



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/053503

PROPOSAL: Dwelling

LOCATION: 164 Bayview Road, Lauderdale

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 18 August 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 18 August 2025. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 18 August 2025.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Clarence City Council



APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

*The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.*

Proposal:

New Residence

Location:

Address..... 164 Bayview Road

Suburb/Town Lauderdale

Postcode 7021

Current
Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for
application fees to
be in the name of:
(if different from
applicant)

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name

Imogen Rowe

Current Use of Site: Vacant

Does the proposal involve land administered or owned by the Crown or Council?

Yes

☐

No

☒

Declaration:

- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

Acknowledgement:

- *I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.*

Applicant's
Signature:

Personal Information Removed

**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST
ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST
BE SUBMITTED WITH YOUR APPLICATION.**

Department of Natural Resources and Environment Tasmania

LAND TITLES OFFICE - LAND TASMANIA

GPO Box 541, Hobart, Tasmania 7001
Ph (03)61654444
Email: lto@nre.tas.gov.au
Web: www.nre.tas.gov.au



23 June 2025

TO: **ROGERSON & BIRCH**
 UNIT 1
 2 KENNEDY DR
 CAMBRIDGE TAS 7170

**NOTICE OF ACCEPTANCE
OF**

SEALED PLAN NO: **188342**
SUBDIVIDER: **TERRI LOUISE RATTRAY**

I have accepted this Plan. Enclosed is a copy in the form in which it has taken effect.

Titles issued and dispatch details are as follows:

Volume	Folio	Dispatch
188342	2	Dispatched on: 24-Jun-2025 To: PAGE SEAGER
188342	1	Dispatched on: 24-Jun-2025 To: PAGE SEAGER

A handwritten signature in black ink, appearing to read "Robert Manning", with a horizontal line underneath.

ROBERT MANNING
Recorder of Titles

Department of Natural Resources and Environment Tasmania

LAND TITLES OFFICE - LAND TASMANIA

GPO Box 541, Hobart, Tasmania 7001
Ph (03)61654444
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COUNCIL APPROVAL

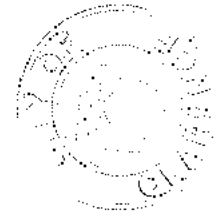
(Insert any qualification to the permit under section 83(5), section 109 or section 111 of the Local Government (Building & Miscellaneous Provisions) Act 1993)
The subdivision shown in this plan is approved

Registered Number

SP 188342

pursuant to Section 83(7) such that;

– TAS Water cannot provide a gravity sewerage service to any Lots shown on the Plan.



In witness whereof the common seal of Clarence City Council

has been affixed, pursuant to a resolution of the Council of the said municipality

passed the 20 day of March 2024, in the presence of us
Clare Shea

Member Head of Governance

Member Clarence City Council

Council Delegate 38 Bligh Street

..... Rosny Park 7018

PDP PLAN PMTD -

Council Reference 2023/041176

NOMINATIONS

For the purpose of section 88 of the Local Government (Building & Miscellaneous Provisions) Act 1993

the owner has nominated

PAGE SEAGER LAWYERS

Solicitor to act for the owner

ROGERSON & BIRCH SURVEYORS

Surveyor to act for the owner

OFFICE EXAMINATION:

Indexed ✓

Computed ✓

Examined MG 19/6/25

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
188342		2
EDITION	DATE OF ISSUE	
1	23-Jun-2025	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles



DESCRIPTION OF LAND

City of CLARENCE
Lot 2 on Sealed Plan 188342
Derivation : Part of 2,000 Acres Located to Robert Mather
Prior CT 251173/1

SCHEDULE 1

E3163 TRANSFER to TERRI LOUISE RATTRAY Registered
01-Feb-2018 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP188342 EASEMENTS in Schedule of Easements
SP188342 FENCING PROVISION in Schedule of Easements
SP188342 SEWERAGE AND/OR DRAINAGE RESTRICTION
SP 61748 FENCING PROVISION in Schedule of Easements

OWNER TERRI LOUISE RATTRAY

FOLIO REFERENCE C.T.251173/1

GRANTEE PART OF 2,000 ACRES LOCATED TO
ROBERT MATHER

PLAN OF SURVEY

BY SURVEYOR CRAIG BRADLEY ROGERSON
ROGERSON AND BIRCH SURVEYORS
UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK
PH 6248-5898 MOB. 0418-120-796

CITY OF CLARENCE

REGISTERED NUMBER

SP188342

APPROVED
EFFECTIVE FROM 23 JUN 2025

Rem

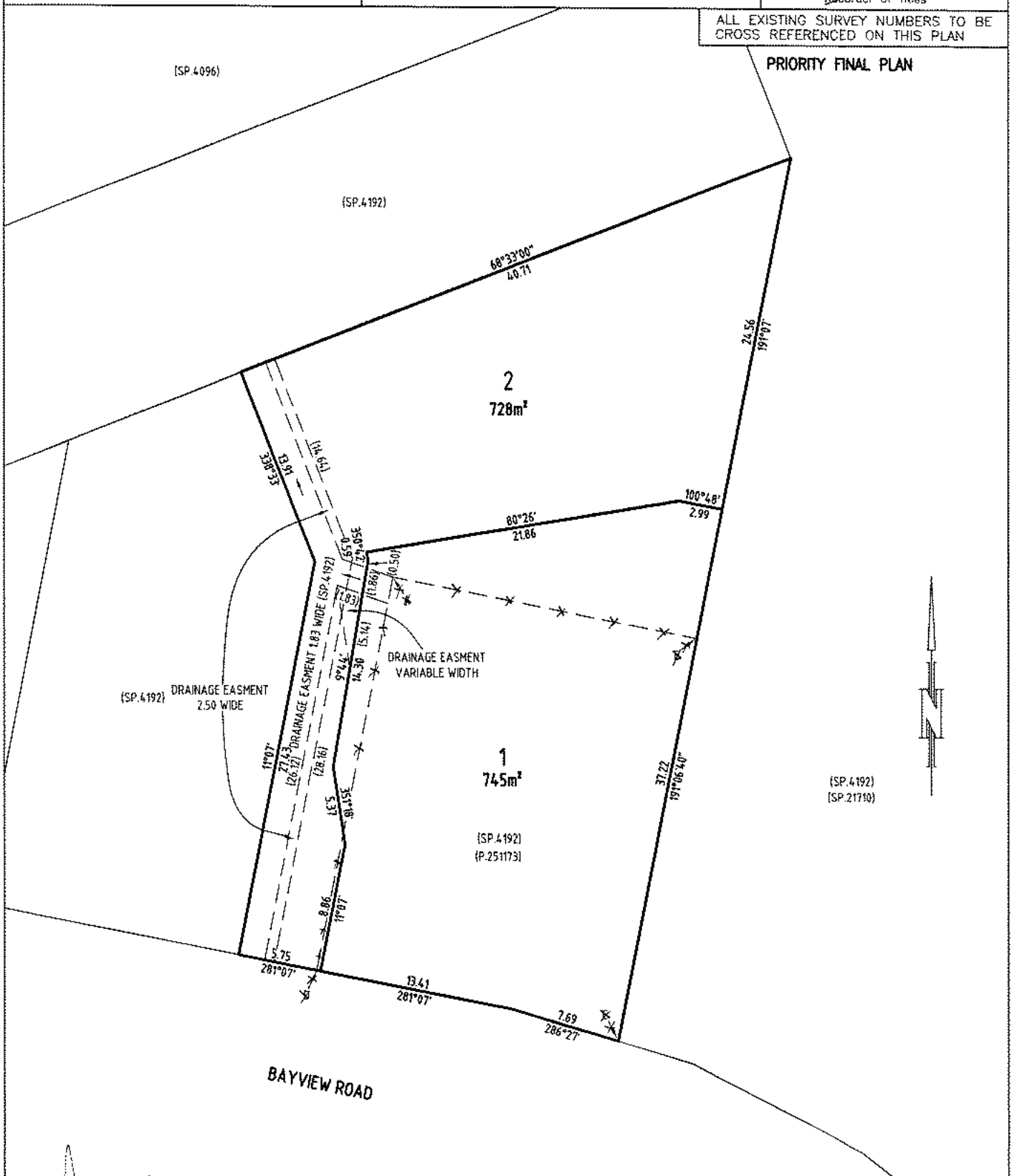
Recorder of Titles

SCALE 1: 250

LENGTHS IN METRES

ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN

PRIORITY FINAL PLAN



Registered Land Surveyor

29-5-25
Date

Council Delegate Clare Shea

13-06-2025
Date

SCHEDULE OF EASEMENTS

Registered Number

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.

SP 188342

PAGE 1 OF 3 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:

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

Each lot on the plan is subject to:

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

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

EASEMENTS

Lots 1 and 2 on the plan are subject to a Drainage Easement (as defined) in gross in favour of the Clarence City Council over the land marked DRAINAGE EASEMENT 1.83 WIDE on the Plan.

Lot 2 on the plan is subject to a Drainage Easement (as defined) in gross in favour of the Clarence City Council over the land marked DRAINAGE EASEMENT 2.50 WIDE on the Plan.

Lot 2 on the plan is subject to a Drainage Easement (as defined) in gross in favour of the Clarence City Council over the land marked DRAINAGE EASEMENT VARIABLE WIDTH on the Plan.

Lot 1 on the plan is subject to a Right of Drainage (appurtenant to Lot 18 on Sealed Plan 61748) over the portion of the Drainage Easement 1.83 wide shown passing through such Lot.

Lot 2 on the plan is subject to a Right of Drainage (appurtenant to Lots 16, 18 and 24 on Sealed Plan 61748) over the portion of the Drainage Easement 1.83 wide shown passing through such Lot.

FENCING PROVISION

In respect of the Lots shown on the Plan, the Vendor (Terri Louise Rattray) shall not be required to fence.


Terri Louise Rattray

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Terri Louise Rattray

FOLIO REF: 251173/1

SOLICITOR

& REFERENCE: Page Seager (PS:MDC:240713) v2

PLAN SEALED BY: Clarence City Council

DATE: 13th June 2025

PDPLANPMTD-

REF NO. 2023/041176


Clare Shee
Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

**ANNEXURE TO
SCHEDULE OF EASEMENTS**

PAGE 2 OF 3 PAGES

Registered Number


SP 188342

SUBDIVIDER: Terri Louise Rattray


FOLIO REFERENCE: 251173/1

DEFINITIONS

"Drainage Easement" means a right of drainage (including the right of construction of drains) for Clarence City Council with which the right shall be capable of enjoyment for the purpose of carrying away stormwater and other surplus water from any land over or under the land herein indicated as the land over which the right is to subsist, and through all sewers and drains which may hereafter be made or passing under, through, and along the last-mentioned land and the right for Clarence City Council and its employees, agents and contractors from time to time and at all times hereafter if it or they should think fit to enter into and upon the last-mentioned land and to inspect, repair, cleanse, and amend any such sewer or drain without doing unnecessary damage to the said land.


Terri Louise Rattray

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



**ANNEXURE TO
SCHEDULE OF EASEMENTS**

PAGE 3 OF 3 PAGES

Registered Number

SP 188342

SUBDIVIDER: Terri Louise Rattray

FOLIO REFERENCE: 251173/1

EXECUTED by TERRI LOUISE RATTRAY, as)
registered proprietor of the land comprised in Folio of the)
Register Volume 251173 Folio 1 in the presence of:)

Witness Signature

Witness Full Name (print)

Witness Address

Mark Douglas Crosswell
Legal Practitioner
Page Seager Lawyers
2 / 179 Murray Street
HOBART TAS 7000

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PROJECT TITLE:

Date: 13/7/2025

DRAWING LIST
O1 COVER SHEET
O2 SITE PLAN /BUILDING ENVELOPE
O3 PROPOSED FLOOR PLANS
O4 ELEVATIONS
O5 SECTION A A
O6 SHADOW DIAGRAMS
O7 DRIVE GRADIENT / VEHICLES TURNING
O8 ESD NOTES

KEY PROPOSAL STATISTICS
PROJECT DATA

TITLE	VOLUME 188352	FOLIO 3
LOCATION	166 BAYVIEW ROAD, LAUDERDALE LOT 2	
AREAS:		
SITE	728M2	
GROUND FLOOR	80.75M2	
FIRST FLOOR	80.75M2	
DECK	14.4M2M2	
FOOT PRINT	80.75M2 (12% RATIO)	
TOTAL RESIDENCE	161.5M2 (15.0SQS)	
HIGHEST POINR OF BUILDING ABOVE NGL 6,570M ABOVE NGL.		

FINISHES

ROOF	- COLORBOND - SURMIST
WINDOWS	- POWDER COATED — BLACK
FASCIAS	- JAMES HARDIE - HARDITEX
WALLS	- VICTORIAN ASH
	- JAMES HARDIE - MATRIX

AMENDMENT SCHEDULE

DATE	REV. N°	DETAIL
18/12/24	01	RFI DATED 14/10/24: DRIVE GRADIENTS/ STORMWATER/ PARKING DESIGN NATURAL ASSETS CODE

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COVER SHEET



ELEVATED VIEW FROM THE DRIVE



VIEW FROM THE DRIVE

DA APPLICATION

Client:

Terri Rattray

Site

Address:

166 Bayview Road,
Lauderdale

Drawn by:

LJ

GENERAL NOTES:

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ISSUE	DESCRIPTION	DATE

File

Number:

JENARC/05/02/24

Title:

Specifications & detailing
for certification & permit issue
of residential construction

Sheet

Original:

A - 2

Scale:

As Shown



Registered Architects

Leon Jenkins

34 Silwood Avenue
Howrah Tas 7018
Phone: (03) 6244 4850
Mobile 0419 894 623
Email: maparch@netspace.net.au

TCC N°:CC1003CT
QCC No: 4833
ARBV N°: 20048

Drawing Number:

SO1

PROJECT CONSULTANTS: Engineer: SALTMARSH & ESCOBAR CONSULTING ENGINEERS
e: noe@lsandne.com
m: 0416 074 935



Surveyor:



Client:

Terri Rattray

Site

Address:

166 Bayview Road,
Lauderdale

Drawn by:

IJ

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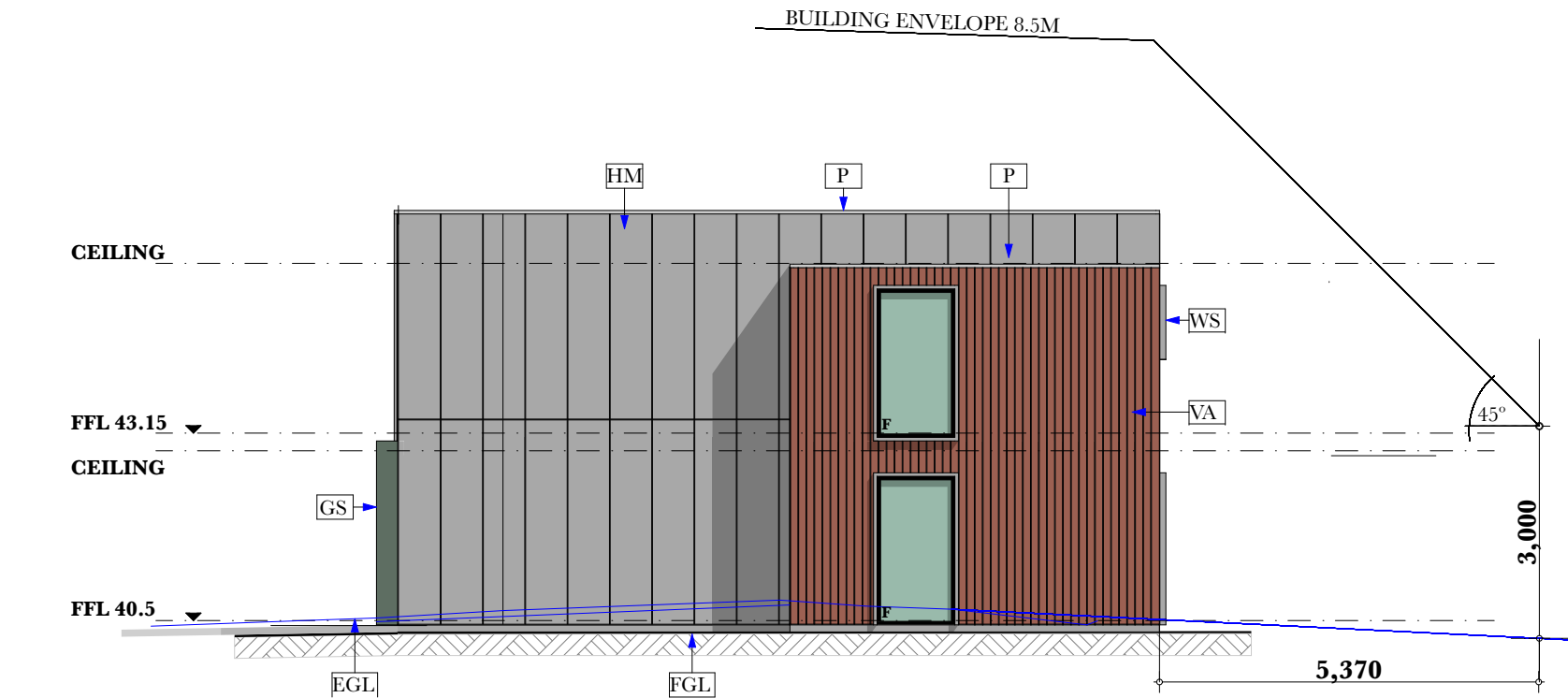
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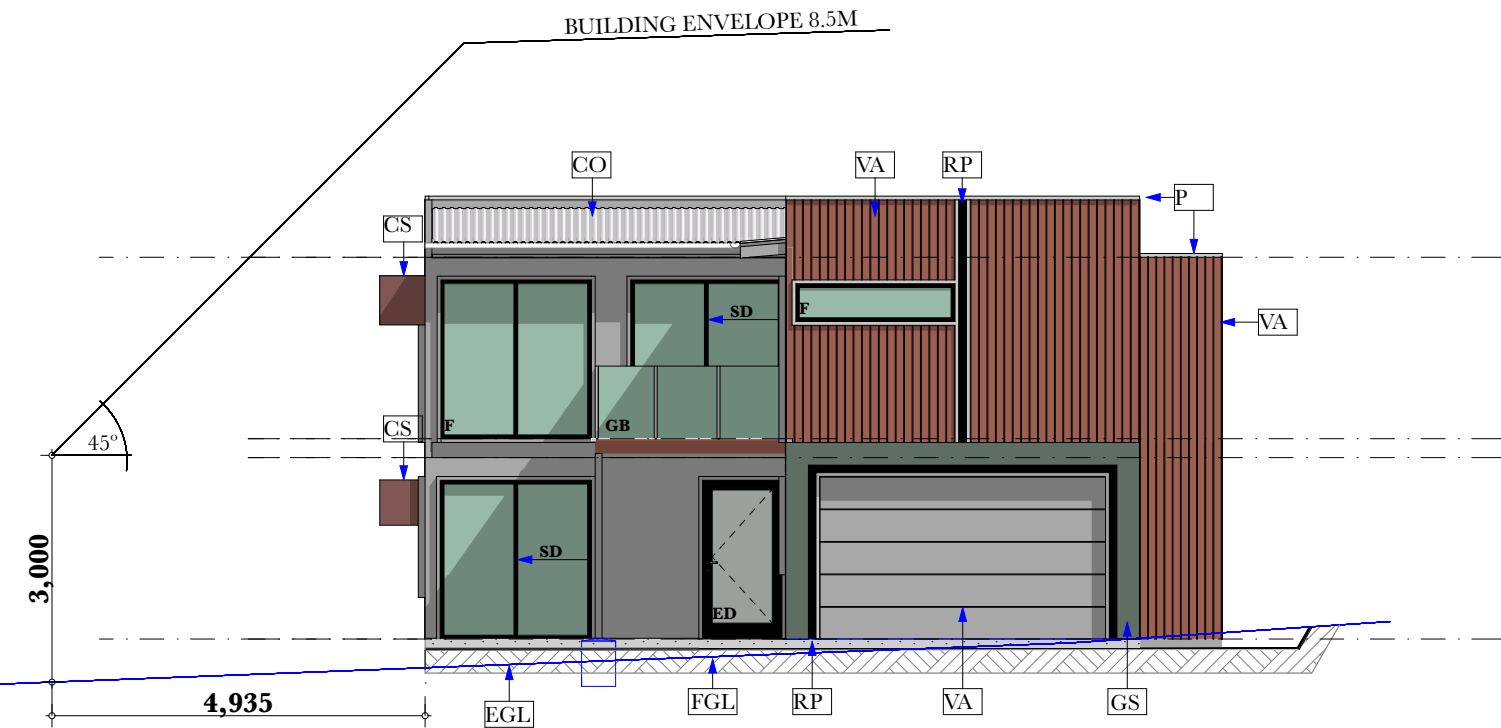
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SO2



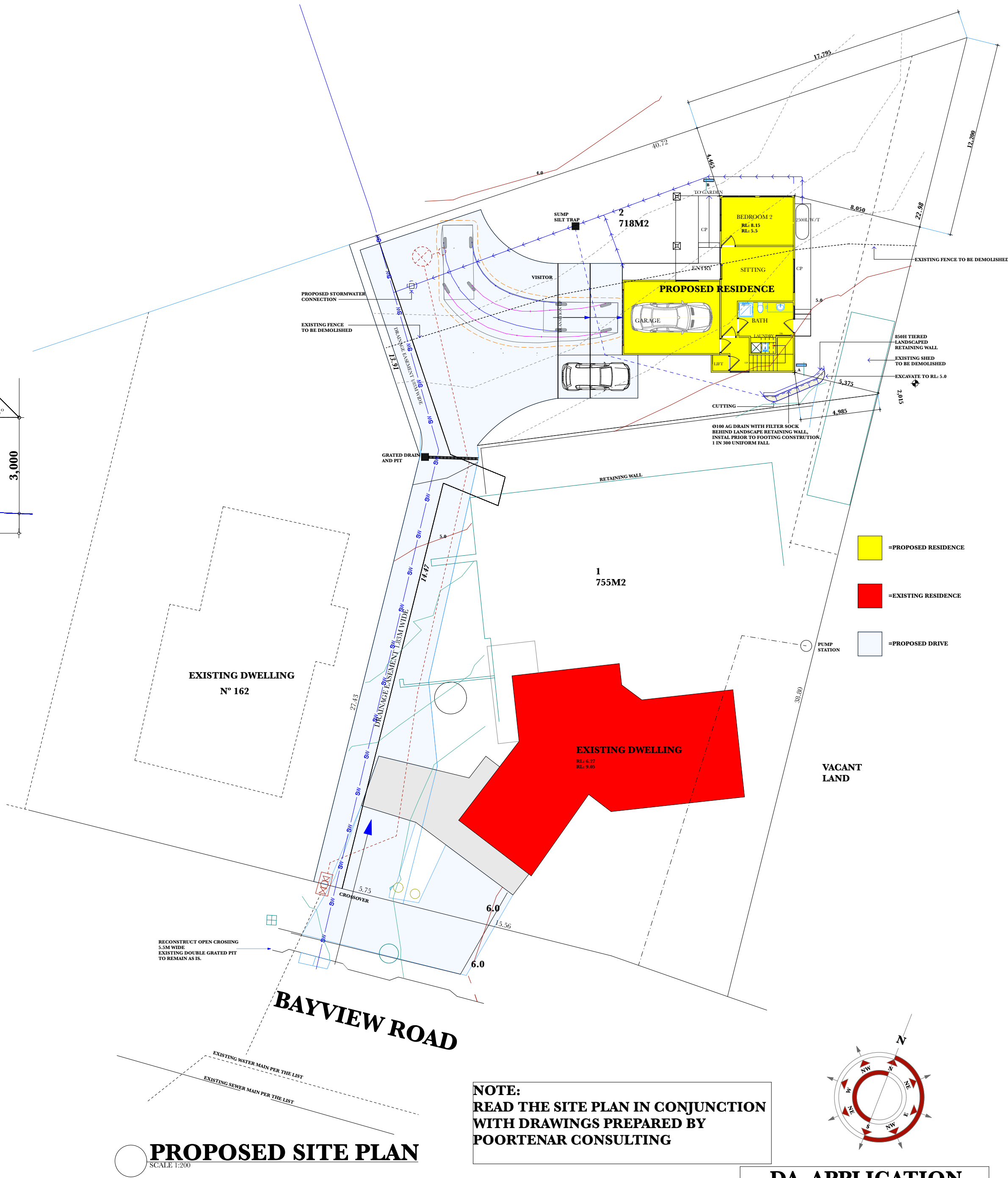
5 **SETBACK OFF EASTERN BOUNDARY (A-A)**

SCALE 1:100



2 **SETBACK OFF EASTERN BOUNDARY (B-B)**

SCALE 1:100



PROPOSED SITE PLAN

SCALE 1:200

NOTE:
READ THE SITE PLAN IN CONJUNCTION
WITH DRAWINGS PREPARED BY
POORTENAR CONSULTING

DA APPLICATION

PROJECT CONSULTANTS:

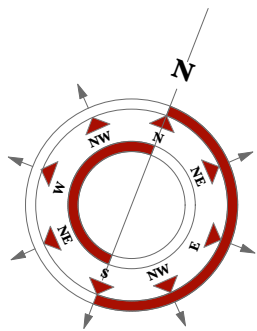
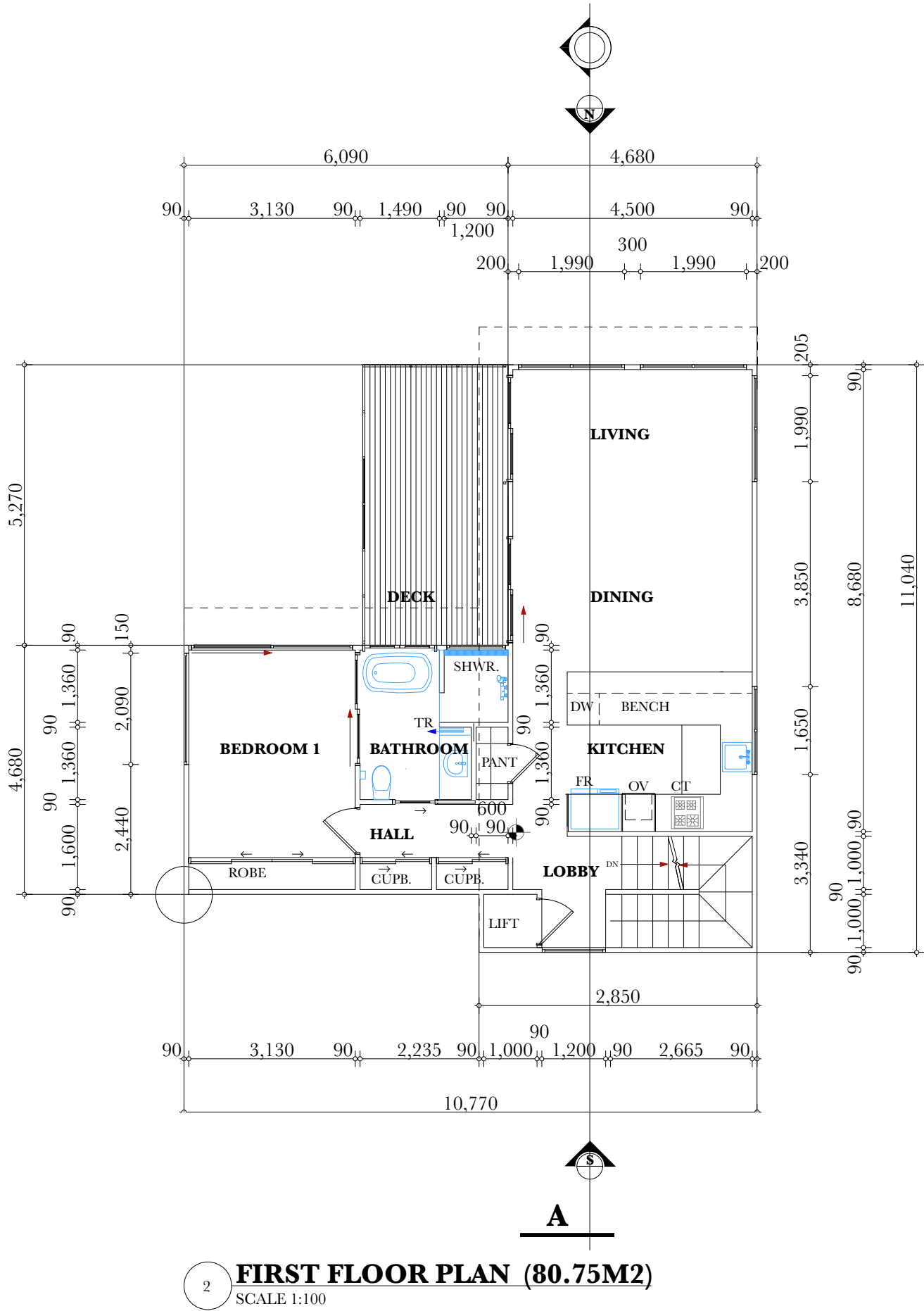
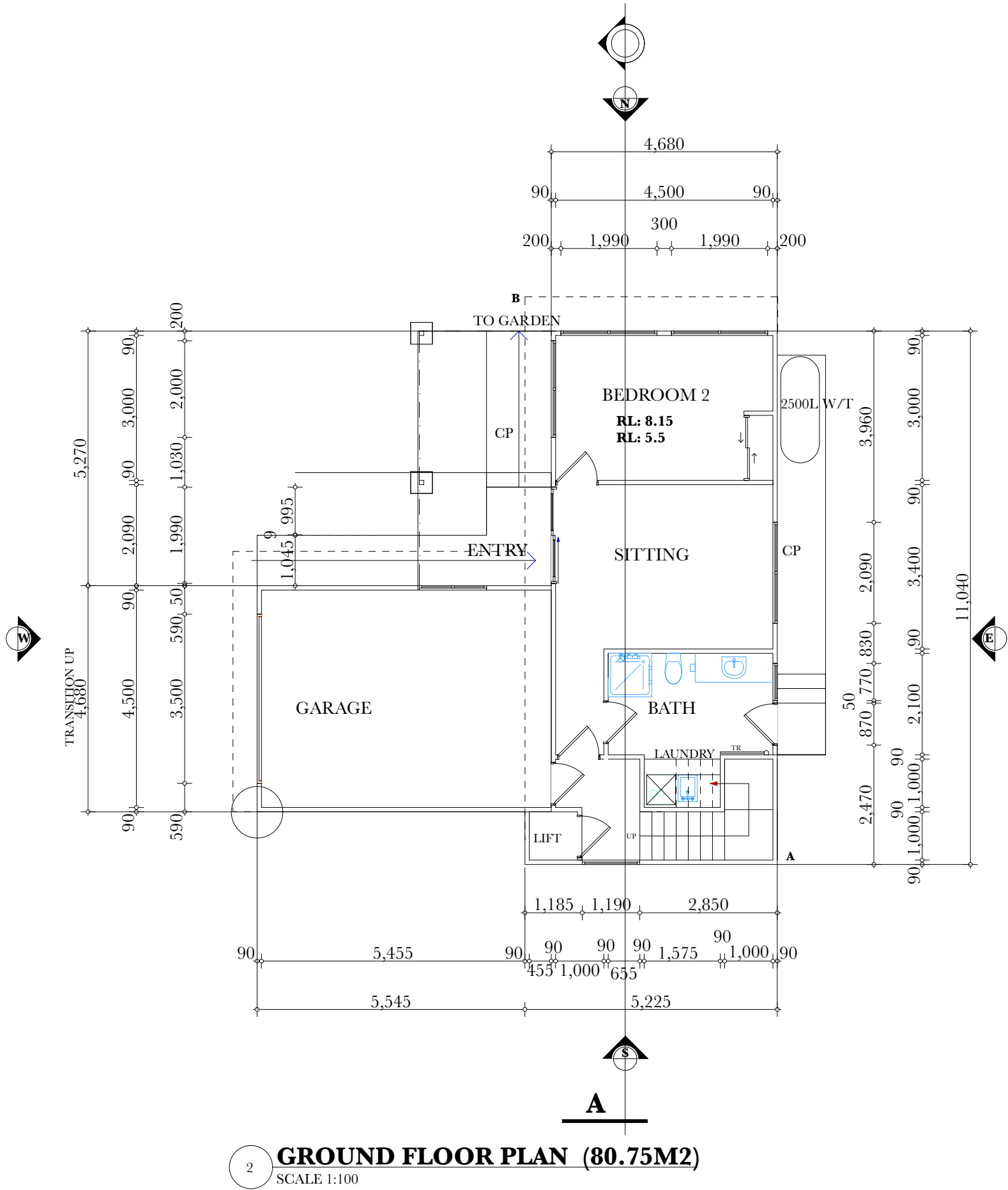
Engineer:

SALTMARSH & ESCOBAR CONSULTING ENGINEERS
e: noe@lsandne.com
m: 0416 074 935



Surveyor:

SYMBOL LEGEND		
	SECTION NUMBER	BUILDING SECTION FLAG
	DETAIL NUMBER	DETAIL FLAG
	ELEVATION NUMBER	EXTERIOR ELEVATION FLAG
SD	SLIDING DOOR	
	OPEN SASH FLAG	
ABBREVIATIONS		
ITEM		COMMENTS
EGL	EXISTING GROUND LEVEL	AT BUILDING FACE
FGL	EXISTING GROUND LEVEL	AT BUILDING FACE
CL	CEILING LINE	
FFL	FINISHED FLOOR LEVEL	
GB	GLASS BALUSTRADE	
F	FIXED GLAZING	
BF	BI-FOLD DOORS	1,500 HIGH- 600 ABOVE FFL.
P	PARAPET WALL	
BW	BLOCKWORK	
OS	OPENING SASH	
HM	JAMES HARDIE MATRIX	
VA	VICTORIAN ASH CLADDING	75x19 SHIPLAP
VAD	VICTORIAN ASH DECKING	86x19 (6MM) SPACING
CP	CONCRETE PATH	
CO	CUSTOM ORB	SURF MIST (COLORBOND)
DR	CONCRETE DRIVE	
BW	BLOCKWORK	
RAD	ROLLER DOOR	
CP	CONCRETE PADS	



DA APPLICATION

Client:

Terri Rattray

Site

Address:

166 Bayview Road,
Lauderdale

Drawn by:

LJ

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map
modern architecture practice

Registered Architects

Leon Jenkins

34 Silwood Avenue

Howrah Tas 7018

Phone: (03) 6244 4850

Mobile 0419 894 623

Email: maparch@netspace.net.au

TCC N°:CC1003CT

QCC No: 4833

ARBV N°: 20048

Drawing Number:

SO3

PROJECT CONSULTANTS:

Engineer:

SALTMARSH & ESCOBAR CONSULTING ENGINEERS

e: noe@lsandne.com

m: 0416 074 935



Surveyor:



SECTION NUMBER

2

BUILDING SECTION FLAG

SHEET NUMBER

DETAIL NUMBER

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DETAIL FLAG

SHEET NUMBER

ELEVATION NUMBER

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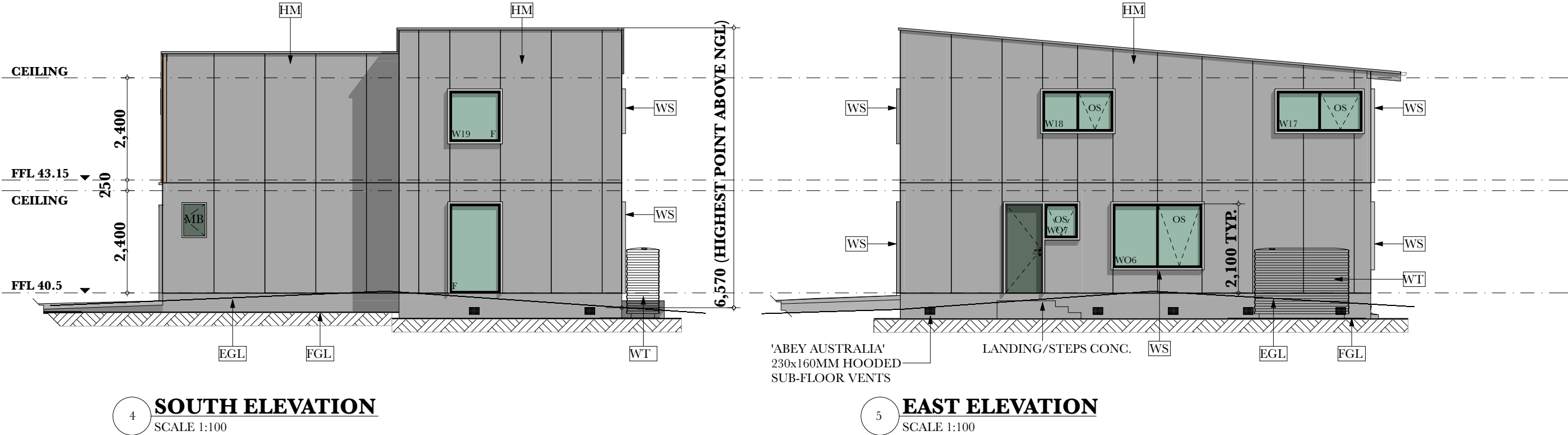
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Drawn by:

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PROJECT
CONSULTANTS:

Engineer:

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e: noe@lsandne.com

m: 0416 074 935



Surveyor:



Client:

Terri Rattray

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Address:

166 Bayview Road,
Lauderdale

Drawn by:

LJ

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QCC No: 4833

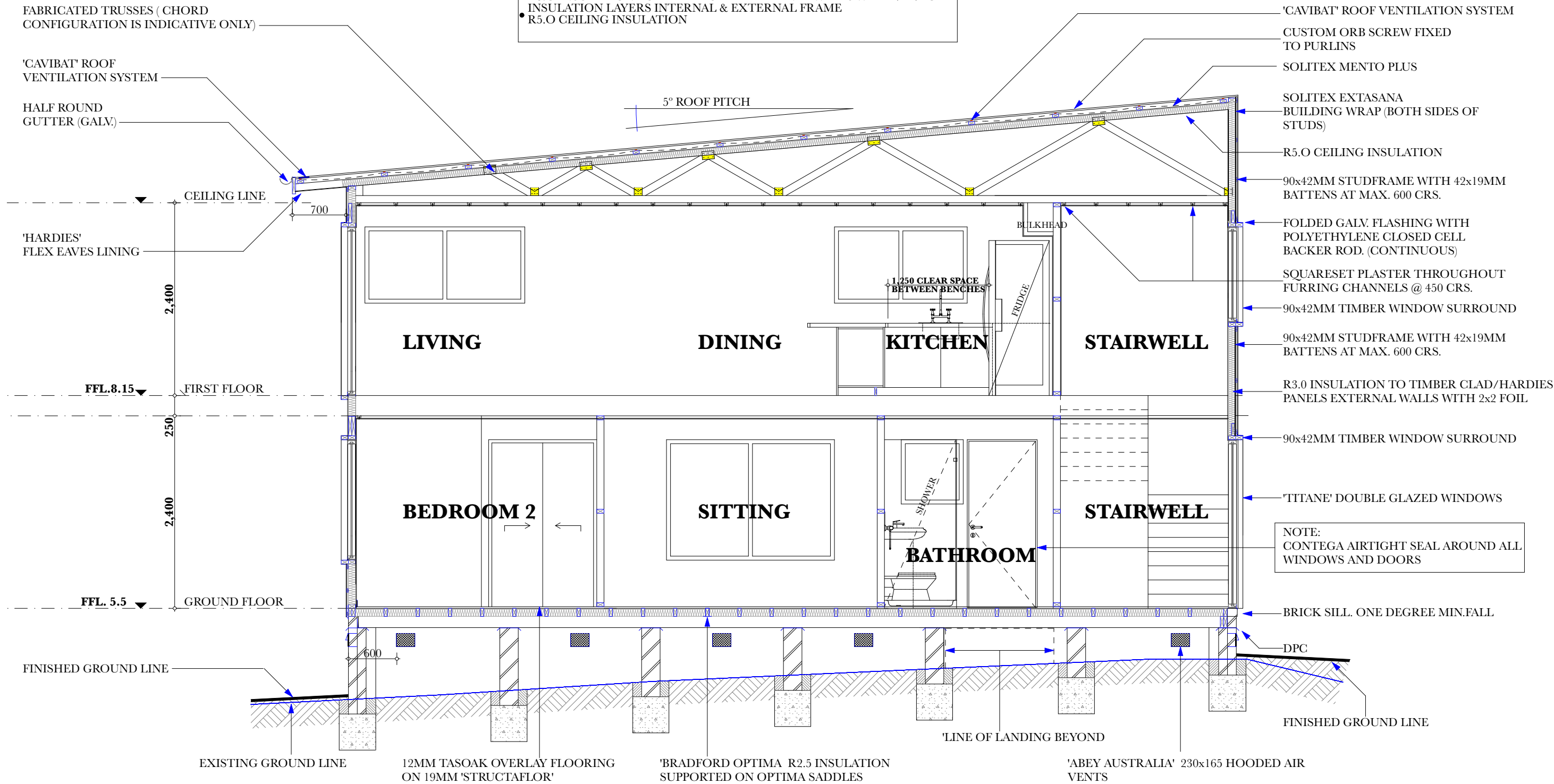
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SO5

ENERGY EFFICIENCY NOTES

- GENERIC STANDARD ALUMIN. DOUBLE GLAZED (FROM ANY SUPPLIER)
- R1.0 XPS UNDER SLAB INSULATION
- R3.0 INSULATION TO TIMBER CLAD EXTERNAL WALLS WITH 2 X FOIL SISALATION LAYERS (INTERNAL & EXTERNAL FRAME).
- R5.0 CEILING INSULATION
- A-TYPE GLAZING (AWNING WINDOWS & GLASS HINGED DOORS):
U VALUE =4.8 SHGC=0.51
- B-TYPE GLAZING (FIXED WINDOWS & SLIDING GLASS DOOR):
U VALUE=4.8 SHGC=0.59
- R1.0 XPS UNDER SLAD INSULATION
- R3.0 INSULATION TO TIMBER CLAD EXTERNAL WALLS WITH 2 X2 FOIL INSULATION LAYERS INTERNAL & EXTERNAL FRAME
- R5.0 CEILING INSULATION



DA APPLICATION

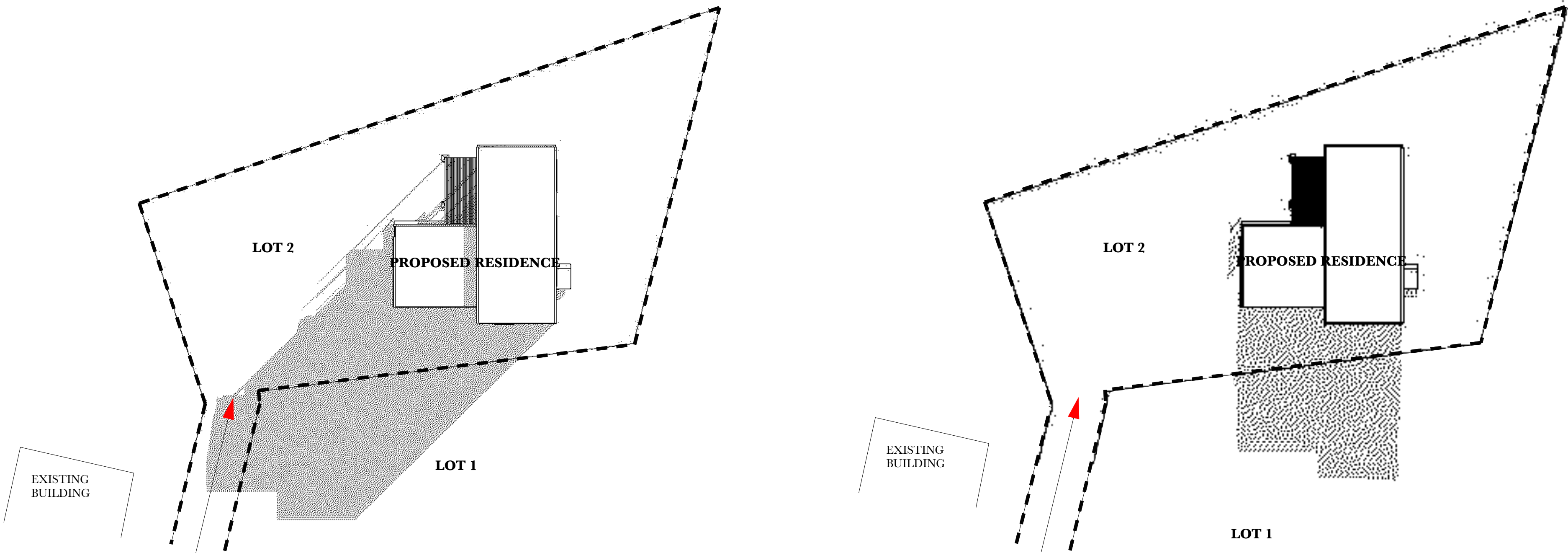
PROJECT CONSULTANTS:

Engineer: SALTMARSH & ESCOBAR CONSULTING ENGINEERS
e: noe@lsandne.com
m: 0416 074 935



Surveyor:





SHADOW DIAGRAM 9AM
SCALE 1:250

SHADOW DIAGRAM 12PM
SCALE 1:250

SHADOW DIAGRAM 3PM
SCALE 1:250

DA APPLICATION

Client:

Terri Rattray

Site

Address:

166 Bayview Road,
Lauderdale

Drawn by:

LJ

GENERAL NOTES:

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PROJECT CONSULTANTS:

Engineer:

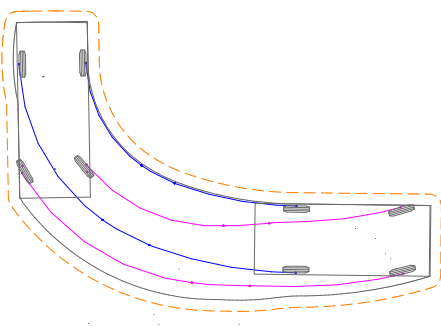
SALTMARSH & ESCOBAR CONSULTING ENGINEERS

e: noe@lsandne.com

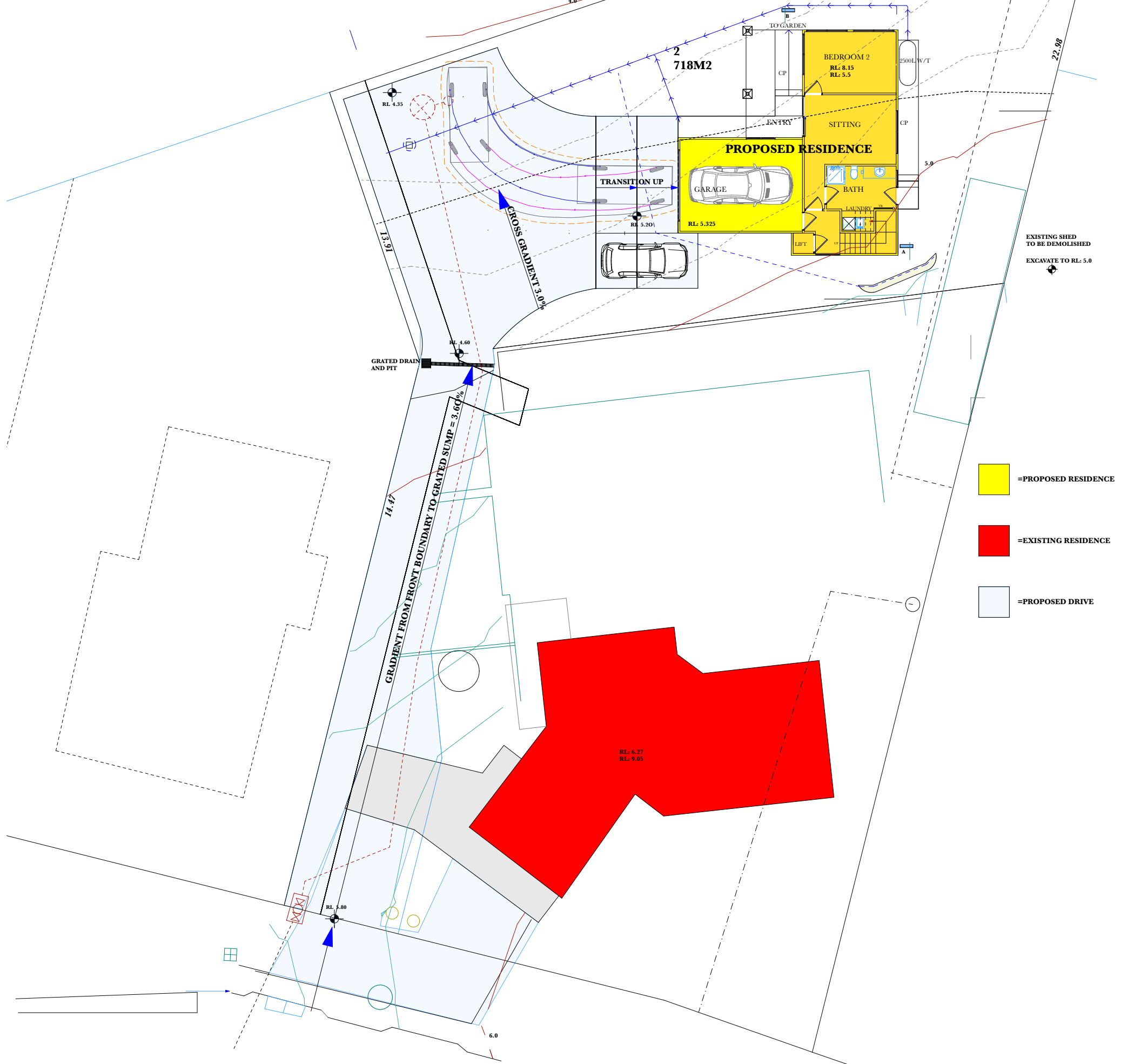
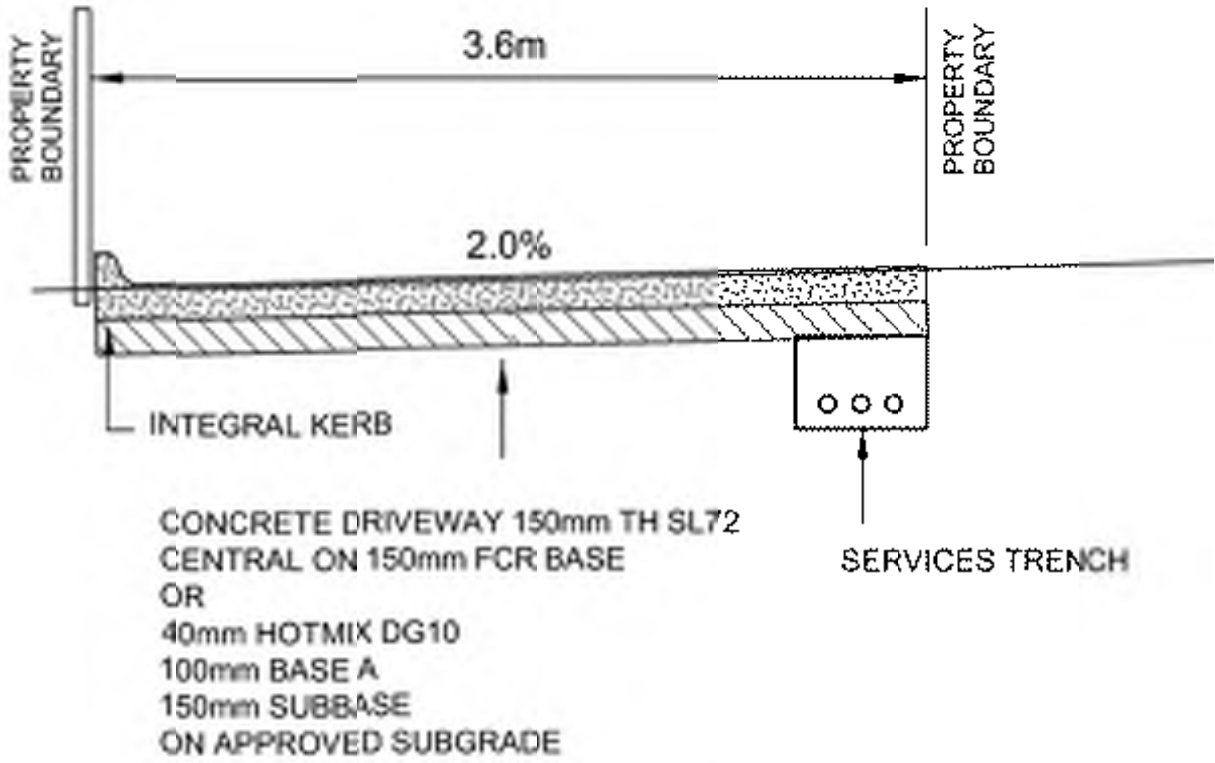
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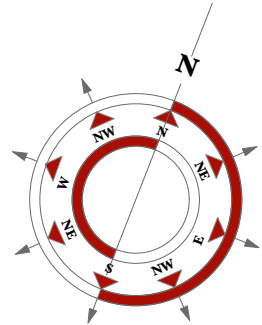
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Track	: 1.77
Lock to Lock Time	: 6.0
Steering Angle	: 34.0



 =PROPOSED RESIDENCE

 =EXISTING RESIDENCE

 =PROPOSED DRIVE



DA APPLICATION

Client:

Terri Rattray

Site Address:

166 Bayview Road,
Lauderdale

Drawn by:

LJ

GENERAL NOTES:

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PROJECT CONSULTANTS:

Engineer:	SALTMARSH & ESCOBAR CONSULTING ENGINEERS e: noe@lsandne.com m: 0416 074 935
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PLOT DATE: JULY 14, 2025

ESD DESIGN CRITERIA

Water &Stormwater Management

- WSUD catchment plan showing roof catchment to tank, to raingarden, permeable area and impermeable area in line with the WSUD report – If required, the use of charged pipe system will be explicitly acknowledged on the drawings and charged pipes will not be running underneath the building footprint
- Location and size of each Rainwater tank proposed
- Note showing connection to the toilets and laundry
- Note showing use of native or drought tolerant species for landscaped area. Watering will not berequired after an initial period when plants are getting established. If irrigation is required, it will be connected to rainwater tanks.
- Note showing WELS rating for water fittings/fixtures (refer to report) – Fixtures (e.g. dishwasher) provided as partfobase building work have to be chosen within one WELS star of best available at the time of purchase.

Energy Efficiency

- Note showing commitment to 4W/m² lighting density in the dwellings
- Retractable external clothes drying line
- Lighting sensors for extern al lighting (motion detectors, timers etc.)

Indoor Environment Quality

- Note showing double glazing on all habitable rooms (floor plans and elevations)
- Adjustable/Improved fixed shading on East/West/North glazing

Waste

- Three bins system including Rubbish, recycling and organic/garden waste.

Urban Ecology

- Showextent of vegetated areas around the site (includes lawn)

INDOOR ENVIRONMENT QUALITY

Indoor Environment Quality and its key elements should be integrated into the design of the proposed development. These elements play a significant role in the health, wellbeing and satisfaction of the development occupants. Facilitating a good (IEQ) design provides a naturally comfortable indoor environment and less dependence on building services such as, artificial lighting, mechanical ventilation and heating and cooling device.

Volatile Organic Compounds

All paints, adhesives and sealants and flooring will have low VOC content. Alternatively, products will be selected with no VOC's. Paints such as ecolour, or equivalent should be considered.

Fomaldehyde Minimisation

All engineered wood products will have 'low' formaldehyde emissions. Certified as EO or better. Alternatively, products will be specified with no Formaldehyde. Products such as ecological -panel 100% post-consumer recycled wood (or similar) will be considered for use within the development.

Daylight Levels

Daylight penetration will be enhanced with the use of light internal colours to improve daylight reflection. All bedrooms and living rooms will be providedwith windowsto allow for natural sunlight and ventilation. There are no bedrooms which rely on borrowed daylight. Installation of mirrored wardrobe doors could improve even further the daylight spread within the bedrooms.

Double Glazing

Glazing will be chosen in accordance with the energy rating requirements at the building approval stage. However, as a minimum double glazing will be provided to all living areas and bedrooms. This will provide better thermal performance and reduce condensation which helps prevent the formation of mould within the dwellings.

Task Lighting

A higher illuminance level (300Lux) will be provided for all task areas (e.g. kitchen bench, bathroom basin) to ensure appropriate light is provided to do any tasks in these areas.

Shading

External adjustable shading (e.g. retractable awning, external blinds etc.) will be provided on all habitable room glazing (except highlight windows) on the west, east and north facades. Alternatively, fixed shading (horizontal shading) could be installed on the north façade. This will help to reduce glare and control solar gains, improving the thermal comfort of the townhouses.

Ventilation

The kitchen will have a separate dedicated exhaust fan (range-hood) which will be directly exhausted out of the building.

ESD DESIGN CRITERIA

Energy and its key elements should be integrated into the design of the proposed development. These elements contribute to reducing greenhouse gas emissions by utilising energy efficient appliances, energy conservation measures and renewable energy.

Thermal Performance

Full energy ratings will be carried out at the building approval stage. All dwellings will achieve 6.0 Stars each. This will be achieved using appropriate insulation level in all external walls (minimum R2.0), roof (minimum R4.0) and floors as well as the use of double glazing windows throughout habitable rooms for the purpose of BESS assessment, minimum compliance figures have been assumed which will be met at the building approval stage

Heating and Cooling Sytems

Heating and cooling systems can account to up to 40% of a household's energy use. Therefore, to reduce the energy consumption heating and cooling will be provided by energy efficient air conditioners (chosen **within one star of the best available** product in the range at the time of purchase).

HotWater Heating

Hot water for the residence will be provided with gas instantaneous hot water units chosen within one star of the best available

Internal Lighting

Energy consumption from artificial lighting within the townhouses will be reduced by using LED lighting. A lighting level of 4W/m² will not be exceeded in the residence. The use of light internal colours will improve daylight penetration thus reducing the need for artificial lighting.

External Lighting

External lighting for the residence and common areas (driveway) will be LED and will include controls such as motion detectors or timers to minimise consumption during off- peak times.

Clothes Drying

External retractable clothes drying lines or racks will be provided within the identified private open spaces.

The residence will have access to effective cross flow ventilation. It will provide fresh air to the occupants and reduce the need for mechanical cooling. Window locks and door catches will be included to encourage and improve natural ventilation in the dwellings.

CONSTRUCTION, BUILDING & WASTE MANAGEMENT

Building Management and its key elements should be integrated into the design of the proposed development. These principles contribute to ensuring efficient and effective on-going building performance. Waste management and its key elements should be integrated into the design of the proposed development. These principles contribute to ensuring minimal waste is transported to landfill by means of disposal, recycling and on-site waste storage and/or collection methods.

Metering and Monitoring

Separate utility meters (water, gas and electricity) will be provided for each residence. This will allow residents to monitor and reduce their consumption.

ConstructionWaste Management

A waste management plan will be introduced to all on-site staff at a site orientation session to ensure that the waste generated on site is minimised and disposed of correctly. A minimum 80% of all construction and demolition waste generated on site will be reused or recycled.

Construction Environmental Management

The builder will identify environmental risks related to construction and include management strategies such as maintaining effective erosion and sediment control measures during construction and operation and ensure that appropriate staging of earthworks (e.g. avoid bare earthworks in high risk areas of the site during dominant rainfall period).

Operational Waste

The residence will be provided with bins for both general, recycling waste and garden/organic waste. Council will provide garden/organic waste collection.

ESD DESIGN CRITERIA

Water saving- use and reuse and its key elements should be integrated into the design of the proposed development. These principles contribute to reducing the water demand inaddition to promoting water reuse. Stormwater management and its key elements should be integrated into the design of the proposed development. These principles contribute to ensuring natural systems are protected and enhanced whilst promoting on-site retention and aims to reduce runoff or peak flows.

Water Efficient Fittings

The development will include efficient fittings and fixtures to reduce the volume of mains water used in the development. The following WELS star ratings will be specified;

- Toilets + 4 star;
- Taps (bathroom) - 5 star Taps (kitchen) - 4 star; and
- showerhead - 3star with aeration devise (7.5-9L/min)

Rainwater Collection & Use

Rainwater runoff from part of the roof area of each townhouse will be collected and stored in 2,500L tanks (1)

If required, a charged pipe system omultiple tanks will be installed to collect water from part of the roof of each dwelling.

In the case of a charged pipe system, the charged pipes will not be running underneath the building footprint (slab)and the stakeholders (builder/developer/architect) will be required to explicitly acknowledge this solution and have the capacity to install it.

Rainwater collected will be used for toilet flushing and laundry in each townhouse. These initiatives will reduce significantly the stormwater impacts of the development and help achieve compliance with the STORM calculator

Water Efficient Appliances

Dishwasher provided as per of the base building work will be chosen with minimum 3 WELS star

Water Efficient Landscaping

Native or drought-tolerant plants will be implemented for the landscaped areas on site. Use of water or irrigation will not be required after an initial period when plants are getting established.If irrigation is requiredt will be connected to rainwater tanks.

Please note that any stormwater detention volume requirement for the site will be in addition to the proposed rainwater retention and that the proposed tank will be directly topped up by mains water

BUILDING MATERIALS

Materials selection should be integrated into the design of the proposed development. The criteria for appropriate materials used are based on economic and environmental cost.

Timber

All timber used in the development will be Forest Stewardship Council (FSC) or Program for the Endorsement of Forest Certification (PEFC) certified, or recycled / reused.

Flooring

The use of timber flooring will be preferred for all living areas and bedrooms. Wherever possible, flooring will be selected from products/materials certified under any of the following:

- Carpet Institute of Australia Limited, Environmental Certification Scheme (ECS) v1.2;
- Ecospecifier GreenTag GreenRate V3.2; and/or
- Good Environmental Choice (GECA).

Alternatively, flooring must be durable, include some eco-preferred content, be modular and/or come from a manufacturer with a product stewardship program and ISO 14001certification.

Joinery

Wherover possible, joinery will be manufactured from materials/products certified under any of the following:

- Ecospecifier GreenTag GreenRate V3.1;
- Good Environmental Choice (GECA); and/or
- The Institute for Market Transformation to Sustainability (MTS) Sustainable Materials Rating Technology standard Version 4.0 – SmaRT 4.0.

The use of Ecological Panel (or equivalent) will be investigated, which is created from 100% post consumer recycled products.

Nontoxic and Durable External Materials

All external materials used to construct the building will be long lasting and will be non-toxic.

Client:

Terri Rattray

Site Address:

166 Bayview Road,
Lauderdale

Drawn by:

IJ

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SO8

DA APPLICATION



NATURAL VALUES ASESSMENT



PROPOSED RESIDENCE 166 BAYVIEW ROAD - LAUDERDALE

Client:	Terri Rattray
Certificate of Title:	251173/1
Investigation Date:	Friday, 25 October 2024

Refer to this Report As

Enviro-Tech Consultants Pty. Ltd. 2024. Natural Values Assessment Report for a Proposed Residence, 166 Bayview Road - Lauderdale. Unpublished report for Terri Rattray by Enviro-Tech Consultants Pty. Ltd., 25/10/2024

Report Distribution:

This report has been prepared by Enviro-Tech Consultants Pty. Ltd. for the use by parties involved in the proposed residential development of the property named above. It is to be used only to assist in managing any existing or potential erosion hazards relating to the Site and its development.

Permission is hereby given by Enviro-Tech Consultants Pty. Ltd., and the client, for this report to be copied and distributed to interested parties, but only if it is reproduced in colour, and only distributed in full. No responsibility is otherwise taken for the contents.

Limitations of this report

The data displayed within this document has been prepared using open-source scientific documents and data. The data is by its nature approximate and may contain errors introduced by the data provider(s).

The inundation modelling conducted in this assessment assumes specific Site conditions detailed within this

1 Introduction

1.1 Background

Enviro-Tech Consultants Pty. Ltd. (Envirotech) were contracted by Terri Rattray to prepare a natural values assessment for a proposed dwelling located at 166 Bayview Road, Lauderdale. This report has been written to address planning scheme overlay codes in general accordance with the state-wide planning provisions for Clarence City Council.

The proposed development has triggered the following overlay codes which are addressed within this report:

- C7.0 Natural Assets Code

1.2 Objectives

The objective of the Site investigation is to:

- Identify which overlay codes apply to the Site in terms of natural values and determine planning scheme exemptions, acceptable solutions, and where applicable performance criteria.
- Prepare a report analysing potential natural values sensitivities at the Site with respect to the proposed development by addressing specific overlay code performance criteria.
- Determine if the building and works will cause or contribute to erosion, flooding, or natural values disturbance on the Site or on adjacent land or public infrastructure
- Provide recommendations for managing or mitigating potential impacts on natural values.

1.3 Cadastral Title

The land studied in this report is defined by the title 251173/1

1.4 Site Setting

The Project Area and Site location plans are presented in Attachment 1, along with other mapping prepared for this project. The Site exceeds 4.0m AHD in elevation and a 15 m wide coastal reserve bounds the coastal margin. Closer towards the coast, the sand dune is stabilised by a further 20m wide area of mixed exotic and native flora. Incipient dunes have formed on the beach indicating active coastal progradation.

2 Planning

Planning code overlay mapping is presented in Attachment 1 and planning and building regulations are addressed in Attachment 3.

2.1 Proposed Development

The proposed development comprises construction of a small residence with a garage and outdoor bath.

2.2 Natural Assets Code

Parts of the Site fall within the waterways and coastal protection overlay (Map 1). Natural Assets Code C7.0 Development Standards for Building and Works E7.6 relevant to this code are addressed within this report.

The following performance criteria are to be addressed:

- C7.6.1 P1.1 The proposed development does not meet C7.6.1 A1 given that the development is not within a WCPA & a building area on a sealed plan approved under this planning scheme.

The following performance criteria do not need to be addressed:

- C7.6.1 P1.2 given the highest astronomical tide within the Project Area is at 0.80 m AHD. The Site and the proposed building and work for the Site are above 4.0 m AHD.
- C7.6.1 P4.1 and C7.6.1 P4.1 given no dredging is proposed
- C7.6.1 P5 as no coastal protection, watercourse erosion or inundation protection works are required.

3 Potential for Impact

3.1.1 Vegetation

- Grassed with broadly spaced mixed exotic and native flora.

3.1.2 Cut and Fill

- Very minimal cut and fill is proposed within the works area which is not projected to impact on slope stability. The cut and fill will have minimal disturbance of vegetations within the coastal reserve.

3.1.3 Erosion

- Minor erosion can be expected during Site works from wind or heavy downpours.
- Rates of erosion are projected to be less than a typical unvegetated sand dune.
- Existing coastal reserve will largely capture and filter any eroding soil runoff.
- Runoff rates are projected to be low given the high permeability soils.

4 Management

4.1.1 Site Specific

It is recommended that the non-paved areas are rapidly stabilised through broadcast seeding. Light mulching over the ground surface will greatly assist in retaining moisture for seed establishment as well as reducing wind erosion.

4.1.2 Guidelines

For further reading, the following texts are recommended:

- Best practice guidelines in the Wetlands and Waterways Works Manual
- The guidelines in the Tasmanian Coastal Works Manual.



Kris J Taylor BSc (Hons) | Environmental & Engineering Geologist

Director

Enviro-Tech Consultants Pty. Ltd.

Attachment 1 Mapping

Map 1



Map 1 Waterways and Coastal Protection Overlay

Attachment 2 Preliminary Design Concept Plans



Attachment 3 Planning and Building Regulations (TPS)

Tasmanian Planning Scheme

C7.0 Natural Assets Code

Code Overlay – The LIST Mapping

The Site falls within the Natural Assets Code C7.6.1 – Waterways and Coastal Protection Area Overlay (WCPA) overlay presented in Map 1.

C7.6. Development Standards for Building and Works

C7.6.1 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.

C7.6.1 Acceptable Solutions

The proposed development is to be assessed against Natural Assets Code C7.6.1 acceptable solutions presented in Table 2.

C7.6.1 Performance Criteria

Meeting various performance criteria C7.6.1 is to be assessed by way of risks assessment, with the desktop assessment in **Error! Reference source not found.** and performance solutions summarised in Attachment 4.

C7.6.1 P1.1 Performance Criteria - Buildings and Works – Waterways and Coastal Protection

The proposed development does not meet C7.6.1 A1 given that the development is not within a building area on a sealed plan approved under this planning scheme. C7.6.1 P1.1 performance solutions therefore needs to be addressed.

Table 1 Natural Asset Code Acceptable Solutions

Natural Asset Code	Acceptable Solution	Overlay	Performance Solution	Performance Solution to be Addressed	Justification
C7.6.1 A1 (a)	be within a building area on a sealed plan approved under this planning scheme;	WCPA	C7.6.1 P1.1	Yes	Does not meet acceptable solutions The proposed development does not meet C7.6.1 A1 given that the development is not within a building area on a sealed plan approved under this planning scheme.
C7.6.1 A1 (b)	in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or	WCPA	C7.6.1 P1.1	No	Not applicable
C7.6.1 A1 (c)	if within the spatial extent of tidal waters ¹	WCPA	C7.6.1 P1.2	No	Not applicable The highest astronomical tide within the Project Area is at 0.80 m AHD. The Site and the proposed building and works for the Site are above 4.0 m AHD.
C7.6.1 A2	Buildings and works within a future coastal refugia area must be located within a building area on a sealed plan approved under this planning scheme.	FCRA	C7.6.1 P2.1 C7.6.1 P2.2	No	Not applicable
C7.6.1 A3	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.	FCRA or WCPA	C7.6.1 P3	No ²	A stormwater discharge is into absorption trenches and therefore acceptable solutions are met
C7.6.1 A4	Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area.	FCRA or WCPA	C7.6.1 P4.1 C7.6.1 P4.1	No	No applicable – No dredging or reclamation
C7.6.1 A5	Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.	FCRA or WCPA	C7.6.1 P5	No	No applicable – No coastal protection works

¹ 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.

Attachment 4 Performance Criteria – Natural Assets Code

C7.6.1 P1.1 - Buildings and works – waterways and costal protection area

Performance Criteria C7.6.1 P1.1		
Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on <i>natural assets</i> ³ , having regard to:	Relevance	Management Options
(a) impacts caused by erosion, siltation, sedimentation and runoff;	The proposed development has a 15 wide coastal reserve buffer and 20m of grass with mixed exotic and coastal vegetation which assists in stabilising the soil downgradient of the development Site.	Management is not required given the stabilising vegetation downgradient of the proposed building Site.
(b) impacts on riparian or littoral vegetation;	No littoral vegetation of significance on Site, with grassed areas and exotic vegetation only.	
(c) maintaining <i>natural streambank and streambed condition</i> ⁴ , where it exists;	No natural stream on site.	
(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;	No natural stream on site.	
(e) the need to avoid significantly impeding natural flow and drainage;	Given the 4m elevation, there is a low risk of marine waters being obstructed.	Natural drainage facilitated with the use of absorption trenches.
(f) the need to maintain fish passage, where known to exist;	Not applicable.	
(g) the need to avoid land filling of wetlands;	The site is not within a mapped wetland area (Tasveg 4.0)	
(h) the need to group new facilities with existing facilities, where reasonably practical;	Not applicable.	
(i) minimising cut and fill;	Minimal cut and fill proposed.	
(j) building design that responds to the particular size, shape, contours or slope of the land;	The development plans are consistent with the types of developments in the area.	
(k) minimising impacts on coastal processes, including sand movement and wave action;	Not active costal processes of note on the Site given the elevations and vegetation stabilised dunes.	
(l) minimising the need for future works for the protection of natural assets, infrastructure and property;	No recommendations for future protection work given the Site is outside of the modelled erosion zone.	
(m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and	Some recommendations herein.	Recommended that contractors and designers follow these guidelines.
(n) the guidelines in the Tasmanian Coastal Works Manual.	Some recommendations herein.	Recommended that contractors and designers follow these guidelines.

³ means biodiversity, environmental flows, natural stream bank and stream bed condition, riparian vegetation, littoral vegetation, water quality, wetlands, river condition and waterway and/or coastal values

⁴ means the natural rate of erosion or accretion of the bank and bed of a watercourse and natural hydrological processes, as determined using The Tasmanian River Condition Index Book 2 Hydrology User's Manual and Book 3 Physical Form Field Manual.