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**From:** Carolyn Harris <carolyn.harris@centralcoast.tas.gov.au>  
**Sent:** Monday, 29 April 2024 4:51 PM  
**To:** TPC Enquiry  
**Subject:** RE: Central Coast - draft amendment LPS2022003 and permit DA2022107 - Commission direction after hearing, 25 March 2024  
**Attachments:** DA2023109 SIGNED Planning Permit 19032024.pdf; Response to Directions - Ireneinc.pdf; TPC response 29042024.pdf; Updated Plans.pdf; Updated - Permit DA2022107 - 29042024.docx

Good afternoon

Please find attached the following in relation to the Directions dated 25 March 2024:

- Planning Authority's response.
- Updated Planning Permit.
- Applicant's response.
- Copy of DA2023109

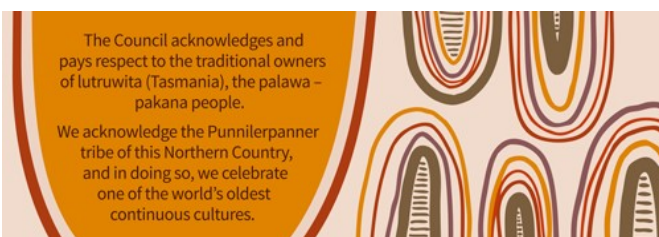
Please do not hesitate to contact me if you require any clarification.

Kind regards  
Carolyn

**Carolyn Harris**  
Manager Development Support  
CENTRAL COAST COUNCIL  
PO Box 220 | 19 King Edward Street, Ulverstone TAS 7315  
03 6429 8954

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**TASMANIAN PLANNING COMMISSION DIRECTIONS**  
**Draft amendment LPS2022003 and Permit DA2022107**

**Draft Amendment**

**1 Underlying zone –**

The site is zoned Open Space. The purpose of this zone, as stipulated in the *Tasmanian Planning Scheme – Central Coast*, is:

*Clause 29.1.1 To provide land for open space purposes including for passive recreation and natural or landscape amenity.*

*Clause 29.1.2 To provide for use and development that supports the use of the land for open space purpose of for other compatible uses.*

As per the Use Table, Visitor Accommodation is a discretionary use in this zone, but has a specific qualification being “*if for camping and caravan park or overnight camping areas.*”

Height requirement under this zone is, as an Acceptable Solution, 10m.

Under the previous planning scheme, being the *Central Coast Interim Planning Scheme 2013*, the site was zoned Recreation. The purpose of this zone, as stipulated in the Interim Planning Scheme was:

*Clause 18.1.1 To provide for a range of active and organised recreational use or development and complementary uses that do not impact adversely on the recreational use of the land.*

Visitor Accommodation under the Interim Planning Scheme was Permitted if (a) *for participants and spectators of a sports and recreation activity on the land within the zone; and (b) in a building.* Visitor Accommodation was also in the Discretionary section of the Use Table with no qualification.

The height requirement, as an Acceptable Solution, was 15.0m.

The purpose of the Recreation zone under the *Tasmanian Planning Scheme – Central Coast* is:

*Clause 28.1.1 To provide for active and organised recreational use and development ranging from small community facilities to major sporting facilities.*

*Clause 28.1.2 To provide for complementary uses that do not impact on the recreational use of the land.*

*Clause 28.1.3 To ensure that new major sporting facilities do not cause unreasonable impacts on adjacent sensitive uses.*

Visitor Accommodation under the current planning scheme in the Recreation zone is a discretionary use, but as with the Open Space zone has a specific qualification being “*if for camping and caravan park or overnight camping areas.*”

Height requirement under this zone is, as an Acceptable Solution, 10m.

As part of this draft amendment, other zones were considered by the Planning Authority, but this was limited to either Open Space or Recreation. However, when comparing the above zone purposes, it is the Planning Authority's opinion that Open Space is best suited to this site, particularly with the "other uses" compatibility and that the site does not offer any recreational uses/activities.

## **2 Coastal Erosion Hazard Band overlay –**

The site is currently subject to Coastal Erosion Hazard Band overlay, with the hazard exposure being rated as high. Since the high hazard coastal hazard band was applied, an engineered rockwall has been constructed along the northern coastal boundary of the site. A suitably qualified person prepared a coastal vulnerability assessment report as part of the draft amendment. This report prepared by Geo-Environmental Solutions, concluded, in relation to the coastal erosion hazard overlay, "*the site contains adequate boulder armouring. Coastal erosion at the site is considered negligible. Should the boulder wall require minor maintenance, it should be completed in a timely manner.*" In addition, at the hearing, Mr John-Paul Cummings of Geo-Environmental Solutions, confirmed that the site is no longer subject to coastal erosion due to the rockwall, and concluded that the hazard band ought to be removed.

The Planning Authority is of the opinion that in line with the findings within the coastal vulnerability assessment report, discussions at the hearing and statement made in Ireneinc' s letter dated 18 April 2024, the high coastal erosion hazard band be modified.

## **Permit**

## **3 Main Road, Western Line, Johnsons Beach Road and Crescent Street junction –**

Discussions have occurred with Central Coast Council's Infrastructure Services Department in relation to the recommendations section of the supplementary Traffic Impact Assessment as prepared by Traffic Civil Services, dated January 2024, which was further conferred at the hearing, by the author of this report, Richard Burke.

Emphasis was placed on the recommendation regarding the upgrade of the intersection to be in accordance with Austroads Urban BAR junction. Upon investigation of this standard, it is considered that the intersection is already in accordance with this standard.

Furthermore, it was determined that this intersection and particularly Johnsons Beach Road is a low volume road which will not increase significantly with the draft amendment and subsequent development.

Council may at a later period, consider to upgrade this intersection as part of an overall upgrade for the whole area. However this would not occur as a result of the draft amendment.

The likelihood of this upgrade occurring is noted as unlikely, due to constraints such as the railway line and infrastructure such as stormwater, water and sewer all of which are within close proximity of the junction.

No contribution would be requested from the developer.

## **4 Current and retrospective development plans –**

The applicant has decided to proceed with the building in question, as ‘Managers Residence’ which was approved, retrospectively, under DA2023109. Plans have been revised to reflect this (refer to site plan prepared by Dickson Rothschild, Project No. 21-033, Drawing No. DA-0-111, Revision C dated 22 April 2024).

Due to the changes in how this building will be used, use class ‘Food Services’ is no longer proposed. The updated Permit enclosed with this submission reflects this change.

A copy of retrospective Planning Permit DA2023109 and approved plans for the Managers Residence are enclosed with this submission.

## 5 Staging -

A staging plan has been provided by the applicant and reflected in the updated Permit enclosed.

The plans provided indicate 2 stages to the development.

- Stage 1 - construction of the function centre, 21 cabins, all parking and manoeuvring areas. Stage 1 also includes the manager’s residence approved under DA2023109.
- Stage 2 - construction of the apartment building.

As part of the staging of the development, condition No. 7 reflects that a staged landscaping plan (stage 1 and 2 as above) is required. The landscaping plan must include species, location, spacing, heights, planting timing and maintenance.

## 6 Review car parking layout -

Ireneinc in their letter dated 18 April 2024, on page 3 and 4, outlines an assessment on car parking requirements against the *Tasmanian Planning Scheme - Central Coast* C2.0 Parking and Sustainable Transport Code. The assessment undertaken is supported by the Planning Authority. However, for further clarification the following is noted:

There are two uses proposed on the site, each having car parking requirements. The Table below outlines the Use, car parking requirements and number proposed, in accordance with the *Tasmanian Planning Scheme - Central Coast*.

Use	Requirement	Car parking spaces required	Bicycle spaces required
Community Meeting and Entertainment (function centre).	<p><u>Cars</u></p> <p>1 space per 15m<sup>2</sup> of floor area or 1 space per 4 seats, whichever is greater.</p> <p>Proposal includes a 280m<sup>2</sup> function room. Seating has been shown in the plans indicating a possibility of 50 seats</p>	19 spaces.	6 spaces.

	<p>(though this is not believed to be confirmed arrangement).</p> <p><math>280\text{m}^2 \text{ floor area} / 15\text{m}^2 = 18.6.</math></p> <p><math>50 \text{ seats} / 4 \text{ seats} = 12.5.</math></p> <p>Floor area is greater.</p> <p><u>Bicycles</u></p> <p>1 space per <math>50\text{m}^2</math> floor area of 1 space per 40 seats whichever is greater.</p> <p><math>280\text{m}^2 / 50\text{m}^2 = 5.6.</math></p> <p><math>50 \text{ seats} / 40 \text{ seats} = 1.25.</math></p> <p>Floor area is greater.</p>		
<p>Visitor Accommodation (cabins, apartment and manager's residence).</p>	<p><u>Cars</u></p> <p>1 space per self-contained accommodation unit, allocated tent or caravan space, or 1 space per 4 beds, whichever is greater.</p> <p>Calculations is based on 1 space per cabin, apartment unit and one manager's residence.</p> <p><math>21 \text{ cabins} = 21.</math></p> <p><math>40 \text{ units} = 40</math></p> <p><math>1 \text{ manager's residence} = 1</math></p> <p><u>Bicycles</u></p> <p>No requirement.</p>	62 spaces.	N/A
<p>Total spaces required for development</p>		81 spaces.	6 spaces

Based on the above a total of 81 car parking spaces and 6 bicycle spaces are required.

In addition to the above, *C2.0 Parking and Sustainable Transport Code* requires motorcycle parking spaces, which is calculated depending on the number of car parking spaces required for a use.

A use that requires 41 or more car parking spaces must provide 1 motorcycle space for every additional 20 car parking spaces required. This means a total of 4 motorcycle spaces (1 space for the 40 car parking spaces and 2.05 spaces for the extra 41 spaces) is required.

The Site Plan (prepared by Dickson Rothschild, Project No. 21.033, Drawing No. DA-0-111, Revision G dated 22 April 2024) indicates a total of 93 car parking spaces (4 accessible), 5 motorcycle spaces and 9 bicycle spaces. The proposal would provide greater number of spaces necessary.

**7 Review permit conditions, including new conditions –**

The updated Permit DA2022107 is enclosed with this submission. Changes reflect matters discussed at the Hearing and the removal of the use class “Food Services”.

## PLANNING PERMIT – DA2022107

(S40T Land Use Planning & Approvals Act 1993)

IreneInc Urban Planning and Design  
on behalf of Dickson Rothschild  
C/- 49 Tasma Street  
NORTH HOBART TAS 7009

### Details of planning application

Property Address:	6 Johnsons Beach Road PENGUIN TAS 7316
Development/Use:	Demolition of buildings and Visitor Accommodation (40 short stay apartment units and 21 three-bedroom holiday cabins); and Community Meeting and Entertainment (function centre) with ancillary tennis court, car parking and managers residence
Use Class:	Visitor Accommodation and Community Meeting & Entertainment
Zone:	Open Space
Planning Instrument:	<i>Tasmanian Planning Scheme – Central Coast with Site Specific Qualification for 6 Johnsons Beach Road, Johnsons Beach</i>

### Decision

The Council, in its role as the Planning Authority, at its meeting held 19 June 2023 (Minute No. 183/2023), granted approval of application DA2022107 for Demolition of buildings and Visitor Accommodation (40 short stay apartment units and 21 three-bedroom holiday cabins); and Community Meeting and Entertainment (function centre) with ancillary tennis court, car parking and managers residence at 6 Johnsons Beach Road, Penguin subject to the following conditions:

- 1 The development must be substantially in accordance with the plans by D.R. Design (NSW) Pty Ltd, listed as follows:
  - (a) Site Survey, Project No. 21-033, Drawing No. DA-0-103, Revision B dated 22 April 2024.
  - (b) Demolition Plan, Project No. 21-033, Drawing No. DA-05-151, Revision A dated 20 May 2022.
  - (c) Site Location Plan, Project No. 21-033, Drawing No. DA-0-101, Revision C dated 22 April 2024.
  - (d) Site Plan, Project No. 21-033, Drawing No. DA-0-111, Revision G dated 22 April 2024.
  - (e) Cover Sheet, Project No. 21-033, Drawing No. DA-0-001, Revision E dated 22 April 2024.
  - (f) Cover Sheet, Project No. 21-033, Drawing No. DA-0-001, Revision B dated 22 April 2024.
  - (g) Function Centre Ground Floor Plan, Project No. 21-033, Drawing No. DA-0-211, Revision C dated 22 April 2024.

- (h) Function Centre Level 1 Floor Plan, Project No. 21-033, Drawing No. DA-0-212, Revision C dated 22 April 2024.
  - (i) Roof Plan, Project No. 21-033, Drawing No. DA-0-213, Revision C dated 22 April 2024.
  - (j) Front Elevation, Project No. 21-033, Drawing No. DA-0-301, Revision B dated 22 April 2024.
  - (k) Rear Elevation, Project No. 21-033, Drawing No. DA-0-302, Revision B dated 22 April 2024.
  - (l) Right Elevation, Project No. 21-033, Drawing No. DA-0-303, Revision B dated 22 April 2024.
  - (m) Left Elevation, Project No. 21-033, Drawing No. DA-0-304, Revision B dated 22 April 2024.
  - (n) Cover Sheet, Project No. 21-033, Drawing No. DA-0-001, Revision E dated 22 April 2024.
  - (o) Site Sections, Project No. 21-033, Drawing No. DA-0-401, Revision F dated 22 April 2024.
  - (p) Site Context Section - 1, Project No. 21-033, Drawing No. DA-0-402, Revision B dated 22 April 2024.
  - (q) Site Context Section - 2, Project No. 21-033, Drawing No. DA-0-403, Revision C dated 22 April 2024.
  - (r) Site Context Section - 3, Project No. 21-033, Drawing No. DA-0-404, Revision B dated 22 April 2024.
  - (s) External Finishes & Materials, Project No. 21-033, Drawing No. DA-0-941, Revision C dated 22 April 2024.
  - (t) Shadow Analysis - Sheet 1, Project No. 21-033, Drawing No. DA-0-951, Revision B dated 22 April 2024.
  - (u) Shadow Analysis - Sheet 2, Project No. 21-033, Drawing No. DA-0-952, Revision B dated 22 April 2024.
  - (v) Typical Floor & Roof Plan, Project No. 21-033, Drawing No. DA-0-211, Revision C dated 10 March 2022.
  - (w) Ground Floor Plan, Project No. 21-033, Drawing No. DA-0-211, Revision B dated 10 March 2022.
- 2 Drawing No. 4978SMW-C-SK1, Annexure A and Hydraulic Grade Lines, Annexure B of Conceptual Stormwater Report by PDA Surveyors, Engineers and Planners dated 22 August 2022.
- 3 The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice, Reference No. TWDA 2022/00571-CC dated 28 April 2022.
- 4 The development must be in accordance with the recommendations contained in the Coastal Vulnerability Assessment report by Geo-Environmental Solutions Pty Ltd dated July 2021. In this regard, further geotechnical assessments must be carried out to determine if the foundation conditions of the site are suitable for the proposed development.

The responsibility for the on-going maintenance of the boulder wall, identified in this report, is to be determined between Crown Land Services and the owner. A copy of this agreement must be provided to the Council and must include details of proposed



- inspection intervals. Additionally, a report/statement by a suitably qualified person regarding each inspection and/or maintenance must be provided to the Council and to the satisfaction of the Director Community, Growth and Development.
- 5 The development must be in accordance with the recommendations contained in the technical memo and rail environmental noise and ground vibration study by Tarkarrie Engineering dated 8 March 2022.
  - 6 The development must be in accordance with the recommendations contained in the Traffic Impact Assessment Report by Howarth Fisher and Associates dated 21 March 2022 and Supplementary Traffic Impact Assessment by Traffic & Civil Services dated January 2024.
  - 7 The development must be staged in accordance with the staging plan by D.R. Design (NSW) Pty Ltd, Project No. 21-033, Drawing No. DA-0-121, Revision B dated 29 April 2024.
  - 8 A staged landscaping plan must be provided to Council to the satisfaction of Director Community, Growth and Development. The staged landscaping plan must be designed in consultation with Dr Pervis Marker and must detail the following:-
    - (i) Hard and soft landscaping;
    - (ii) Species and final heights;
    - (iii) Location and spacing of landscaping; and
    - (iv) On-going maintenance requirements.
  - 9 The landscaping plan must be implemented to the satisfaction of the Director Community, Growth and Development prior to the commencement of the use for each stage. The developer must notify the Council at the completion of the implementation so that a site inspection can be undertaken by relevant staff.
  - 10 If contamination is discovered on the site as part of any soil classification, the owner must immediately notify the Council, cease all works, and provide a management plan prepared by a suitably qualified person to the satisfaction of the Director Community, Growth and Development. Any remediation works must be determined in the management plan and be at the cost of the developer.
  - 11 The function centre must not operate outside the hours of 8.00am to 10.00pm.
  - 12 A minimum of eighty one (81) car parking spaces, 6 bicycles spaces and 4 motorcycle spaces must be provided on-site to enable the forward movement of vehicles entering and egressing the site and must comply with Australian Standard *AS 2890 - Parking facilities, Parts 1-6*.
  - 13 Parking spaces provided for use by persons with a disability must be designed and constructed in accordance with Australian/New Zealand Standard *AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities*.
  - 14 Commercial vehicle parking spaces must be in accordance with Australian Standard *AS 2890. 2 - 2002 Parking Facilities Part 2: Parking facilities - Off-street commercial vehicle facilities*.
  - 15 All parking, access ways, manoeuvring and circulation spaces must:
    - (a) be constructed with a durable all-weather pavement; and
    - (b) be drained to the public stormwater system;
  - 16 Where an accessible car parking space for use by persons with a disability is to be provided, a footpath having a width not less than 1.5m and a gradient not steeper than 1

- in 14 is required from that space to the main entry point of the function centre, and Visitor Accommodation apartment buildings.
- 17 The applicant must ensure that buildings and works within a waterway and coastal protection area avoid or minimise adverse impacts on natural assets, having regard to the guidelines in the *Tasmanian Coastal Works Manual*.
- 18 The development must be in accordance with the recommendations contained in the Little Penguin Management Plan for 6 Johnsons Road, Penguin by Dr Perviz Marker dated February 2024.
- 19 A 1.8m high fence must be erected on the TasRail boundary, in accordance with specifications by TasRail and to the satisfaction of the Director Community, Growth and Development. The fence must be erected prior to the commencement of Stage 1.

#### Infrastructure Services

- 20 Prior to the commencement of works, the developer must submit detailed design drawings of Johnsons Beach Road upgrade and the cul-de-sac for approval by Council's Director Infrastructure Services.
- 21 The existing turning head at Johnsons Beach Road must be upgraded in accordance with the Tasmanian Standard Drawing *TSD-R08-V3 typical Cul-De-Sac Details Urban and Rural*.
- 22 Johnsons Beach Road, west of the skate park, must be widened to be a minimum 6.0m sealed width. The widening must occur prior to commencement of Stage 1.
- 23 Stormwater run-off from buildings and hard surfaces, including from vehicle parking and manoeuvring areas, must be collected, and discharged to Council's stormwater infrastructure in accordance with the *National Construction Code 2019* and must not cause a nuisance to neighbouring properties. In this regard, the development must be in accordance with Option No. 2 of the Conceptual Stormwater Report and Concept Drawing, Reference No. 49785MW – CSK1 and Hydraulic Grade Line Elevations by PDA Surveyors, Engineers and Planners dated 22 August 2022 or a plan to the satisfaction of the Director Infrastructure Services.
- 24 A minimum 6m wide drainage easement is required over existing 1500mm stormwater main.
- 25 The Concept Stormwater Plan by PDA Surveyors, Engineers and Planners, Drawing No. 4978SMW-C-SK1 shows the existing DN1500 stormwater main passing under proposed accommodation building and parking sheds.
- 26 Any proposed structures in the vicinity of existing SW1500 main must be constructed with a minimum clearance as per Tasmanian Standard Drawing *TSD-G03.V3 Guide to Trench Excavation Limits Adjacent to Footings*.
- 27 Prior to the commencement of works, the developer must submit detailed stormwater plans for approval by Council's Director Infrastructure Services.
- 28 Prior to commencement of works the developer must submit an 'Install Stormwater Connection Point' application for any works associated with existing stormwater infrastructure. Works must be undertaken by the Council, unless alternative arrangements are approved by Council's Director Infrastructure Services, at the developer's cost. A Private Works authority will apply.
- 29 During works and until all exposed soil areas are permanently stabilised against erosion, the developer must minimise on-site erosion and the release of sediment or sediment laden stormwater from the site and work areas in accordance with the 'Soil and Water Management on Standard Building and Construction Sites – Fact Sheet 2' published by the Environment Protection Authority.

30 All works or activity listed above shall be at the developer's cost.

**Please Note**

- 1 A Planning Permit remains valid for two years. If the use and/or development has not substantially commenced within this period, an extension may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 "Substantial commencement" is the submission and approval of a Building Permit or engineering drawings and the physical commencement of infrastructure works on the site, or an arrangement of a Private Works Authority or bank guarantee to undertake such works.
- 3 Residential Use of the site is "Prohibited" other than for a single subservient manager's residence.
- 4 Visitor Accommodation Use is for providing short or medium term accommodation for persons away from their normal place of residence on a commercial basis.
- 5 Any proposed signage must be in accordance with the *Tasmanian Planning Scheme – Central Coast C1.0 Signs Code*.
- 6 Prior to the commencement of work, the applicant is to ensure that the category of work for any proposed building, plumbing and/or demolition work is defined using the Determinations issued under the *Building Act 2016* by the Director of Building Control. Any notifications or permits required in accordance with the defined category of work must be attained prior to the commencement of work. It is recommended the Council's Building Permit Authority or a Building Surveyor be contacted should clarification be required.
- 7 Prior to commencement of works in the road reserve, the developer must obtain a "Works in Road Reservation (Permit)".
- 8 Prior to the commencement of works the developer must submit an application for 'Roadworks Authority' (or a 'Private Works Authority').
- 9 Works associated with roads, stormwater infrastructures, footpaths, kerb and channel, nature strips or street trees must be undertaken by the Council, unless alternative arrangements are approved by the Council's Director Infrastructure Services, at the developer's cost.
- 10 Council does not allow any structure over the existing stormwater main or within the new easement.
- 11 The development and use must be in accordance with TasRail's Standard Notes. (see attached).

*Name:*

Daryl Connelly

*Signed:*

*Date:*

18 September 2023

*Title:*

DIRECTOR COMMUNITY, GROWTH & DEVELOPMENT

*Permit No.*

DA2022107



18<sup>th</sup> April 2024

Carolyn Harris  
Central Coast Council  
PO Box 220  
ULVERSTONE TAS 7315

Dear Carolyn,

**RESPONSE TO COMMISSION DIRECTIONS -  
6 JOHNSONS BEACH ROAD, PENGUIN**

I am writing in response to the letter received from the Tasmanian Planning Commission on the 25<sup>th</sup> March 2024 requesting further information in response to the draft amendment (LPS 2022-003) and permit (DA 2022-107) at 6 Johnsons Beach Road, Penguin.

The following is in response to those enquiries.

**Draft Amendment**

1. Underlying Zone

- *A submission detailing why the planning authority considers the Open Space Zone should continue to apply to this site.*

The extent of Tasmanian Planning Scheme zones appropriate for such an area appears limited to either the Open Space or Recreation zones.

The Recreation Zone is designed to cater for recreational use/development of land, such as community sporting facilities, major sporting facilities and complementary uses that do not impact adversely on the recreational use. The zone can be applied to any piece of land meeting those general requirements. However, the subject site is privately owned and has not historically been used for public recreational use, nor to support community recreational facilities.

In contrast, the Open Space zone is generally applied to areas that predominately exhibit natural or landscape characteristics/qualities. Given the subject site sits within an established coastal area, the Open Space zone represents the most appropriate zoning for the site, catering for the proposed expansion of an existing, lawful visitor accommodation development on the site.

2. Coastal Erosion Hazard Band overlay

- *A submission detailing whether the Coastal Erosion Hazard Band overlay requires amending and whether this is supported by the planning authority.*

In accordance with the section 8A guidelines for the application of Zones and Codes, overlays applied through the Local Provisions Schedules can be amended and/or removed if the following can be demonstrated:

***Guidelines for applying the Coastal Erosion Hazard Area overlay***

***CEHC 1 - The coastal erosion hazard area overlay must include the three coastal erosion hazard bands and the coastal erosion investigation area... unless modified:***

- (a) *to reflect the coastal erosion hazard bands or coastal erosion investigation area as depicted in an equivalent overlay contained in the interim planning scheme for that municipal area, if consistent with the thresholds specified in Table CEHC 1 below; or*
- (b) *in accordance with a report prepared by a suitably qualified person which justifies a change to these areas to meet the thresholds specified in Table CEHC 1 below.*

The coastal vulnerability assessment prepared by Geo-Environmental Solutions and submitted with the application indicates the site is not susceptible to coastal erosion due to the rock armoured seawall and AHD levels across the site. Further written and verbal advice was given at the hearing by Mr. John-Paul Cummings from GES, confirming the site is not subject to coastal erosion and that the overlay should be amended to reflect those findings.

It is understood the Planning Authority agrees that the overlay should be amended to reflect the report and advice prepared by GES.

#### **Permit**

#### **3. Main Road, Western Line, Johnsons Beach Road and Crescent Street junctions**

*A submission in response to the recommendations for an upgrade of the Main Road, Western Line, Johnsons Beach Road and Crescent Street junctions (the junction) upgrade, as discussed in the Supplementary Traffic Impact Assessment by Traffic and Civil Services dated January 2024.*

*The submission is to detail:*

- *the likelihood of Central Coast Council to undertake the junction upgrades;*
- *the timing of the upgrades;*
- *mechanisms, including the head of power, for providing developer contributions for these upgrades; and*
- *a draft permit condition should developer contributions for the junction upgrades be required.*

It is understood the Planning Authority have reviewed the potential upgrades to the junction and determined no upgrades are required at this stage. Please refer to the submission from the Planning Authority for further detail.

#### **4. Current and retrospective development plans**

*Discrepancies between the development plans subject to this combined amendment and permit application, and the development plans advertised for retrospective approval at the site were raised at the hearing. At the hearing it was confirmed that the developer wishes to use the retrospective permit for a time after other parts of the complex are completed. There are certain issues this raises:*

- *The application before the Commission proposes the use the 'existing building' as it existed at the time of the application, whereas the retrospective application appears to involve some redevelopment. If this is the case, the building would not comply with the draft permit. This could be resolved by modifying the permit, to recognise the building as approved by the retrospective permit.*
- *The developer also intends to use the 'existing building' pursuant to the retrospective permit and convert it to a different format later, pursuant to the draft permit. The*

*problem here is that if the draft permit before the Commission were activated, it will require the existing building to be used in accordance the application when the use of the entire complex begins. However, if the planning authority wishes to allow the conversion to take place at a later time, the draft permit should be modified, possibly via a staging condition.*

*A submission on the intention for the restaurant/café building, also noted as a caretaker's residence, is requested. The submission should also include how the permits, if approved, would relate.*

*In addition to this submission, please provide a set of the final development plans for this combined amendment and permit application. Please note, that from discussions at the hearing the artist impressions of the development will require updating to reflect the correct site and floor plans.*

The applicant has confirmed that the re-establishment of the café/restaurant is unlikely to occur in the near future and that the building will be used as a caretaker's dwelling (as approved via permit DA 2023-109). The site plan has been updated to reflect this.

Therefore, the application no longer seeks approval for Food Services.

The artist impressions have been updated to reflect the correct design and floor plate for the proposed function centre.

Following a review of all other architectural drawings, the maximum height of the four-storey apartment building has been revised from 14.8m to 14.6m, due to a reduction to the lift-overruns. The relevant plans have been updated to reflect this.

#### 5. Staging

*If staging is proposed for the development, please provide a submission on how the staging will be conducted. This may include which development will be included in each stage, and when certain conditions such as carparking and landscaping will be completed.*

Please refer to the updated site plan, which outlines the following stages:

**Stage 1** - Construction of the function centre and one-storey short-stay apartments, including associated internal vehicle parking and circulation areas.

**Stage 2** - Construction of 4-storey apartment building and additional car parking areas.

#### 6. Review car parking layout

*A submission detailing the assessment of car parking numbers and a review of the car parking layout.*

The on-site car parking has been expanded to provide a total of 115 spaces. A breakdown of the allocation and scheme requirement is provided below:

- **21 x short-stay apartments**
  - o TPS requirement = 1 space per apartment
  - o Provision = 2 spaces per apartment (jockey arrangement) - complies with Table C2.1.
- **Apartment building (40 rooms)**
  - o TPS requirement = 1 space per apartment

- Provision = 1 space per apartment - complies with Table C2.1.
- **Function Centre**
  - TPS requirement = 1 space per 15m<sup>2</sup> of floor area (280m<sup>2</sup>) - OR - 1 space per 3 seats (whichever is the greater).
    - There are no set seating arrangements, therefore calculation is based on floor area of 280m<sup>2</sup> = 19 spaces.
  - Provision = 19 spaces - complies with Table C2.1.
- **Caretaker's dwelling**
  - This is an ancillary/subservient use which does not require parking. However, 2 spaces are available.

Based on the above, there is a surplus of 12 car parking spaces provided on-site. This includes 4 x DDA spaces. Therefore, the surplus spaces can be used by people attending the function centre, if required.

The site also provides up to 5 x motorcycle parking spaces and additional bicycle parking spaces. Given the above, the on-site parking provided complies with the acceptable solution A1 to Clause C2.5.1.

7. Review permit conditions, including new conditions

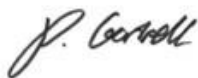
*A submission providing the revised permit conditions, including new conditions, the removal of conditions, and moving some conditions to advice notes, as discussed at the hearing. New permit conditions that were discussed included the following.*

- *Maintenance schedule for the rock sea wall*
- *Implementation of recommendations in the Little Penguin Management Plan*
- *Car parking and staging*
- *Managing contaminated fill*
- *Implementing recommendations from various reports, such as the Supplementary Traffic Impact Assessment and Little Penguin Management Plan.*

Please refer to the amended conditions prepared by the Planning Authority.

If you have any further queries in relation to any of the above, please contact me on 6234 9281.

Yours sincerely,



Phil Gartrell

Senior Planner  
IRENEINC PLANNING & URBAN DESIGN

19 March 2024

Our ref.: DA2023109

Mr Matthew Rizk  
PO Box 167  
GUILDFORD NSW 2161

Dear Mr Rizk

DA2023109 – VISITOR ACCOMMODATION – RETROSPECTIVE APPLICATION –  
MANAGER'S RESIDENCE – RELIANCE ON *C7.0 NATURAL ASSETS CODE* –  
6 JOHNSONS BEACH ROAD, PENGUIN

Please find attached the Council's decision on your recent application for planning approval in relation to the above matter.

You should read the conditions and notes of the permit carefully. All conditions must all be complied with.

If you require any explanation of matters contained in the decision, or you would like to discuss the next steps in the process, please contact Carolyn Harris on telephone 6429 8954.

Yours sincerely



Daryl Connelly  
DIRECTOR COMMUNITY, GROWTH & DEVELOPMENT

Encl.



## PLANNING PERMIT – DA2023109

(S57 Land Use Planning and Approvals Act 1993)

Mr Matthew Rizk  
PO Box 167  
GUILDFORD NSW 2161

### Details of planning application

Property Address: 6 Johnsons Beach Road  
PENGUIN TAS 7316

Development/Use: Visitor Accommodation – manager's residence – retrospective application

Use Class: Visitor Accommodation

Zone: Open Space

Planning Instrument: *Tasmanian Planning Scheme – Central Coast*

### Decision

Approval is granted under authority delegated by the Council, subject to the following conditions and restrictions:

- 1 The development must be substantially in accordance with the plans by Dickson Rothschild, Project No. 21-003, Drawing Nos:
  - (a) BP-0-001, Revision E dated 26 April 2023.
  - (b) BP-0-111, Revision H dated 9 January 2024.
  - (c) BP-0-120, Revision A dated 26 October 2023.
  - (d) BP-0-211, Revision G dated 26 October 2023.
  - (e) BP-0-212, Revision E dated 29 November 2023.
  - (f) BP-0-214, Revision F dated 10 July 2023.
  - (g) BP-0-215, Revision D dated 26 April 2023.
  - (h) BP-0-301, Revision E dated 26 April 2023.
  - (i) BP-0-302, Revision E dated 26 April 2023.
  - (j) BP-0-401, Revision D dated 26 April 2023.
- 2 The development must be in accordance with the conditions of TasWater's Submission to Planning Authority Notice, Reference No. TWDA 2023/00576-CC dated 22 February 2024.
- 3 Stormwater run-off from buildings and hard surfaces, including from vehicle parking and manoeuvring areas, must be collected and discharged to Council's stormwater infrastructure in accordance with the *National Construction Code 2019* and must not cause a nuisance to neighbouring properties.
- 4 During works and until all exposed soil areas are permanently stabilised against erosion, the developer must minimise on-site erosion and the release of sediment or sediment

laden stormwater from the site and work areas in accordance with the 'Soil and Water Management on Standard Building and Construction Sites - Fact Sheet 2' published by the Environment Protection Authority.

**Please Note**

- 1 A Planning Permit remains valid for two years. If the use and/or development has not substantially commenced within this period, an extension may be granted if a request is made before this period expires. If the Permit lapses, a new application must be made.
- 2 "Substantial commencement" is the submission and approval of engineering drawings and the physical commencement of infrastructure works on the site, or an arrangement of a Private Works Authority or bank guarantee to undertake such works.
- 3 Prior to the commencement of work, the applicant is to ensure that the category of work for any proposed building, plumbing and/or demolition work is defined using the Determinations issued under the *Building Act 2016* by the Director of Building Control. Any notifications or permits required in accordance with the defined category of work must be attained prior to the commencement of work. It is recommended the Council's Building Permit Authority or a Building Surveyor be contacted should clarification be required.

If you wish to appeal against any of the Permit conditions, you must lodge an appeal with the Resource and Planning Stream of TASCAT, GPO Box 1311, Hobart 7001 within 14 days from the date of this advice (refer s.61 of the *Land Use Planning and Approvals Act 1993*). The appeal must be in writing and lodged with the prescribed fee - please contact TASCAT (ph 1800 657 500) about procedures and further information regarding lodgement of an appeal.

*Name:*

Daryl Connelly

*Signed:*



*Date:*

19 March 2024

*Title:*

DIRECTOR COMMUNITY, GROWTH & DEVELOPMENT

*Permit No.*

DA2023109

## Amended Submission to Planning Authority Notice

<b>Council Planning Permit No.</b>	DA2023109	<b>Council notice date</b>	12/09/2023
<b>TasWater details</b>			
<b>TasWater Reference No.</b>	TWDA 2023/00576-CC	<b>Date of response</b>	15/02/2024 22/02/2024
<b>TasWater Contact</b>	Robert Stapleton	<b>Phone No.</b>	0417279866
<b>Response issued to</b>			
<b>Council name</b>	CENTRAL COAST COUNCIL		
<b>Contact details</b>	planning@centralcoast.tas.gov.au		
<b>Development details</b>			
<b>Address</b>	6 JOHNSONS BEACH RD, PENGUIN	<b>Property ID (PID)</b>	6759827
<b>Description of development</b>	Change of use of existing building to managers/caretaker dwelling		
<b>Schedule of drawings/documents</b>			
<b>Prepared by</b>	<b>Drawing/document No.</b>	<b>Revision No.</b>	<b>Date of Issue</b>
D.R Design	"Site Plan – Underground Services" / Proj: 21-033 – Dwg: BP-0-20	A	26/10/2023
D.R Design	"Floor Plan" / Proj: 21-033 – Dwg: BP-0-211	G	26/10/2023
PDA Surveyors, Engineers & Planners	"Underground Services Detail" / Job: 51995 – Dwg: 1A	A	20/12/2023
ES&D Consulting	"Noise and Odour Assessment" Report / File: PAF # 9119	Draft	Dec 2023
<b>Conditions</b>			
<b>SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL</b>			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
<b>ASSET CREATION &amp; INFRASTRUCTURE WORKS</b>			
1. <del>Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) must, to the satisfaction of TasWater, show the replacement / repair of the three maintenance holes near the sewer pump station, as recommended by ES&amp;D Consulting on page 14 of the submitted Noise and Odour Report. This work is to be completed by the developer, at the developers cost.</del>			
<b>56W CONSENT</b>			
2. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the <i>Water and Sewerage Industry Act 2008</i> for its consent in respect of that part of the development which is built within a TasWater easement or over or within two metres of TasWater infrastructure.			
<b>DEVELOPMENT ASSESSMENT FEES</b>			
3. 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>

**Service Locations**

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- (a) A permit is required to work within TasWater’s easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <https://www.taswater.com.au/building-and-development/service-locations> for a list of companies.
- (c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

**56W Consent**

The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) will need to show footings of proposed buildings located over or within 2.0m from TasWater pipes and will need to be designed by a suitably qualified person to adequately protect the integrity of TasWater’s infrastructure, and to TasWater’s satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater’s pipes. These plans will need to also include a cross sectional view through the footings which clearly shows;

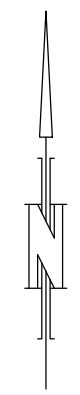
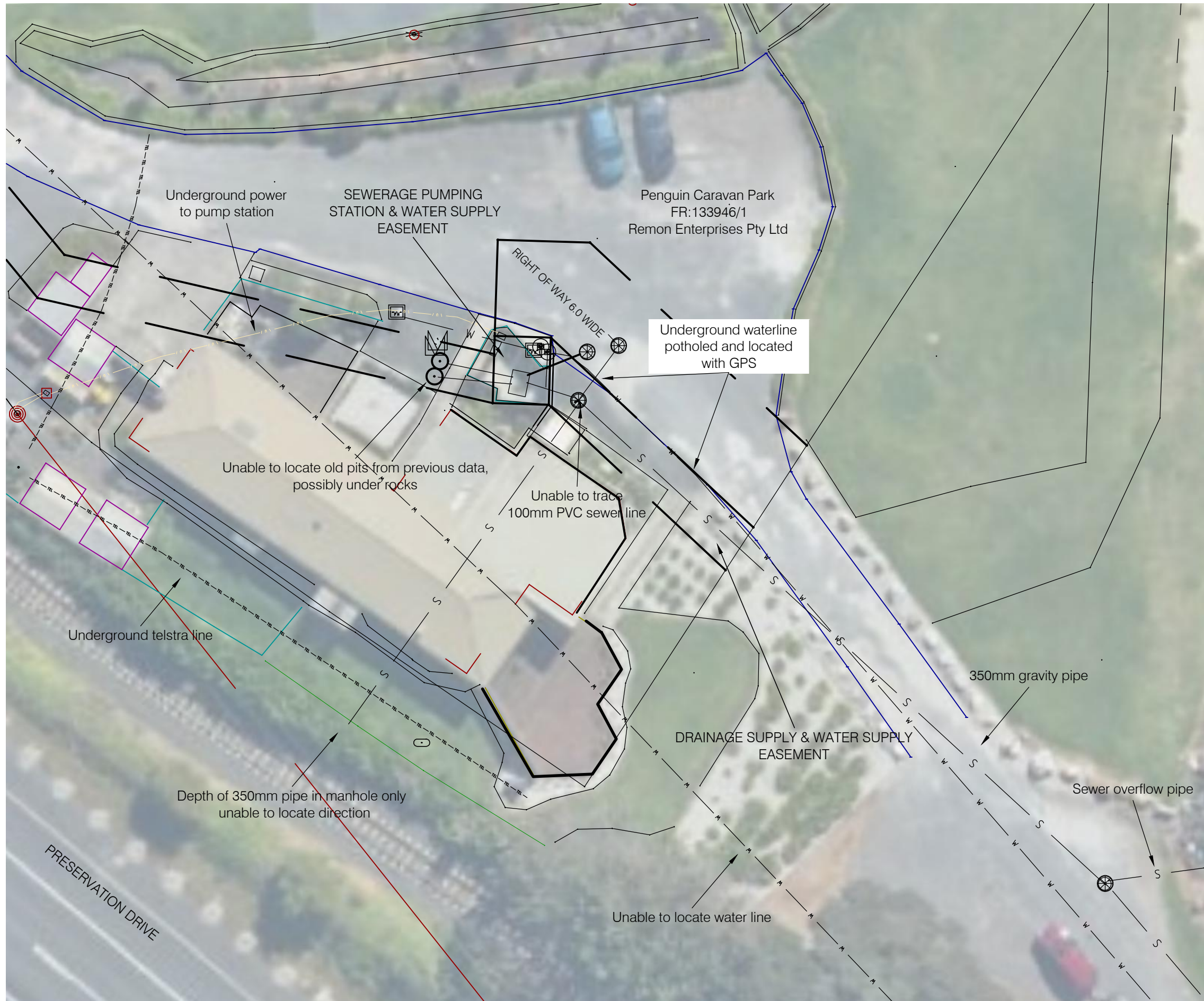
- (a) Existing pipe depth and proposed finished surface levels over the pipe;
- (b) The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;
- (c) A note on the plan indicating how the pipe location and depth were ascertained.
- (d) The location of the property service connection and sewer inspection opening (IO).

**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



**NOTES**

Original data supplied by client Mackenzie drawing 3413-12-4-19. PDA data integrated into data from others. Layers denoted PDA by PDA.

PDA accepts no responsibility for data from others.

Date of Survey: 13th of October 2023

Survey datum is planar (ground) based on MGA94

Adopted MGA94 Coordinate origin per the Survey Control Mark Database (SurCoM)

L14  
 E: 421579.494  
 N: 5448980.718  
 RL: 4.738 (AHD83)

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While reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the survey.

Underground services shown on this plan have been electronically located by Certified Locator NME Services. PDA accepts no responsibility for the accuracy of the underground locations provided.

Prior to any demolition, excavation, final design or construction on this site, a comprehensive site investigation should be undertaken to locate and confirm all above and below ground service infrastructure, including pipe types and sizes.

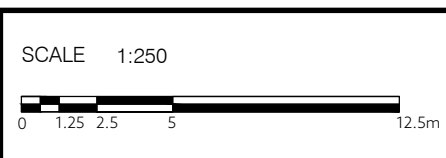
All coordinates within this file, although stated to the nearest 0.001 metre, are approximate only and are only within 0.015m of the stated coordinate (horizontally and vertically).

Background imagery has been sourced from ListMap for schematic purposes only.

Some feature levels are not shown on this plan for clarity. These can be found turned on in model space or on the OFF Levels layer.

**CENTRAL COAST COUNCIL**  
**CENTRAL COAST COUNCIL**  
**LAND USE PLANNING**  
 Received: **02/02/2024**  
 Application No: **DA2023109**  
 Doc ID: **478151**

E				
D				
C				
B				
A	ADDED LOCATION OF POTHOLED UNDERGROUND WATERLINE	ML	20-12-2023	AE
REV	AMENDMENTS	DRAWN	DATE	APPR.



SURVEYOR	GEOCIVIL / NEO
ML	51995
DRAWN	CHECKED
ML	AE
DATE	17-10-2023

**UNDERGROUND SERVICES DETAIL**  
**6 JOHNSONS BEACH**  
**PENGUIN**  
**FOR RAYLAND**

**PDA**  
 SURVEYORS, ENGINEERS & PLANNERS  
 6 Queen Street  
 Burnie, Tasmania, 7320  
 PHONE: +61 03 6431 4400  
 FAX: +61 03 6431 6663  
 EMAIL: pda.bne@pda.com.au  
 www.pda.com.au  
 Also at: Launceston, Devonport, Hobart & Kingston

SCALE	PAPER
<b>1:250</b>	<b>(A3)</b>
JOB NUMBER	DRAWING
<b>51995 - 1A</b>	

 **CENTRAL COAST COUNCIL  
LAND USE PLANNING**

Received:	02/02/2024
Application No:	DA2023109
Doc ID:	478151

## Noise and Odour Assessment

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Client: Rayland Developments

Address: 6 Johnsons Beach Road, Penguin

Version: DRAFT

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## Document Control

**Prepared & published by:** ES&D Consulting  
**Version:** DRAFT  
**File:** PAF # 9119  
**Contact name:** Royce Aldred  
**Contact number:** 0429 335 664  
**Prepared for:** Raymond Laoulach

Version:	Author:	Company:	Date:
Draft 1	Royce Aldred	ES&D	
Review 1		ES&D	
FINAL		ES&D	

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## 1 Background

Rayland Developments are planning the conversion of an existing building to a manager's residence for the Penguin Caravan Park. The development will be very close to a sewage pump station (SPS) which is owned and operated by TasWater.

The development is subject to a Development Application (DA2023109), and the Council has referred the development to TasWater. TasWater requires an assessment relating to noise and odour risk. This report outlines ES&D's assessment.

### 1.1 Scope of assessment

The scope of the assessment includes the following:

- An assessment of the odour and noise nuisance risk posed by the positioning of a residence near the existing SPS,
- An assessment of the existing SPS against the Sewage Pumping Station Environmental guidelines, EPA Tasmania, October 2019.
- Review of noise and odour complaints history relating to the SPS,
- Assessment of meteorological conditions for the locality, including wind rose information,
- Review of any noise and odour assessments undertaken by TasWater including modelling, surveying, and field assessments, and
- A risk assessment relating to the likelihood of noise and odour related nuisance within the development.

### 1.2 Request for Additional Information Requirements

Correspondence from TasWater outlined the requirements for the assessment as follows.

"... if the proposal is to convert it into a place of residence, then the odour and noise coming from the SPS will need to be properly considered as part of the proposal. Additional advice around this will be forthcoming in subsequent requests for information and I would strongly consider consulting an environmental engineer ... .. to discuss the implications of having dwellings within pump station buffer zones.

A distance of thirty metres from the SPS is shown in Figure 1 below (yellow circle). The proposed residence is virtually fully contained within this 30 metre circle.




**Figure 1: Distance from Sewage Pump Station**

### 1.3 Basic Information – Johnsons Beach SPS

The nature of the activity being protected by the attenuation area or buffer area is sewage pumping station (SPS). Table 1 provides further details about the SPS.

**Table 1: Details – Johnsons Beach SPS**

Item	Details
Odour/Noise Modelling or Surveys done?	No
ADWF (average dry weather flow)	35 L/s
Attenuation distance to be low risk (m)	30
Number of sewage pumps	2
Installation date	Unknown (Switchboard upgraded January 2013, possible upgrade of lids to McBerns lids at the same time)
Above/below ground	Below ground


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<i>Item</i>	<i>Details</i>
Odour controls	N/A
Other controls and features	McBerns lids

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A site inspection was completed on 19 December 2023, and the following images were captured of the SPS and surrounds.

Image 1: McBerns Lids, likely installed in 2013



Image 2: Switchboard, Installed January 2013





Image 3: 1 of 3 Manholes on inlet side of SPS



Image 4: 2 of 3 Manholes on inlet side of SPS



Image 5: 3 of 3 Manholes on inlet side of SPS




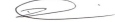
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Image 6: Manhole ~50m upstream from SPS (emergency overflow point)

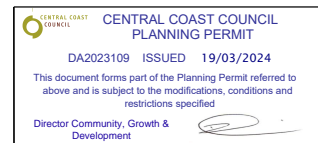


Image 7: White PVC pipe overflow point to Johnsons Beach



## 1.4 Noise and odour conditions for the SPS

### 1.4.1 Odour standards



EPA Tasmania has released the *Environment Protection Policy (Air Quality) 2004*, also known as the Air Quality EPP, which provides a framework for the management of odour and other air emissions with the potential to cause environmental nuisance or harm.

Section 13 of the Air Quality EPP states the following:

#### Odour

13. (1) If a regulatory authority is satisfied that an odour from an activity is causing or is likely to cause an environmental nuisance or environmental harm, the authority should require that the odour emission from the source not exceed the odour criteria specified in Schedule 3, at or beyond the boundary of the land on which the source is located.

(2) If the activity that is the source of the odour is being carried out at the time that this Policy is made, the time frame for compliance with sub-clause (1) should be determined on a case-specific basis having regard to:

- (a) the environmental impact associated with the pollutant being emitted;

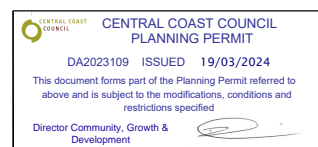


- (b) the economic cost of upgrading and the capacity of the relevant activity to support this cost; and
- (c) the practicability of reducing emissions.

Contemporary requirements usually refer to ensuring that odour at either the boundary or the nearest sensitive receptor is reduced to less than 2 odour units, which applies to mixed gases of unknown make-up. As per the Air Quality SPP, “Odour unit” has the same meaning as in Australian Standard AS/NZS 4323.3 *Stationary source emissions – Determination of odour concentration by dynamic olfactometry*.

#### 1.4.2 Noise standards

The EPA Tasmania SPS guidelines state:



There are no current sound level criteria set under the *Environment Protection Policy (Noise) 2009* or *Environmental Management and Pollution Control (Miscellaneous Noise) Regulations 2016* specifically for sewage pumping stations. It should be noted that although sound level criteria can be set under regulations, regulatory actions can still be taken if a person is aggrieved by nuisance noise.

#### 1.5 Review of complaints history relating to the SPS

TasWater advises it has one odour complaint and no noise complaints on record around the SPS in the last four years or so. The one odour complaint was in 2020 and was said at the time to be related to seaweed rotting on the beach rather than the SPS. However, it is possible that sewer gases were venting to the overflow location at the beach and were mistaken as rotting seaweed due to the location being 50 metres from the SPS, which might not have been odorous at the time. At the time of inspection there were small pockets of seaweed on the beach, but no signs of kelp which is usually associated with odour caused by rotting.

#### 1.6 Assessment of meteorological conditions for the locality, including wind rose information

Wind rose information has been obtained from the Willy Weather website (<https://wind.willyweather.com.au/tas/north-western/penguin.html>) and is included in Figure 2.

The wind rose indicates that:

- Prevailing winds and strongest winds are from the west and northwest about 40% of the time.
- Winds from the south are also common but are not as strong.
- Still conditions are rare, occurring about 1.3% of the time.

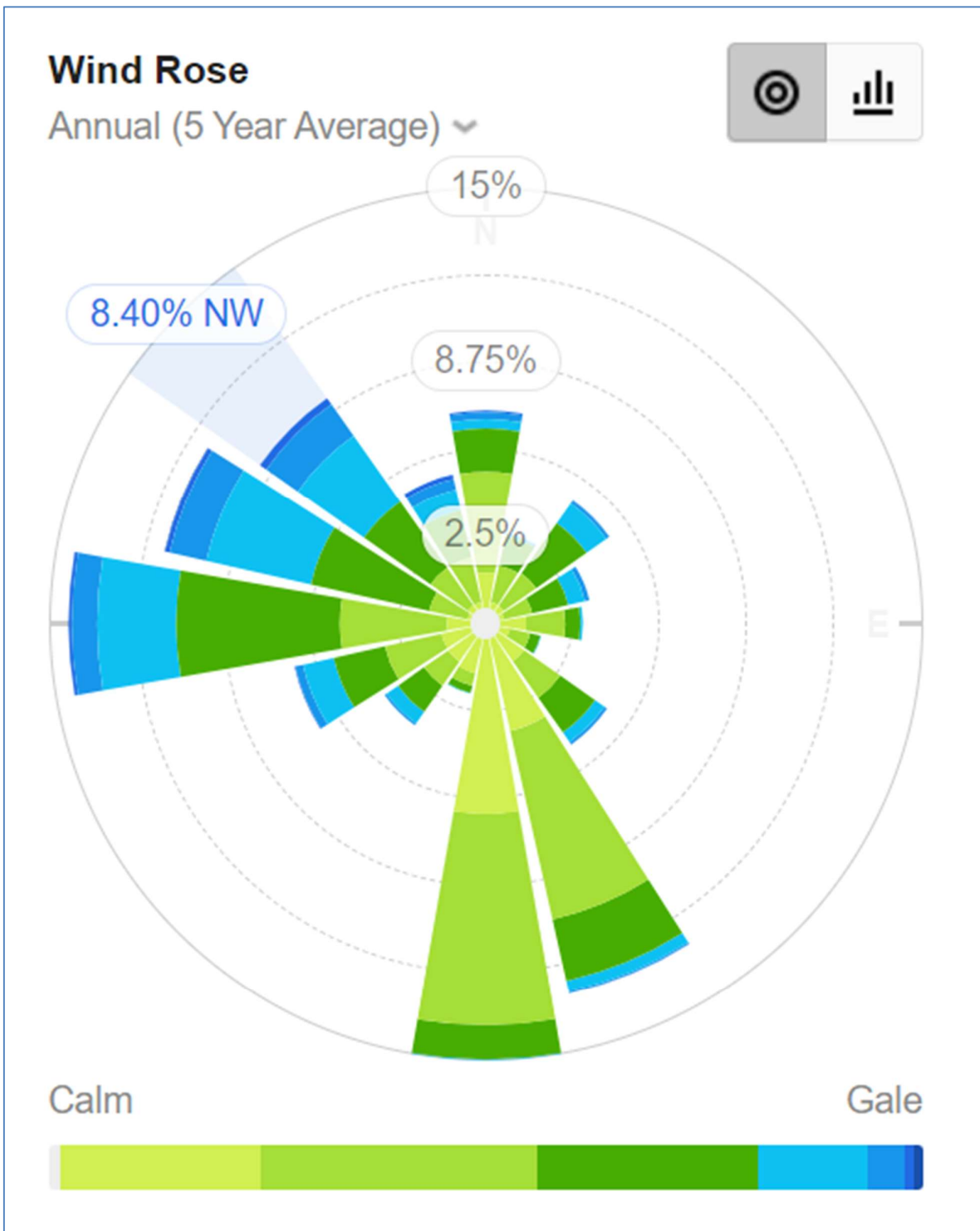


Figure 2: Five-year average windrose for Penguin



## 1.7 Noise and odour assessments

TasWater has indicated that they have not undertaken noise or odour modelling, surveying, and field assessments in relation to the SPS.

Royce Aldred attended the SPS on December 19, 2023, at around 11 am. The purpose of the inspection was to obtain further details of the SPS installation, and interview management and occupants of the caravan park about their experience of odour in particular. Odour became the focus, as the pumps are not audible when running from the ground level above. Conditions were a light breeze and sunny with little to no cloud cover.

It was noted that the SPS is old but has recently had McBern lids installed and a new switchboard installed. The SPS is contained within a small compound to prevent access. This would also aid with the theory of “out of sight, out of mind”. The lids are in good condition and are performing well in preventing leakage of odorous gases and limiting noise emissions at surface level. There was no odour or noise evident, even when standing close to the SPS. It is likely that the SPS odour emissions would be close to zero odour units.

A noise measurement was also taken during both scenarios, and the reading was approximately 45 dB(A) for both scenarios, with the pump operation not affecting the ambient noise reading. A reading of 45 dB(A) is typical of daytime ambient noise and the noise reading was due to ambient noise rather than being reflective of the SPS noise.

## 1.8 Risk assessment

A qualitative risk assessment has been undertaken based on the site-specific information contained in the above.

### 1.8.1 Odour nuisance risk assessment

The *Sewage Pumping Station Environmental Guidelines, EPA Tasmania, October 2019*, contains information to assist in determining the risk associated with odour nuisance at an SPS, included below (taken from Table 7.1 Odour Hazard Identification, from the guidelines).





**Table 2: Odour Hazard Identification, EPA SPS Guidelines**

Risk	Topography	Buffer Zone	Residence Time	Trade Waste
Risk factor	Level height difference between top of pumping station vent and residence, public building or business floor	Distance between the pumping station and the nearest business, public building or residence	Residence time in sewerage system, including upstream reticulation system and pumping station wet well, based on ADWF	Trade waste constituents in sewage to be pumped
Low	5 metres or more	30 metres or more	2 hours or less	Insignificant
Medium	Between 2 and 5 metres	Between 20 and 30 metres	Between 2 and 5 hours	Food or beverage producers
High	2 metres or less	20 metres or less	5 hours or more	Tanneries, large food or beverage producers

A risk assessment of odour nuisance occurring at 6 Johnsons Beach Road is included below in Table 3, based on the actual conditions as observed by ES&D during the site visit.

In summary, the conditions are low risk except for the buffer distance, which is high risk at less than 20 metres as per Table 3, as the actual distance to the proposed residence is only about 1 or 2 metres. But the design features of the existing SPS are adequate as mitigation measures against the low buffer distance, due to the following factors:

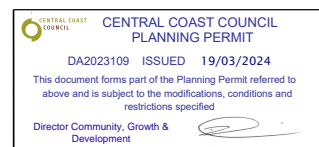
- McBerns rubber sealed lids, 2 pumps which are below ground level, no odour odour vent stack.
- Small amount of commercial trade waste within the sewerage catchment area which includes the main trading area of Penguin.
- Short retention times due to large throughput of sewage (35 L/s).



**Table 3: Johnsons Beach Road SPS Odour Risk Assessment**

Risk	Topography	Buffer Zone	Residence Time	Trade Waste
Risk factor	Level height difference between top of pumping station vent and residence, public building or business floor	Distance between the pumping station and the nearest business, public building or residence	Residence time in sewerage system, including upstream reticulation system and pumping station wet well, based on ADWF	Trade waste constituents in sewage to be pumped
SPS actual	N/A	20 metres or less	2 hours or less	Insignificant
Risk rating	Low	High	Low	Low

The risk of odour nuisance caused by the SPS at the proposed residence is **Low**.



### 1.8.2 Noise nuisance risk assessment

The SPS guidelines state the following:

“Sewage pumping stations can be the source of significant noise. Noise can emanate from motors, pumps and ventilation fans. External factors such as wind direction, topography, ambient noise and proximity to nearby buildings, and internal factors such as station location (e.g., above or below ground, siting on a parcel of land), building material and building sealing can alter the impact of noise.”

The SPS is a below ground installation, which assists with noise, and the rubber sealed lids are also a mitigation measure. The distance to the proposed development is low at less than 5 metres, but the other beneficial features of the SPS more than offset this.

The above qualitative assessment was confirmed on site by noise readings, which were measured at approximately 45 dB(A) over a five-minute period during the site visit. There was no difference in the reading when the pumps were operating, and these are the only source of noise from the SPS.

The risk of noise nuisance caused by the SPS at the proposed residence is **Low**.

### 1.8.3 SPS Maintenance and Breakdowns

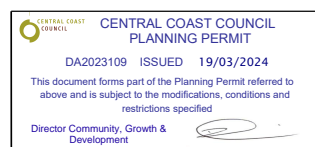
Worst case for odour and noise would be during pump maintenance which only happens periodically and for short periods of time. As this SPS is a dual pump arrangement, if one pump fails and is required to be taken out of service, the other pump could be the duty pump in the interim. The out of service pump could be removed and taken elsewhere for major maintenance and returned to service later. A major failure where the SPS is not operating at all would also present noisy and odorous conditions, as TasWater might need to bring in vacuum trucks to prevent a spill



and/or a back-up generator. The capacity of the sewerage system and pump wet well to retain flows would limit this scenario from occurring, particularly for power failures. Such scenarios are also tolerated more as a normal part of running a sewerage system, provided they remain as infrequent events.

#### 1.8.4 Further Assessment

Noise and odour modelling and further assessment is considered not required, as the odour and noise emissions are very low. The SPS during normal operating conditions does not emit noticeable odour or noise due to design, with favourable design features.



## 2 Conclusion

Based on the likely source characteristics, typical weather, and limited historical complaints in the area even though it is a residential area, the risk of nuisance at the development relating to the SPS is low.

The sensitive use will not interfere or constrain the sewage pump station having regard to the performance criteria. This is due to the following:

- The SPS is an underground installation with good design features.
- Trade Waste is minimal in the catchment – there are no major industries in the catchment that generate large amounts of trade waste.
- The catchment is large, so septicity related issues are possible, but the throughput at 35 L/s will assist in this regard.
- The SPS is a sealed installation below ground, so noise and odour are well contained.

Existing odour and noise mitigating features of the existing SPS are adequate to reduce the risk of nuisance to low risk. However, ES&D noticed three manhole lids that appear to be quite old immediately next to the SPS compound. At least two of the people interviewed stated that the odour appeared to be worse during rainfall. Old sewerage systems suffer from inflow and infiltration issues during wet weather and flow rates increase. This could cause a piston effect and due to there being less empty volume in the pipe, the sewage gases can be forced out of poorly sealed manhole lids for instance.

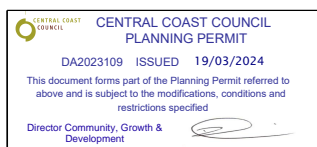
One recommendation is to replace or repair of all three manhole lids near the SPS to ensure the sewage gases are contained within the sewerage system, and not able to vent at this location. This means that gases will likely vent at the Dial Point SPS where there are no sensitive receptors to be exposed to the odour.

Another possible source of odour is that gases could be venting out of the bypass location. The removal of this possibility should be considered by TasWater and if achievable, the gases should be



sealed within the sewerage system around the SPS to ensure they are not able to vent at the beach, caravan park or proposed residence.

The development should proceed, provided the recommendations listed in the report are carried out.





## References

Tasmanian Planning Scheme State Planning Provisions

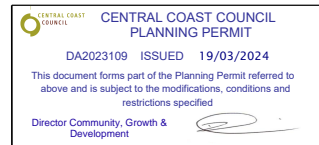
[https://epa.tas.gov.au/Documents/EPP\\_Air\\_Quality\\_2004.pdf](https://epa.tas.gov.au/Documents/EPP_Air_Quality_2004.pdf)

<https://wind.willyweather.com.au/tas/north-western/penguin.html>

*Sewage Pumping Station Environmental Guidelines, EPA Tasmania, October 2019*

*AS/NZS 4323.3 Stationary source emissions – Determination of odour concentration by dynamic olfactometry*

*Environment Protection Policy (Noise) 2009 or Environmental Management and Pollution Control (Miscellaneous Noise) Regulations 2016*



DRAWING LIST		
SHEET	DRAWING NAME	REV
0 - GENERAL		
BP-0-001	COVER SHEET	E
1 - SITE		
BP-0-111	SITE PLAN	H
BP-0-120	SITE PLAN - UNDERGROUND SERVICES	A
2 - PLANS		
BP-0-211	FLOOR PLAN	H
BP-0-212	SLAB PLAN	E
BP-0-214	ROOF PLAN	F
BP-0-215	REFLECTED CEILING PLAN	D
3 - ELEVATIONS		
BP-0-301	FRONT ELEVATION	E
BP-0-302	SIDE ELEVATION	E
4 - SECTIONS		
BP-0-401	SECTION 1	D

**CENTRAL COAST COUNCIL**  
LAND USE PLANNING

Received: **02/02/2024**

Application No: **DA2023109**

Doc ID: **478151**

**CENTRAL COAST COUNCIL**  
PLANNING PERMIT

DA2023109 ISSUED 19/03/2024

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Director Community, Growth & Development

## MANAGER'S DWELLING

6 Johnsons Beach Road Penguin TAS 7316

## Building Permit Application

Dickson Rothschild  
D.R. Design (NSW) Pty. Ltd.  
65-69 Kent St,  
Millers Point, Sydney, NSW 2000  
ABN: 35 134 237 540  
Phone: +61 2 8540 8720

Nominated Architects:  
Robert Nigel Dickson  
NSW ARB #5364  
Paul Oreshkin  
NSW ARB #7774  
www.dicksonrothschild.com.au

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C	REVISED ISSUE FOR BUILDING PERMIT APPROVAL	19/04/2023	HS	AV
D	REVISED ISSUE FOR BUILDING PERMIT APPROVAL	24/04/2023	HS	AV
E	REVISED ISSUE FOR BUILDING PERMIT APPROVAL	26/04/2023	HS	AV

PROJECT  
**MANAGER'S DWELLING**

6 Johnsons Beach Road Penguin TAS 7316

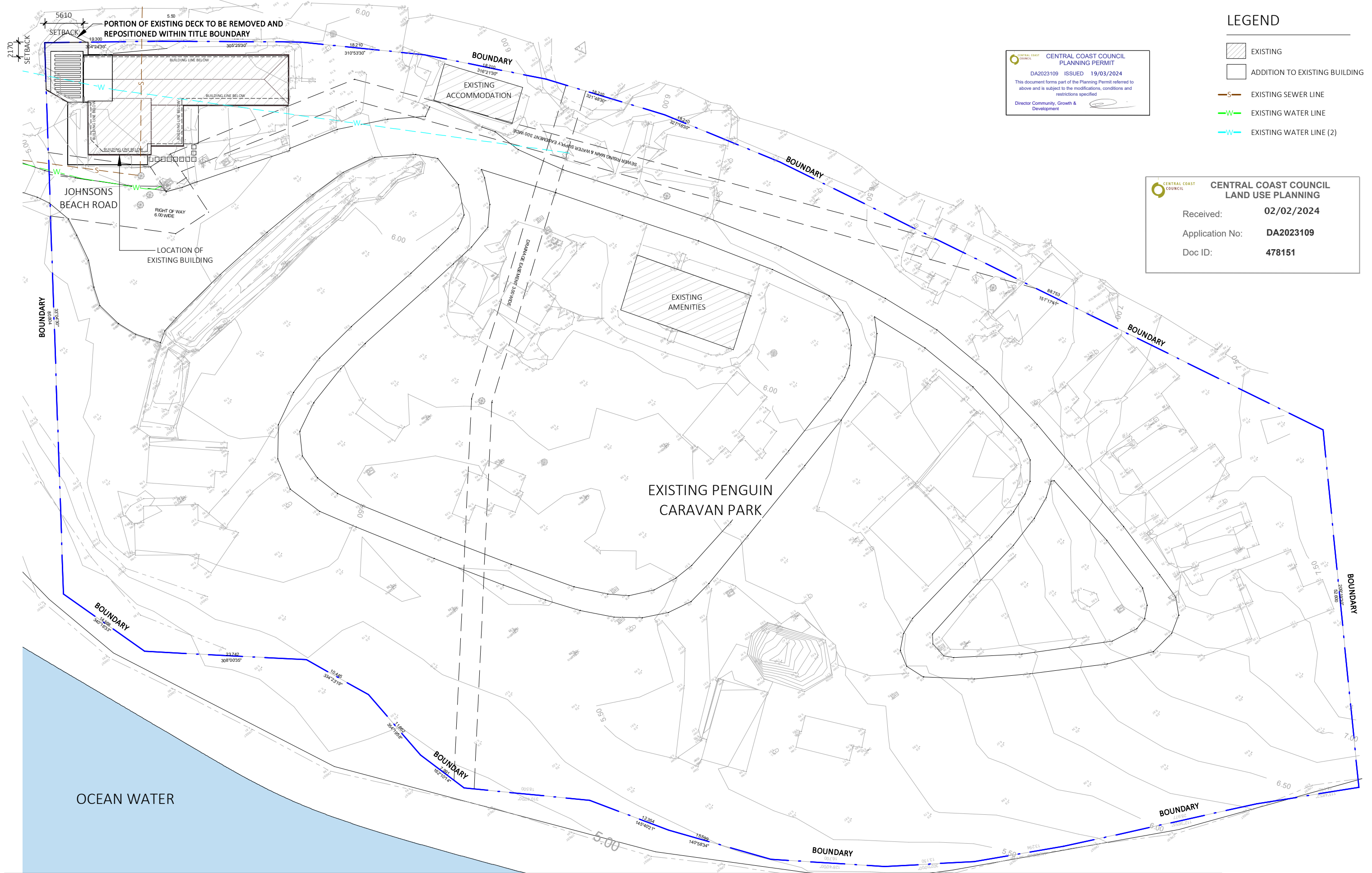
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**RAYLAND DEVELOPMENTS**

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DRAWING  
**COVER SHEET**

PROJECT NO.	DRAWING NO.	REVISION	DATE
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- LEGEND**
- EXISTING
  - ADDITION TO EXISTING BUILDING
  - EXISTING SEWER LINE
  - EXISTING WATER LINE
  - EXISTING WATER LINE (2)

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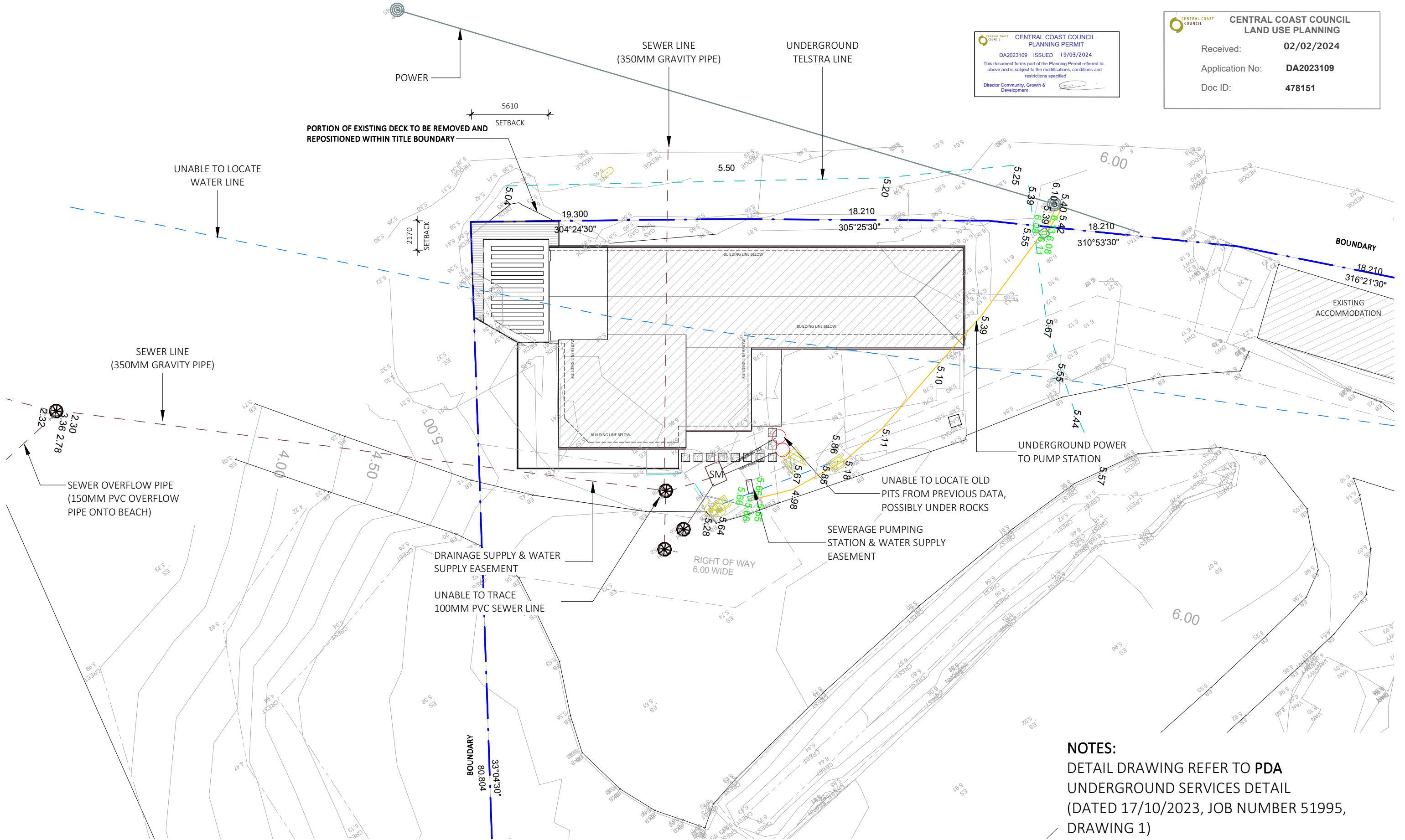
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 DATE 09/01/2024  
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**NOTES:**  
 DETAIL DRAWING REFER TO PDA  
 UNDERGROUND SERVICES DETAIL  
 (DATED 17/10/2023, JOB NUMBER 51995,  
 DRAWING 1)

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 D.R. Design (NSW) Pty. Ltd.  
 65-69 Kent St,  
 Millers Point, Sydney, NSW 2000  
 ABN: 35 134 237 540  
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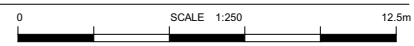
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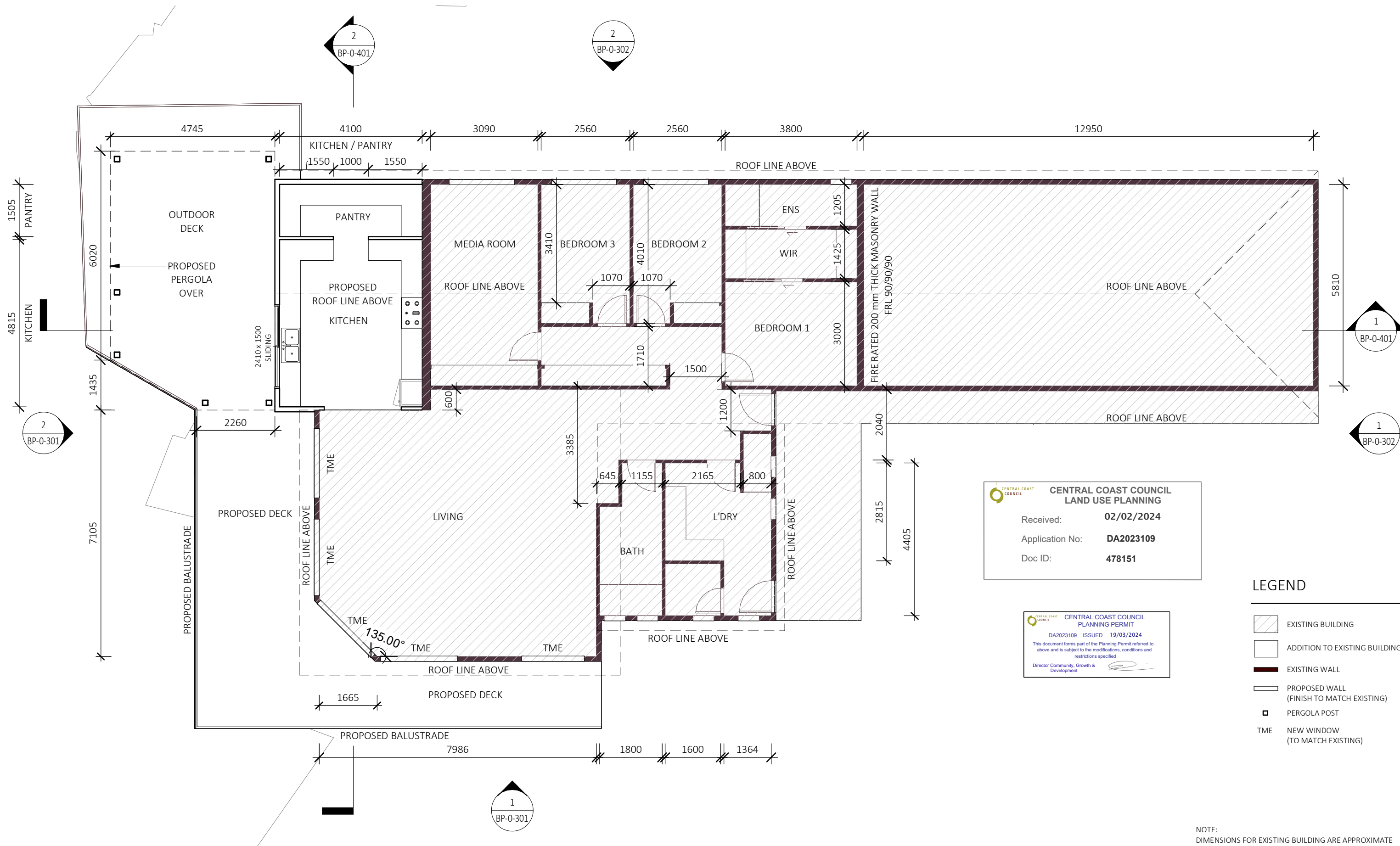
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 DRAWING NO. BP-0-120  
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 DATE 26/10/2023  
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  - ADDITION TO EXISTING BUILDING
  - EXISTING WALL
  - PROPOSED WALL (FINISH TO MATCH EXISTING)
  - PERGOLA POST
  - NEW WINDOW (TO MATCH EXISTING)

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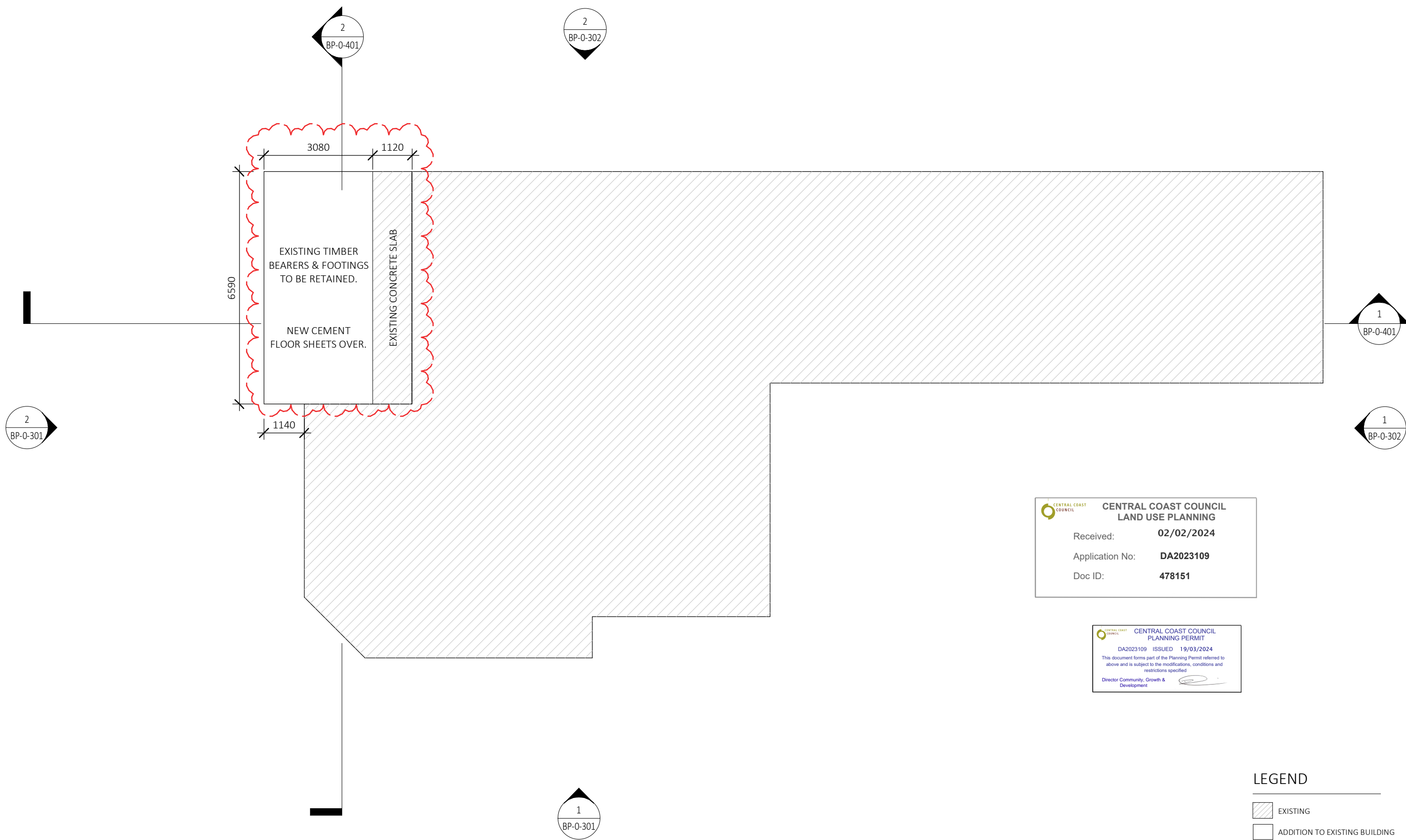
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 D.R. Design (NSW) Pty. Ltd.  
 65-69 Kent St,  
 Millers Point, Sydney, NSW 2000  
 ABN: 35 134 237 540  
 Phone: +61 2 8540 8720

Nominated Architects:  
 Robert Nigel Dickson  
 NSW ARB #5364  
 Paul Oreshkin  
 NSW ARB #7774  
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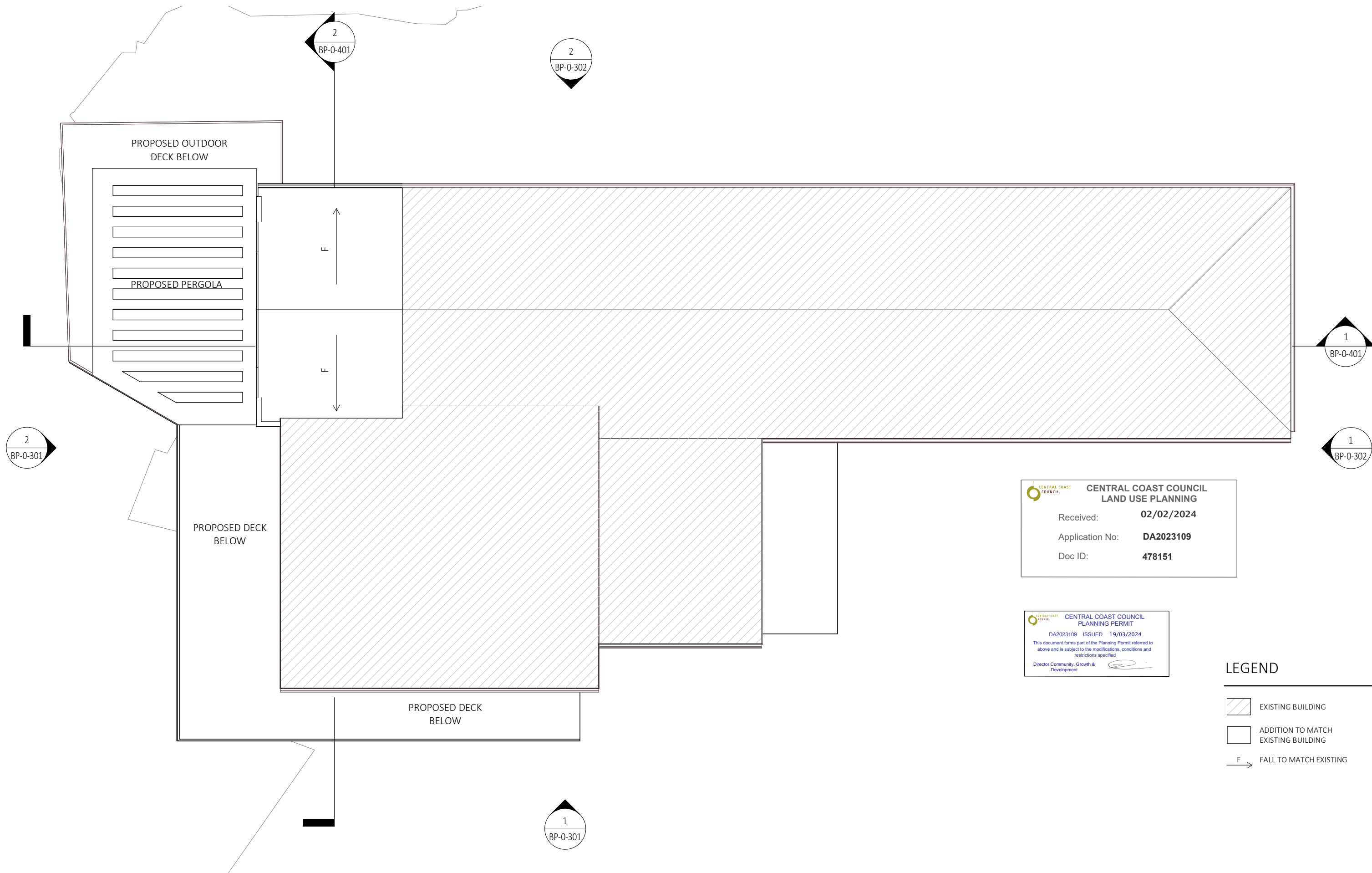
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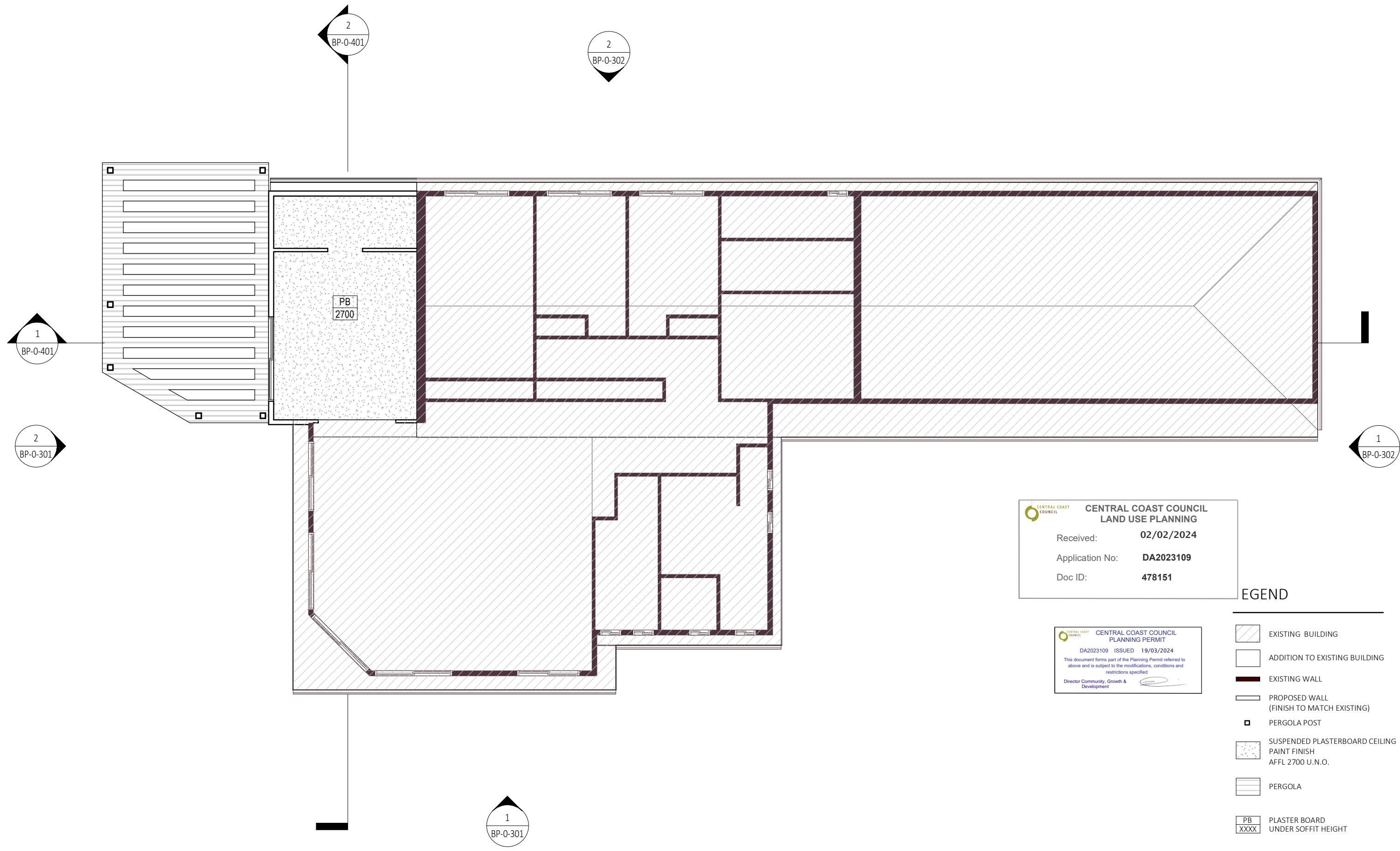
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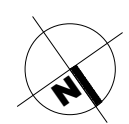
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  - PERGOLA POST
  - SUSPENDED PLASTERBOARD CEILING PAINT FINISH AFFL 2700 U.N.O.
  - PERGOLA
  - PLASTER BOARD UNDER SOFFIT HEIGHT

Dickson Rothschild  
 D.R. Design (NSW) Pty. Ltd.  
 65-69 Kent St,  
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PROJECT  
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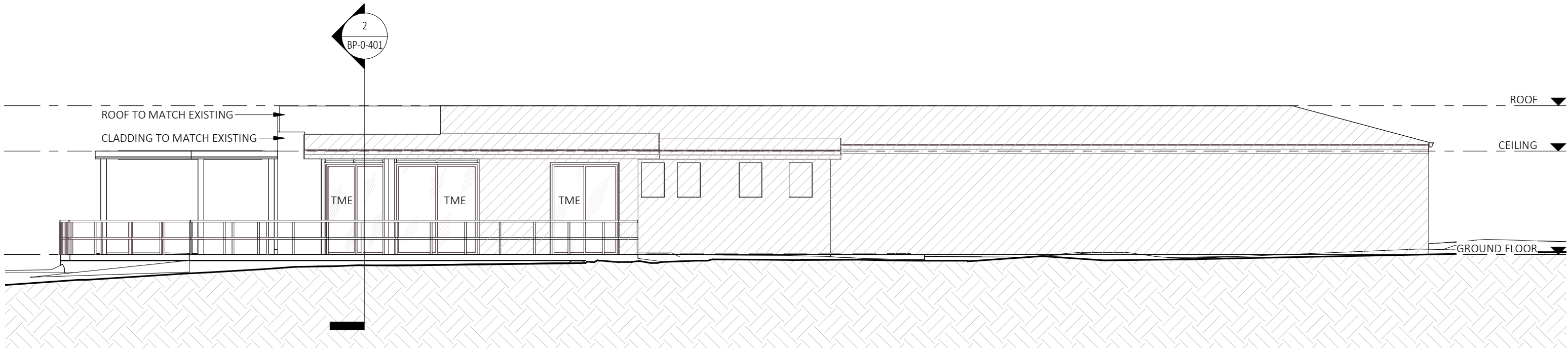
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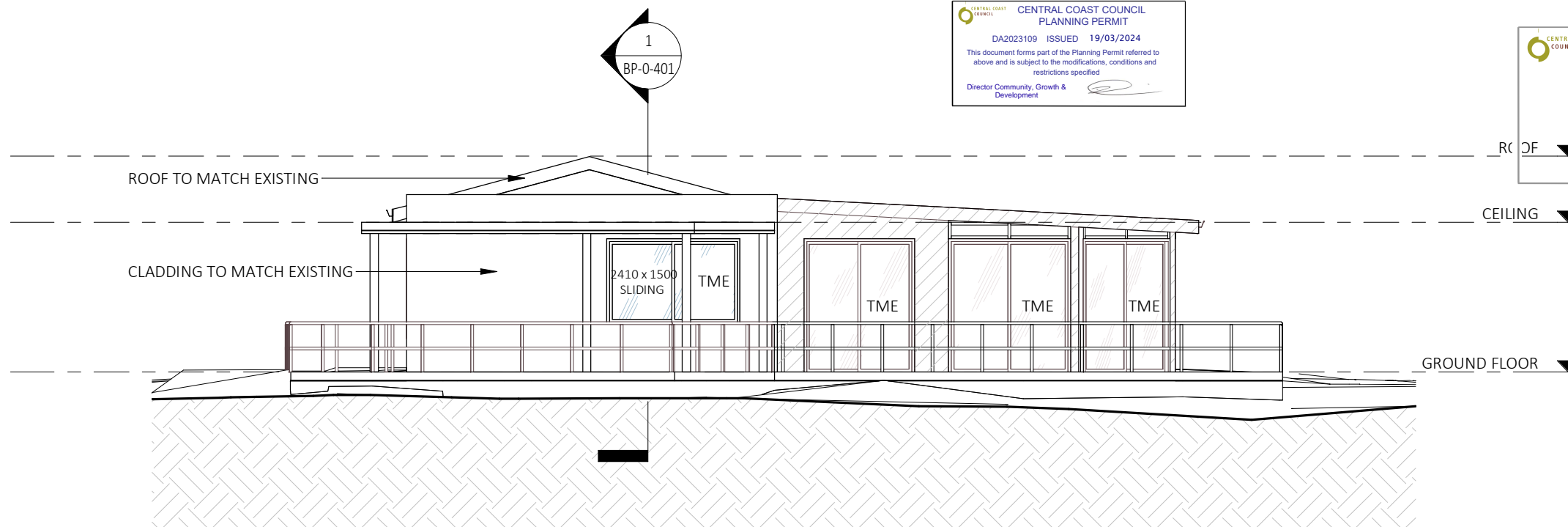
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BP-0-211 1:100





2 SOUTH EAST ELEVATION  
BP-0-211 1:100

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LEGEND

-  EXISTING BUILDING
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- TME NEW WINDOW (TO MATCH EXISTING)

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REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR CLIENT APPROVAL	13/04/2023	HS	AV
B	ISSUE FOR BUILDING PERMIT APPROVAL	18/04/2023	HS	AV
C	REVISED ISSUE FOR BUILDING PERMIT APPROVAL	19/04/2023	HS	AV
D	REVISED ISSUE FOR BUILDING PERMIT APPROVAL	24/04/2023	HS	AV
E	REVISED ISSUE FOR BUILDING PERMIT APPROVAL	26/04/2023	HS	AV

PROJECT  
MANAGER'S DWELLING

6 Johnsons Beach Road Penguin TAS 7316

CLIENT  
RAYLAND DEVELOPMENTS

Building Permit Application

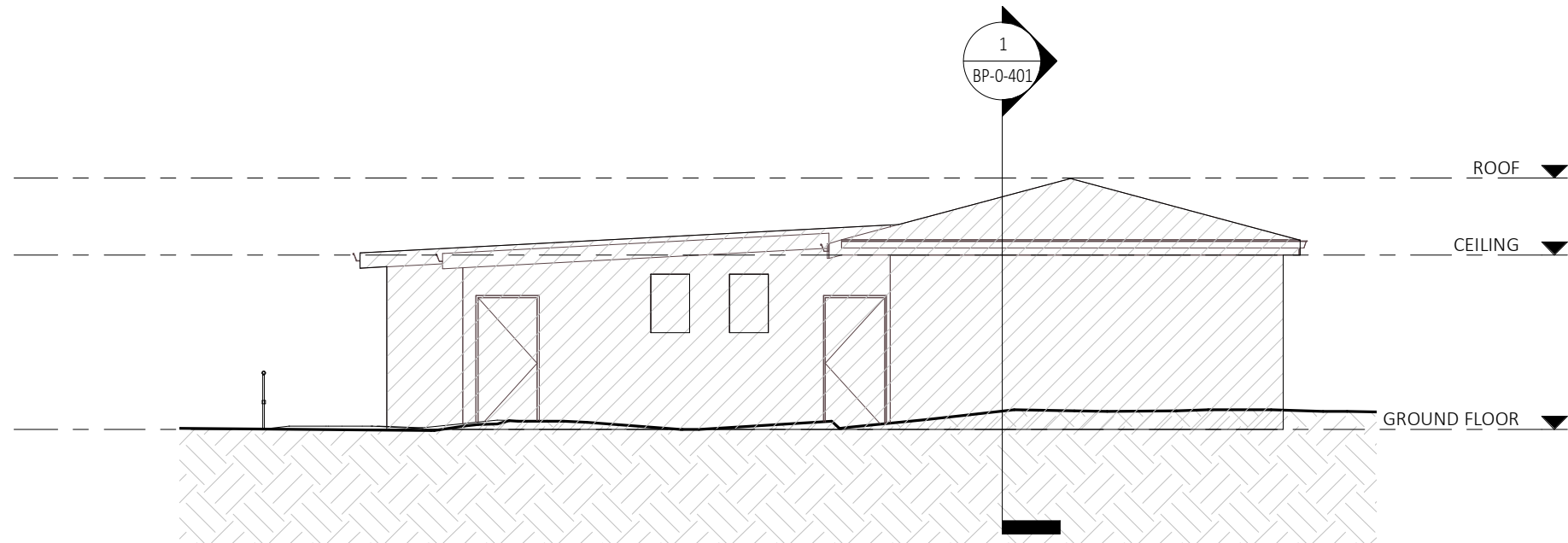
D:\21-033-BP-0-R21-Short-stay-Current (CEN)\_hshah83692.rvt

DRAWING  
FRONT ELEVATION

PROJECT NO. 21-033 DRAWING NO. BP-0-301 REVISION E DATE 26/04/2023

SCALE @ A3 1:100 DRAWN HS AUTHORISED AV



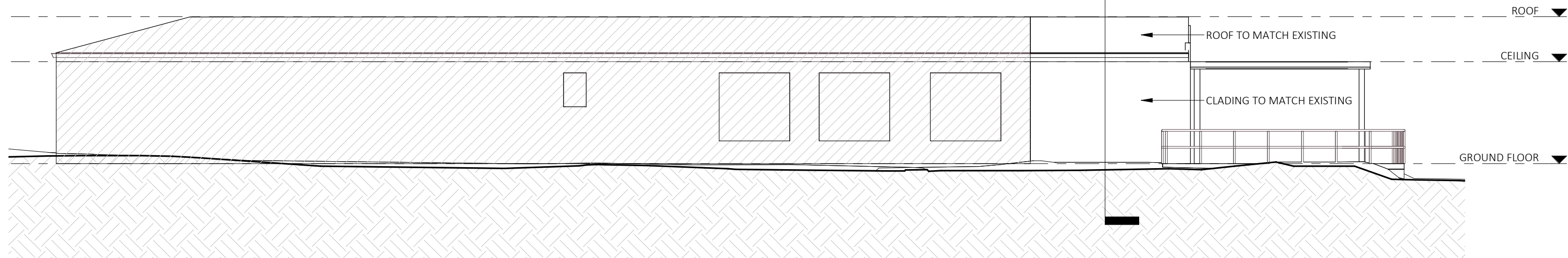


**1** NORTH WEST ELEVATION  
BP-0-211 1:100

**CENTRAL COAST COUNCIL**  
PLANNING PERMIT  
DA2023109 ISSUED 19/03/2024  
This document forms part of the Planning Permit referred to above and is subject to the modifications, conditions and restrictions specified  
Director Community, Growth & Development




**CENTRAL COAST COUNCIL**  
LAND USE PLANNING  
Received: 02/02/2024  
Application No: DA2023109  
Doc ID: 478151

**2**  
BP-0-401



**2** SOUTH WEST ELAVATION  
BP-0-211 1:100

**LEGEND**

-  EXISTING BUILDING
-  ADDITION TO EXISTING BUILDING
-  TME NEW WINDOW (TO MATCH EXISTING)

Dickson Rothschild  
D.R. Design (NSW) Pty. Ltd.  
65-69 Kent St,  
Millers Point, Sydney, NSW 2000  
ABN: 35 134 237 540  
Phone: +61 2 8540 8720

Nominated Architects:  
Robert Nigel Dickson  
NSW ARB #5364  
Paul Oreshkin  
NSW ARB #7774  
www.dicksonrothschild.com.au

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D	REVISED ISSUE FOR BUILDING PERMIT APPROVAL	24/04/2023	HS	AV
E	REVISED ISSUE FOR BUILDING PERMIT APPROVAL	26/04/2023	HS	AV

PROJECT  
**MANAGER'S DWELLING**

6 Johnsons Beach Road Penguin TAS 7316

CLIENT  
**RAYLAND DEVELOPMENTS**

Building Permit Application

D:\21-033-BP-0-R21-Short-stay-Current (CEN)\_hshah8369Z.rvt

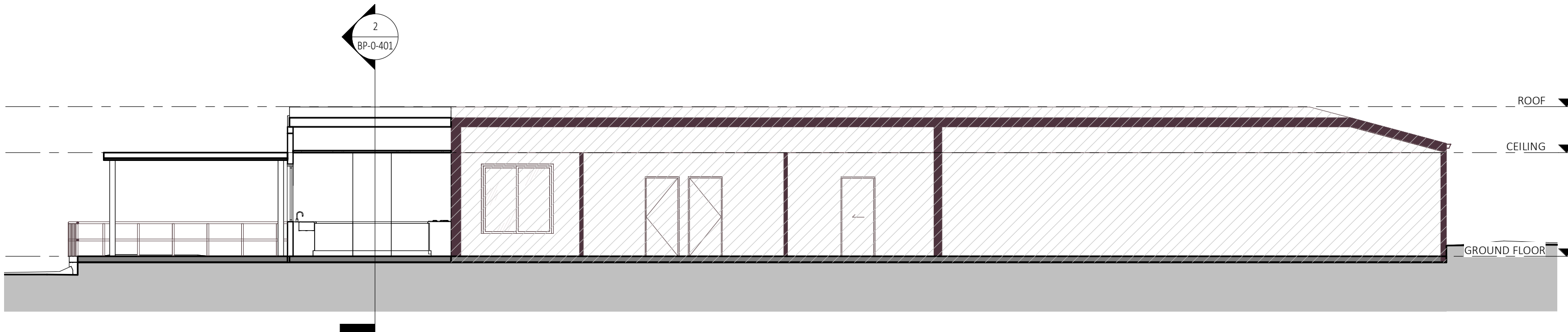
DRAWING  
**SIDE ELEVATION**

PROJECT NO. 21-033 DRAWING NO. BP-0-302 REVISION E DATE 26/04/2023

SCALE @ A3 1:100 DRAWN HS AUTHORISED AV



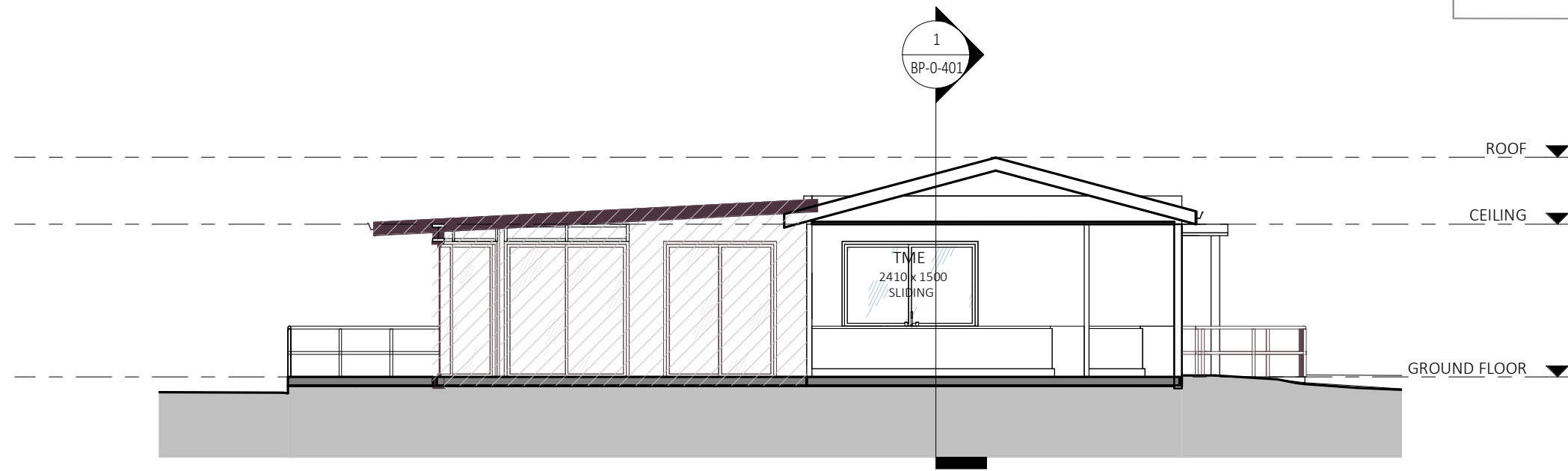
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1 SECTION - AA  
BP-0-211 1:100

CENTRAL COAST COUNCIL  
CENTRAL COAST COUNCIL  
PLANNING PERMIT  
DA2023109 ISSUED 19/03/2024  
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Development

CENTRAL COAST COUNCIL  
CENTRAL COAST COUNCIL  
LAND USE PLANNING  
Received: 02/02/2024  
Application No: DA2023109  
Doc ID: 478151



2 SECTION - BB  
BP-0-211 1:100

**LEGEND**

EXISTING BUILDING  
 ADDITION TO EXISTING BUILDING  
TME NEW WINDOW  
(TO MATCH EXISTING)

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65-69 Kent St,  
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D	REVISED ISSUE FOR BUILDING PERMIT APPROVAL	26/04/2023	HS	AV

PROJECT  
**MANAGER'S DWELLING**

6 Johnsons Beach Road Penguin TAS 7316

CLIENT  
**RAYLAND DEVELOPMENTS**

Building Permit Application  
D:\21-033-BP-0-R21-Short-stay-Current (CEN)\_hshah83692.rvt

DRAWING  
**SECTION 1**

PROJECT NO.	DRAWING NO.	REVISION	DATE
21-033	BP-0-401	D	26/04/2023

SCALE @ A3	DRAWN	AUTHORISED
1:100	HS	AV



PRINTED: 23/02/2024 11:01:56 AM



SK02 - 01  
ARTIST IMPRESSION  
JOB NO. 24-033  
TASMANIA

**Dickson Rothschild**  
Architecture Urban Design  
Planning Interior Design

DRAWING LIST		
SHEET	DRAWING NAME	REV
0 - GENERAL		
DA-0-001	COVER SHEET	B
2 - PLANS		
DA-0-211	FUNCTION CENTRE GROUND FLOOR PLAN	C
DA-0-212	FUNCTION CENTRE LEVEL 1 FLOOR PLAN	C
DA-0-213	ROOF PLAN	C
3 - ELEVATIONS		
DA-0-301	FRONT ELEVATION	B
DA-0-302	REAR ELEVATION	B
DA-0-303	RIGHT ELEVATION	B
DA-0-304	LEFT ELEVATION	B

## Penguin Tourist and Visitor Function Centre

6 Johnsons Beach Road Penguin TAS 7316

## Development Application

CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	22/04/2024
Application No:	DA2022107
Doc ID:	483823

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65-69 Kent St,  
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REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR REVIEW	25/08/2021	AT	ND
B	DA ISSUE	22/04/2024	RM	ND

PROJECT  
Penguin Tourist and Visitor Function Centre

6 Johnsons Beach Road Penguin TAS 7316

CLIENT  
RAYLAND DEVELOPMENTS

Development Application

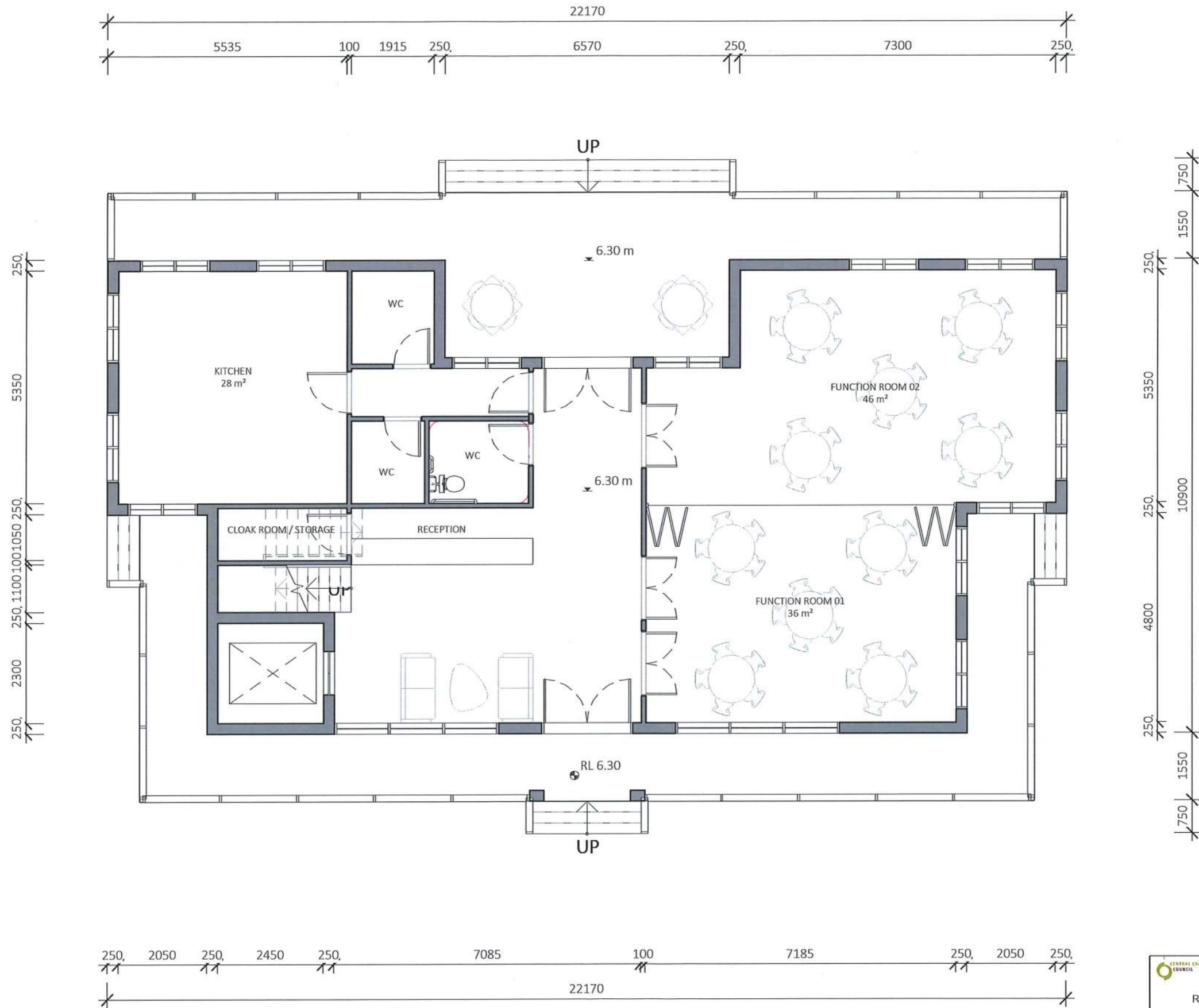
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COVER SHEET

PROJECT NO.	DRAWING NO.	REVISION	DATE
21-033	DA-0-001	B	22/04/2024
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	RM	ND	



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1 GROUND PLAN  
DA-0-301 1 : 100

**CENTRAL COAST COUNCIL**  
LAND USE PLANNING

Received: 22/04/2024  
Application No: DA2022107  
Doc ID: 483823

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B	ISSUE FOR REVIEW	06/09/2021	AT	ND
C	DA ISSUE	22/04/2024	RM	ND

PROJECT  
Penguin Tourist and Visitor Function Centre

6 Johnsons Beach Road Penguin TAS 7316

CLIENT  
RAYLAND DEVELOPMENTS

Development Application

DRAWING  
FUNCTION CENTRE GROUND  
FLOOR PLAN

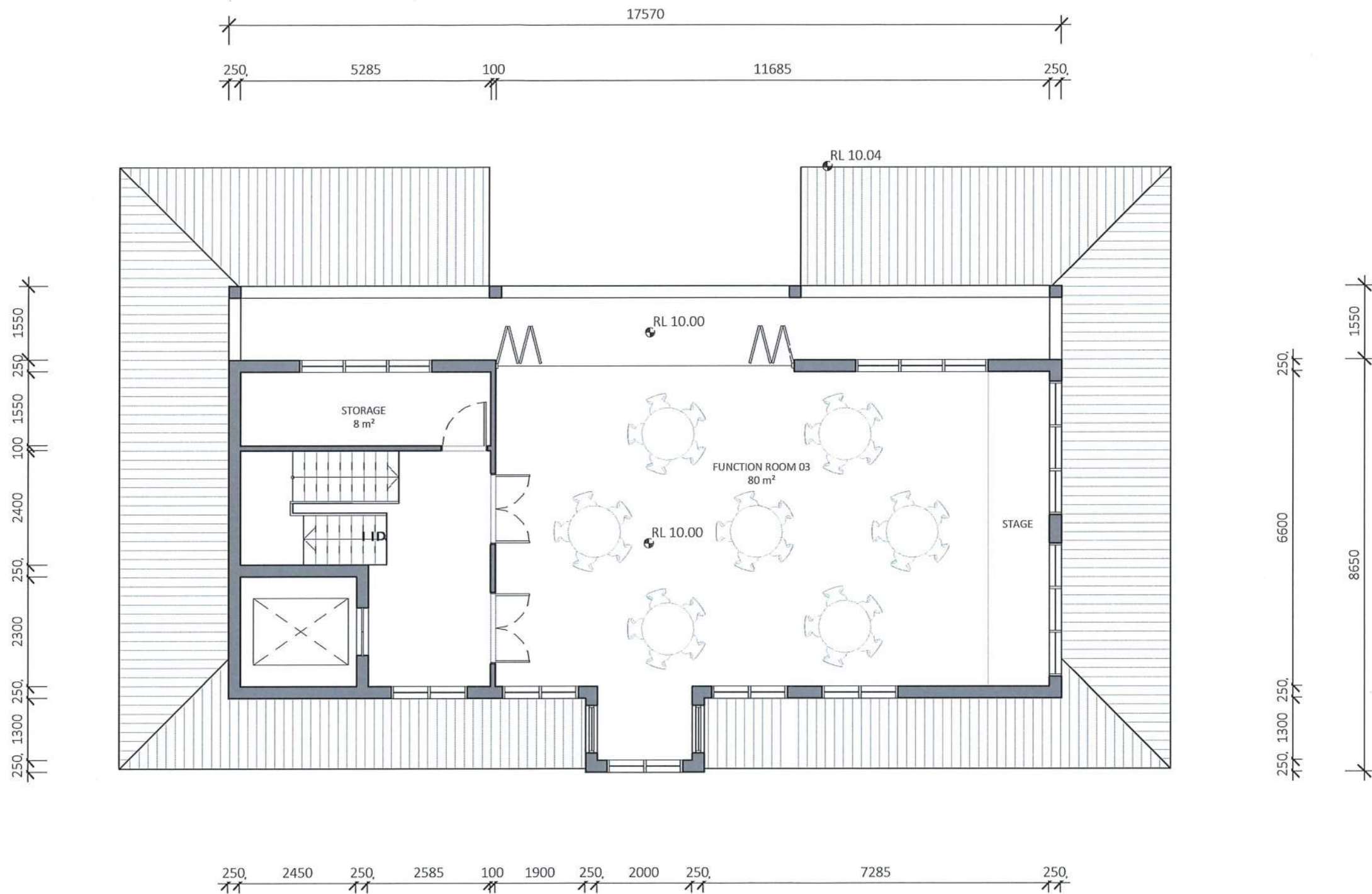
PROJECT NO.	DRAWING NO.	REVISION	DATE
21-033	DA-0-211	C	22/04/2024

SCALE @ A3  
1 : 100

DRAWN	AUTHORISED
RM	ND



PRINTED: 19/04/2024 12:28:26 PM



**CENTRAL COAST COUNCIL**  
**LAND USE PLANNING**

Received: 22/04/2024  
 Application No: DA2022107  
 Doc ID: 483823

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C	DA ISSUE	22/04/2024	RM	ND

PROJECT  
**Penguin Tourist and Visitor Function Centre**

6 Johnsons Beach Road Penguin TAS 7316

CLIENT  
**RAYLAND DEVELOPMENTS**

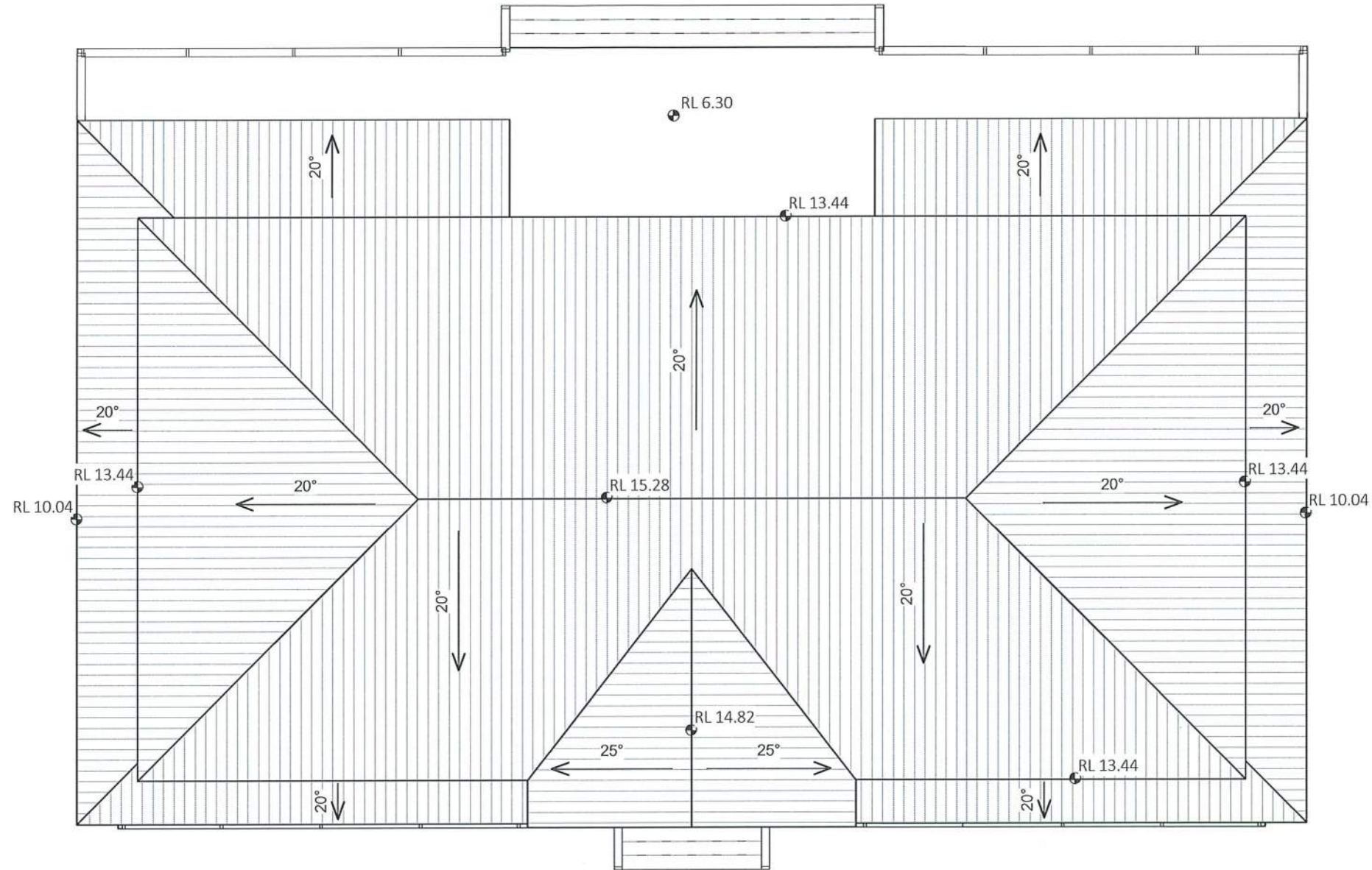
Development Application

DRAWING  
**FUNCTION CENTRE LEVEL 1**  
**FLOOR PLAN**

PROJECT NO.	DRAWING NO.	REVISION	DATE
21-033	DA-0-212	C	22/04/2024

SCALE @ A3	DRAWN	AUTHORISED
1 : 100	RM	ND





**CENTRAL COAST COUNCIL**  
**CENTRAL COAST COUNCIL**  
**LAND USE PLANNING**

Received: 22/04/2024  
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 Doc ID: 483823

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B	ISSUE FOR REVIEW	06/09/2021	AT	ND
C	DA ISSUE	22/04/2024	RM	ND

PROJECT  
 Penguin Tourist and Visitor Function Centre

6 Johnsons Beach Road Penguin TAS 7316

CLIENT  
 RAYLAND DEVELOPMENTS

Development Application

DRAWING  
 ROOF PLAN

PROJECT NO. 21-033  
 DRAWING NO. DA-0-213  
 REVISION C  
 DATE 22/04/2024

SCALE @ A3 1:100  
 DRAWN RM  
 AUTHORISED ND

0 SCALE 1:100 5m





**REAR ELEVATION**

**SK02 FUNCTION CENTRE**  
**ARTIST IMPRESSION**  
 JOB NO. 21-033 TAGMANIA

**Dickson Rothschild**  
 Architecture Urban Design  
 Planning Interior Design

**CENTRAL COAST COUNCIL**  
**LAND USE PLANNING**  
 Received: 22/04/2024  
 Application No: DA2022107  
 Doc ID: 483823

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 Millers Point, Sydney, NSW 2000  
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A	ISSUE FOR REVIEW	25/08/2021	AT	ND
B	DA ISSUE	22/04/2024	RM	ND

PROJECT  
 Penguin Tourist and Visitor Function Centre

6 Johnsons Beach Road Penguin TAS 7316

CLIENT  
 RAYLAND DEVELOPMENTS

Development Application

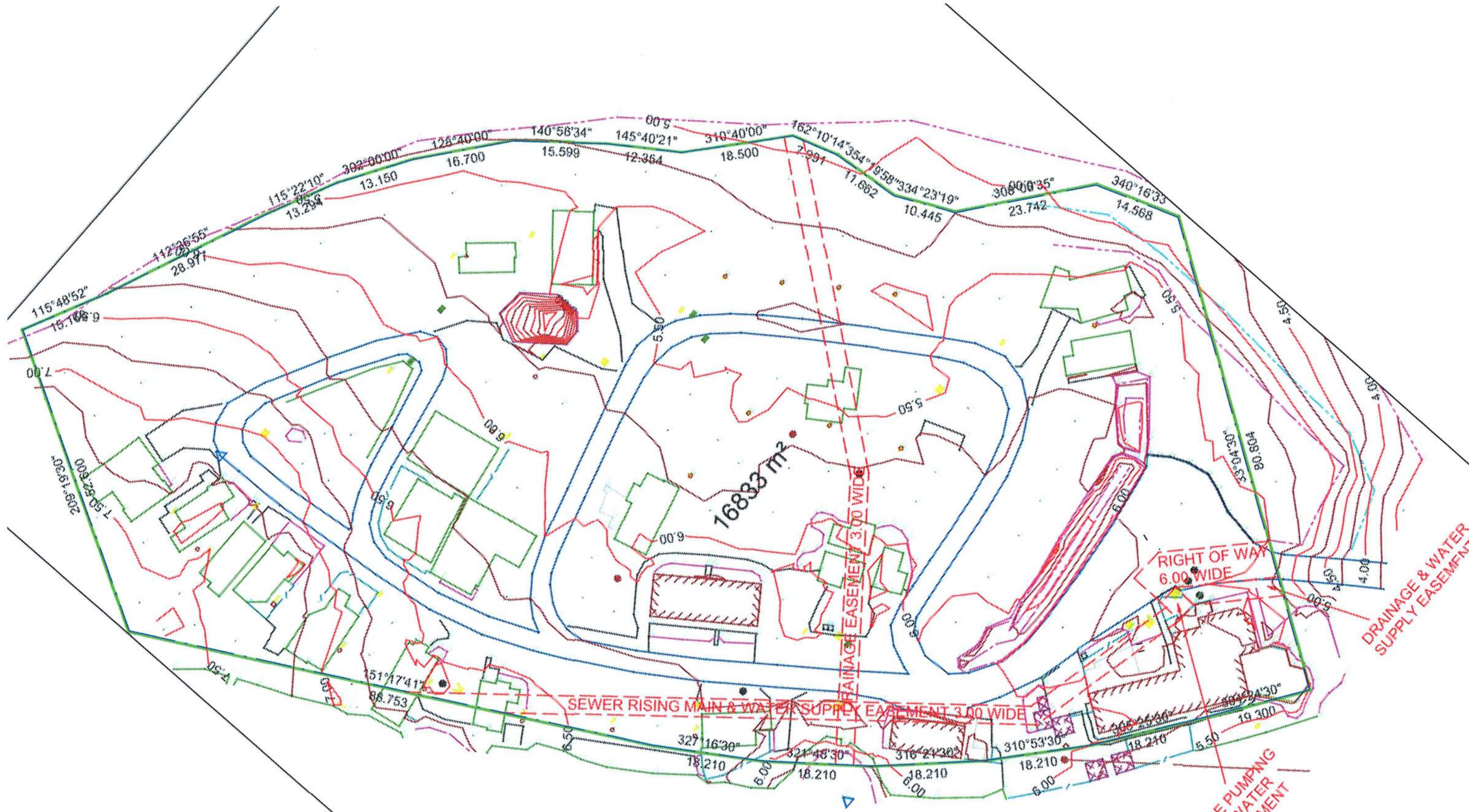
DRAWING  
 FRONT ELEVATION

PROJECT NO. 21-033 DRAWING NO. DA-0-301 REVISION B DATE 22/04/2024

SCALE @ A3 1 : 100 DRAWN RM AUTHORISED ND

0 SCALE 1:100 5m





L.C. Mackenzie & Associates Pty. Ltd.  
CONSULTING SURVEYORS  
0400749451 P.O. Box 225 Wynyard TAS 7325  
0408533157 mack1111@bigpond.net.au

Detail Survey 'PENGUIN CARAVAN PARK'  
6 JOHNSONS BEACH RD  
PENGUIN TAS  
F/R133946/1  
0.25m contours  
Drawn: LCM Scale: 1:600 (A3) Date: 12/4/2019

Drawing No.  
3413-12-4-19  
Drawing 001  
L.C. Mackenzie

CENTRAL COAST COUNCIL  
CENTRAL COAST COUNCIL  
LAND USE PLANNING  
Received: 22/04/2024  
Application No: DA2022107  
Doc ID: 483883

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REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR REVIEW	06/09/2021	AT	ND
B	DA ISSUE	22/04/2024	RM	ND



PROJECT  
Penguin Short Stay Accommodation and Function  
Centre  
6 Johnsons Beach Road, Penguin TAS 7316  
CLIENT  
RAYLAND DEVELOPMENTS  
Development Application

DRAWING  
SITE SURVEY  
PROJECT NO. 21-033  
DRAWING NO. DA-0-103  
REVISION B  
DATE 22/04/2024  
SCALE @ A3 1:600  
DRAWN RM  
AUTHORISED ND



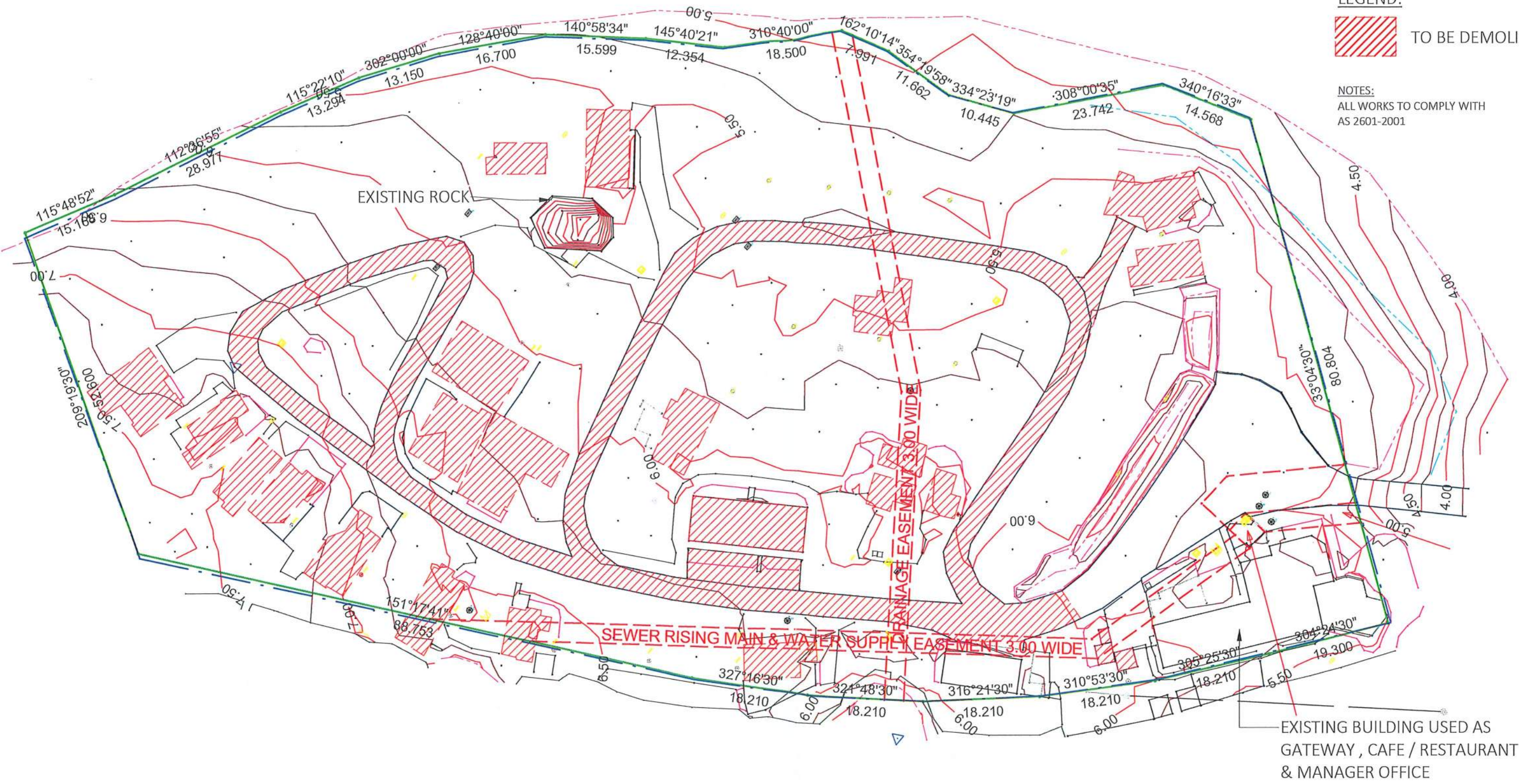
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**LEGEND:**

 TO BE DEMOLISHED

**NOTES:**  
ALL WORKS TO COMPLY WITH  
AS 2601-2001



**CENTRAL COAST COUNCIL**  
LAND USE PLANNING

Received: 03/06/2022  
Application No: DA2022107  
Doc ID: 423525

**1** DEMOLITION PLAN.  
DA-0-301 1:600

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REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUED FOR DA	20/05/22	PB	PO



**PROJECT**  
Penguin Short Stay Accomodation and Function  
Centre  
6 Johnsons Beach Road, Penguin TAS 7316

**CLIENT**  
RAYLAND DEVELOPMENTS

Development Application

**DRAWING**  
DEMOLITION PLAN

PROJECT NO.	DRAWING NO.	REVISION	DATE
21-033	DA-0-151	A	20/05/22

SCALE @ A3  
As indicated

SCALE	DRAWN	AUTHORISED
As indicated	PB	ND



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**CENTRAL COAST COUNCIL**  
**LAND USE PLANNING**

Received: 22/04/2024  
 Application No: DA2022107  
 Doc ID: 483820

**1** LOCATION PLAN  
 DA-0-301 1 :  
 2000

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 Millers Point, Sydney, NSW 2000  
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B	ISSUE FOR REVIEW	10/03/2022	HF	PO
C	DA ISSUE	22/04/2024	RM	ND



PROJECT  
 Penguin Short Stay Accommodation and Function Centre  
 6 Johnsons Beach Road, Penguin TAS 7316

CLIENT  
 RAYLAND DEVELOPMENTS

Development Application

DRAWING  
 SITE LOCATION PLAN

PROJECT NO.	DRAWING NO.	REVISION	DATE
21-033	DA-0-101	C	22/04/2024
SCALE @ A3	DRAWN	AUTHORISED	
1 : 2000	RM	ND	



NOTES:  
 OUTDOOR LIVING OF THE SHORT STAY  
 ACCOMMODATION HOUSE BUILDING TO UTILISE THE  
 BARRIER EFFECT OF THE BUILDING - AS PER ACOUSTIC  
 REPORT PREPARED BY TARKARRI ENGINEERING.

21 X 3 BEDROOM SHORT STAY ACCOMMODATION  
 13M X 8M = 104m<sup>2</sup> WITH 2 CAR SPACES



SHORT STAY ACCOMODATION  
 APARTMENT  
 10 UNITS PER FLOOR  
 75m<sup>2</sup> PER UNIT  
 TOTAL 4 STOREY = 40 UNITS

**CENTRAL COAST COUNCIL**  
 LAND USE PLANNING

Received: 22/04/2024  
 Application No: DA2022107  
 Doc ID: 483820

SERVICE CAR PARKING  
 62 CAR SPACES + 2 ACCESSIBLE CAR  
 SPACES + 5 MOTOR CYCLE SPACES

FUNCTION CENTRE  
 280m<sup>2</sup> OVER 2 FLOORS  
 KITCHEN + BACK OF  
 HOUSE

TRUCK LOADING BAY

2 ACCESSIBLE CAR  
 SPACES + 4 CAR SPACES  
 + 6 BICYCLE SPACES

3 BICYCLE SPACES

1 SITE PLAN  
 DA-0-301 1 : 600

Dickson Rothschild  
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B	ISSUE FOR REVIEW	25/08/2021	AT	ND
C	ISSUE FOR REVIEW	06/09/2021	AT	ND
D	ISSUE FOR REVIEW	10/03/2022	HF	PO
E	ISSUE FOR REVIEW	05/04/22	PB	PO
F	ISSUE FOR REVIEW	01/11/2023	HF	PO
G	DA ISSUE	22/04/2024	RM	ND



PROJECT  
 Penguin Short Stay Accommodation and Function  
 Centre  
 6 Johnsons Beach Road, Penguin TAS 7316

CLIENT  
 RAYLAND DEVELOPMENTS

Development Application

DRAWING  
 SITE PLAN

PROJECT NO.	DRAWING NO.	REVISION	DATE
21-033	DA-0-111	G	22/04/2024

SCALE @ A3  
 1 : 600

DRAWN	AUTHORISED
RM	ND



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SK01 - 01 FRONT VIEW  
 ARTIST IMPRESSION  
 JOB NO: 21-026 TASMANIA

**Dickson Rothschild**  
 Architecture Urban Design  
 Planning Interior Design

DRAWING LIST		
SHEET	DRAWING NAME	REV
0 - GENERAL		
DA-0-001	COVER SHEET	E
1 - SITE		
DA-0-101	SITE LOCATION PLAN	C
DA-0-103	SITE SURVEY	B
DA-0-111	SITE PLAN	G
DA-0-121	STAGING PLAN	A
4 - SECTIONS		
DA-0-401	SITE SECTIONS	F
DA-0-402	SITE CONTEXT SECTION - 1	B
DA-0-403	SITE CONTEXT SECTION - 2	C
DA-0-404	SITE CONTEXT SECTION - 3	B
9 - DIAGRAMS & SCHEDULES		
DA-0-941	EXTERNAL FINISHES & MATERIALS	C
DA-0-951	SHADOW ANALYSIS - SHEET 1	B
DA-0-952	SHADOW ANALYSIS - SHEET 2	B

# Penguin Short Stay Accommodation and Function Centre

6 Johnsons Beach Road, Penguin TAS 7316

## Development Application

	<b>CENTRAL COAST COUNCIL</b> LAND USE PLANNING
Received:	22/04/2024
Application No:	DA2022107
Doc ID:	483823

Dickson Rothschild  
 D.R. Design (NSW) Pty. Ltd.  
 65-69 Kent St,  
 Millers Point, Sydney, NSW 2000  
 ABN: 35 134 237 540  
 Phone: +61 2 8540 8720  
 www.dicksonrothschild.com.au

Nominated Architects:  
 Robert Nigel Dickson  
 NSW ARB #5364  
 Fergus William Cumming  
 NSW ARB #7233

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REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR REVIEW	30/03/2021	NF	ND
B	ISSUE FOR REVIEW	25/08/2021	AT	ND
C	ISSUE FOR REVIEW	10/03/2022	HF	PO
D	ISSUE FOR REVIEW	05/04/22	PB	PO
E	DA ISSUE	22/04/2024	RM	ND

PROJECT  
 Penguin Short Stay Accommodation and Function Centre  
 6 Johnsons Beach Road, Penguin TAS 7316

CLIENT  
 RAYLAND DEVELOPMENTS

Development Application

DRAWING COVER SHEET			
PROJECT NO.	DRAWING NO.	REVISION	DATE
21-033	DA-0-001	E	22/04/2024
NOT TO SCALE		DRAWN	AUTHORISED
		RM	ND



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# FRONT ELEVATION

**SK02 FUNCTION CENTRE**  
**ARTIST IMPRESSION**  
 JOB NO. 21 033 TASMANIA

**Dickson Rothschild**  
 Architecture Urban Design  
 Planning Interior Design

**CENTRAL COAST COUNCIL**  
**LAND USE PLANNING**  
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A	ISSUE FOR REVIEW	25/08/2021	AT	ND
B	DA ISSUE	22/04/2024	RM	ND

PROJECT  
 Penguin Tourist and Visitor Function Centre

6 Johnsons Beach Road Penguin TAS 7316

CLIENT  
 RAYLAND DEVELOPMENTS

Development Application

DRAWING  
 REAR ELEVATION

PROJECT NO. 21-033 DRAWING NO. DA-0-302 REVISION B DATE 22/04/2024

SCALE @ A3 1 : 100 DRAWN RM AUTHORISED ND

0 SCALE 1:100 5m





**LEFT SIDE ELEVATION**

**SK01 FUNCTION CENTRE**  
**ARTIST IMPRESSION**  
 JOB NO. 21-033 TASMANIA

**dr Dickson Rothschild**  
 Architecture Urban Design  
 Planning Interior Design

**CENTRAL COAST COUNCIL**  
**LAND USE PLANNING**  
 Received: 22/04/2024  
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 Doc ID: 483823

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REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR REVIEW	25/08/2021	AT	ND
B	DA ISSUE	22/04/2024	RM	ND

**PROJECT**  
 Penguin Tourist and Visitor Function Centre  
 6 Johnsons Beach Road Penguin TAS 7316  
**CLIENT**  
 RAYLAND DEVELOPMENTS  
 Development Application

**DRAWING**  
 RIGHT ELEVATION  

PROJECT NO.	DRAWING NO.	REVISION	DATE
21-033	DA-0-303	B	22/04/2024

SCALE @ A3	DRAWN	AUTHORISED
1 : 100	RM	ND

0 SCALE 1:100 5m



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## RIGHT SIDE ELEVATION

SK01 FUNCTION CENTRE  
 ARTIST IMPRESSION  
 JOB NO. 21-033 TASMANIA

**Dickson Rothschild**  
 Architecture Urban Design  
 Planning Interior Design

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B	DA ISSUE	22/04/2024	RM	ND

PROJECT  
 Penguin Tourist and Visitor Function Centre

6 Johnsons Beach Road Penguin TAS 7316

CLIENT  
 RAYLAND DEVELOPMENTS

Development Application

DRAWING  
 LEFT ELEVATION

PROJECT NO. 21-033 DRAWING NO. DA-0-304 REVISION B DATE 22/04/2024

SCALE @ A3 1 : 100 DRAWN RM AUTHORISED ND

SCALE 1:100 5m



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SK01 - 01 FRONT VIEW  
 ARTIST IMPRESSION  
 JOB NO: 21-026 TASMANIA

**Dickson Rothschild**  
 Architecture Urban Design  
 Planning Interior Design

DRAWING LIST		
SHEET	DRAWING NAME	REV
0 - GENERAL		
DA-0-001	COVER SHEET	E
1 - SITE		
DA-0-101	SITE LOCATION PLAN	C
DA-0-103	SITE SURVEY	B
DA-0-111	SITE PLAN	G
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4 - SECTIONS		
DA-0-401	SITE SECTIONS	F
DA-0-402	SITE CONTEXT SECTION - 1	B
DA-0-403	SITE CONTEXT SECTION - 2	C
DA-0-404	SITE CONTEXT SECTION - 3	B
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DA-0-941	EXTERNAL FINISHES & MATERIALS	C
DA-0-951	SHADOW ANALYSIS - SHEET 1	B
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## Penguin Short Stay Accomodation and Function Centre

6 Johnsons Beach Road, Penguin TAS 7316

### Development Application

**CENTRAL COAST COUNCIL**  
 CENTRAL COAST COUNCIL  
 LAND USE PLANNING

Received: 22/04/2024  
 Application No: DA2022107  
 Doc ID: 483883

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A	ISSUE FOR REVIEW	30/03/2021	NF	ND
B	ISSUE FOR REVIEW	25/08/2021	AT	ND
C	ISSUE FOR REVIEW	10/03/2022	HF	PO
D	ISSUE FOR REVIEW	05/04/22	PB	PO
E	DA ISSUE	22/04/2024	RM	ND

PROJECT  
 Penguin Short Stay Accomodation and Function Centre  
 6 Johnsons Beach Road, Penguin TAS 7316

CLIENT  
 RAYLAND DEVELOPMENTS

Development Application

DRAWING  
 COVER SHEET

PROJECT NO.	DRAWING NO.	REVISION	DATE
21-033	DA-0-001	E	22/04/2024

DRAWN: RM  
 AUTHORIZED: ND

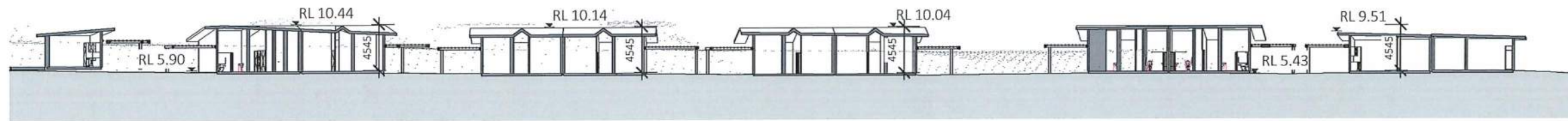
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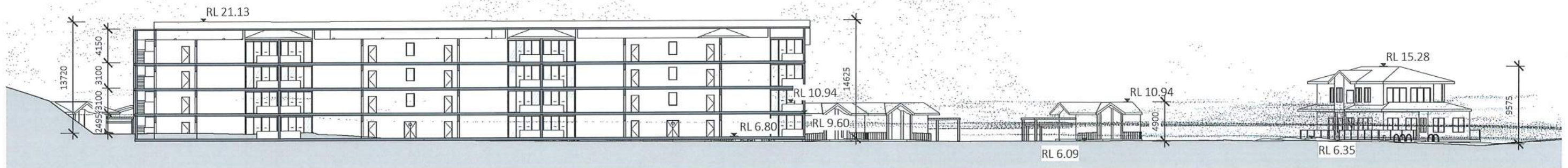
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1 Section A  
DA-0-210 1:500



2 Section B  
DA-0-210 1:500



3 Section C  
DA-0-210 1:500

**CENTRAL COAST COUNCIL**  
LAND USE PLANNING

Received: 22/04/2024  
Application No: DA2022107  
Doc ID: 483883

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www.dicksonrothschild.com.au

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR REVIEW	25/08/2021	AT	ND
B	ISSUE FOR REVIEW	06/09/2021	AT	ND
C	ISSUE FOR REVIEW	10/03/2022	HF	PO
D	HEIGHT OF THE RIDGE ADDED	20/05/22	PB	PO
E	FUNCTION CENTRE HEIGHT REDUCED	26/02/2024	RM	ND
F	DA ISSUE	22/04/2024	RM	ND

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PROJECT  
Penguin Short Stay Accomodation and Function Centre  
6 Johnsons Beach Road, Penguin TAS 7316  
CLIENT  
RAYLAND DEVELOPMENTS  
Development Application

DRAWING  
SITE SECTIONS

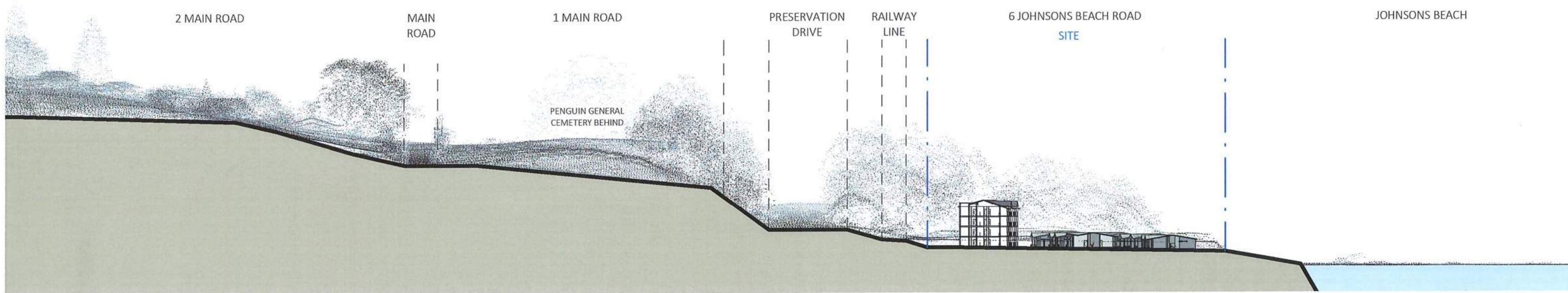
PROJECT NO.	DRAWING NO.	REVISION	DATE
21-033	DA-0-401	F	22/04/2024

SCALE @ A3  
1:500

DRAWN	AUTHORISED
RM	ND

0 SCALE 1:500 25m





1 SITE SECTION SKETCH - A  
DA-0-210 1:1200

**CENTRAL COAST COUNCIL**  
LAND USE PLANNING

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Doc ID: 483883

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REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR REVIEW	15/01/2024	HS	ND
B	DA ISSUE	22/04/2024	RM	ND

PROJECT  
Penguin Short Stay Accomodation and Function Centre  
6 Johnsons Beach Road, Penguin TAS 7316

CLIENT  
RAYLAND DEVELOPMENTS

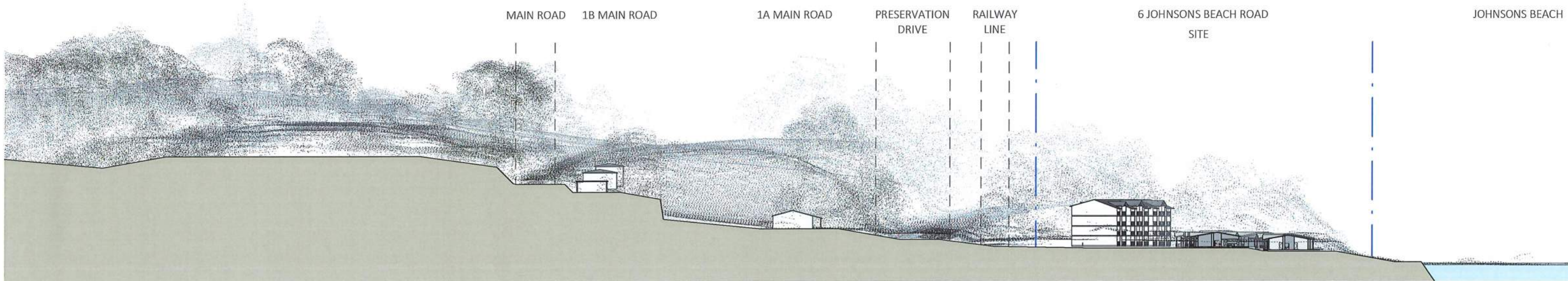
Development Application

DRAWING  
SITE CONTEXT SECTION - 1

PROJECT NO.	DRAWING NO.	REVISION	DATE
21-033	DA-0-402	B	22/04/2024

SCALE @ A3	DRAWN	AUTHORISED
1 : 1200	RM	ND





**CENTRAL COAST COUNCIL**  
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**LAND USE PLANNING**

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B	DA ISSUE	22/04/2024	RM	ND

PROJECT  
 Penguin Short Stay Accommodation and Function Centre  
 6 Johnsons Beach Road, Penguin TAS 7316

CLIENT  
 RAYLAND DEVELOPMENTS

Development Application

DRAWING  
 SITE CONTEXT SECTION - 3

PROJECT NO.	DRAWING NO.	REVISION	DATE
21-033	DA-0-404	B	22/04/2024
SCALE @ A3	DRAWN	AUTHORISED	
1 : 1200	RM	ND	





REFE...	ELEVATION NOTATION	ELEMENT	MATERIAL	FINISH
<b>WALLS &amp; BALUSTRADES</b>				
1		EXTERIOR WALL CLADDING	WEATHERBOARD	
2		BALUSTRADES	TIMBER	
3				
4				
<b>WINDOWS &amp; DOORS</b>				
5		WINDOWS	TIMBER FRAME AND HARDWARE, GLAZING	
6		DOORS	TIMBER FRAME AND HARDWARE, GLAZING	
<b>ROOF FEATURES</b>				
7		ROOF	CORRUGATED METAL SHEETING	
8		PERGOLA	TIMBER POSTS AND FRAME	
9		VERANDAH	TIMBER POSTS	
10				
11				
12				

ROOF  
COLORBOND  
SHALE GREY

WALL  
WEATHERBOARD  
DULUX  
MY CHINCHILLA

DOORS WINDOWS PERGOLA  
ANODIZED DULUX  
NATURAL WHITE



**Dickson Rothschild**  
Architecture Urban Design  
Planning Interior Design

**CENTRAL COAST COUNCIL**  
LAND USE PLANNING  
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SK01 - 01 REAR VIEW  
ARTIST IMPRESSION  
JOB NO. 21-033 TASMANIA

**ACOUSTIC REPORT PREPARED BY TARKARRI ENGINEERING NOTES TO BE FOLLOWED - CLAUSE 5.2 Building layout**

- outdoor living located on the north-eastern sides of the buildings to utilise the barrier effect of the building (NB: This is currently in incorporated into the proposed designs).

**Building construction**

- External Walls Upgrade the internal plasterboard to higher density plasterboard such as 13 mm plasterboard (surface mass of 10.5 kg/m<sup>2</sup>) and resiliently mounted.
- Ceiling/roof: For a Colorbond roof; 13 mm plasterboard ceiling (surface mass of 10.5 kg/m<sup>2</sup>) solid mounted in living spaces and resiliently mounted in bedroom spaces; minimum

R 4.0 fibreglass insulation over plasterboard. This recommendation only applies to top floor ceilings in multi-storey buildings.

NB: For bedrooms on top floors, no down lights that penetrate the plasterboard ceiling. For living spaces on top floors downlights could be used if they are fully sealed units that can be insulated over the top of.

- Windows and glazed doors: For glazed windows and doors with line of sight to the rail line provide glazing systems with a minimum Weighted Sound Reduction Index (Rw) rating of 37. NB: The glazing must be in frames to suit the glazing weight and thickness with appropriate acoustic seals such that the glazing transmission loss performance is not compromised.

The frames must also be well sealed to the brick wall to ensure there is no weak acoustic path between the frames and the wall. Doors and openable windows should have appropriate seals such that acoustic leakage does not occur.

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C	DA ISSUE	22/04/2024	RM	ND

PROJECT  
Penguin Short Stay Accomodation and Function  
Centres  
6 Johnsons Beach Road, Penguin TAS 7316

CLIENT  
RAYLAND DEVELOPMENTS

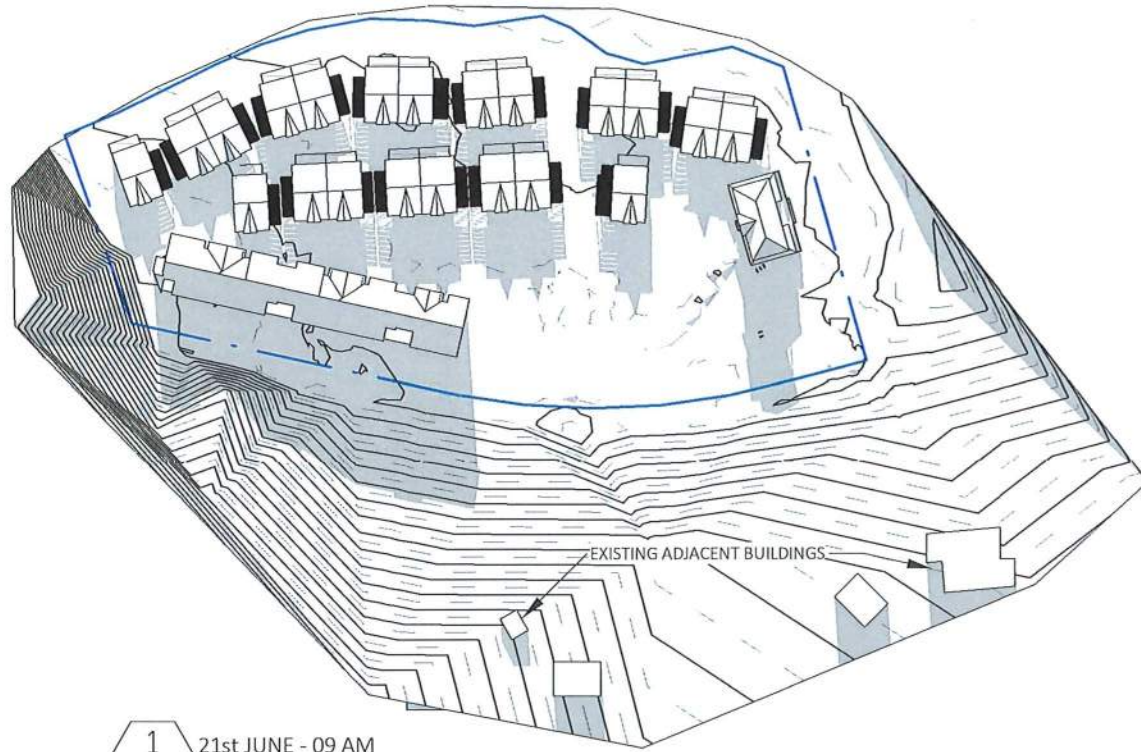
Development Application

DRAWING  
**EXTERNAL FINISHES & MATERIALS**

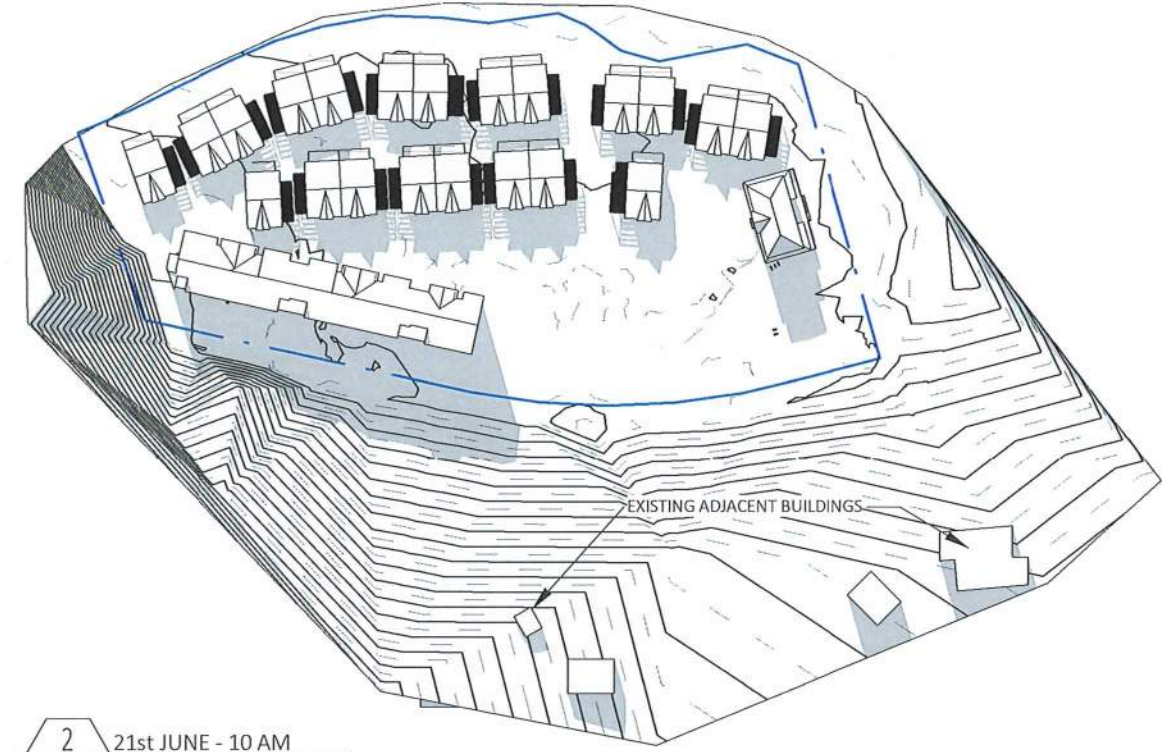
PROJECT NO.	DRAWING NO.	REVISION	DATE
21-033	DA-0-941	C	22/04/2024

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NOT TO SCALE	RM	ND

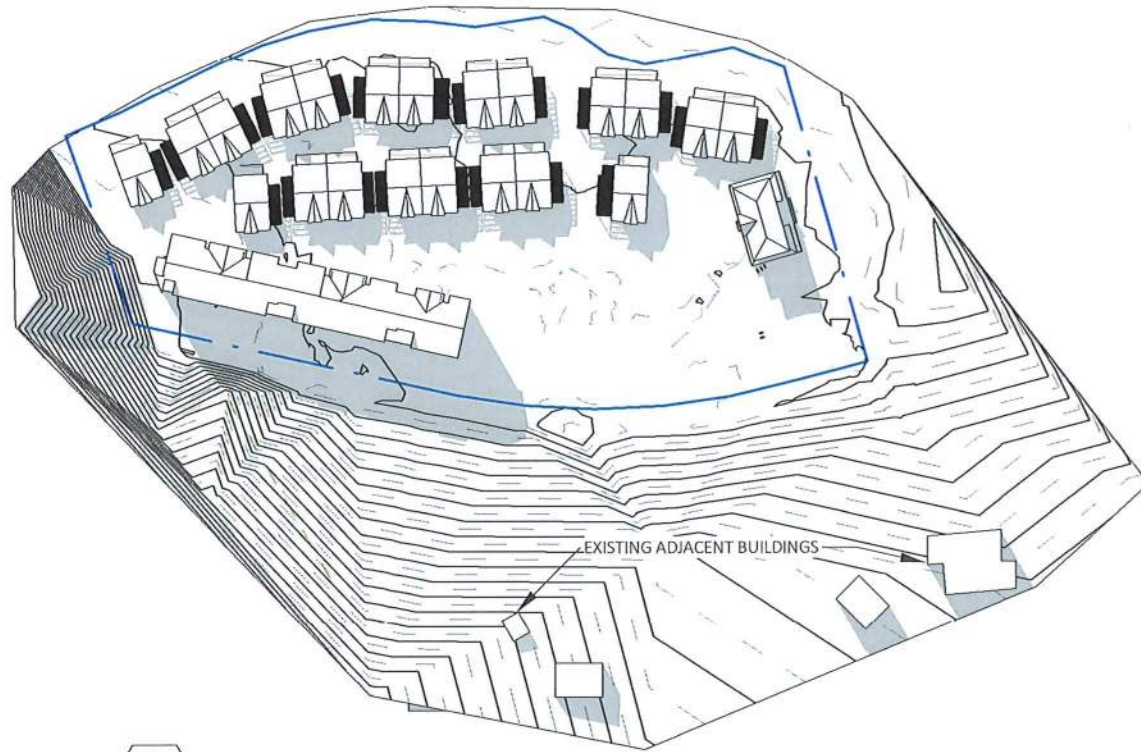




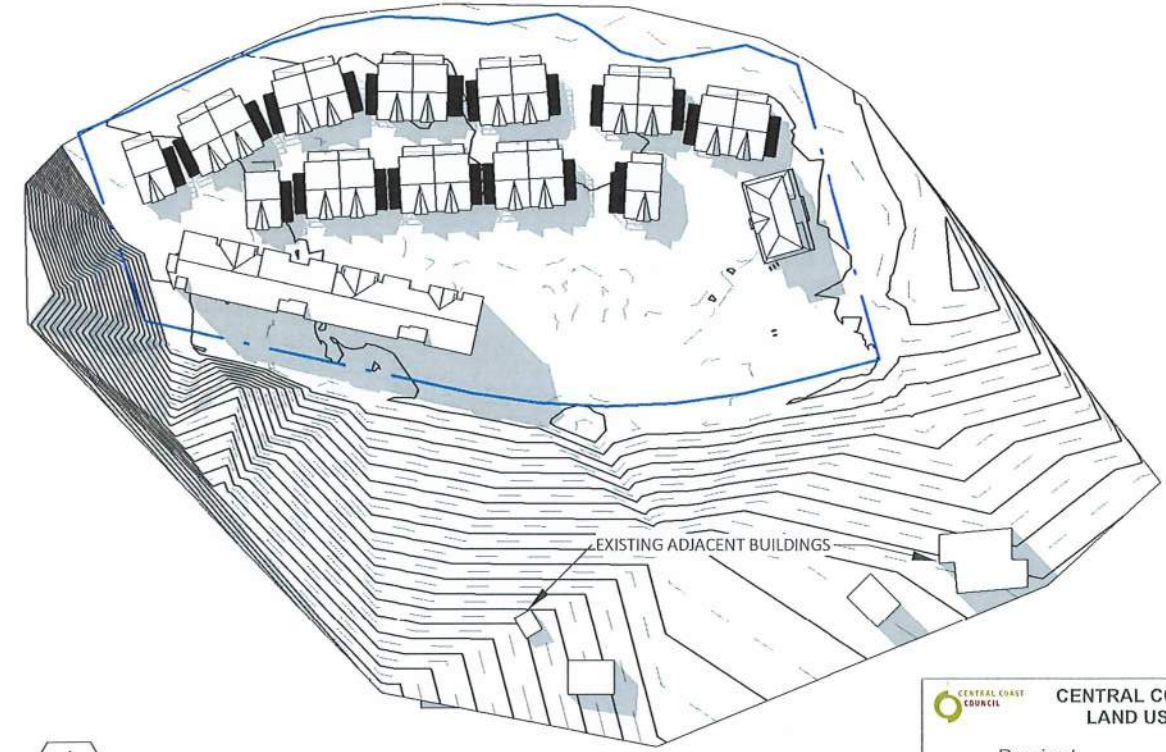
1 21st JUNE - 09 AM  
DA-0-301 1 : 2000



2 21st JUNE - 10 AM  
DA-0-301 1 : 2000



3 21st JUNE - 11 AM  
DA-0-301 1 : 2000



4 21st JUNE - 12 PM  
DA-0-301 1 : 2000

**CENTRAL COAST COUNCIL**  
LAND USE PLANNING  
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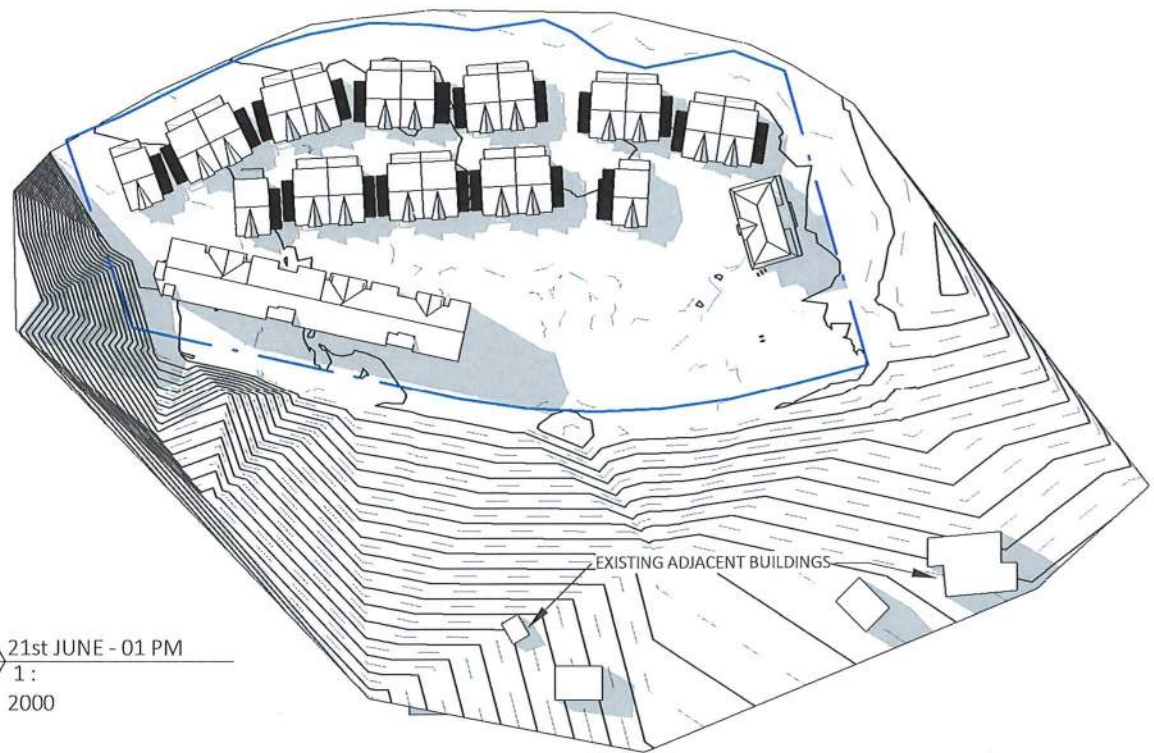


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6 Johnsons Beach Road, Penguin TAS 7316  
CLIENT  
RAYLAND DEVELOPMENTS  
Development Application

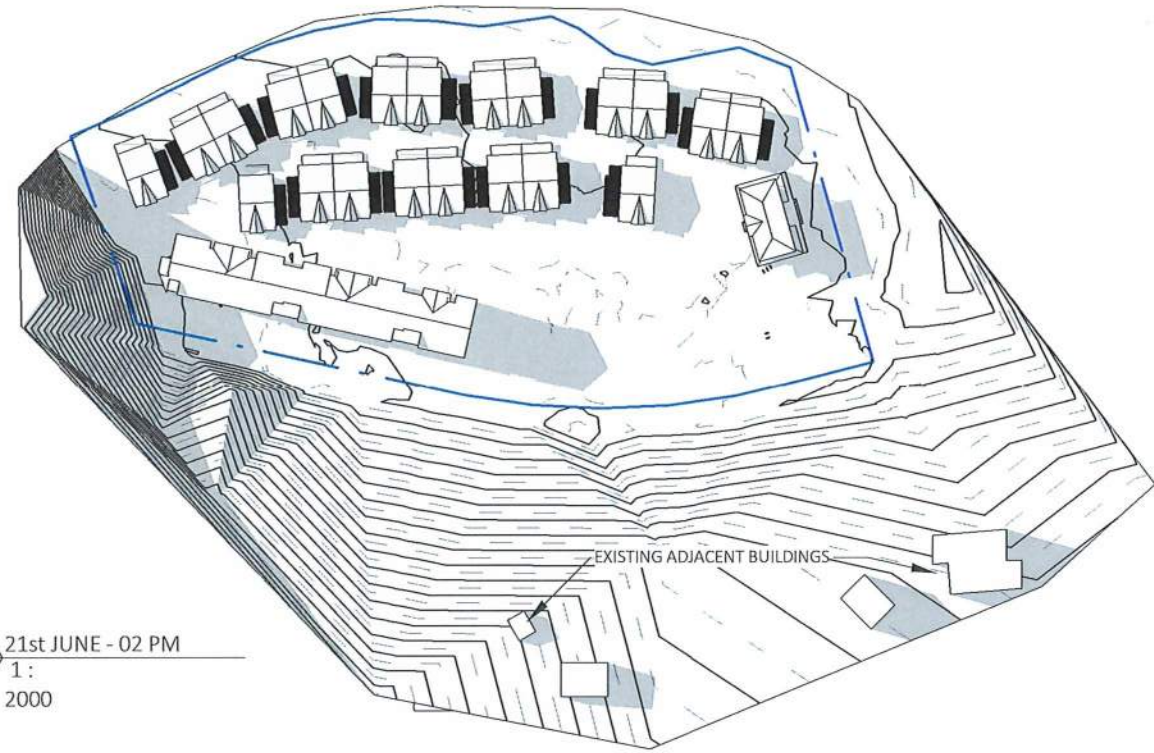
DRAWING  
SHADOW ANALYSIS - SHEET 1  
PROJECT NO. 21-033  
DRAWING NO. DA-0-951  
REVISION B  
DATE 22/04/2024  
SCALE @ A3 1 : 2000  
DRAWN RM  
AUTHORISED ND



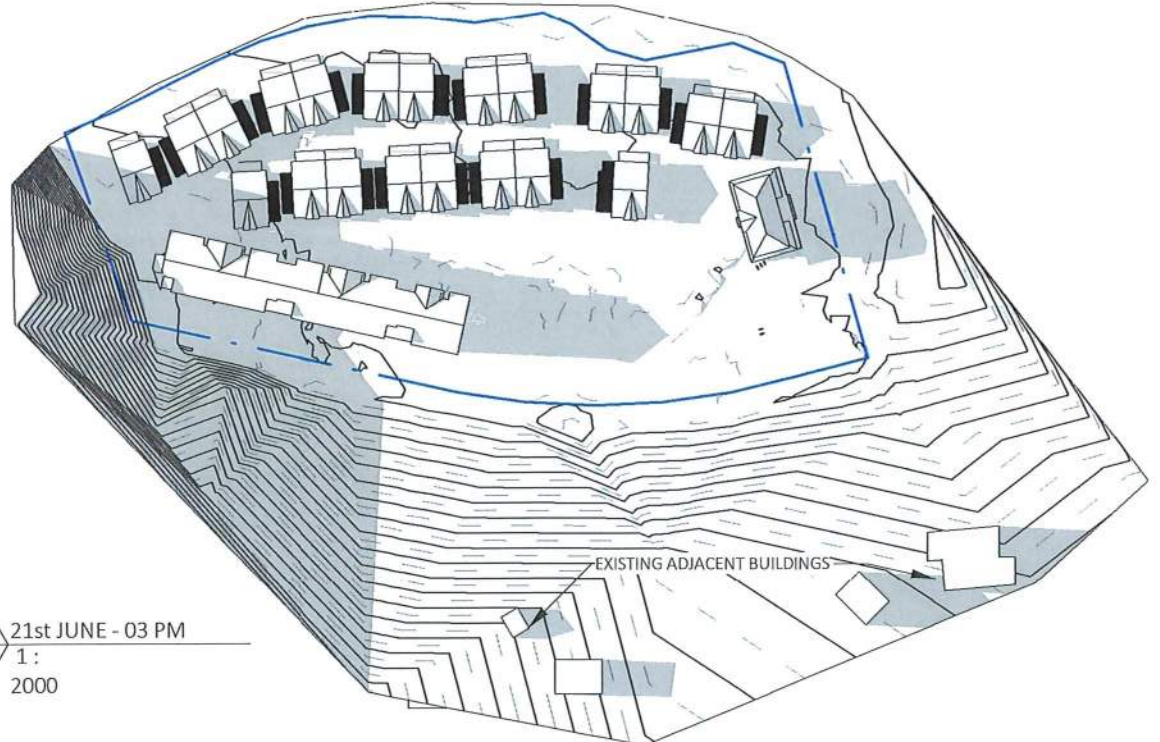
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1 21st JUNE - 01 PM  
DA-0-301 1 : 2000



2 21st JUNE - 02 PM  
DA-0-301 1 : 2000



3 21st JUNE - 03 PM  
DA-0-301 1 : 2000

**CENTRAL COAST COUNCIL**  
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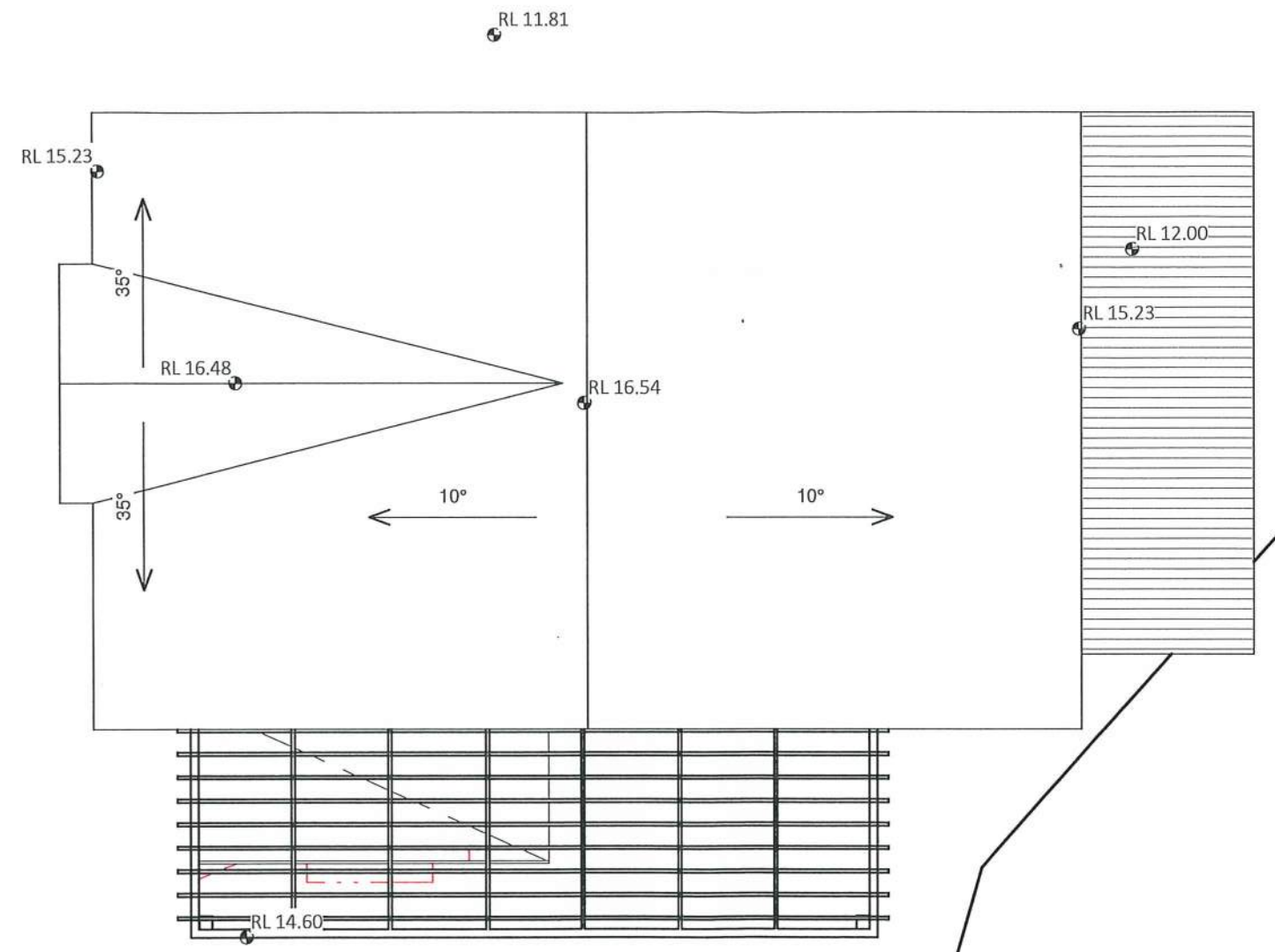
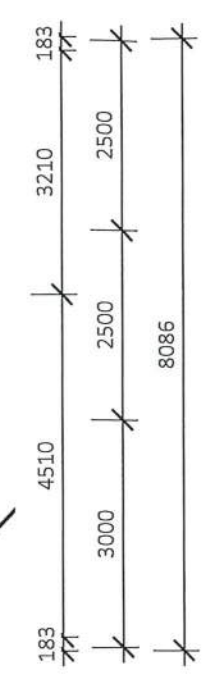
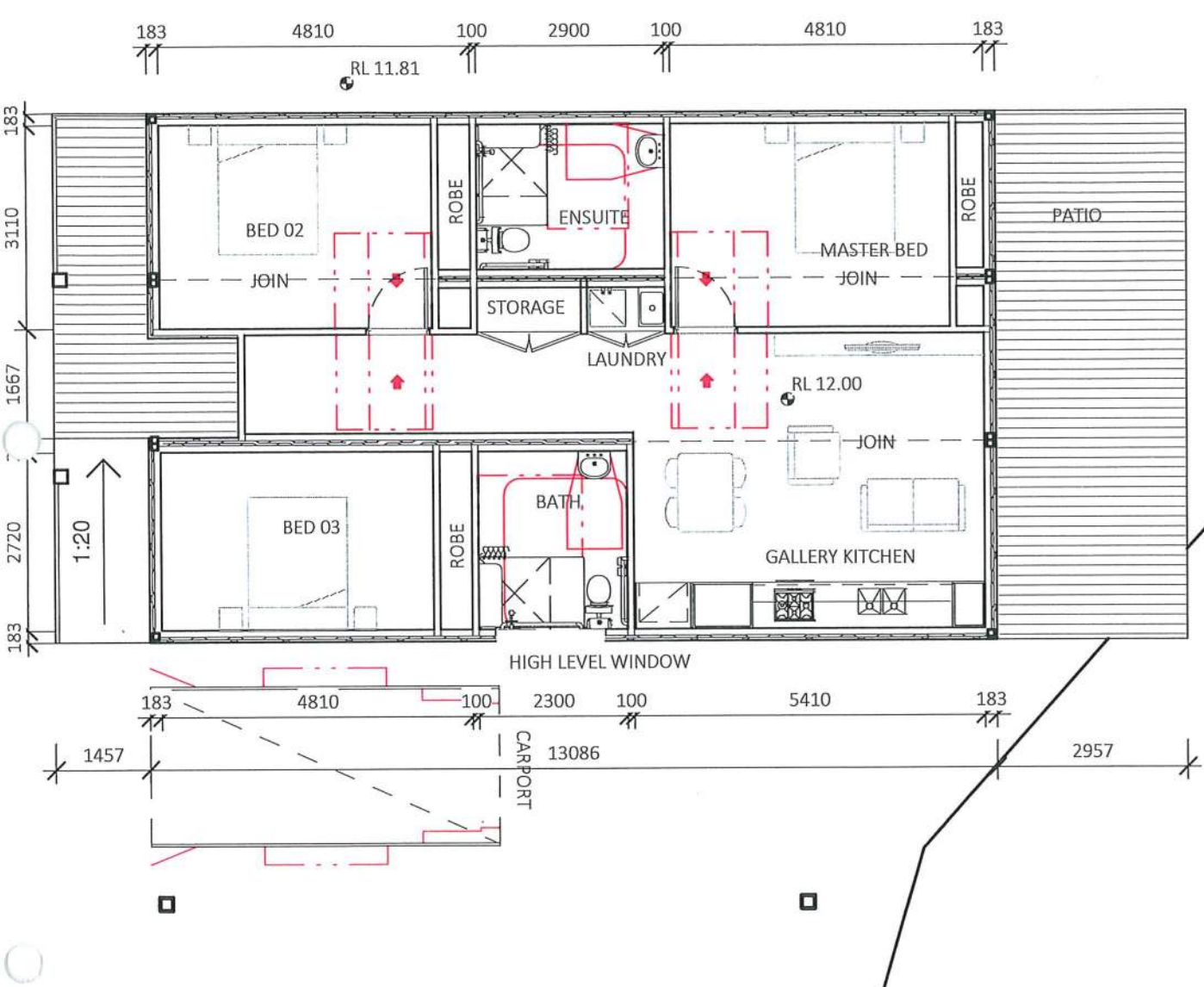
PROJECT  
Penguin Short Stay Accomodation and Function  
Centre  
6 Johnsons Beach Road, Penguin TAS 7316  
CLIENT  
RAYLAND DEVELOPMENTS  
Development Application

DRAWING  
SHADOW ANALYSIS - SHEET 2

PROJECT NO.	DRAWING NO.	REVISION	DATE
21-033	DA-0-952	B	22/04/2024

SCALE @ A3	DRAWN	AUTHORISED
1 : 2000	RM	ND





**CENTRAL COAST COUNCIL**  
**CENTRAL COAST COUNCIL**  
**LAND USE PLANNING**

Received: 03/06/2022  
 Application No: DA2022107  
 Doc ID: 423525

Dickson Rothschild  
 D.R. Design (NSW) Pty. Ltd.  
 65-69 Kent St,  
 Millers Point, Sydney, NSW 2000  
 ABN: 35 134 237 540  
 Phone: +61 2 8540 8720

Nominated Architects:  
 Robert Nigel Dickson  
 NSW ARB #5364  
 Fergus William Cumming  
 NSW ARB #7233  
 www.dicksonrothschild.com.au

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REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR REVIEW	29/03/2021	NF	FC
B	ISSUE FOR REVIEW	25/08/2021	AT	ND
C	ISSUE FOR REVIEW	10/03/2022	HF	PO

PROJECT  
 Penguin Short Stay Accommodation

6 Johnsons Beach Road Penguin TAS 7316

CLIENT  
 RAYLAND DEVELOPMENTS

Development Application

DRAWING  
 TYPICAL FLOOR & ROOF PLAN

PROJECT NO.	DRAWING NO.	REVISION	DATE
21-033	DA-0-211	C	10/03/2022

SCALE @ A3  
 1 : 100

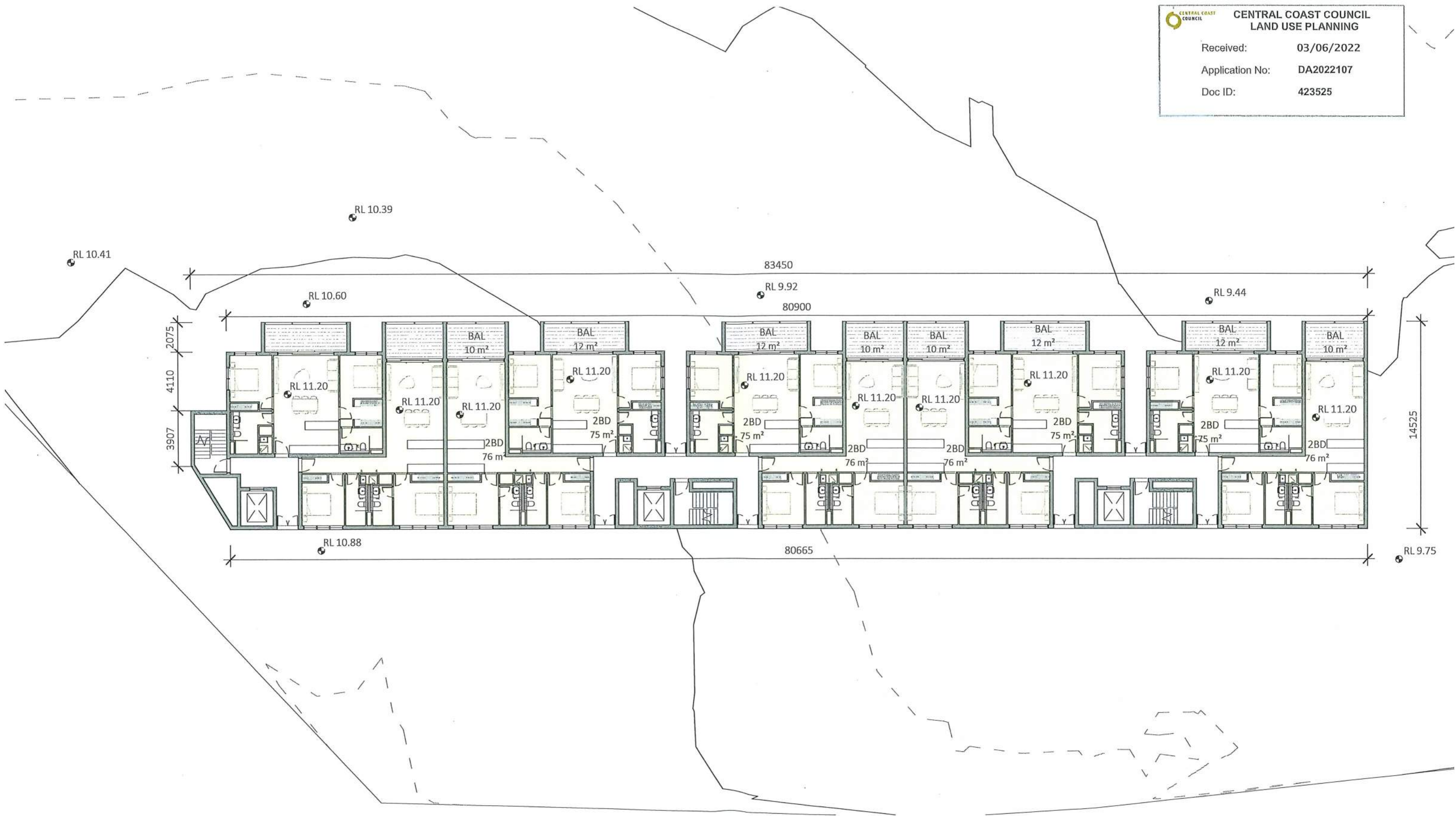
DRAWN  
 HF

AUTHORISED  
 ND

0 SCALE 1:100 5m



PRINTED: 10/03/2022 4:30:38 PM



Dickson Rothschild  
 D.R. Design (NSW) Pty. Ltd.  
 65-69 Kent St,  
 Millers Point, Sydney, NSW 2000  
 ABN: 35 134 237 540  
 Phone: +61 2 8540 8720

Nominated Architects:  
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 NSW ARB #5364  
 Fergus William Cumming  
 NSW ARB #7233  
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REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR REVIEW	25/08/2021	AT	ND
B	ISSUE FOR REVIEW	10-03/2022	HF	PO

PROJECT  
 Penguin Short Stay Accommodation

6 Johnsons Beach Road Penguin TAS 7316

CLIENT  
 RAYLAND DEVELOPMENTS

Development Application

DRAWING  
 GROUND FLOOR PLAN

PROJECT NO.	DRAWING NO.	REVISION	DATE
21-033	DA-0-211	B	10-03/2022

SCALE @ A3	DRAWN	AUTHORISED
1 : 250	AT	ND





Dickson Rothschild  
 D.R. Design (NSW) Pty. Ltd.  
 65-69 Kent St,  
 Millers Point, Sydney, NSW 2000  
 ABN: 35 134 237 540  
 Phone: +61 2 8540 8720

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 NSW ARB #7233  
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REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	DA ISSUE	22/04/2024	RM	ND
B	UPDATED STAGING PLAN	29/04/2024	RM	ND



PROJECT  
 Penguin Short Stay Accomodation and Function  
 Centre  
 6 Johnsons Beach Road, Penguin TAS 7316  
 CLIENT  
 RAYLAND DEVELOPMENTS  
 Development Application

DRAWING  
**STAGING PLAN**

PROJECT NO.	DRAWING NO.	REVISION	DATE
21-033	DA-0-121	B	29/04/2024

SCALE @ A3	DRAWN	AUTHORISED
1 : 600	RM	ND

