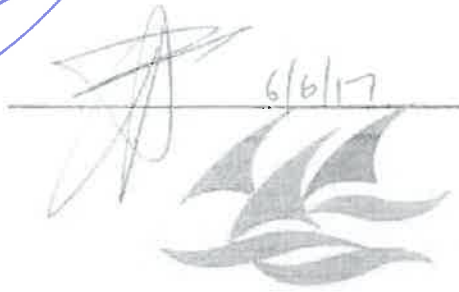


D. Metcalf
 David Metcalf
 General Manager
 Glamorgan Spring Bay Council



Jason Jacobi
 Deputy Secretary
 Parks and Wildlife Service

**GLAMORGAN • SPRING BAY
 COUNCIL**

APPLICATION FOR PROPOSED DEVELOPMENT

OFFICE USE ONLY	
DATE RECEIVED:	DATE APPROVED:
FEE	RECEIPT No
DA No.:	PROPERTY FILE
PROPERTY I.D No.	Certificate of Title No.:

THE APPLICANT

Name: Glamorgan Spring Bay Council
Address: 9 Melbourne Street, Triabunna, 7190
Postal Address if different from above: PO Box 6, Triabunna, 7190
....(03) 6256 4777..... Phone during business hours
Email: admin@freycinet.tas.gov.au

SITE OF DEVELOPMENT/USE

Address of land on which the use/development is to occur (Rural Address/Street No. should be used)

Multiple titles fully setout in the application and including 7469 Tasman Highway, Orford (CT 135181/10; CT 83384/1; and CT 118681/1), 160 Brockley Road, Buckland (CT 197557/1), Lot 1 Aima Road, Orford (CT 34549/1), Lot 1 Tasman Highway, Orford (CT 139972/1); areas of Crown land including the Prosser River, Orford Foreshore, and Raspins Beach; sections of the Tasman Highway road reservation through Orford, and the Louisville Road road reservation.

THE PROPOSAL

Describe the proposed use or development.

Minor utilities use with development of a pipeline for the reticulation of raw water from the Lower Prosser River Weir to land near Louisville Point

Present land use

Utilities, recreation, rural – refer to application documents for further detail

THE COST OF THE DEVELOPMENT

Estimated cost of any building work including labour \$_1,500,000

Name and Contact Phone No. of Bulder: TBA.....

DECLARATION

I/We apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that:-

- **The information in this application is true and correct**
- **In relation to this application, I/We agree to allow Council employees or consultants to enter the site in order to assess the application**
- **I/We authorise Council to provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.**

Council will only use the information provided to consider and determine the application for planning approval. Information provided may be made available for public inspection in accordance with section 57 of the Act.

- **I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the Land Use Planning and Approvals Act 1993.**

Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Council or a council.

I declare that all the information I have given is true.

Name: David Metcalf

Date: 5 May 2017



Signature:

DEVELOPMENT

If the proposed development involves new dwellings please give details.

Number of dwellings: N/A.....

Floor area of each dwelling (m²): N/A.....

Site area per dwelling (m²): N/A.....

Maximum height of dwellings above natural ground level: N/A.....

Minimum area of private open space for each dwelling: N/A.....

MATERIALS

Please give details of type and colour of materials to be used:-

1. Walls: N/A.....

2. Roof: N/A.....

3. Floor: N/A.....

4. Boundary Fences, Walls, etc: N/A.....

5. Surfacing of:

(a) Access road:
N/A.....

Please Note - if gravel is proposed the following must be addressed:-

Parking spaces and vehicle circulation roadways must not unreasonably detract from the amenity of users, adjoining occupiers or the quality of the environment through dust or mud generation or sediment transport, having regard to all of the following:

- (i) the suitability of the surface treatment;
- (ii) the characteristics of the use or development;
- (iii) measures to mitigate mud or dust generation or sediment transport.

(b) Parking areas: N/A.....

(c) Pathways: N/A.....

ACCESS

Does the proposal involve a new or altered access to a road? Yes No

Show location and width of existing and/or proposed access on plan.

Describe the existing condition of the footpath, vehicle crossing and kerb and channel?

.....

.....

PARKING

Please state the number of car parking spaces.

Existing: N/A..... Proposed: N/A

SITE TREATMENT

Does the proposal involve the removal of trees or shrubs? Yes No

If so state number and identify precise position and species on plan.

Number: Refer to plans.....

Area (sq.m) to be landscaped:.....N/A.....sq.m. Is landscape plan attached?

Will excavations be involved? Yes.....

Has any fill been added to the site? No, importing of fill materials is not required.....

SERVICES

Have all services been connected to block? N/A.....

How will sewerage be disposed of? N/A.....

Are there any special water supply requirements? N/A.....

What arrangements will be made for refuse storage? N/A.....

Additional questions to be answered if the proposal is for a garage or outbuilding

1. What purpose is the proposed building to be used?
.....
2. If the building is to be used wholly or partly as a domestic workshop, what type of tools and machines will be used?
.....
3. Is it intended to store any material that is considered harmful or dangerous?
.....
4. Is it intended to install any toilet or washing facilities in the building?
.....
5. Do you believe that the building will impact in any way on the neighboring property?
.....

You are further advised that Council is treating the application as a non habitable and non commercial building and if approved Council will impose conditions that it is not be used for habitable or commercial purposes. Should these conditions effect the way you intend to use the building please discuss the application with Council prior to lodging the application.

CHECKLIST

DEVELOPMENTS

- Development application form - fully completed.
- Full copy of title.
- Four copies of plans providing the following minimum information:-

Site plan (to appropriate scale)

Location plan

Plan of building showing existing uses and or rooms

Minimum of four elevations of proposal

Existing car parking and access

Proposed car parking and access

Location of Water Tanks for Dwelling & Outbuilding on site plan and floor plans if located under buildings;

Other information specific to the site creeks, banks etc.

Any easements including reserved roads

Location of other buildings on the site and with 50m of site

Landscape plan (commercial uses and multiple dwellings)

Either contours or levels to an identifiable benchmark

Open Space (residential uses)

Vehicular access

External lighting (where applicable)

Proposed cut and fill (where applicable)

SUBDIVISION

- Four (4) copies of proposal plan
- Location of proposed test holes (if applicable)

Note: This is not a building application. Approval of this application does not constitute a right to commence any building works. A separate building application form will be required.

**GUIDELINES FOR DEVELOPMENT IN AREAS WITHIN THE
GLAMORGAN SPRING BAY COUNCIL (GSBC) BIODIVERSITY PROTECTION AREA
OR IN AREAS CONTAINING NATIVE VEGETATION**

Who should read these guidelines?

If you are planning to build or undertake a development on a property within the GSBC 'Biodiversity Protection Area' (see below for definition) or land containing any native vegetation, AND your development requires the clearing of any native vegetation (including for driveways and outbuildings), then these guidelines are for you.

What is the GSBC Biodiversity Protection Area?

The GSBC Biodiversity Protection Area (BPA) incorporates land that is also zoned for a variety of uses, for example, 'rural living' and 'rural resource'. The BPA contains native vegetation and consequently supports 'biodiversity' (or 'natural') values. These values can be classified as high priority, medium priority or low priority depending on the type of vegetation or the species of plants and animals and their habitat that occur on the land.

The purpose of these guidelines

The purpose of these guidelines is to provide advice in order to save you any unexpected delays in your development – and probably save you time and money in the long run. These guidelines should be considered prior to submitting any Development Application to Council.

Background

The GSB Municipality is renowned for its unique biodiversity (short for biological diversity) and within it there are many 'hotspots' for threatened species, or in other words, those species that are at risk of extinction. Threatened species include both plants and animals (or flora and fauna). The Municipality also contains a number of vegetation types (or vegetation communities) that are also threatened with risk of extinction.

Threatened flora, threatened fauna (including their 'core' habitat) and threatened vegetation communities are protected under various State and/or National legislation.

Requirements for a Development Application

If your property contains, or is likely to contain, any threatened species or communities that may be impacted by your development, or if you want to clear a substantial area of non-threatened native vegetation, then you are likely to be required to submit to Council a 'Natural Values Survey Report' (also known as an 'Ecological Assessment' or 'Flora and Fauna Report') along with your Development Application.

However, just because your property contains threatened species or communities, or you wish to clear any native vegetation, this does not necessarily mean that you cannot undertake the development.

The purpose of a 'Natural Values Survey Report' is to determine the species and communities present in relation to the location of your proposed development and to provide recommendations including:

- How any potential impacts on natural values can be avoided, minimised or remedied on site,
- If the above is not feasible, then how potential impacts can be mitigated and how any residual impacts can be offset,
- Advises whether you will require permits under various legislation.

Determining if you need a 'Natural Values Survey Report'

Step 1:

Contact the Natural Resource Management (NRM) Department at GSBC, providing your PID (Property Identification Number) and a broad description of your proposed development. The NRM Department will make a determination as to whether or not a 'Natural Values Survey Report' will be required. This decision will in no way be an arbitrary decision but will be based on the best current scientific knowledge available through various Government databases. This knowledge is also available to the general public such as through the following links:

- www.naturalvaluesatlas.tas.gov.au
- www.thelist.tas.gov.au
- www.threatenedspecieslink.tas.gov.au

If a 'Natural Values Survey Report' is not required then proceed with your Development Application.

Step 2:

If a 'Natural Values Survey Report' is required then contact a reputable environmental consultant to undertake a survey and provide you with a report. Any reputable consultant will know that they are required to provide a report that is consistent with DPIPWE's 'Guidelines for Natural Values Surveys – Terrestrial Development Proposals', which can be found at:

<http://dpiuwe.tas.gov.au/Documents/Guidelines%20for%20Natural%20Values%20Surveys%20related%20to%20Development%20Proposals.pdf>

Appropriate consultants are listed in the yellow pages under Environmental Consultants or can be found on the web. It is advisable to ask for quotes from two or more consultants.

Step 3:

Fill out your Development Application with consideration to the recommendations provided in your 'Natural Values Survey Report'.

Step 4:

Submit your Development Application together with your 'Natural Values Survey Report' to Council.

Relevant legislation

Threatened species are protected under one or both of the following pieces of legislation:

- *Tasmanian Threatened Species Protection Act 1995.*
- *Commonwealth Environment Protection and Biodiversity Conservation Act 1999.*

Threatened vegetation communities are protected under the:

- *Tasmanian Nature Conservation Act 2002.*

Other legislation relevant to the protection and management of native forest:

- *Tasmanian Forest Practices Act 1985.*

Legislation relating to noxious weeds and their impact on native vegetation:

- *Tasmanian Weed Management Act 1999.*

For questions relating to any other aspect of the Development Application process contact

the Council's Planning Department on 6256 4777