission and concerns and that we as a community can have the opportunity to meet with the applicant, owners and council to discuss the future of our iconic and heritage rich townscape, landscape and streetscape of Derby before approving this application.

Thanking you,

Yours sincerely,
Virginnia Wells
Resident and adjoining owner

From: Anabel Blake [redacted] >
Sent: Friday, 17 May 2024 4:31 PM
To: Development Applications
Subject: Fw: Concerns re DA 34/2024

From: Anabel Blake [redacted]
Sent: Friday, 17 May 2024 6:29 AM
To: Dorset Council <dorset@dorset.tas.gov.au>
Subject: Concerns re DA 34/2024

I am the owner of 67 Main St, Derby. This property currently operates as short term accommodation and is situated next door to the block 65 Main St Derby on which the DA 34/2024 has been submitted to council.

I have the following concerns regarding the DA:

- proximity to my property resulting in privacy concerns for my guests
- long term building work disturbing my guests due to privacy and noise issues
- view obstruction at my property due to the elongated nature of the buildings down the length of the block
- whether the colour scheme and facade proposed is in keeping with the surrounding buildings and character of the main st in this area
- increased traffic flow along Christopher St damaging the road infrastructure and causing traffic flow issues on the road
- overshadowing of my property in Winter (as evident in the study included in the DA)
- potential soil instability from the proposed earthworks

I would ask that these issues please be considered.

Thank you.

Regards,

Anabel Blake

Submission to Planning Authority Notice

Council Planning Permit No.	PLA/2024/34	**Council notice date**	27/03/2024
TasWater details			
TasWater Reference No.	TWDA 2024/00353-DC	**Date of response**	09/04/2024
TasWater Contact	Phil Papps **Phone No.**	[redacted]	
Response issued to			
Council name	DORSET COUNCIL		
Contact details	development@dorset.tas.gov.au		
Development details			
Address	65 MAIN ST, DERBY	**Property ID (PID)**	6820579
Description of development	New Dwelling,Garage & General Retail Premises		

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Date of Issue
Lyndon Jones Architect	Site/Floor Plans / SD03 & SD04	A	12/03/2024

Conditions

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. The development must be serviced by a suitably sized water supply with a metered connection 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 development, any water connection utilised for the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

DEVELOPER CHARGES

4. 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 $850.29 to TasWater for water infrastructure for 0.484 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

5. The applicant or landowner as the case may be, must pay a development assessment fee of $234.64 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

For information on TasWater development standards, please visit 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

Water Submetering

As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.

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.

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

ABN 68 027 137 155
3 Ellenor Street
Scottsdale Tasmania
PO Box 21 Scottsdale
Tasmania 7260

T 03 6352 6500
F 03 6352 6509
E dorset@dorset.tas.gov.au
dorset.tas.gov.au

Our Ref: PLA/2024/34 47951 6820579
16 April 2024

Lynden Jones Architect
1 Balfour Place
LAUNCESTON TAS 7250

Dear Sir/Madam

Planning Application
Construction of a general retail building, and buildings for visitor accommodation with access via Christopher street
At: 65 Main Street DERBY, Christopher Street DERBY, 3 Christopher Street DERBY

Thank you for lodging your application.

Council has 42 days to determine your application under the *Land Use Planning and Approvals Act 1993 (the Act)*. Council Officers have done a preliminary assessment of your application and note that further information is required and is requested under Section 54 of *the Act*.

This initial assessment identified that the following additional information is required to complete the assessment and processing of your application:

1. **Stormwater Management Plan**
   Stormwater infrastructure is not available within the Christopher Street private access road at the lower end of the development site.
   Please provide plans that either illustrates stormwater management for on site or off site. In the case of offsite direction of stormwater being proposed - Crown Consent to the making of the planning application will be required in accordance with Section 52 of *The Land Use Planning and Approvals Act 1993*. Crown consent to the making of an application is required on the basis that stormwater or other works is involved on Crown Land (The Ringarooma River and the adjacent public reserve).

dorset COUNCIL

ABN 68 027 137 155
3 Ellenor Street
Scottsdale Tasmania
PO Box 21 Scottsdale
Tasmania 7260

T 03 6352 6500
F 03 6352 6509
E dorset@dorset.tas.gov.au
dorset.tas.gov.au

Please note that the Ringarooma River has a corresponding waterway overlay which will incur an additional planning discretion under the Natural Assets code of the Tasmanian Planning Scheme should stormwater be directed into it per Clause C7.6.1 A3. The waterway overlay applies to the eastern boundary development site.

Council's Infrastructure Department are available to discuss Stormwater management options by contacting infrastructure@dorset.tas.gov.au

2. Parking and Sustainable Transport Code

Please provide a manoeuvrability diagram (within a site plan or specific parking plan) for vehicles with notations of the access widths, parking space dimensions, any line work proposed to denote parking bays, and how stormwater of parking and vehicle areas is to be directed.

The Tasmanian Planning Scheme references to the above Parking and Sustainable Transport Code to be addressed in a plan: Clause C2.6.1 and Clause C2.6.2, Table C2.2 and Table C2.3.

This request is made under Section 54 of *the Act* and the 42 day timeframe is stopped whilst this information is outstanding.

Please direct all additional information provided in response to this request to the Department of Development and Community Services at development@dorset.tas.gov.au

Yours faithfully

ROHAN WILLIS
Director, Community & Development

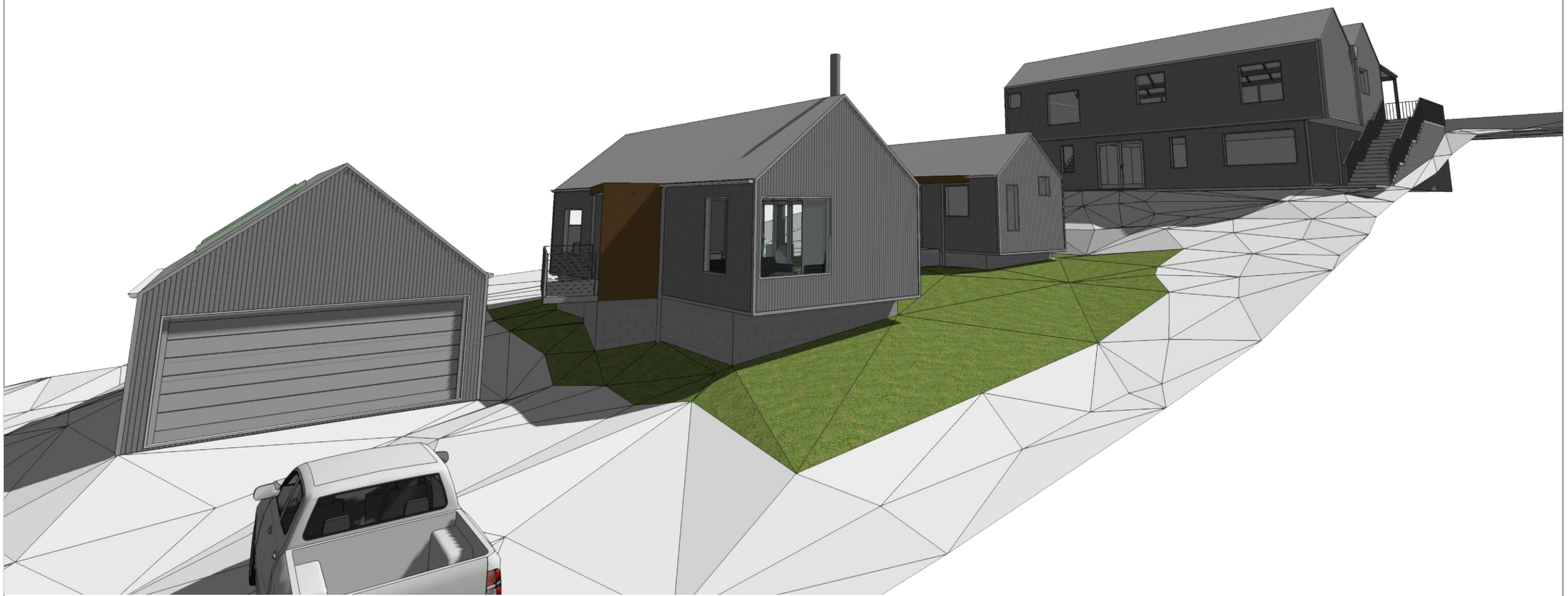
From: Lynden Jones [redacted]
Sent: Tuesday, 23 April 2024 12:25 PM
To: Andrew Holmes; Development Applications; Infrastructure
Cc: Midlands Plumbing; Angela Lowe
Subject: 65 Main St Derby-Planning Application -RFI response
Attachments: 65 Main St Derby-DA Revision.pdf

Hi Rohan
Please find attached the revised drawings addressing the RFI issued on the 16th April.
The updated drawing set illustrates vehicle movements and Stormwater Management.
Following discussions our client Dave Bingley, Andrew Holmes (dept of infrastructure) and myself.
The Stormwater concerns have been addressed in the short term by providing a pit and pump system to pump storm water from the property to the Main Street storm water drain until a suitable stormwater system is provided by the council at the bottom (eastern) of the block. We understand the council infrastructure department are currently working to provide suitable stormwater services to all blocks along the Christopher Street private access road at which point we will connect to this new service.

regards Lynden

Lynden Jones
Architect
1 Balfour Place, Launceston
Tas. 7250
[redacted]

SUBMITTED REVISED PLANS



Job No. 211001	Drawing No. SD01	drawing Perspective Views	Rev.	date	notes	general notes	
	date 23/4/2024	project New Additions & Renovations	A	12/3/2024	Issued for DA	Notes	
	scale @ a3 1:200	client Dave & Julie Bingley 65 Main Street Derby					
	drawn by LJ						

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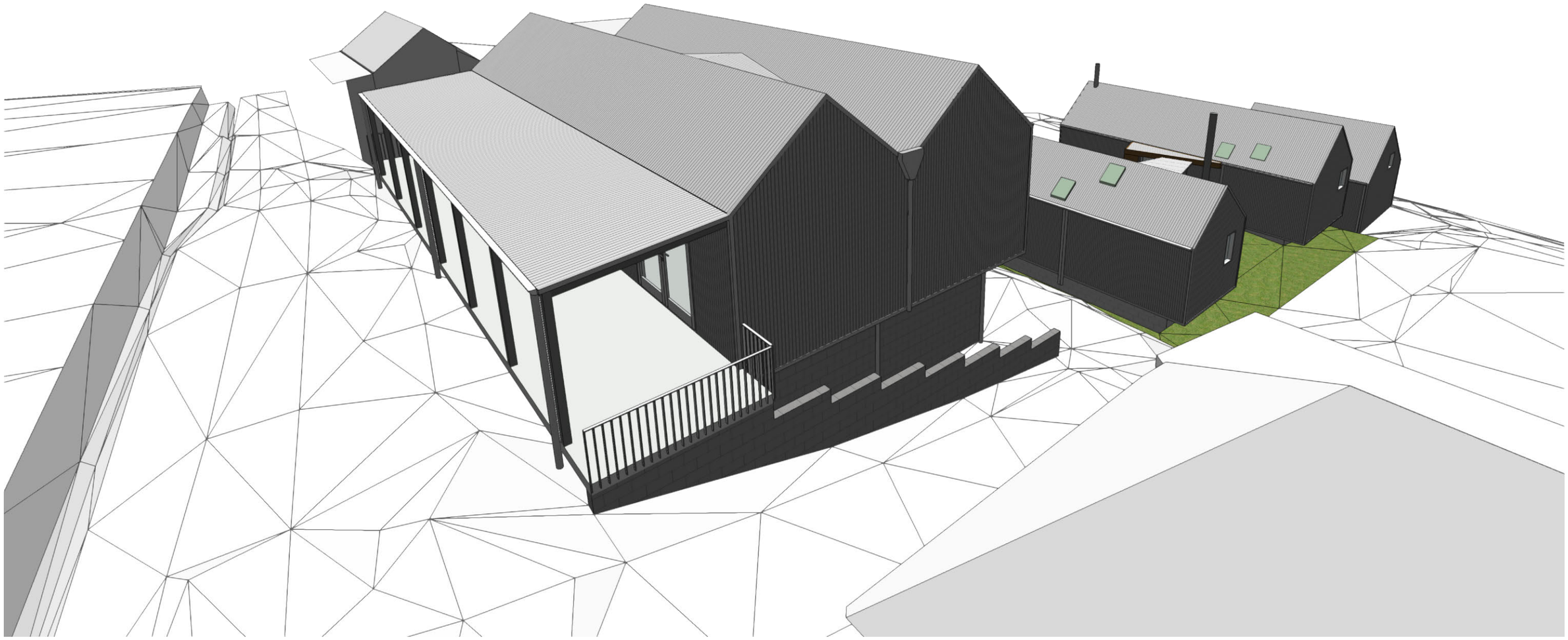
jonestl@optusnet.com.au

SUBMITTED REVISED PLANS



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	scale @ a3 1:200	client Dave & Julie Bingley 65 Main Street Derby				
	drawn by LJ					

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jonesbjl@optusnet.com.au

Existing House 63 Main Street

Existing House 67 Main Street

Boundary 50.292

Boundary 20.117

Existing Access Road

Existing Bike Path

existing SW Drain

pumped line to connect to existing council SW drain

external retaining wall

landscape stairs

potential plant area

General Retail/Storage
conc.
RL.158,000
Area 112m2
(gross)

WC

storage

potential future goodslift

reserve drainage bed 10m2 (refer GES spec.)

drainage bed 1 18m2 (refer GES spec.)

drainage bed 2 18m2 (refer GES spec.)

reserve drainage bed 26m2 (refer GES spec.)

paving

1500 from struct wall under

Bed 3

Bathrm
39m2
RL.155,500

Pwdrm

cpbd

Bed 2

Deck 3
paving
RL.155,400
6m2

covered walkway

Deck 2
RL.154,860
18m2
paving

wood heater

Lounge

65m2

Dining
RL.154,900

Kitchen

Pwdrm

Ensuite

Bed 1

Deck 1
RL.154,860
9m2
paving

2 way Valve to Drainage beds

AWTS (refer GES spec.)

Turning Bay

RL.152,800

concrete drive way

Fall

strip grate

Garage/ Storage
conc.
43m2
RL.152,600

ROW (dashed red)

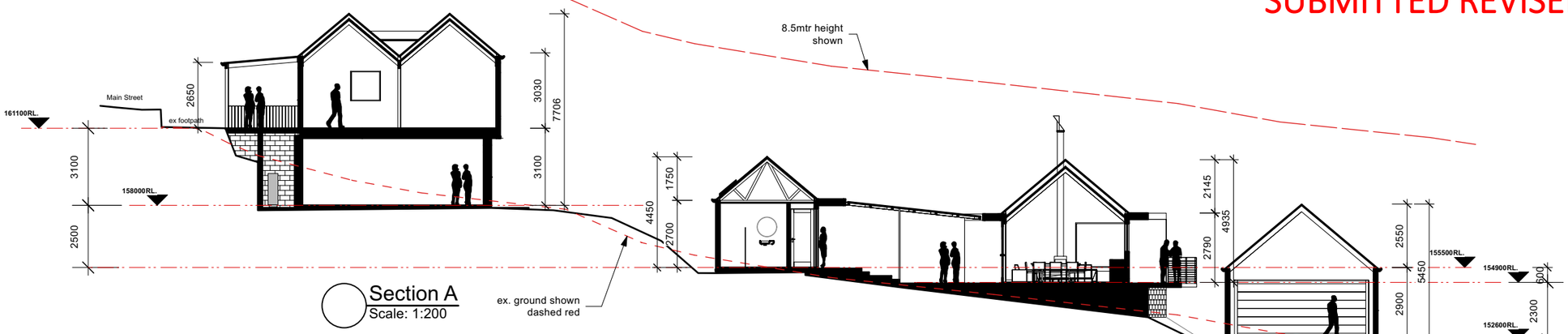
All SW surface drainage to be directed through Pits & Silt Trap

temporary SW Pit & Pump to pump SW to Main St. SW Drain until new council SW infrastructure is supplied and SW will be reconnected to council services as required

D SD06 · G SD06 · F SD06 · C SD06 · E SD06 · B SD06 · A SD03

Lower Ground Plan
Scale: 1:200

SUBMITTED REVISED PLANS



Section A
Scale: 1:200

Refer GES Report & Documentation for Waste Water Specification

detailed Survey info provided by Richard Peck registered land surveyor 287 Charles St.

Site Area 1012m2

Retail

Lower Ground	=130m2
Ground Level	=112m2
Total	**=242m2**
Verandah Deck	=58m2

Dwelling

Garage	= 43m2
House Main	= 65m2
House Bedrooms	=39m2
Total	**=147m2**
Decks	= 33m3

Job No. 211001

Drawing No. SD03

date 23/4/2024

scale @ a3 1:200

drawn by LJ

drawing Site Planning Lower Ground

project New Additions & Renovations

client Dave & Julie Bingley
65 Main Street Derby

Rev.	date	notes	general notes
A	12/3/2024	Issued for DA	Notes
B	22/4/2024	Driveway & SW detail modified and added	

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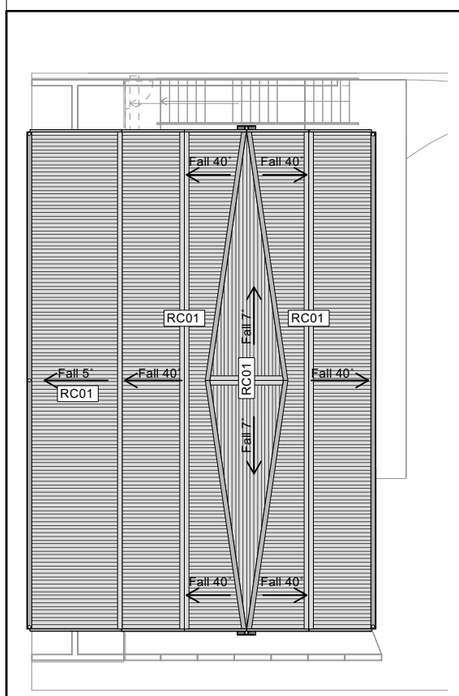

General Retail Roof Plan
Scale: 1:200

detailed Survey info provided
by Richard Peck registered
land surveyor 287 Charles St.

SUBMITTED REVISED PLANS

Existing House 63 Main Street

Existing House 67 Main Street

Existing Shop 69 Main Street

MAIN STREET

Existing Footpath

level access to be created to existing footpath to council req.

Boundary 20.117

Boundary 50.292

landscape stairs

path below

General Retail
Area 130m2
(gross)
RL.161.100

Verandah/ Deck
58m2
RL.161.100

potential future goods lift

storage

DDA WC

RC02

RC03

SK01

SK02

Fall 40° Fall 40°

RC01

Existing Access Road

Existing Bike Path

ROW (dashed red)

job No. 211001	Drawing No. SD04	drawing Site Planning Street Ground Level	Rev.	date	notes	general notes
	date 23/4/2024	project New Additions & Renovations	A	12/3/2024	Issued for DA	Notes
	scale @ a3 1:200	client Dave & Julie Bingley 65 Main Street Derby				
	drawn by LJ					

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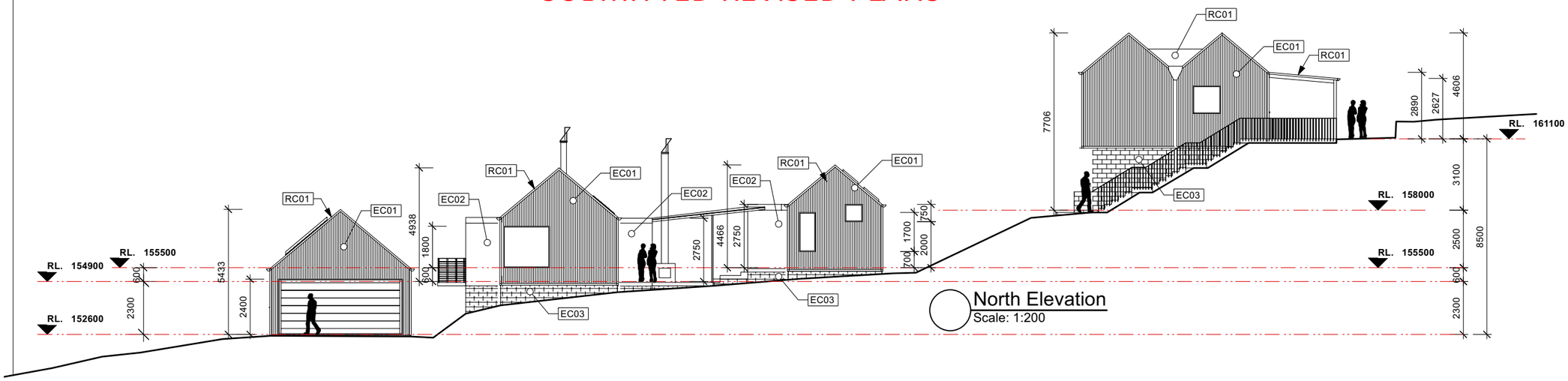
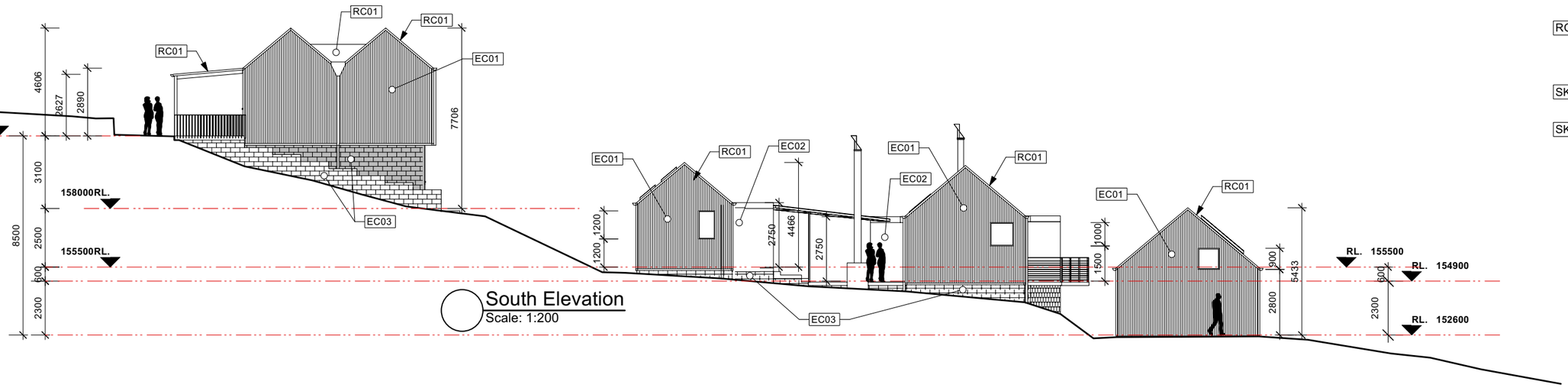
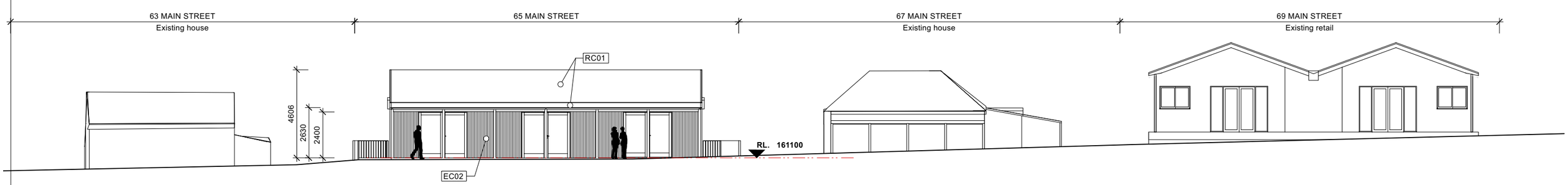


North Elevation
Scale: 1:200



South Elevation
Scale: 1:200



West (Street) Elevation
Scale: 1:200

Finishes Shedule

EC01 Galvanised Custom Orb. .42 bmt. over H3 TP 35th. wall battens fixed over
Bradford Proctor Enviroseal RW Plus Wall Wrap HTS. to stud framing
Galvanised sheet flashings & cappings to suit througout.

EC02 Cemintel 9mm CCS vertically orientated over 90 x 35 H3 TP Battens to manufacturers requirements. over proctor Enviroseal RW Plus wall wrap
Paint finish -Dulux 1Step® Prep 1 coat , Dulux Weathershield low sheed Acrylic, 2 coats
Colour Red Earth

EC03 Concrete Block Wall, 'TechDry' flush jonts, refer also Eng.
colour -Natural Grey

RC01 Galvanised Custom Orb. .42 bmt.
Bradford Enviroseal ProctorWrap HTS.
Galvanised sheet flashings & cappings to suit througout.
Galvanised 'Half Round' gutter throughout with Galvanised under mounted support clips & 90ø Galvanised Downpipes, & support brackets solder all joints.

RC02 Galvanised Trimdeck .42 bmt.
Bradford Enviroseal ProctorWrap HTS.
Galvanised sheet flashings & cappings to suit througout.

RC03 Lazerlite polycarb roof sheeting, 5 Rib profile colour Opal over Hot Dip Galvanised Steel frame & Posts. Galvanised flat sheet flashings throughout

SK01 Velux Skylight FCM 2222 (665 x 665 O/A). plaster lined shaft

SK02 Velux Skylight GPL MK08 (780 x 1400 O/A). frame & line between rafters

job No. 211001	Drawing No. SD05	drawing Elevations	Rev.	date	notes	general notes	
	date 23/4/2024	project New Additions & Renovations	A	12/3/2024	Issued for DA	Notes	
	scale @ a3 1:200	client Dave & Julie Bingley 65 Main Street Derby					
	drawn by LJ						

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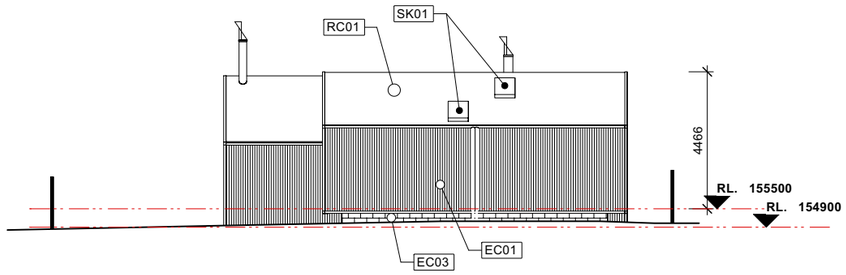
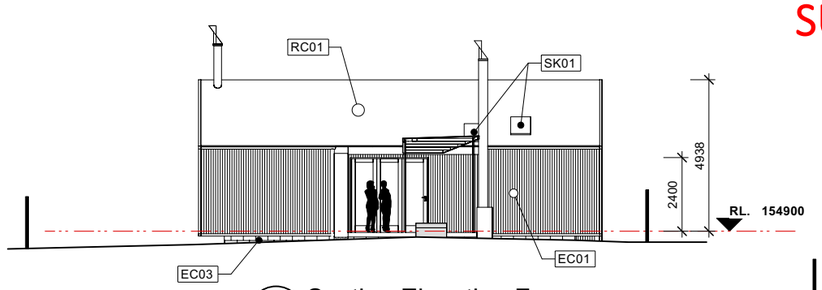
SUBMITTED REVISED PLANS



Section Elevation G
Scale: 1:200



Section Elevation F
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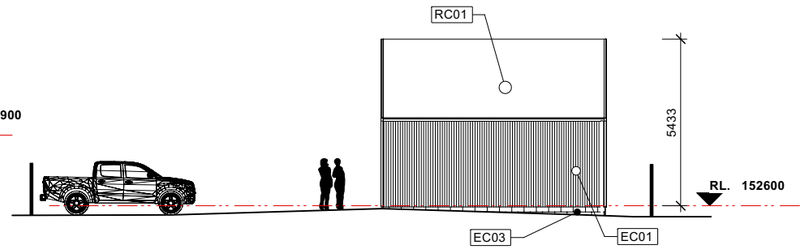
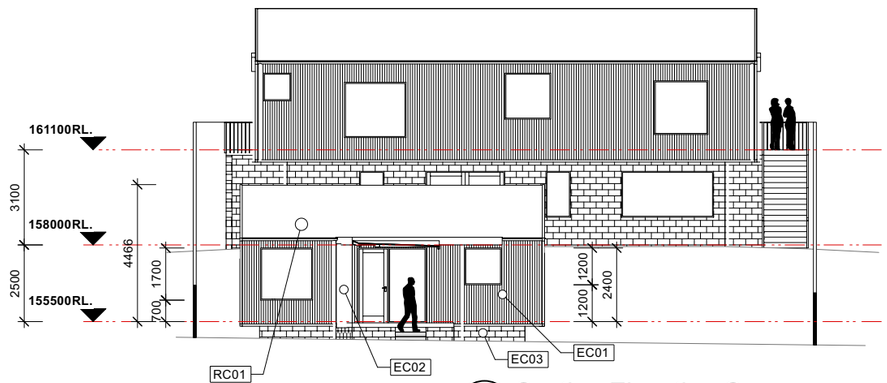
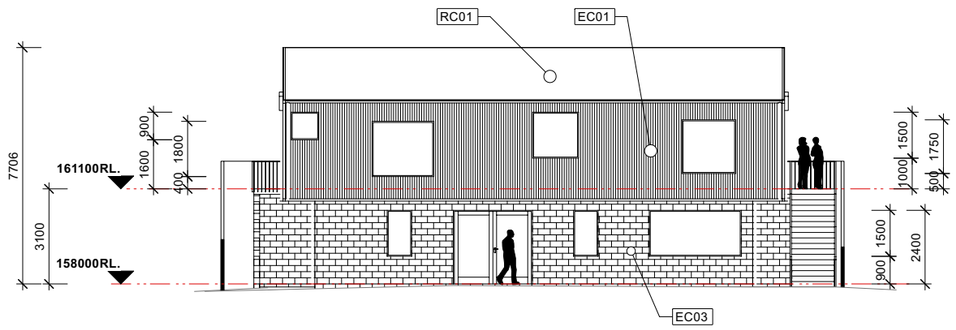


Section Elevation E
Scale: 1:200



Section Elevation C
Scale: 1:200



Section Elevation D
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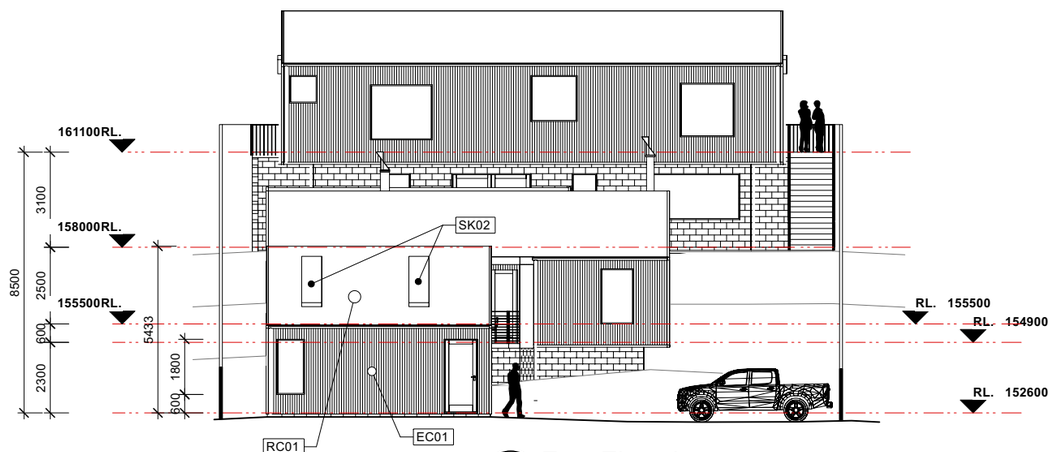
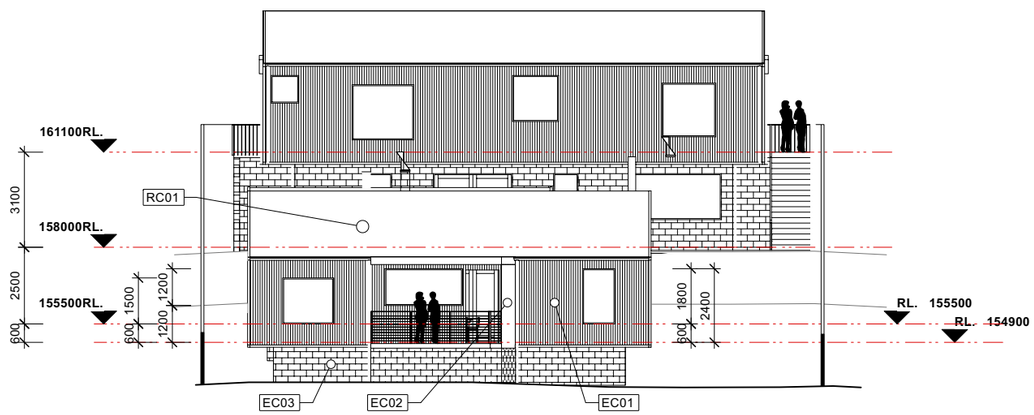


East Elevation
Scale: 1:200



Section Elevation B
Scale: 1:200

Job No. 211001	Drawing No. SD06	drawing Elevations	Rev.	date	notes	general notes
	date 23/4/2024		A	12/3/2024	Issued for DA	Notes
	scale @ a3 1:200	project New Additions & Renovations				
	drawn by LJ	client Dave & Julie Bingley 65 Main Street Derby				

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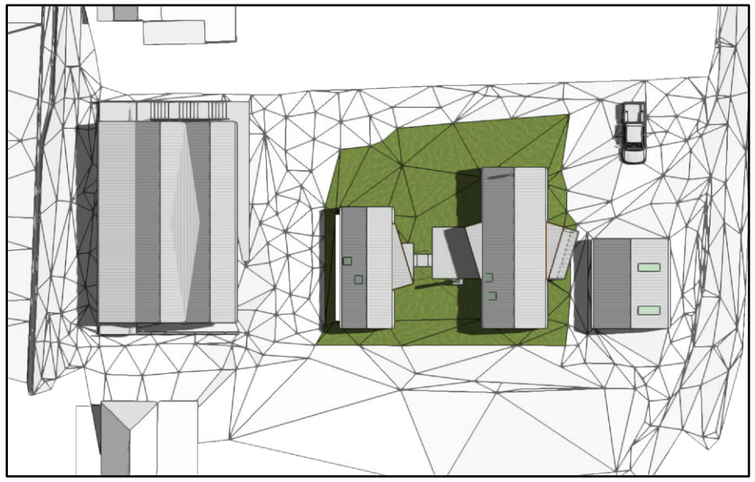
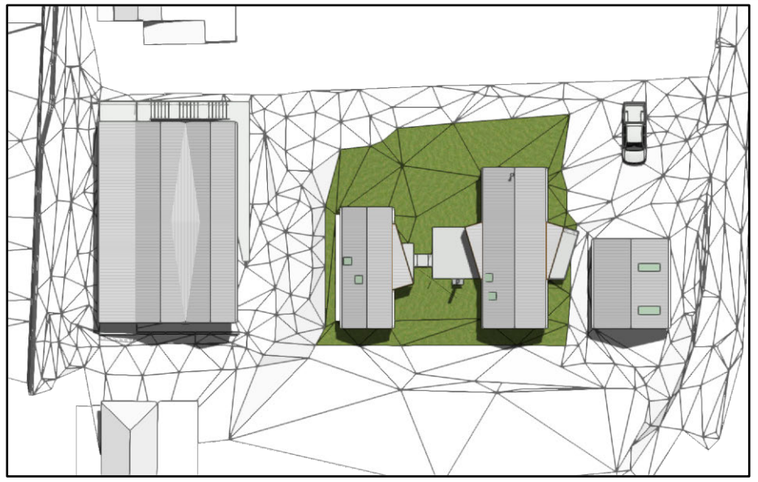
jonestl@optusnet.com.au

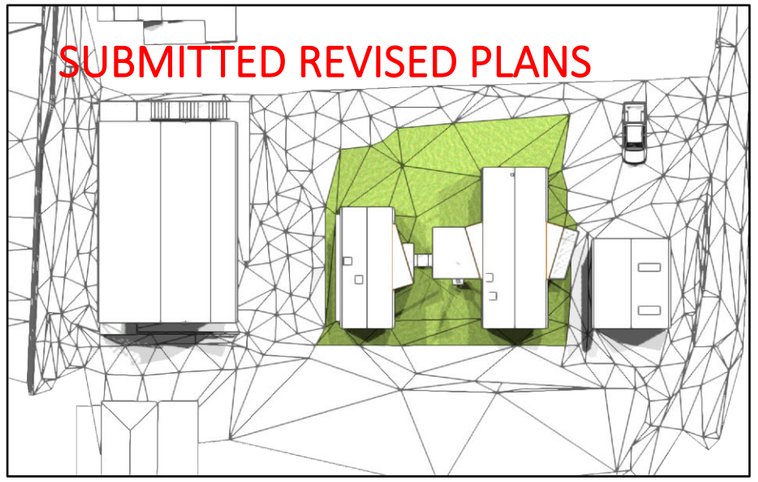
SUBMITTED REVISED PLANS



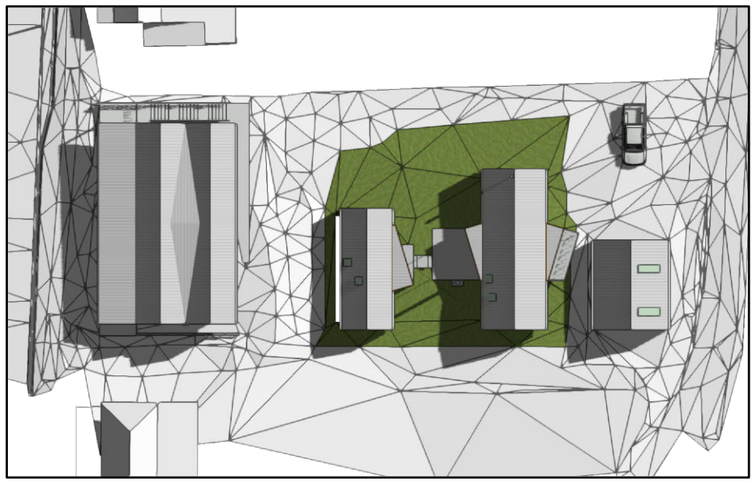
Sun Study - 10am December 22 Summer Solstice



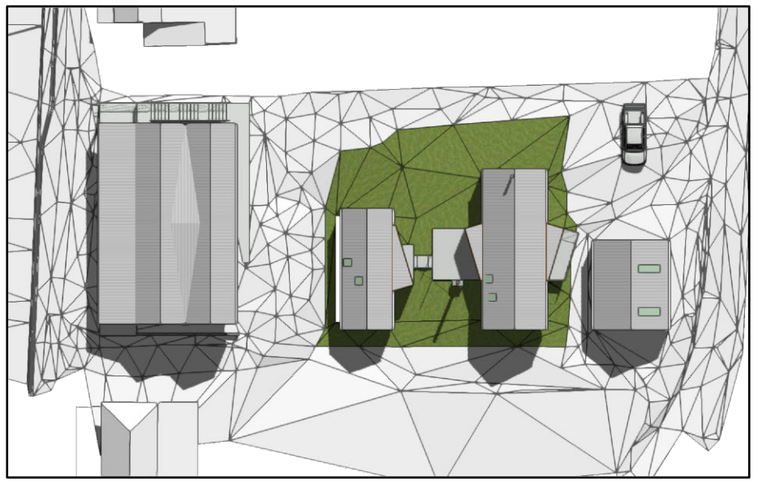
Sun Study - 12pm December 22 Summer Solstice



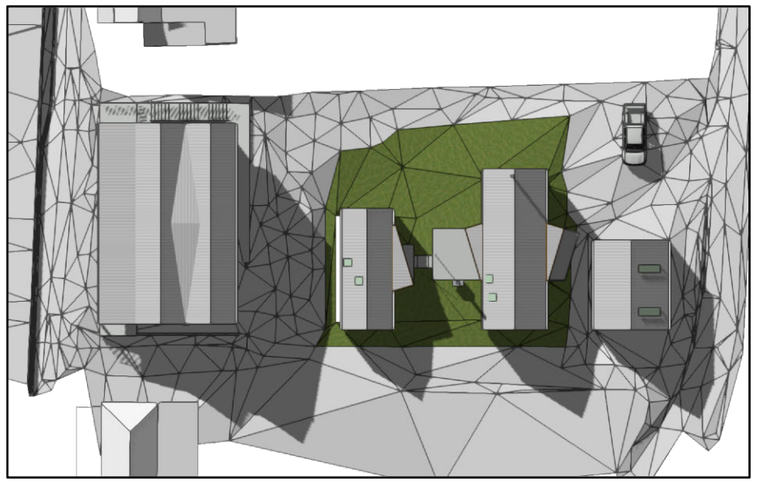
Sun Study - 3pm December 22 Summer Solstice



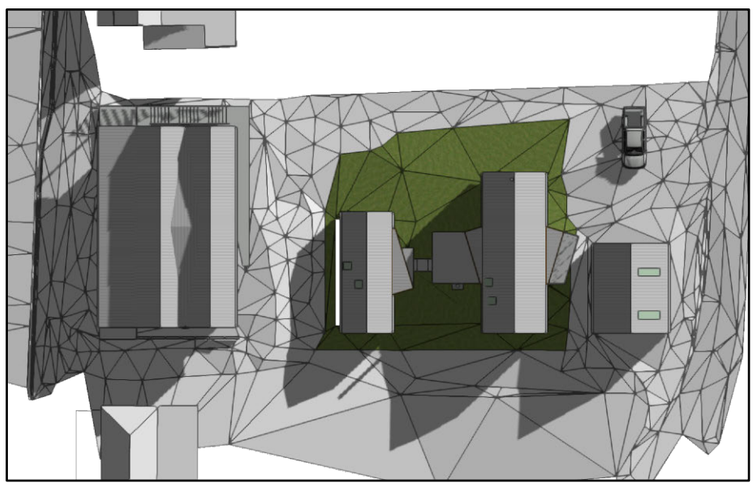
Sun Study - 10am March 22 Equinox



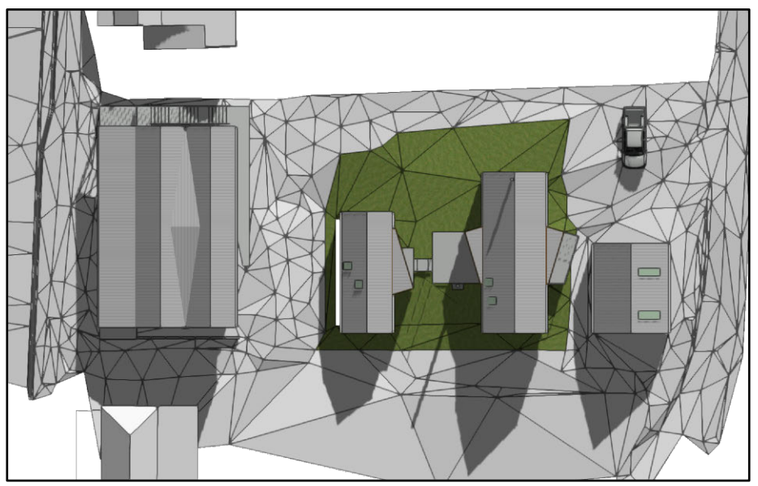
Sun Study - 12pm March 22 Equinox



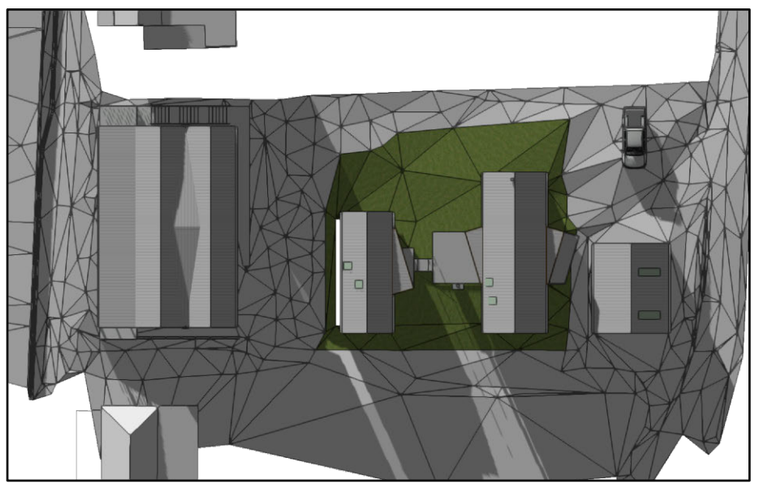
Sun Study - 3pm March 22 Equinox



Sun Study - 10am June 22 Winter Solstice



Sun Study - 12pm June 22 Winter Solstice



Sun Study - 3pm June 22 Winter Solstice

Job No. 211001

Drawing No.	SD07
date	23/4/2024
scale @ a3	1:200
drawn by	LJ
drawing	Sun Study Diagrams
project	New Additions & Renovations
client	Dave & Julie Bingley 65 Main Street Derby

Rev.	date	notes	general notes
A	12/3/2024	Issued for DA	Notes

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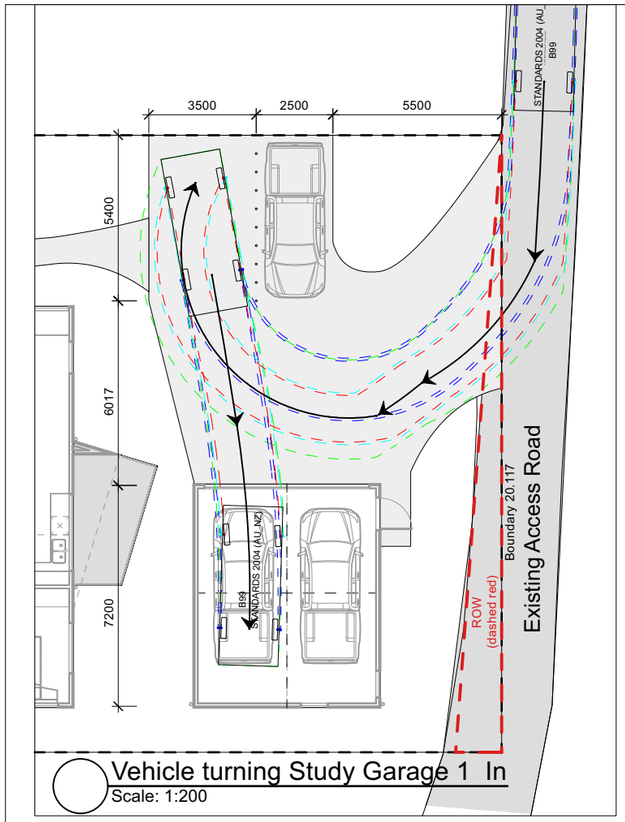
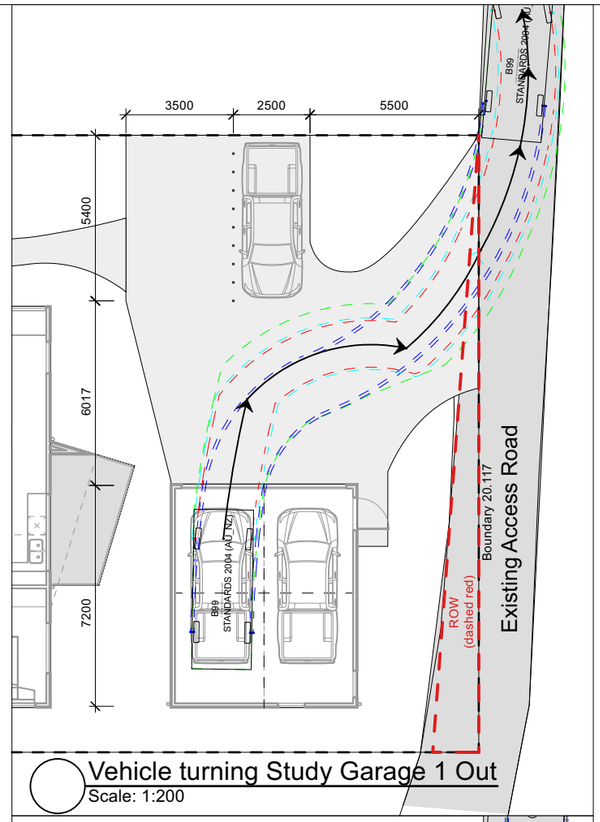
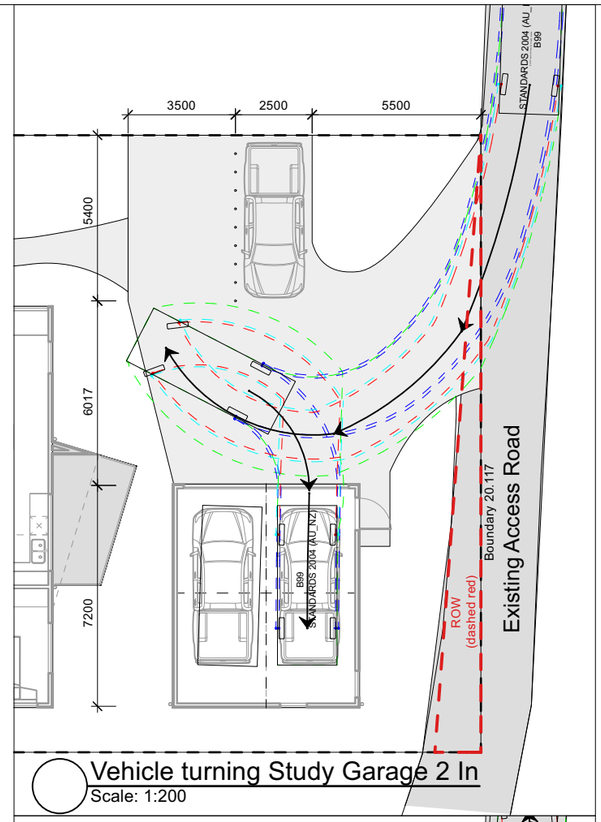


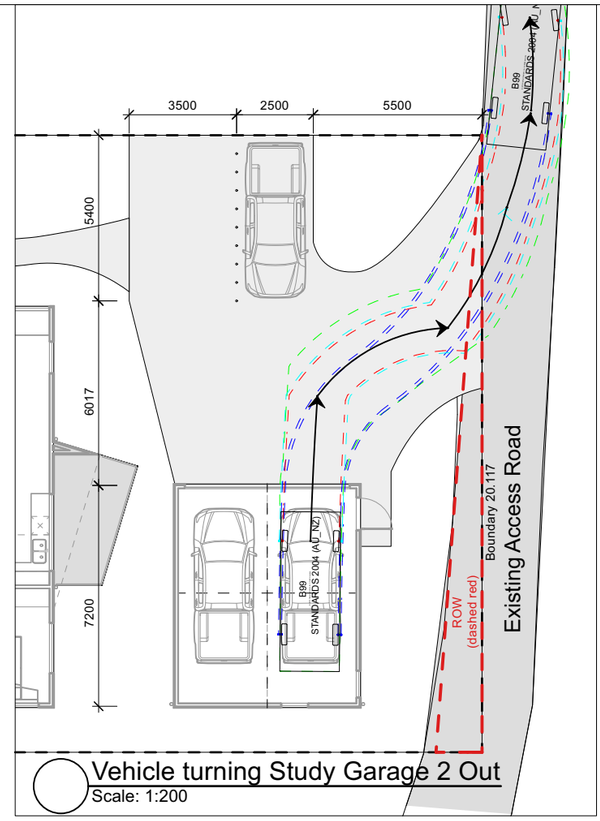
Vehicle turning Study Garage 1 In
Scale: 1:200



Vehicle turning Study Garage 1 Out
Scale: 1:200



Vehicle turning Study Garage 2 In
Scale: 1:200



Vehicle turning Study Garage 2 Out
Scale: 1:200

Vehicle turning Study P1 In
Scale: 1:200

Vehicle turning Study P1 Out
Scale: 1:200

SUBMITTED REVISED PLANS

Vehicle Turning Study -'Transoft Solutions'
-Autoturn Simulation Software
AS. B99. Vehicle used

detailed Survey info provided
by Richard Peck registered
land surveyor 287 Charles St.

Job No. 211001

Drawing No. SD08

date 23/4/2024

scale @ a3 1:200

drawn by LJ

drawing Vehicle Turning Study

project New Additions & Renovations

client Dave & Julie Bingley
65 Main Street Derby

Rev.	date	notes	general notes
A	22/4/2024	Vehicle Turning Study Added	Notes

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20/05/2024

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Lynden Jones Architect
1 Balfour Place
LAUNCESTON TAS 7250

Dear Lynden Jones Architect

Extension of Time Request (PLA/2024/34)

Construction of a general retail building, and buildings for visitor accommodation with access via Christopher Street

65 Main Street DERBY, Christopher Street DERBY, 3 Christopher Street DERBY

It is acknowledged that additional time is going to be required for assessment of your above application, in order for it to be presented to our Council Meeting, Monday 24th June 2024, due to the number of representations received.

As such, Council must request an extension of time in accord with Section 57(6A) of the *Land Use Planning and Approvals Act 1993*. To this end, Council would request an extension of time to 25/06/2024.

Please confirm your agreement to this request, for an extended period of time, by signing the applicable section below and returning to Dorset Council via email to: development@dorset.tas.gov.au.

Yours faithfully

ROHAN WILLIS
Director Community and Development

I, Lynden Jones *, confirm that I agree to this request by Dorset Council for an extension of time to the planning assessment timeframe of the abovementioned planning application.*

Signature:_____