
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2025207**

Location: **8 Mell Street, Forth**

Proposal: **Visitor Accommodation – RV campsite –
retrospective application**

The application may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during Office hours and on the council's website: www.centralcoast.tas.gov.au Any person may make representation in relation to the applications (in accordance with S.57(5) of the Act) by writing to the Chief Executive Officer, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au and quoting the Application No. Any representations received by the Council are classed as public documents and will be made available to the public where applicable under the *Local Government (Meeting Procedures) Regulations 2025*.

The representation must be made on or before 1 December 2025

Date of Notification: **15 November 2025**

CENTRAL COAST COUNCIL
PO Box 22 0
19 King Edward Street
ULVERSTONE TASMANIA 7315
Ph: (03) 6 429 8900
Email: planning@centralcoast.tas.gov.au
www: centralcoast.tas.gov.au



Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme – Central Coast
PLANNING PERMIT APPLICATION

CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 29/08/2025
Application No: DA2025207
Doc ID: 529844

Office use only: Zone: Permit Pathway – NPR/Permitted/Discretionary

Use or Development Site:

Site Address: Forth Football Oval

Certificate of Title Reference:
• CT 252400/1 8 Mel Street, Forth
• CT 17542/1 8 Mel Street, Forth
• Forth Recreation Ground Reserve

Land Area: 1.4ha
Heritage Listed Property: NO YES

Applicant(s)

First Name(s): Central Coast Council, By their agent Irene Inc Planning and Urban Design
Surname(s):

Company name (if applicable):
Contact No: 62349281

Postal Address: C/O 49 Tasma Street, North Hobart, TAS 7009

Email address: michela@ireneinc.com.au

Please tick box to receive correspondence and any relevant information regarding your application via email.

Owner(s) (note – if more than one owner, all names must be indicated)

First Name(s):
Middle Names(s):

Surname(s):
Company name (if applicable):
1. Central Coast Council
2. Crown Property Services

Postal Address:
1. 19 King Edward Street, Ulverstone, 7315 (PO Box 220)
2. GPO Box 44, Hobart, TAS, 7001

PERMIT APPLICATION INFORMATION

(If insufficient space for proposed use and development, please attach separate documents)

"USE" is the purpose or manner for which land is utilised.

Proposed Use

Visitor Accommodation (campsite)

Use Class

Office use only

"Development" is the works required to facilitate the proposed use of the land, including the construction or alteration or demolition of buildings and structures, signs, any change in ground level and the clearing of vegetation.

Proposed Development (please submit all documentation in PDF format to planning@centralcoast.tas.gov.au separating A4 documents & forms from A3 documents).

No development or works are proposed as part of this application.

The proposal is solely for use.

Value of the development – (to include all works on site such as outbuildings, sealed driveways and fencing)

\$..... Estimate/ Actual

Total floor area of the developmentm²

Declaration of Notice to Landowner

If land is NOT in the applicant's ownership

I **Michela Fortini**, declare that the owner/each of the owners of the land has been notified of the intention to make this permit application under section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Signature of Applicant

Date

08/08/25

If the application involves land within a Strata Corporation

I, declare that the owner/each of the owners of the body corporation has been notified of the intention to make this permit application.

Signature of Applicant

Date

CENTRAL COAST COUNCIL

PO Box 220
19 King Edward Street
ULVERSTONE TASMANIA 7315
Ph: (03) 6429 8900
Email: planning@centralcoast.tas.gov.au
www: centralcoast.tas.gov.au



Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme – Central Coast
PLANNING PERMIT APPLICATION

CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 09/09/2025
Application No: DA2025207
Doc ID: 530842

Office use only: Zone: Permit Pathway – NPR/Permitted/Discretionary

Use or Development Site:

Site Address

Forth Football Oval

Certificate of Title Reference

- CT 252400/1 8 Mel Street, Forth
- CT 17542/1 8 Mel Street, Forth
- Forth Recreation Ground Reserve

Land Area

1.4ha

Heritage Listed Property

NO

YES

Applicant(s)

First Name(s)

Central Coast Council, By their agent

Surname(s)

Irene Inc Planning and Urban Design

Company name (if applicable)

Contact No:

62349281

Postal Address:

C/O 49 Tasma Street, North Hobart, TAS 7009

Email address:

michela@ireneinc.com.au

Please tick box to receive correspondence and any relevant information regarding your application via email.

Owner(s) (note – if more than one owner, all names must be indicated)

First Name(s)

Middle Names(s)

Surname(s)

Company name (if applicable)

1. Central Coast Council
2. Crown Property Services

Postal Address:

1. 19 King Edward Street, Ulverstone, 7315 (PO Box 220)
2. GPO Box 44, Hobart, TAS, 7001

PERMIT APPLICATION INFORMATION (If insufficient space for proposed use and development, please attach separate documents)

"USE" is the purpose or manner for which land is utilised.

Proposed Use

Use Class

"Development" is the works required to facilitate the proposed use of the land, including the construction or alteration or demolition of buildings and structures, signs, any change in ground level and the clearing of vegetation.

Proposed Development (please submit all documentation in PDF format to planning@centralcoast.tas.gov.au separating A4 documents & forms from A3 documents).

No development or works are proposed as part of this application.

The proposal is solely for use.

Value of the development – (to include all works on site such as outbuildings, sealed driveways and fencing)

\$.....-..... Estimate/ Actual

Total floor area of the developmentm²

Declaration of Notice to Landowner

If land is NOT in the applicant's ownership

I Michela Fortini, declare that the owner/each of the owners of the land has been notified of the intention to make this permit application under section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Signature of Applicant  Date 08/08/25

If the application involves land within a Strata Corporation

I _____, declare that the owner/each of the owners of the body corporation has been notified of the intention to make this permit application.

Signature of Applicant _____ Date _____

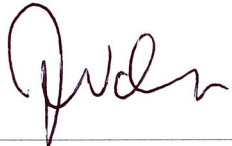
If the application involves land owned or administered by the CENTRAL COAST COUNCIL

Central Coast Council consents to the making of this permit application.

General Managers Signature _____ Date _____

If the permit application involves land owned or administered by the CROWN

I, Jesse Walker - Unit manager (Assessments) as the Minister's Delegate responsible for the land, consent to the making of this permit application.


Minister/Delegate (Signature) 

Date 8/09/2025

NB: If the site includes land owned or administered by the Central Coast Council or by a State government agency, the consent in writing (a letter) from the Council or the Minister responsible for Crown land must be provided at the time of making the application - and this application form must be signed by the Council or the Minister responsible.

Applicants Declaration

I/ we Michela Fortini at IreneInc Planning and Urban Design declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant/s  _____ Date 27/02/23

Office Use Only	
Planning Permit Fee	\$
Public Notice Fee	\$
Permit Amendment / Extension Fee	\$
No Permit Required Assessment Fee	\$
TOTAL	\$
Validity Date	



Department of Natural Resources
and Environment Tasmania

GPO Box 44, Hobart, TAS 7001 Australia
Ph 1300 TAS PARKS / 1300 827 727 Fax 03) 6223 8308
www.parks.tas.gov.au

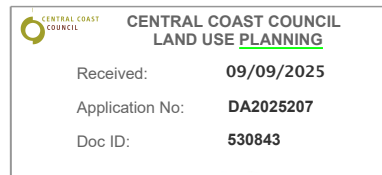


Enquiries: Tanya Simm
Phone: 6165 4691
Email: Tanya.Simm@parks.tas.gov.au
Our ref: 25/2726

8 September 2025

Mr Phil Gartrell
Ireneinc Planning and Urban Design
49 Tasma Street
NORTH HOBART TAS 7009

E: phil@ireneinc.com.au
michela@ireneinc.com.au



Dear Mr Gartrell,

**LODGEMENT OF PLANNING APPLICATION
IRENEINC PLANNING AND URBAN DESIGN OBO CENTRAL COAST COUNCIL
VISITOR ACCOMODATION (CAMPSITE)
FORTH FOOTBALL OVAL, MELL STREET, FORTH**

This letter, issued pursuant to section 52(1B) of the *Land Use Planning and Approvals Act 1993*, is to confirm that the Crown consents to the making of the enclosed Planning Permit Application, insofar as the proposed development relates to Crown land managed by the Department of Natural Resources and Environment Tasmania.

Crown consent is only given to the lodgement of this application. Any variation will require further consent from the Crown.

This letter does not constitute, nor imply, any approval to undertake works, or that any other approvals required under the *Crown Lands Act 1976* have been granted. If planning approval is given for the proposed development, the applicant will be required to obtain separate and distinct consent from the Crown before commencing any works on Crown land.

This landowner consent is provided to enable the public with an opportunity to review and provide comment through a formal process. Where Council engages with the community through the planning process, the Department requires its position to be fully disclosed.

If you need more information regarding the above, please contact the officer nominated at the head of this correspondence.

Yours sincerely,

Jesse Walker
Unit Manager (Assessments)

Instrument of Revocation and Delegation

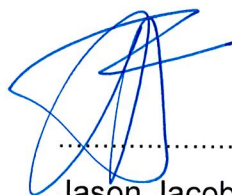
DELEGATION OF THE DIRECTOR-GENERAL OF LANDS' FUNCTIONS UNDER THE *LAND USE PLANNING AND APPROVALS ACT 1993*

I, JASON JACOBI, being and as the Director-General of Lands appointed under section 7 of the *Crown Lands Act 1976*, hereby revoke any previous delegation made pursuant to section 52(1E) of the *Land Use Planning and Approvals Act 1993* ("the Act") and, acting pursuant to section 52(1E) of the Act, I hereby delegate the functions described (by reference to the relevant provision of the Act and generally) in Schedule 1, to the persons respectively holding the offices of Deputy Secretary (Parks and Wildlife Service) (position number 700451), General Manager (Park Operations and Business Services) (position number 708581), Manager (Property Services) (position number 707556), Unit Manager (Operations) (position number 702124) and Unit Manager (Assessments) (position number 334958) in accordance with the functions delegated to me by the Minister administering the *Crown Lands Act 1976*, by instrument dated 9 November 2023.

SCHEDULE 1

Provision	Description of Functions
Section 52(1B)	Signing, and providing written permission for, applications for permits in relation to Crown land.

Dated at HOBART this 29 day of July, 2024



.....
Jason Jacobi

DIRECTOR-GENERAL OF LANDS

2 September 2025

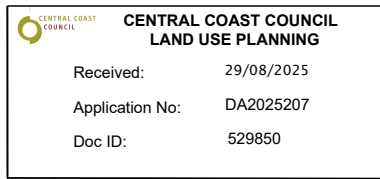
I, Vicki Brereton, Chief Executive Officer of Central Coast Council, under Section 52 of the *Land Use Planning and Approvals Act 1993*, hereby give my written permission for the lodgement of a planning application for Visitor Accommodation – campsite at 8 Me11 Street, Forth as detailed in Planning Application – DA2025207.



.....
Vicki Brereton
CHIEF EXECUTIVE OFFICER

28th August 2025

The General Manager
Central Coast Council
19 King Edward Street (PO Box 220)
ULVERSTONE, TAS 7315



Dear Sandra Ayton,

LANDOWNER CONSENT REQUEST – FORTH FOOTBALL OVAL

I am writing to request Council consent to lodge a development application for visitor accommodation use, specifically for a campsite, which will allow for overnight camping and caravanning at the Forth Football Oval. Whilst the site has historically been used as a free campsite, the use has not been formally approved.

The recent adoption of the Central Coast Camping By-law provides Council with powers to regulate camping and this application seeks to formalise the use.

The proposal is located across the following titles:

- CT 252400/1 8 Mel Street, Forth
- CT 17542/1 8 Mel Street, Forth
- Forth Recreation Ground Reserve



Figure 1: Extent of titles (purple) with site outlined in red (source: the LISTmap, 2022).

A portion of the site also belongs to Crown Land Services, as demonstrated in the below figure. There are no crown leases/licences apparent across the site.

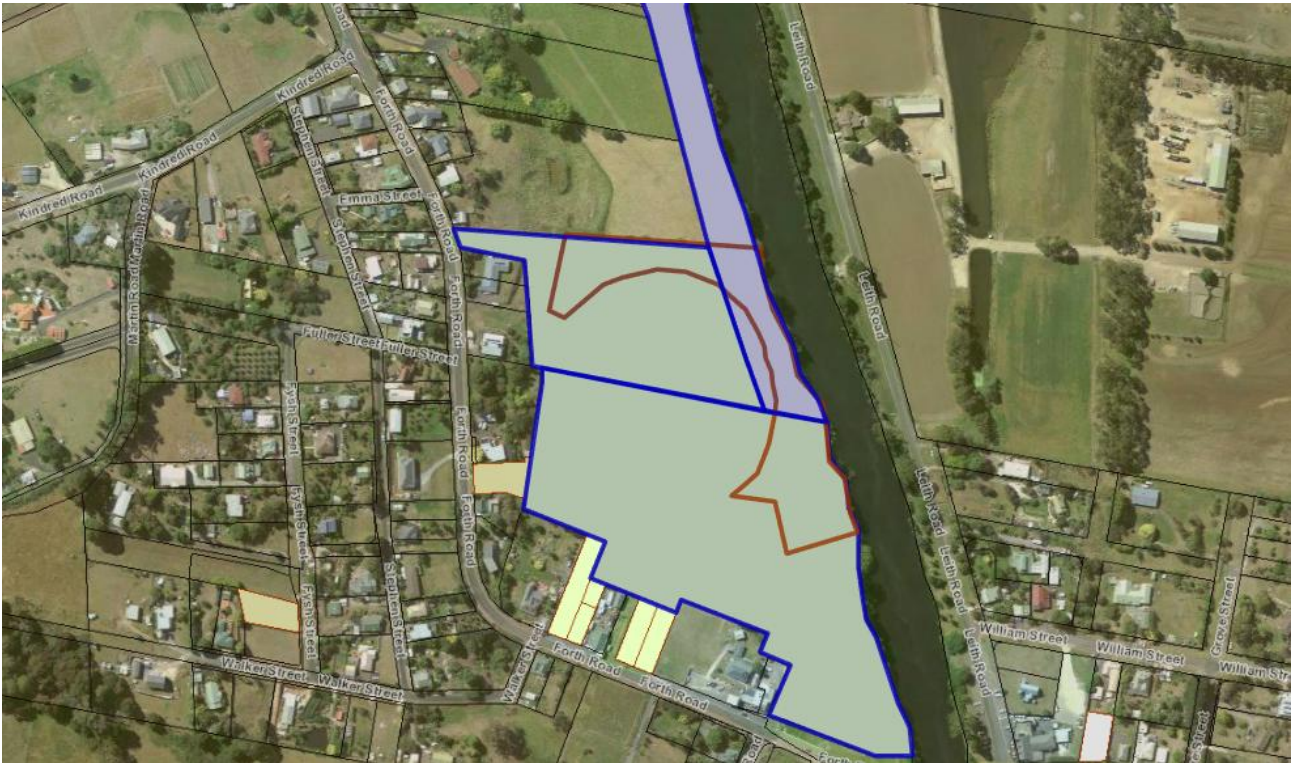


Figure 2: Land tenure with Crown land (purple), and Council land (green) (source: the LISTmap, 2022).

The following outlines the extent of the proposal within Council land:

Visitor Accommodation Use:

- Use of the site for visitor accommodation (specifically for a campsite), to be managed in accordance with the Central Coast Camping By-law
- No additional works, infrastructure or signage are proposed.

As required under S52 of the *Land Use and Approvals Act 1992*, we request Council’s consent to lodge the application.

Please refer to the accompanying Planning report by IreneInc Planning and Urban Design. 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

SEARCH OF TORRENS TITLE

VOLUME 17542	FOLIO 1
EDITION 3	DATE OF ISSUE 15-Aug-2013

SEARCH DATE : 28-Feb-2023

SEARCH TIME : 10.14 AM



**CENTRAL COAST COUNCIL
LAND USE PLANNING**

Received: 29/08/2025
Application No: DA2025207
Doc ID: 529848

DESCRIPTION OF LAND

City of DEVONPORT
 Lot 1 on Diagram 17542
 Being the land described in Conveyance No. 56/9838
 Derivation : Part of Lot 701 Gtd. to Alexander Clerke
 Prior CT 3939/33

SCHEDULE 1

CENTRAL COAST COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

APPROVED FROM 29 JAN 1982 <i>J. Brown</i> ACTING DEPUTY RECORDER OF TITLES	CONVERSION PLAN	REGISTERED NUMBER D. 17542
FILE NUMBER Y 69	GRANTEE PART OF LOT 701 (640.0.0) ALEXANDER CLERKE	DRAWN 1/19.1.82

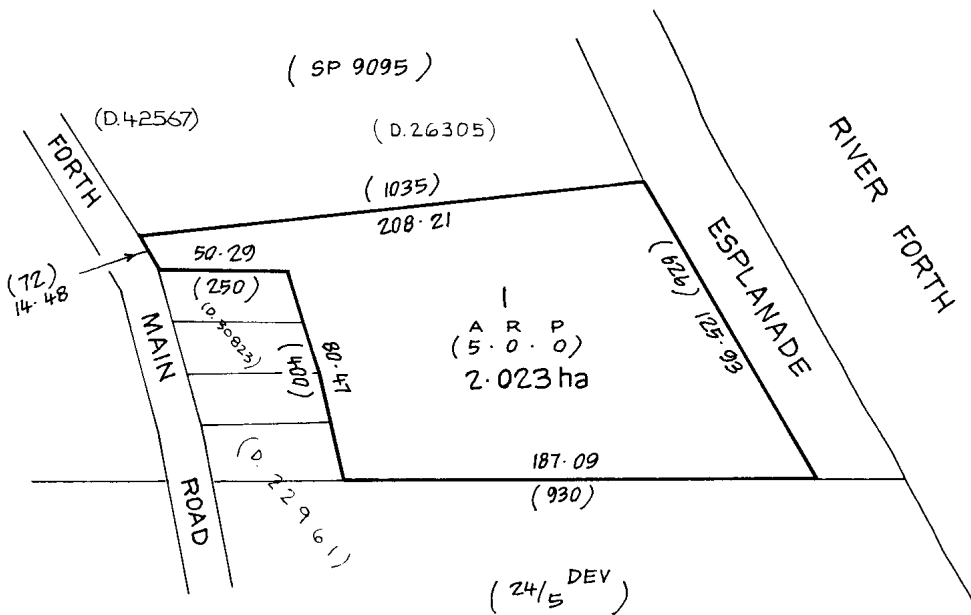
05-K-2062

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF DEVONPORT
~~LAND-DISTRICT OF~~
~~PARISH OF~~
 LENGTHS ARE IN METRES NOT TO SCALE
 LENGTHS IN BRACKETS IN LINKS FEET & INCHES

	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	29/08/2025
Application No:	DA2025207
Doc ID:	529846

D 17542



SEARCH OF TORRENS TITLE

VOLUME 252400	FOLIO 1
EDITION 4	DATE OF ISSUE 15-Aug-2013

SEARCH DATE : 28-Feb-2023

SEARCH TIME : 10.14 AM



**CENTRAL COAST COUNCIL
LAND USE PLANNING**

Received: 29/08/2025
Application No: DA2025207
Doc ID: 529849

DESCRIPTION OF LAND

City of DEVONPORT
Lot 1 on Plan 252400
Derivation : Part of 300 Acres Gtd. to Edward Martin
Prior CT 2044/85

SCHEDULE 1

CENTRAL COAST COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BURDENING EASEMENT a right of drainage (appurtenant to the
land comprised in Certificate of Title Volume 2044
Folio 86) over the land marked "Drainage Easement 1.
83m wide" passing through the said land within
described

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

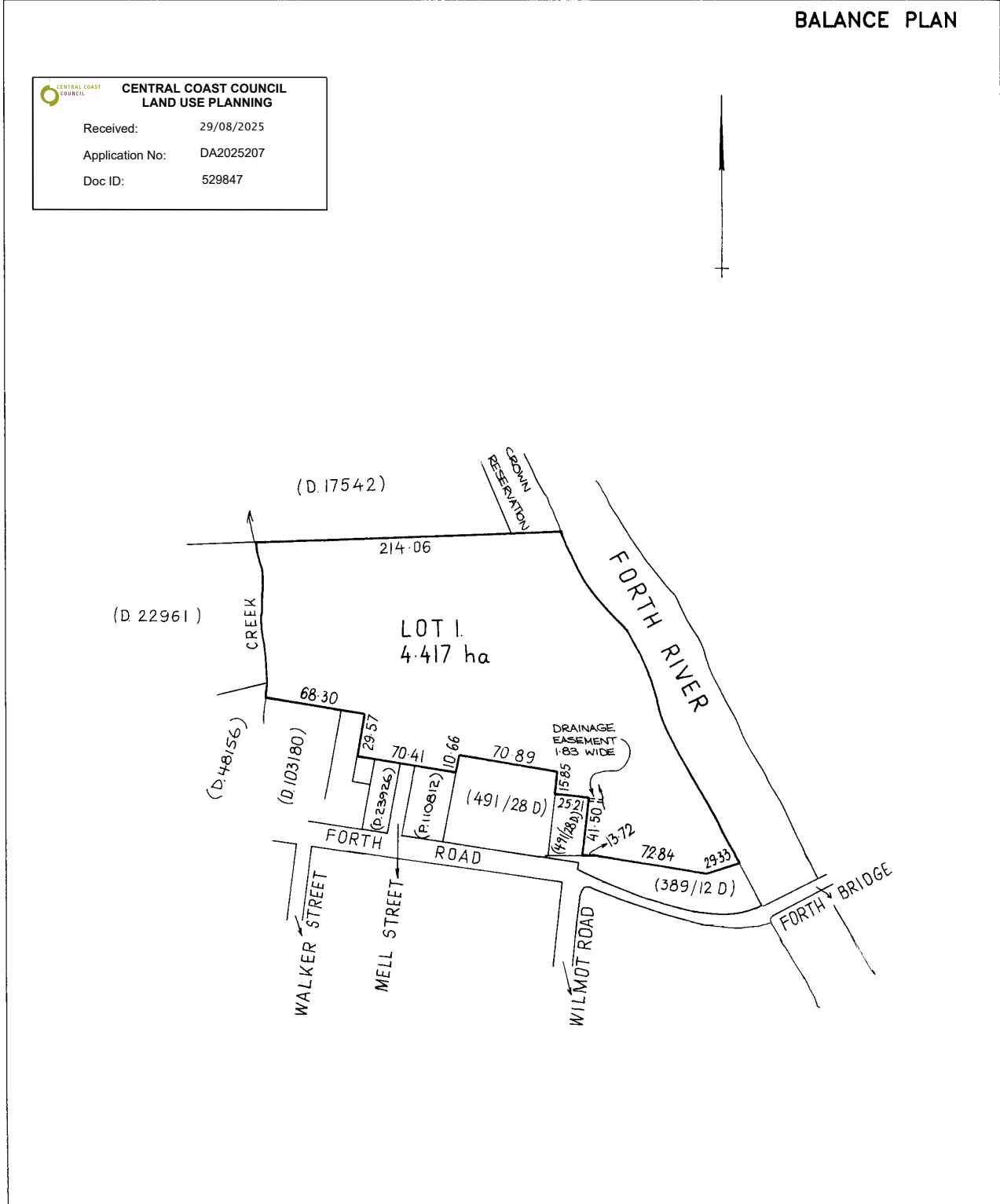
OWNER FOLIO REFERENCE CT 2044/85 GRANTEE	<p align="center">PLAN OF TITLE</p> LOCATION CITY OF DEVONPORT FIRST SURVEY PLAN No. 24/5 DEV. COMPILED BY LTO SCALE 1: 2500 LENGTHS IN METRES	Registered Number P 252400
		APPROVED 4 APR 1996 <i>Michael Dina</i> Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 104	LAST UPI No 6307692	LAST PLAN No. 24/5 DEV.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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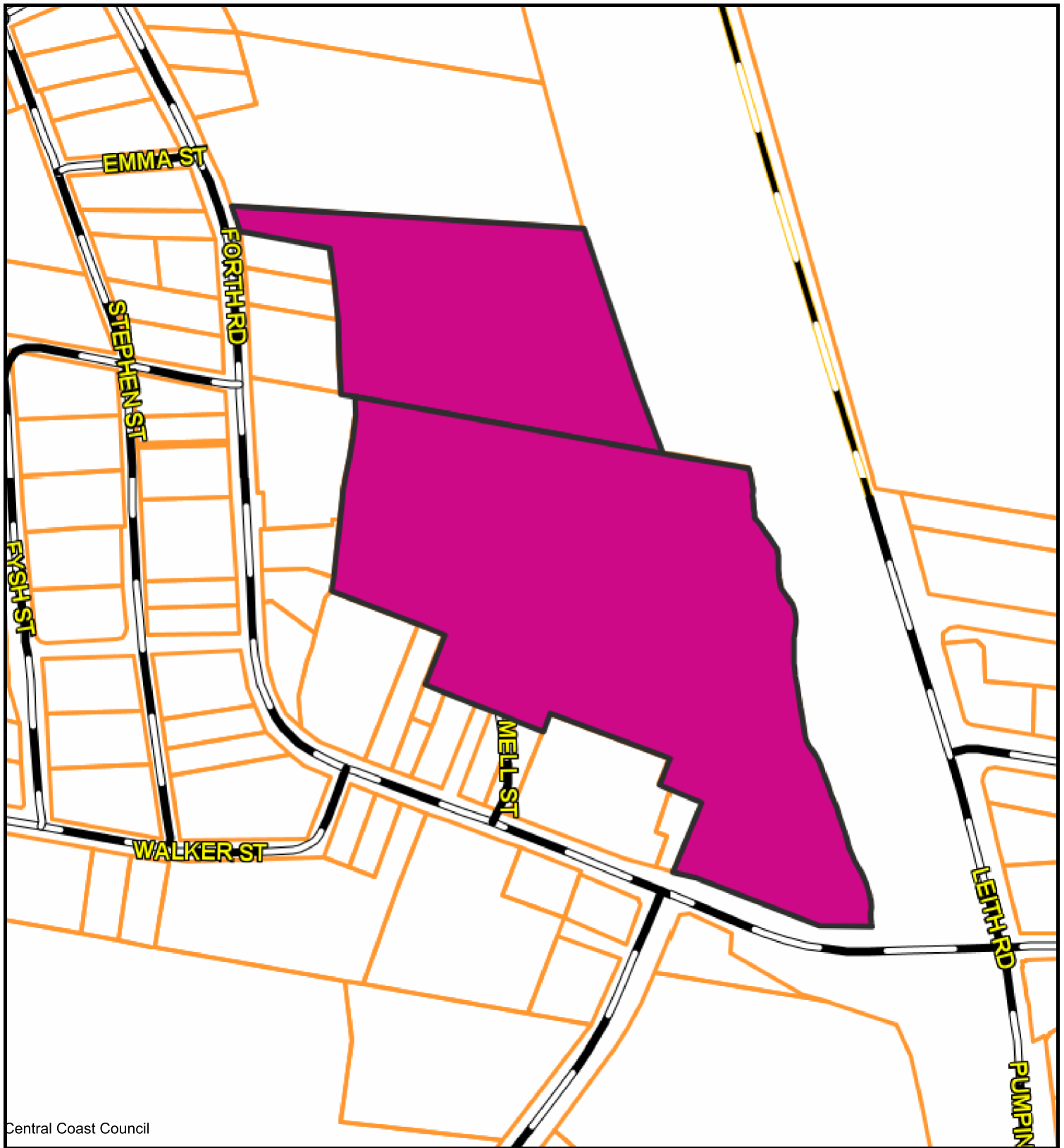
BALANCE PLAN

CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 29/08/2025
Application No: DA2025207
Doc ID: 529847



A-143



Central Coast Council



CENTRAL COAST COUNCIL
 19 King Edward St
 Ulverstone
 TAS 7315
 Telephone: 03 6429 8900
 admin@centralcoast.tas.gov.au



13-Nov-2025

**8 MELL STREET,
 FORTH
 DA2025207**

IMPORTANT

This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.

Disclaimer

This map is not a precise survey document
 All care is taken in the preparation of this plan; however, Central Coast Council accepts no responsibility for any misprints, errors, omissions or inaccuracies. The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurement should be undertaken by survey.
 © The List 2025.
 © Central Coast Council 2025.

50 m

Scale =
1:2940.840

Coastal Inundation Hazards Report – Forth Oval Redevelopment (short stay vehicle-based camping)

Prepared for
Ireneinc Planning & Urban Design Pty Ltd

Client representative
Michela Fortini

Date
20 January 2023

Rev 00


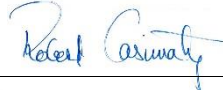



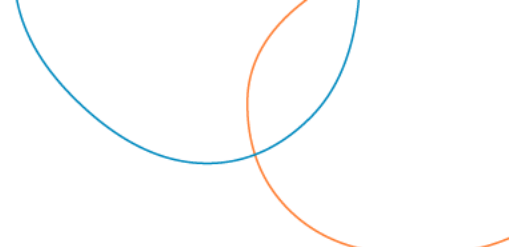
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Prepared by — Noel Carroll		Date — 20 January 2023
Reviewed by — Robert Casimaty		Date — 20 January 2023
Authorised by — Noel Carroll		Date — 20 January 2023

**Revision History**

Rev No.	Description	Prepared by	Reviewed by	Authorised by	Date
A	Draft for client review	N. Carroll		N. Carroll	16/01/2023
00	Formal issue to client	N. Carroll	R. Casimaty	N. Carroll	20/01/2023

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Executive summary

This Coastal Inundation Hazard Report and any supporting information has been prepared in accordance with the requirements of the relevant Code in the Tasmanian Planning Scheme and in accordance with the latest Director's Determination (September, 2021).

1. Introduction

Central Coast Council (CCC) desires to redevelop the Forth Football Oval for short stay/overnight vehicle-based camping to be used by RVs, caravans, etc.

No building works are proposed but the redevelopment nevertheless requires planning approval. The Tasmanian Planning Scheme (TPS) that is in force for the CCC Municipality has planning overlays for various constraints on the subject property including the potential for vulnerability to coastal inundation.

Ireneinc Planning & Urban Design, on behalf of CCC, seeks a Coastal Inundation Hazard Report that responds to the requirements of the TPS.

2. Scope of works / background

The scope of services undertaken by pitt&sherry for this assessment and Coastal Inundation Hazard Report has included the following activities:

- Liaise with Ireneinc Planning & Urban Design (Ireneinc) via Michela Fortini
- Examine the survey drawing from a Registered Surveyor that shows current levels on the proposed site that is required to be provided to pitt&sherry via Ireneinc
- Undertake a desktop study of the publicly available information regarding coastal inundation
- Prepare a report about the Coastal Inundation Hazard; and
- Release the finalised report post receipt of comment from Ireneinc.


The following services were specifically EXCLUDED from the scope undertaken by pitt&sherry:

- Obtaining site measurements
- Site inspection
- Assessment of the joint probability of riverine and coastal inundation. No report prepared by others about this matter (from a respected source) has been provided to pitt&sherry
- Interpretation of the Tasmanian Planning Scheme and/or the provision of planning advice; and
- Creating a coastal model to examine waves and wave effects (if any occur at the subject site), computer based or otherwise.

3. About the practitioner and method

3.1 Practitioner details

The information below is to be completed by each person responsible for preparing or verifying this report.¹

Lead / coordinating consultant name (must be an individual)	Noel Carroll
Academic Qualification/s	BEng, MEngSc (UNSW, Coastal Engineering and Management), CPEng, MIEAust., NER, RPEQ
Relevant Experience	I have been involved with coastal engineering projects since 1985
Business name and address	pitt&sherry (Operations) Pty Ltd, Level 1, 199 Macquarie Street, Hobart, 7000.
Contact phone number	03 62 101400
Email address	ncarroll@pittsh.com.au
Signature	
Date	20/1/2023
Supporting consultant name (must be an individual)	Not applicable (no one)

3.2 Methodology

This report has been prepared in accordance with the Department of Justice (CBOS) Director's Determination – Coastal Inundation Hazard Areas v1.2, dated 21 September 2021, and generally following the format/pro forma that was prepared by the State Government for this purpose.

No drawing has been provided to pitt&sherry that shows the proposed extents and/or layout of the proposed redevelopment at Forth Oval, TOC slab levels and the like.

No survey drawing showing the existing surface levels at the Forth Football Ground has been provided to pitt&sherry. The site levels shown herein are derived from an on-line database 'ELVIS' (Geoscience Australia, 2022) available from: [Digital Elevation Data | Geoscience Australia \(ga.gov.au\)](https://www.ga.gov.au/digital-elevation-data).

4. Information considered

4.1 Site infrastructure

The existing site infrastructure is shown in Figure 1. This information was provided to pitt&sherry by the Central Coast Council via their Design Engineer, Mr Raman Bhurtel.

¹ If this report relates to Coastal Inundation Hazard, it must be prepared by a 'suitably qualified person'. A suitably qualified person is a person who can adequately demonstrate relevant tertiary qualifications (or equivalent) and experience in a recognised field of knowledge, expertise or practice with direct relevance to the matter under consideration.

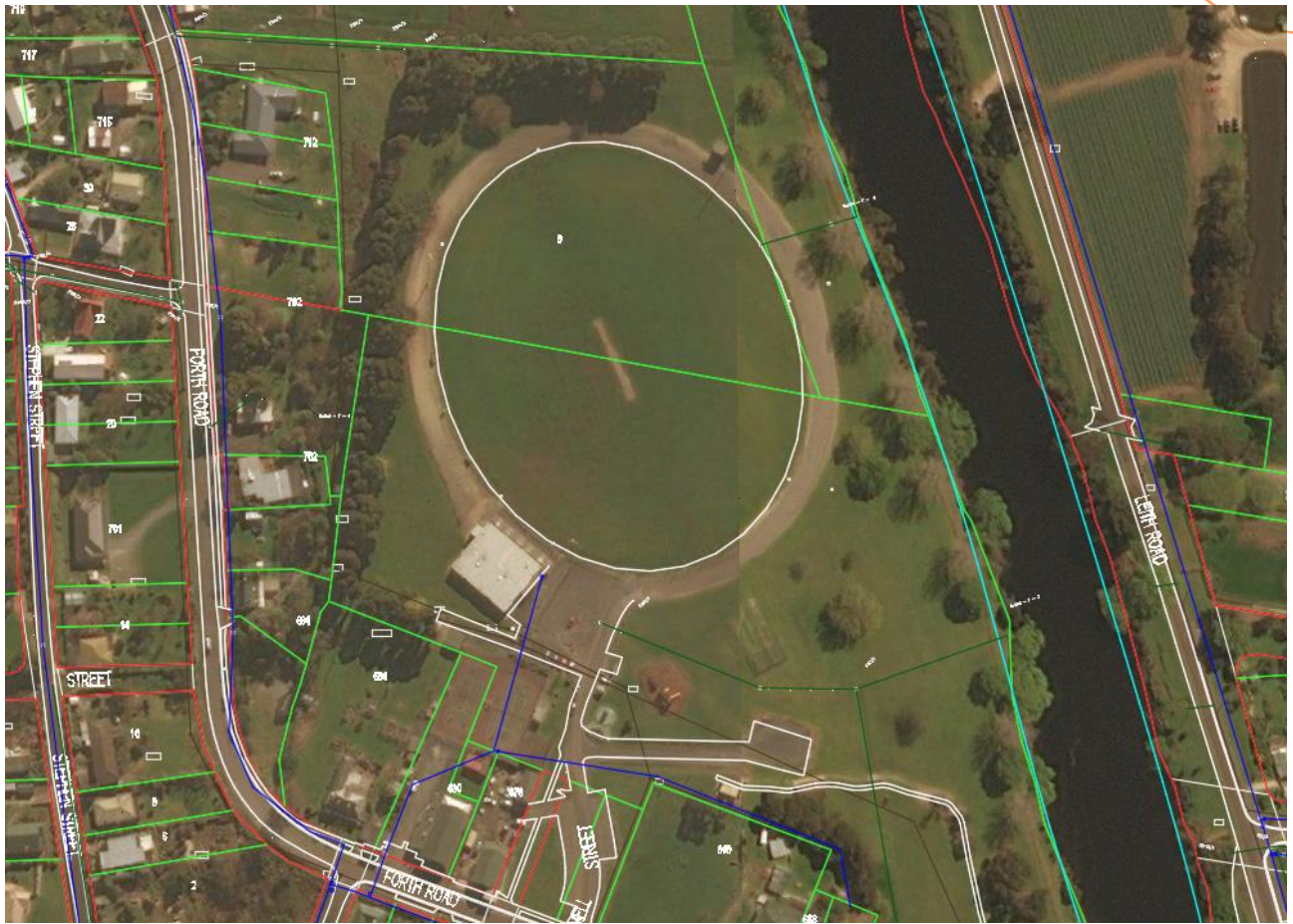


Figure 1: Aerial photo of Forth Oval showing the existing site infrastructure. Dark green lines denote the stormwater pipes and light green lines represent cadastral and/or property boundaries (Source – Central Coast Council, 2022)

4.2 The proposed redevelopment and inundation overlays

4.2.1 Proposed redevelopment

It is proposed to redevelop Forth Oval by the permitting short stay/overnight vehicle-based camping to be used by RV vehicles, caravans, etc. It is understood that the proposal requires no new construction of slabs or buildings or the provision of extra infrastructure/services.

4.2.2 Forth River flood prone area overlay

The flood prone area overlay provided in the Tasmanian Planning Scheme (for Central Coast Council) that are relevant to the subject site is shown in Figure 2.

Figure 3 shows the Entura Pty Ltd (2015) Forth River 1 in 100-year 'flood line' that was prepared by them for the Central Coast Council superimposed on an aerial photo ('GoogleEarth Pro', 2022) of the area including Forth Oval. Figure 3 corresponds to the TPS overlay. The 'Entura flood line' was provided as a DXF file to pitt&sherry by the Central Coast Council by their Design Engineer, Mr Raman Bhurtel.

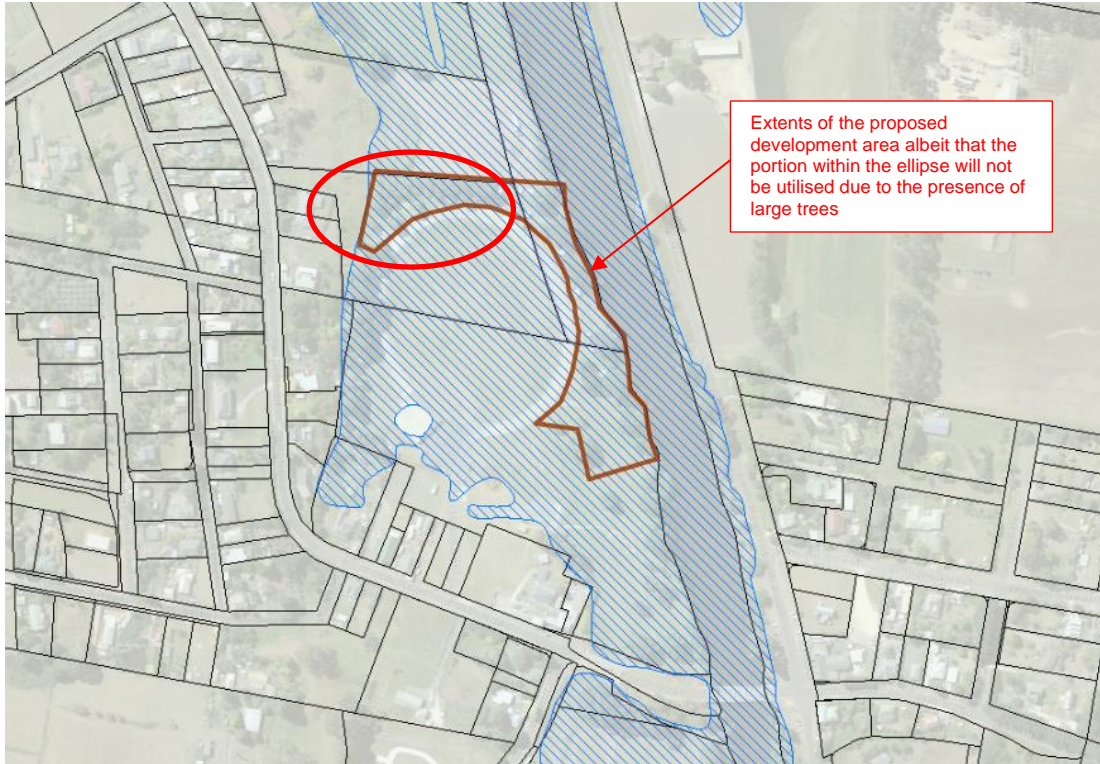


Figure 2: Aerial photo of Forth Oval showing the proposed redevelopment extents, within the reddish-brown outline, and the flood prone area overlay for the TPS (Source – Ireneinc Planning & Urban Design, 2022)



Figure 3: Aerial photo of Forth Oval and surrounds showing the Entura 1 in 100-year Forth flood line that was prepared by them in 2015 (Adapted from the original, source – Central Coast Council, 2022)

4.2.3 Coastal inundation area overlay

The coastal inundation area overlay provided in the Tasmanian Planning Scheme (for Central Coast Council) that are relevant to the subject site is shown in Figure 4.

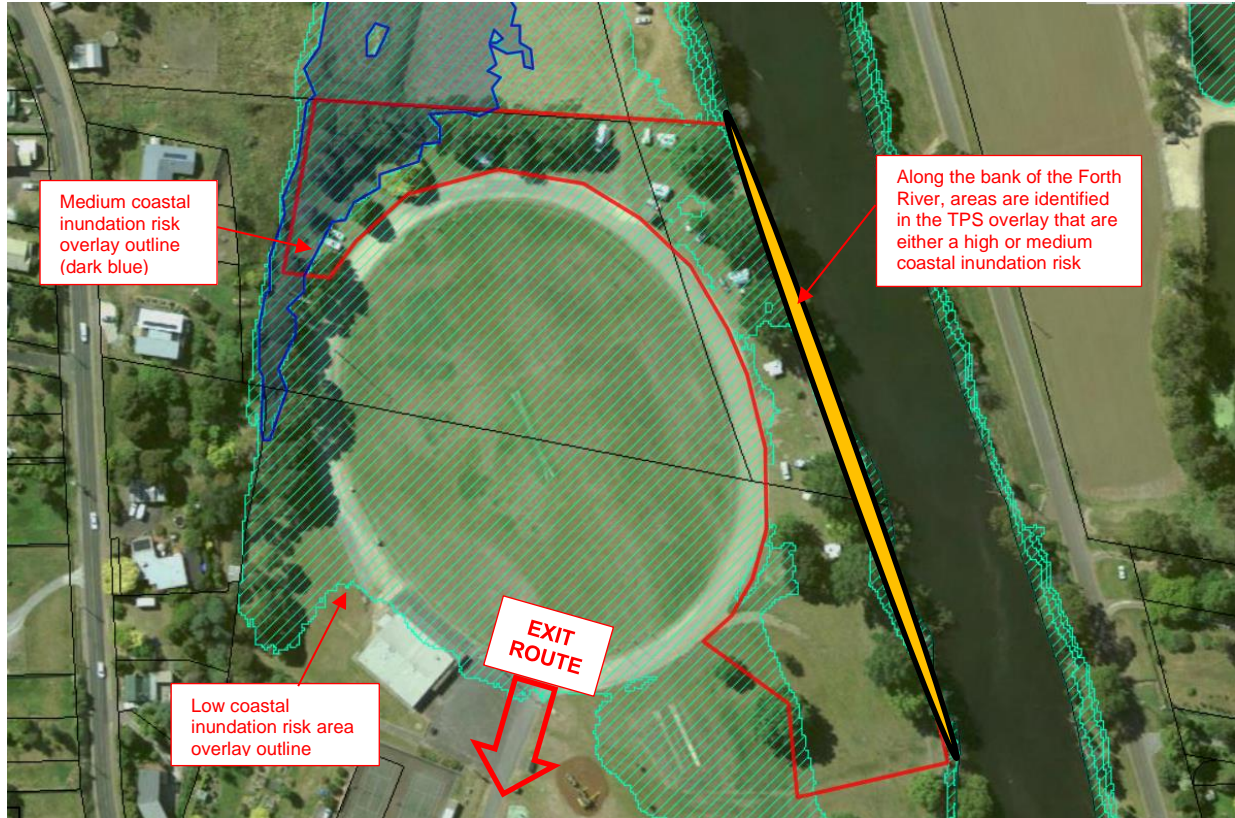


Figure 4: Aerial photo of Forth Oval showing the proposed redevelopment extents, within the red outline, and the coastal inundation area overlays – medium and low risk - for the TPS (Adapted from the original, source – Ireneinc Planning & Urban Design, 2022)

The risk of coastal inundation is identified as follows:

- The low-risk area is vulnerable to a 1% AEP storm tide event in 2100; and
- The medium-risk area is vulnerable to a 1% AEP storm tide event in 2050 and inundation from mean high tide by 2100.

The next section in this report includes a figure that shows the site levels on the subject site.

The outline of the low risk area on the overlay appears to correspond (approximately) with the contour at about 3.25 m AHD and the outline of the medium risk coastal inundation overlay appears to correspond (approximately) to 2.5 m AHD.

NOTE: those levels do not implicitly factor in an allowance for freeboard that is referred to in section 4.4 below.

4.3 Site levels

The existing site levels are shown in Figure 5. This information was extracted from 'ELVIS' (Geoscience Australia, 2022) and is overlaid on an aerial photo of the subject site.



Figure 5: Aerial photo of Forth Oval showing the existing site levels (Adapted from the original, sources – Geoscience Australia, 2022 and 'GoogleEarth Pro', 2022)

4.4 Prescribed inundation levels in the Tasmanian Planning Scheme

For the Central Coast Council municipality, table CCO-Table C11.1 in TPS prescribes inundation level vs. risk.

CCO-Table C11.1 Coastal Inundation Hazard Bands AHD Levels

Locality	High Hazard Band (m AHD)	Medium Hazard Band (m AHD)	Low Hazard Band (m AHD)	Defined Flood Level (m AHD)
	Sea Level Rise 2050	1% annual exceedance probability 2050 with freeboard	1% annual exceedance probability 2100 (design flood level) with freeboard	1% annual exceedance probability 2100
Forth	1.8	2.7	3.2	2.9

Figure 6: Extract from the planning scheme local provisions for Central Coast Council re coastal inundation hazard band AHD levels (Source – TPS 2022)

CCO-Table C11.1 in the TPS indicates that the defined flood level (in the Forth River) is at 2.9 m AHD which is lower than the Low Hazard Band inundation area level at 3.2 m AHD (including 0.3 m freeboard) but exceeds the level for the Medium Hazard Band. The joint probability of inundation from the sea together with flooding in the Forth River is not addressed in this table although one could surmise that the 'Entura flood line' shown in Figure 3 may have taken the joint probability of inundation from the two sources into account.

In 2050, the projected level for inundation from the sea is at 2.4 m AHD (Medium Hazard Band level = 2.7 m – 0.3 m freeboard). As far as can be determined from the contours shown in Figure 5 ('ELVIS', Geoscience Australia, 2022) all of the proposed development area is above the projected level of inundation from the sea in 2050 (with 100 mm freeboard, minimum).

4.5 Consideration of risk vs. use

4.5.1 Planning assessment

The assessment of provisions in the Tasmanian Planning Scheme has been undertaken by Ireneinc Planning & Urban Design Pty Ltd and I have been informed of their deliberations.

4.5.2 Flood risk - flood prone hazard area

I am advised by Ireneinc Planning & Urban Design Pty Ltd that "The proposal will allow for short-term stay of camping tents and caravans. The accommodation type by nature is highly transient, allowing for evacuation and closure of the site should any risk arise. The land is vacant with no infrastructure at risk of flooding. It is therefore determined that under C12.2, the proposal does not require assessment against the provisions of this code.", (for a flood prone hazard area).

There is no risk to consider further in this report.

4.5.3 Coastal inundation risk – 'Medium Hazard Band' area

I am advised by Ireneinc Planning & Urban Design Pty Ltd that "As per *C11.2.4 Application of this Code*, visitor accommodation is not a use class that is reliant on a coastal location. Visitor accommodation use is not permitted within the extent of the medium hazard band. Due to the dense tree line and potential risk of limb-fall in this area, the use will not extend within the medium risk area. Therefore, the above provisions will not be applicable.", (for a Medium Hazard Band area).

There is no risk to consider further in this report.

4.5.4 Coastal inundation risk – 'Low Hazard Band' area

I am advised by Ireneinc Planning & Urban Design Pty Ltd that "A flood hazard/coastal inundation hazard report will be required to determine whether tolerable risk can be maintained."

Regarding the specific provisions in TPS, viz., C11.5.3 and C11.5.4, I have considered same and find, as follows:

C11.5.3 P1

- A tolerable risk can be achieved and maintained, re coastal inundation, if the proposed use within a non-urban zone is implemented
- This is so because the development area is proposed to be located on the site where the existing surface level is at or above 2.9 m AHD.
- Since the purpose of the development is for short stay camping with people occupying parked RV vehicles or caravans, there will be a reasonable freeboard above RL 2.9 m AHD
- In my opinion, there is no requirement for any specific hazard reduction measures or protection measures arising as a consequence of the proposed development

- There is no increased risk to any public infrastructure as a consequence of the proposed development; and
- The proposed development does not rely on any coastal protection works.

I am not aware of any need for additional advice from a Tasmanian Govt. authority, a regulated entity or Central Coast Council.

CAVEAT: The proposed development shall be confined within an area that is a safe distance landward from the bank of the Forth River and where the existing surface level exceeds 2.900 m AHD.

C11.5.4 P1.1

- The proposed development is a 'vulnerable use'; and
- The proposed development is not located within a High Hazard Band area.

C11.5.4 P1.2

- In my opinion, an increase in the level of risk as a consequence of the proposed development does not require any specific hazard reduction measures arising; and
- The use can achieve and maintain a tolerable risk from a 1% annual exceedance probability (AEP) coastal inundation event in 2100 for the intended life of the use without requiring any specific hazard reduction or protection measures.

C11.5.4 P4

- In my opinion, the proposed development, being a vulnerable use in a coastal inundation hazard area is adequately protected – naturally - from coastal inundation in a 1% AEP event in 2100 (within the Low Hazard Band area) and the proposal does not rely on any protection measures being implemented
- In my opinion, the people who temporarily live, work or visit the site would have the ability to protect themselves when the projected upper level of coastal inundation is expected to occur, e.g. during a high storm tide event
- In my opinion, the people who temporarily live, work or visit the site would have adequate ability to evacuate from the site during an emergency relating to the projected high level of coastal inundation
- In my opinion, the people who temporarily live, work or visit the site would have adequate ability to evacuate from the site following an emergency evacuation plan that is properly explained to them and that is appropriately signed on the subject site and following adequate instructions from those in authority who direct them to evacuate during an emergency
- In my opinion, the level of risk to emergency personnel in authority on the subject site would be low and not unreasonable with respect to the projected high level of coastal inundation; and
- I am not aware of any need for additional advice from a Tasmanian Govt. authority, a regulated entity or Central Coast Council.

5. Opinions about the proposal

Likelihood of the proposed use or development to cause or contribute to the occurrence of coastal inundation on the site or adjacent land.²

- Negligible to nil.

Can the proposed use or development achieve and maintain a tolerable risk for the intended life of the use or development, having regard to the following Q&A matrix?

² Complete for coastal erosion, coastal inundation as is relevant.

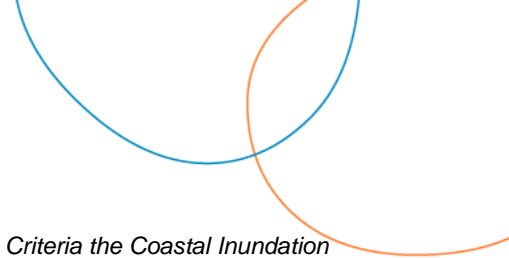
The nature, intensity and duration of the use	<Does the nature, intensity, and / or duration of the proposed use make it more or less able to achieve and maintain a tolerable risk in relation to coastal inundation?> Less able (very slightly)
The type, form and duration of any development	<Does the type, form, and / or intended duration of the proposed development make it more or less able to achieve and maintain a tolerable risk in relation to coastal inundation?> Less able (very slightly)
The likely change in the risk across the intended life of the use or development	<How is the coastal inundation risk likely to change over time? How will the expected change in risk over time impact the ability of the proposed use or development to achieve and maintain a tolerable risk for the intended life of the use or development?> The coastal inundation risk will increase over time due to the projected sea level rise that could occur on the North West Coast (and elsewhere of course). The expected risk of coastal inundation is managed (naturally) by the existing surface on the subject site being at or higher than the prescribed Low Hazard Band are levels (less freeboard height)
The ability to adapt to a change in the level of risk	<Will the proposed use or development be able to adapt to changes in coastal inundation risks?> Yes, readily
The ability to maintain access to utilities and services	<Will the risk of inundation prevent the proposed use or development from being able to maintain access to utilities and services such as water, transport, electricity, or telecommunications infrastructure for the intended life of the use or development?> That is not expected/is very unlikely
The need for specific coastal inundation hazard reduction or protection measures on the site²	<Will specific on-site hazard reduction or protection measures be necessary to enable the proposed use or development to achieve and maintain a tolerable risk for the intended life of the use or development?> No
The need for coastal inundation reduction or protection measures beyond the boundary of the site²	<Will hazard reduction or protection measures be necessary beyond the boundary of the site to enable the proposed use or development to achieve and maintain a tolerable risk for the intended life of the use or development?> No
Any coastal inundation management plan in place for the site or adjacent land²	<If there is currently a coastal inundation management plan in place for the site or adjacent land, does it contain / require adequate hazard reduction or protection measures to enable the proposed use or development to achieve and maintain a tolerable risk for the intended life of the use or development?> I am not aware that a local coastal inundation management plan has been implemented and my assessment/opinion is not reliant upon the provision of physical hazard reduction or hazard protection measures

Any advice relating to the ongoing management of the use or development?

- Provision of appropriate signage re the possibility of a coastal inundation risk; and
- Preparation of an appropriate emergency response/evacuation plan that is to the satisfaction of the emergency personnel having authority over the subject site, e.g. SES, etc.

Is the use or development located on an actively mobile landform within the coastal zone?

Yes No



Are there any conclusions relating to any matter specifically required by Performance Criteria the Coastal Inundation Hazard Code (C11.5 – C11.7)?

- The relevant parts of C11.5 (i.e. C11.5.3 and C11.5.4) have been considered and addressed in section 4 above
- C11.6 is inapplicable to the proposed development; and
- C11.7 is inapplicable to the proposed development.

6. Conclusions

In my opinion, the proposed development at Forth Oval for the temporary use by those visiting/holidaying in recreational vehicles and/or caravans is reasonable. The information presented in the preceding sections of this report demonstrates that the risk to users (a 'vulnerable use' per the TPS) is low and can be managed through routine regulatory measures without the need to construct hazard reduction measures or protection measures, in my opinion.

Taking account of the nature, intensity, time that visitors and vacationers are staying on site and the duration of the use on the subject property, it is my opinion that the proposed development can achieve a tolerable risk when in operation and ought to be able to maintain a tolerable risk for the expected life of the development (30 years, say).



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Coastal Inundation Hazards Report – Forth Oval Redevelopment (short stay camping)

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FORTH FOOTBALL OVAL, FORTH



FORTH FOOTBALL OVAL

Development Application

Last Updated - November 2025

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1. INTRODUCTION

Planning Tas Pty Ltd trading as Ireneinc Planning and Urban Design has been engaged by the Central Coast Council to prepare a development application for freedom campsites at various locations.

The following is an assessment of the proposed development in response to the provisions of the *Tasmanian Planning Scheme – Central Coast*, with respect to the proposed site at Preservation Bay.

1.1 THE SITE

The site is located at the Forth Football oval and comprises of the following titles:

- CT 252400/1 8 Mel Street, Forth
- CT 17542/1 8 Mel Street, Forth
- Forth Recreation Ground Reserve

The extent of the titles are demonstrated in the below figure:

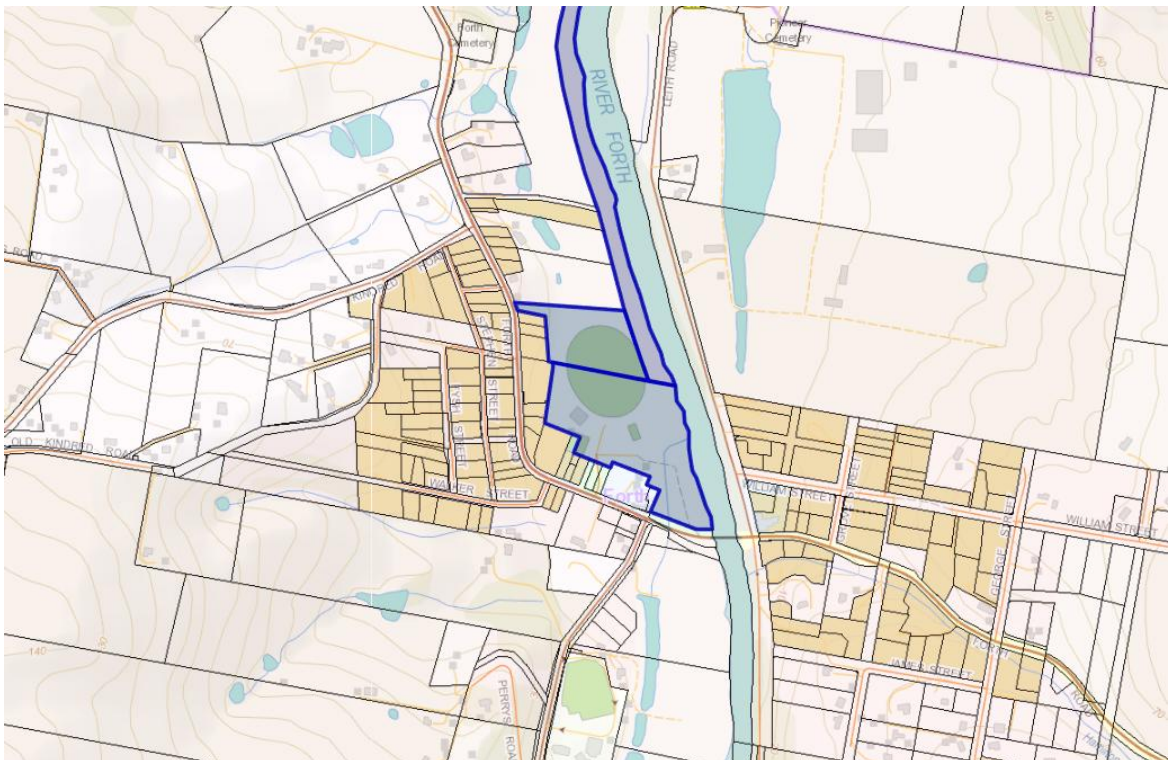


Figure 1: Location of titles (purple) (source: the LISTmap, 2022).

The site has an approximate area of 1.4ha and is located along the western boundary of the River Forth. The land area is predominantly vacant land with several trees scattered along the boundary. Primary access is via Mell Street, with primary frontage along Forth Road.

The area surrounding the Football Oval is currently used by visitors as a day-use area, however, some evidence exists of its use as an overnight camping site, notwithstanding that this is not an

approved use. It is also occasionally used for festivals and events, including the Forth Valley Blues Festival.

The exact extent of the site is demonstrated in red, as shown in the below figure.

- In accordance with the caveat specified in the accompanying coastal inundation hazard assessment, the regulated area has been adjusted to avoid identified medium and high inundation hazard areas and sections where site levels fall below 2.9m AHD.



Figure 2: Aerial image of site (outlined in red) (source: the LISTmap, 2022)

The site is located at the southern end of the Forth Recreation Ground Reserve and is adjoined to the west by the Forth Football oval. Further east, the land predominantly consists of low-density residential zoning and abuts rural zoning to the north. Along the southern boundary of are parcels of local business zoning, however, these buildings appear to be disused. The site is accessed from Forth Road, which is the main road through the township of Forth. Approximately 220m from the football oval is the primary local business zone, which provides a local shop, restaurant and hotel.

A portion of the land is owned by Crown Land Services, with the remainder owned by Council, as demonstrated in the below figure. There are no crown leases/licences apparent across the site.

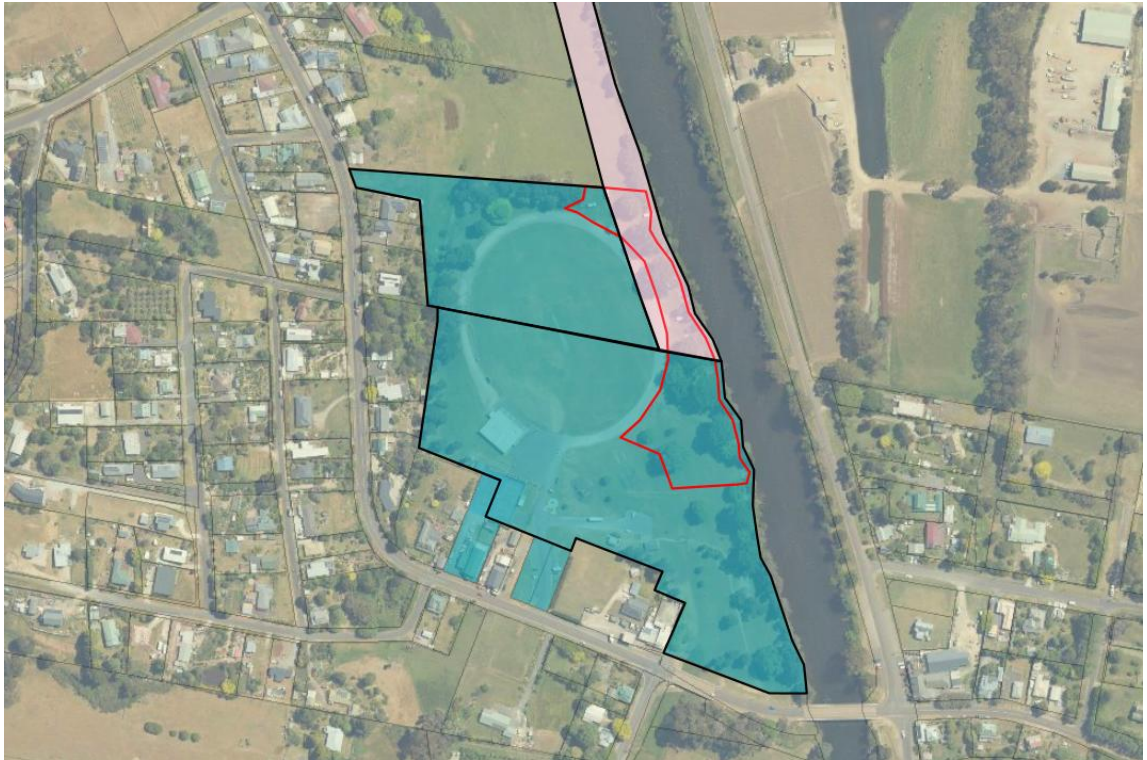


Figure 3: Land tenure with Crown land (pink), and Local government land (blue) (source: the LISTmap, 2022).

The existing site conditions are further described in the following figures.





Figure 4: Existing conditions across the site (source: Ireneinc)

1.2 PROPOSAL

Councils' objective is to provide official camping spots across the municipality in response to increased demand and the rise of 'informal' camp sites.

The proposal is for visitor accommodation use, specifically for a campsite, which will allow overnight camping and caravanning, in accordance with the recently adopted Central Coast Camping By-law. The By-law permits short-term stays by fully self-contained vehicles only, with tent camping strictly prohibited.

The site is considered ideal due to its proximity to toilets, BBQ cooking facilities, rubbish collection and recreational offerings such as the adjacent tennis courts, football oval, playground and river. The football oval is accessed via an existing gravel access from Mell Street, which renders it ideal for ease of access. There are also no known sensitive habitats. The proposal will not be powered, and no additional infrastructure or works are proposed as part of this application.



Figure 5: Site and surrounds (source: the LISTmap, 2022)

1.3 BY-LAW

The site has historically been used as a campsite; however, this use has not previously been subject to a formal approval process.

The recently adopted Camping By-law designates camping areas and regulates their use across the municipal area. The By-law provides Council with powers to regulate use, issue permits and ensure compliance to manage environmental impacts and maintain public amenity, including:

- Controls on waste disposal and effluent discharge;
- Protection of sensitive areas and vegetation;
- Prohibition of tents – only fully self-contained vehicles (e.g., caravans and campervans with onboard waste and water facilities) are permitted;
- Prohibition of open fires, except for outdoor solid-fuel-burning cooking appliances or heaters.
- Time limits on stays;
 - Permit holders are restricted to a maximum stay of three (3) nights within any 14-day period, unless otherwise authorised.
- Restrictions on camping in certain areas and prevention of long-term camping outside of established caravan parks and approved sites;
- Enforcement provisions and penalties; and
- A mandatory permit system, which will be implemented starting 1 July 2025.
 - This will include a fee to recover the cost of servicing and patrolling the designated camping sites.

The subject site has been identified under the By-law as an overnight parking area, which is subject to the following provision:

(2) A person must not camp in any overnight parking area unless:

(a) permitted by a permit, in a vehicle that is fully self-contained with satisfactory facilities for the supply of water, disposal of wastewater, and holding tanks for toilet and sullage water sufficient for at least 72 hours of use; or

(b) permitted by a user agreement issued under clause 13.

Camping at the site is restricted to short-term stays by fully self-contained vehicles only. in accordance with the By-Law, allowing Council to realise its municipal aims by:

- Preventing long-term camping outside of established caravan parks and approved sites.
- Preventing environmental damage.
- Protecting vulnerable wildlife.

The proposed use of the site will be managed and regulated in accordance with the Central Coast Council Camping By-law. Should the application be approved, it would be appropriate for conditions to be imposed requiring ongoing compliance with the By-law.

2. PLANNING SCHEME PROVISIONS

The following is an assessment of the proposal in response to the provisions of the *Tasmanian Planning Scheme – Central Coast*.

The site subject to this application is split-zoned, with a portion falling within both the Recreation Zone and the Environmental Management Zone. The following provides an assessment of the application against the provisions of each zone.

2.1 RECREATION ZONE

The site is located within the recreation zone and the environmental management zone, as demonstrated in the below figure.

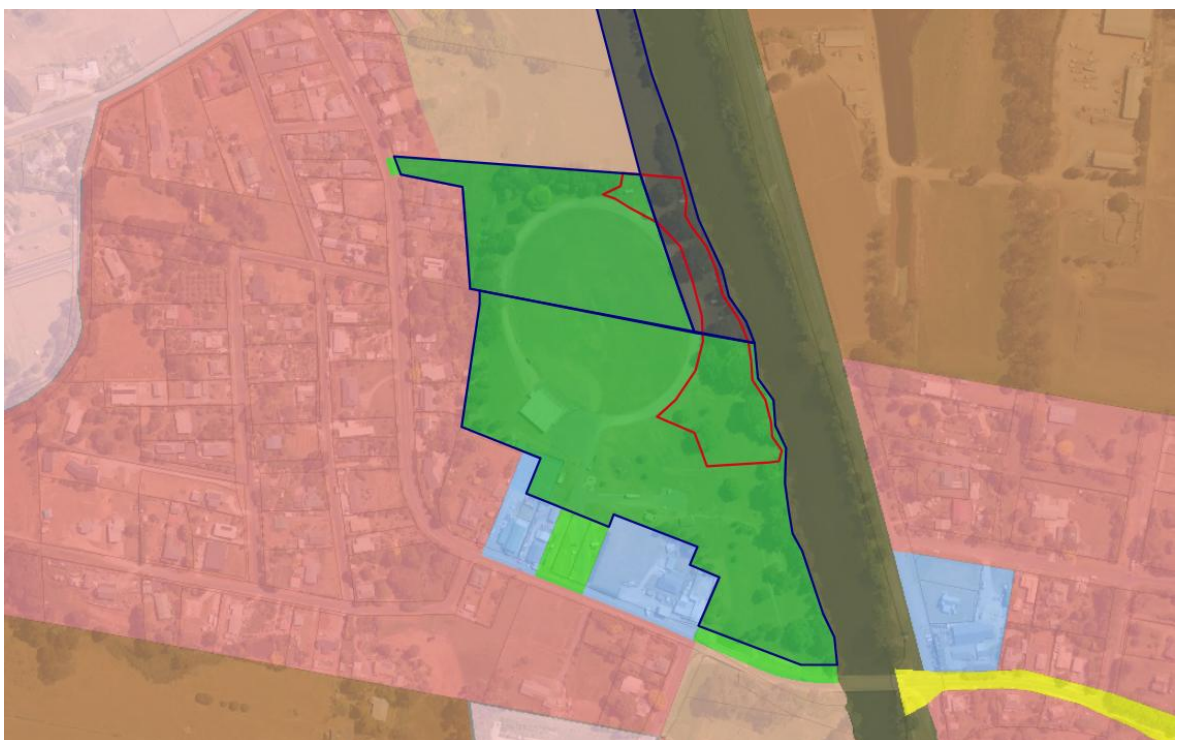


Figure 6: Zoning Map, with Recreation zone (light green) and Environmental management zone (olive) (source: the LISTmap, 2022).

2.1.1 Zone Purpose

The purpose of the recreation zone is to:

- 28.1.1 *To provide for active and organised recreational use and development ranging from small community facilities to major sporting facilities.*
- 28.1.2 *To provide for complementary uses that do not impact adversely on the recreational use of the land.*
- 28.1.3 *To ensure that new major sporting facilities do not cause unreasonable impacts on adjacent sensitive uses.*

The site is currently used informally for camping and the proposal seeks to formalise this use, in accordance with Central Coast Camping By-Law. The process of permit application under the by-

law will promote positive recreational outcomes. Together with the family-oriented nature of the use, the proposal would promote recreational use of the land in proximity to several existing services and facilities including the adjoining playground, football field, river and tennis courts. The potential to provide greater recreational use of the adjacent land will enhance the passive recreation of the area.

The proposed use is therefore considered complementary of the surrounding uses of the land.

2.1.2 Use

Under the recreation zoning, Visitor Accommodation is a discretionary use if:

For a camping and caravan park or overnight area.

Camping and caravan park is defined as:

use of land to allow accommodation in caravans, cabins, motor homes, tents or the like and includes amenities provided for residents and persons away from their normal place of residence.

Camping on the site will be restricted to self-contained vehicles only, in accordance with the Camping By-law. The following provisions are therefore applicable.

2.1.3 Use standards

28.3.1 Sports and Recreation and Discretionary uses

Objective: That uses do not cause an unreasonable loss of amenity to residential zones.

SCHEME REQUIREMENTS

A1

Hours of operation for Sports and Recreation and uses listed as Discretionary, excluding Emergency Services or Visitor Accommodation, must be within the hours of:

- (a) 8.00am to 10.00pm if within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone; or*
- (b) 6.00am to midnight otherwise.*

COMMENTS

As the proposal is for visitor accommodation, the above provisions are not applicable.

A2

Flood lighting of Sports and Recreation facilities within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not operate between 11.00pm and 7.00am.

COMMENTS

As the proposal is not for sports or recreational facilities, flood lighting is not relevant.

A3

Commercial vehicle movements and the unloading and loading of commercial vehicles for Sports and Recreation and uses listed as Discretionary, excluding Emergency Services, within 50m of a General Residential Zone, Inner Residential Zone, or Low Density Residential Zone, must be within the hours of:

(a) 7.00 am to 6.00 pm Monday to Friday; and

(b) 8.00 am to 5.00 pm Saturday, Sunday or public holidays.

COMMENTS

No changes are proposed to commercial vehicle movements across the site. Given the nature of the use, it is considered that any commercial vehicles will be able to abide by the above requirements.

2.1.4 Development Standards

No development is proposed as part of the application, therefore these provisions are not applicable.

2.2 ENVIRONMENTAL MANAGEMENT ZONE

2.2.1 Zone Purpose

The purpose of the Environmental Management zone is as follows:

23.1.1 To provide for the protection, conservation and management of land with significant ecological, scientific, cultural or scenic values

23.1.2 To allow for compatible use or development where it is consistent with:

(a) the protection, conservation and management of the values of the land; and

(b) applicable reserved land management objectives and objectives of reserve management plans.

The site is currently used informally for camping and the proposal seeks to formalise this use, in accordance with Central Coast Camping By-Law. The By-law permits short-term stays by fully self-contained vehicles only, with tent camping strictly prohibited. In doing so, the permit application and by-law will promote positive environmental outcomes. The proposal will allow for the use of the site to be formalised, to better promote ecological outcomes than the otherwise unregulated camping. The camp area is restricted between the oval and the river, and will therefore not encroach onto any potential sensitive foreshore habitat.

The proposal will bring the land into greater alignment with the environmental zone by allowing for effective regulation to best promote environmental management outcomes.

2.2.2 Use

Under the recreation zoning, Visitor Accommodation is permitted if:

an authority under the National Parks and Reserve Management Regulations 2019 is granted by the Managing Authority, or approved by the Director-General of Lands under the Crown Lands Act 1976.

Otherwise, visitor accommodation is a discretionary use if:

not listed as permitted.

As approval has not been received by the Director-General of Lands, the use is discretionary. The following provisions are therefore applicable.

2.2.3 Use standards

23.3.1 Discretionary uses

Objective: *That uses listed as Discretionary recognise and reflect the relevant values of the reserved land.*

SCHEME REQUIREMENTS

A1

No acceptable solution.

P1

A use listed as Discretionary must be consistent with the values of the land, having regard to:

- (a) the significance of the ecological, scientific, cultural or scenic values;*
 - (b) the protection, conservation, and management of the values;*
 - (c) the specific requirements of the use to operate;*
 - (d) the location, intensity and scale of the use;*
 - (e) the characteristics and type of the use;*
 - (f) traffic and parking generation;*
 - (g) any emissions and waste produced by the use;*
 - (h) the measures to minimise or mitigate impacts;*
 - (i) the storage and handling of goods, materials and waste; and*
 - (j) the proximity of any sensitive uses.*
-

COMMENTS

P1

It is considered that - given the existing informal use of the site - the proposal is considered consistent with the land values as below:

- a) As the site is currently used as an informal camping site, the proposal will not impact the ecological, scientific, cultural or scenic values of the land.

Cultural & scientific

There are no identified scientific or cultural values surrounding the football oval.

Scenic

Given the dense tree coverage along the riverfront, the proposal will not be readily visible from the eastern side of the river. Furthermore, the site is setback 130m from the main road, reducing visibility when viewed from the road.

Ecological

As per advice received by Birdlife Tas, there are nil concerns regarding shorebirds or seabirds. According to TASVEG 4.0 mapping, the land is mapped as Modified Land (FUM extra-urban misc & FAG Agricultural land). There are no threatened species identified across the site, and no known sensitive habitats. As such, the land is not considered ecologically significant.

b) As discussed above, there are no identifiable values present that warrant specific protection and/or conservation measures.

c) Council have adopted a new bylaw that provides regulations for camping across the municipality. A site selection criteria has been formulated that details requirements for inclusion as below:

- Appropriate Zoning
- Consent from Relevant Landowners
- Available Facilities
- Road Access
- Proximity to Sensitive Vegetation and Wildlife Habitat
- Risk E.G Falling Tree Limbs, Flooding and Fire.

Upon a municipal wide assessment, this site has been determined as one of the most practicable and strategic location for the provision of short term self contained stays. The site is considered ideal due to its proximity to existing facilities such as toilets, its road access from Mells Street, its allowance of dogs, and the lack of identified sensitive habitats. Its positioning along the riverfront is not only picturesque and sought-after by campers, but is also ideally located to promote passive recreation. The use does not require further works or development in order to operate, minimising any impacts to the adjoining river.

d) The site is currently used as a day-use area. No further works or development are proposed. As such, the nature and scale of the proposed use is considered cognisant of its natural location. Given the relatively small size of the lot, the camping will not be of an intensity that will impact surrounding values.

e) Campsites are provided for people to experience outdoor living and to be in nature. Whilst visitor accommodation is allowable in several zones, few zones provide the immediate recreational and nature-immersing benefits that people seek when camping. The zoning is therefore considered ideal due to its natural setting. The campsite is considered cognisant of the environmental zoning.

The proposal will formalise the use of the site, allowing for short-term, self-contained stays that are subject to permits and enforcement as required by the recently adopted By-laws. This

approach promotes improved ecological outcomes compared to unregulated camping. The camp area is restricted between the oval and the river, and will therefore not encroach onto any potential sensitive foreshore habitat. The proposal will bring the land into greater alignment with the environmental zone by allowing for effective regulation to best promote environmental management outcomes.

f) It is determined that parking and traffic generation will not exceed the existing conditions. Further consideration of traffic and parking is provided under section 3.5 and 3.6 of this report.

h) No negative impacts are foreseen to result from the proposal. As such, no mitigation measures are required or proposed.

i) No changes to the storage and handling of goods and waste are proposed. The existing toilet infrastructure is connected to water and sewer mains. There is a large skip provided onsite, and no changes to commercial servicing of this bin are proposed. These services have been adequate for the campsite to date.

j) The nearest sensitive use is located on the opposite side of the river. The site is approximately 100m from the nearest habitable dwelling within the low density residential zone. The proposal is for visitor accommodation which is similarly a sensitive use. Given the distance between the uses, as well as the vegetation buffer provided along the riverbank, the proposal is not considered to conflict with any adjoining sensitive uses.

2.2.4 Development standards

As no development is proposed, provisions for development and works are therefore not applicable.

3. CODES

Several overlays and codes apply to the proposal and therefore require consideration of the below provisions.

3.1 COASTAL INUNDATION HAZARD CODE

The site is subject to medium and low-risk Coastal Inundation Hazard code. This code is applicable to approximately 6000m² along the northern portion of the site, as demonstrated in the figure below.

The risk is as follows:

- The low-risk area is vulnerable to a 1% AEP storm event in 2100.
- The medium-risk area is vulnerable to a 1% AEP storm event in 2050 and inundation from mean high tide by 2100.



Figure 7: Proposed area for overnight self-contained camping (black), along with inundation hazard mapping - Low risk area (light blue hatched lines), medium risk area (dark blue hatched lines) and high risk area (red hatched area) (source: the LISTmap, 2025)

The site is located within a non-urban zone and is classified as a vulnerable use. As such, the following provisions are therefore applicable.

3.1.1 Use standards

C11.5.2 Uses located within a non-urban zone and within a medium coastal inundation hazard band

Objective: *To ensure that a use located within a non-urban zone and within a medium coastal inundation hazard band:*

- (a) is reliant on a coastal location; and*
- (b) can achieve and maintain a tolerable risk from exposure to coastal inundation.*

SCHEME REQUIREMENTS

A1

No acceptable solutions.

P1.1

A use within a non-urban zone and within a medium coastal inundation hazard band must be for a use which relies upon a coastal location to fulfil its purpose, having regard to:

- (a) the need to access a specific resource in a coastal location;*
- (b) the need to operate a marine farming shore facility;*
- (c) the need to access infrastructure available in a coastal location;*
- (d) the need to service a marine or coastal related activity;*
- (e) provision of an essential utility or marine infrastructure;*
- (f) provision of open space or for marine-related educational, research, or recreational facilities;*
- (g) any advice from a State authority, regulated entity or a council; and*
- (h) the advice obtained in a coastal inundation hazard report.*

P1.2

A coastal inundation hazard report also demonstrates that:

- (a) any increase in the level of risk from coastal inundation does not require any specific hazard reduction or protection measures; or*
- (b) the use can achieve and maintain a tolerable risk from a 1% annual exceedance probability coastal inundation event in 2100 for the intended life of the use without requiring any specific hazard reduction or protection measures.*

COMMENTS

P1.1

As per C11.2.4 *Application of this Code*, visitor accommodation is not a use class that is reliant on a coastal location. Visitor accommodation use is not permitted within the extent of the medium hazard band.

Due to the dense tree line in this area and potential risk of limb-fall, the area to be utilised for overnight self-contained camping has been adjusted to *exclude* medium risk areas.

Therefore, the above provisions will not be applicable.

C11.5.3 Uses located within a non-urban zone and within a low coastal inundation hazard band

Objective: *That a use located within a non-urban zone and within a low coastal inundation hazard band can achieve and maintain a tolerable risk from coastal inundation.*

SCHEME REQUIREMENTS

A1

No acceptable solution.

P1

A tolerable risk for a use located within a non-urban zone and within a low coastal inundation hazard band can be achieved and maintained, having regard to:

- (a) any increase in the level of risk from coastal inundation;*
 - (b) any requirement for specific hazard reduction or protection measures;*
 - (c) the need to minimise any:*
 - (i) increase in risk to public infrastructure; and*
 - (ii) reliance on coastal protection works;*
 - (d) any advice from a State authority, regulated entity or a council; and*
 - (e) the advice contained in a coastal inundation hazard report.*
-

COMMENTS

A flood/coastal inundation hazard report by Pitt & Sherry accompanies this application. This report has determined a tolerable risk can be maintained, as below:

- a) The area proposed for camping is located where the existing surface level is at or above 2.9 m AHD. Since the purpose of the proposal is for short stay camping with people occupying parked RV vehicles or caravans, there will be a reasonable freeboard above RL 2.9 m AHD.
 - b) & c) There is no requirement for any specific hazard reduction measures or protection measures arising as a consequence of the proposal.
 - d) No advice from Crown or Council regarding inundation risk has been sought.
 - e) This assessment is based off information contained within the coastal inundation hazard report.
-

C11.5.4 Critical use, hazardous use or vulnerable use

Objective: *That critical, hazardous and vulnerable uses located within a coastal inundation hazard area can achieve and maintain a tolerable risk from coastal inundation.*

SCHEME REQUIREMENTS

A1

No acceptable solution.

P1.1

If located within a non-urban zone or a high coastal inundation hazard band, the use must be for a use which relies upon a coastal location to fulfil its purpose, having regard to:

- (a) the need to access a specific resource in a coastal location;*
- (b) the need to access infrastructure available in a coastal location;*
- (c) the need to operate a marine farming shore facility;*
- (d) the need to service a marine or coastal related activity;*
- (e) provision of an essential utility or marine infrastructure; and*
- (f) provision of open space or for marine-related educational, research, or recreational facilities;*
- (g) the advice contained in a coastal inundation hazard report.*

P1.2

A coastal inundation hazard report also demonstrates that:

- (a) an increase in the level of risk from a coastal inundation does not require any specific hazard reduction or protection measures; or*
- (b) the use can achieve and maintain a tolerable risk from a 1% annual exceedance probability coastal inundation event in 2100 for the intended life of the use without requiring any specific hazard reduction or protection measures.*

COMMENTS

Under the application of this code, the following is relevant:

C11.2.4 - For the purposes of C11.5.1 and C11.5.2, Residential or Visitor Accommodation are not Use Classes that are reliant on a coastal location.

For the purpose of this assessment, as C11.5.4 is explicitly excluded from the above statement, visitor accommodation may be considered a use class that is reliant on a coastal location.

P1.1

The proposal is located within a non-urban zone, but is not subject to any high hazard areas. The use is reliant on its location as:

- a) The proposal is for a free campsite that has specific requirements to be deemed suitable for its intended purpose.

This includes:

- Siting on Council owned/licenced land for regulation and maintenance • Proximity to existing public facilities
 - Serviced (ie waste)
 - Has natural and passive recreational potential Within a 10km radius (around Forth River and Turners beach), there are very limited opportunities for free camping that satisfy the above requirements. The land requires its positioning along the Forth River as it is owned by Council, has access to supporting infrastructure, is serviced, and is ideal for passive recreation.
- b) The proposal is reliant on this location as it provides already existing public infrastructure such as toilets, cooking facilities, undercover areas, rubbish collection and recreational offerings such as the adjacent tennis courts, football oval, playground and river. These are important public amenities that are highly sought-after for a free campsite.
- c) Not applicable.
- d) Not applicable.
- e) Not applicable.
- f) Not applicable.
- g) Please refer to the accompanying flood hazard report.

P1.2

The coastal inundation hazard report demonstrates that:

- a) No specific hazard reduction measures are required as a consequence of the proposal.
- b) The use can achieve and maintain a tolerable risk from a 1% annual exceedance probability (AEP) coastal inundation event in 2100 for the intended life of the use without requiring any specific hazard reduction or protection measures.

The use is considered appropriate for its location, and any associated risks can be managed through routine regulatory measures.

A4

No acceptable solution.

P4

In addition to the requirements in clause C11.5.4 P1.2, a vulnerable use in a coastal inundation hazard area must be protected from coastal inundation in a 1% annual exceedance probability coastal inundation event in 2100, having regard to:

- (a) *any protection measures, existing or proposed;*
- (b) *the ability and capability of people in a coastal inundation event who may live, work or visit the site, to:*
-

-
- (i) *protect themselves;*
 - (ii) *evacuate in an emergency; and*
 - (iii) *understand and respond to instructions in the event of an emergency;*
 - (c) *any emergency evacuation plan;*
 - (d) *the level of risk for emergency personnel involved in evacuation and rescue tasks;*
 - (e) *the advice contained in a coastal inundation hazard report; and*
 - (f) *any advice from a State authority, regulated entity or a council.*
-

COMMENTS

As per the advice provided within the coastal inundation report:

a) The proposal is adequately protected – naturally - from coastal inundation in a 1% AEP event in 2100. The proposal does not rely on any protective measures being implemented.

b) & c) People who visit the site will be able to protect themselves when the projected upper level of coastal inundation is expected to occur, e.g. during a high storm tide event. They will also be able to evacuate from the site during an emergency relating to the projected high level of coastal inundation. Where appropriate signage and an emergency evacuation plan is provided, frequenters will be able to understand and respond to instructions in the event of an emergency.

d) The level or risk to emergency personnel in authority on the subject site would be low and not unreasonable with respect to the projected high level of coastal inundation. e) No further advice has been provided.

3.2 FLOOD PRONE HAZARD AREA CODE

The entirety of the site is covered by the flood-prone area overlay, as demonstrated below:

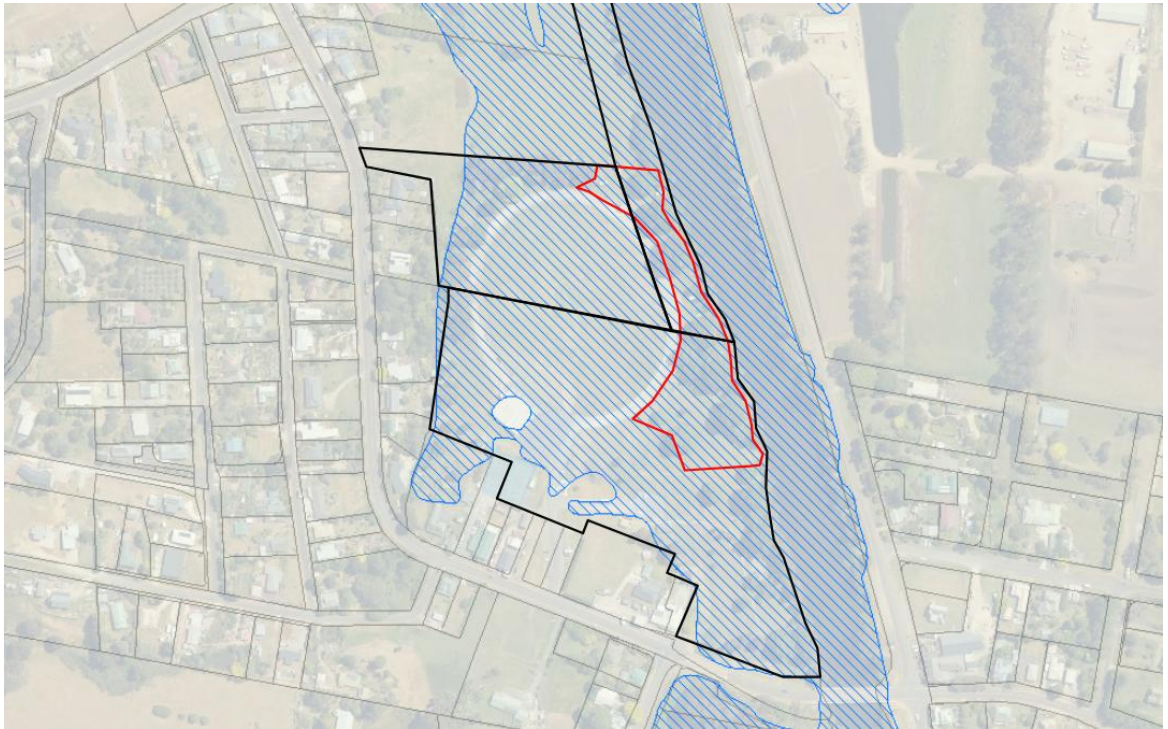


Figure 8: Flood prone area code (blue hatched lines) (source: the LISTmap, 2025)

The application of this code is as follows:

- C12.2.1 *This code applies to development of land within a flood-prone hazard area.*
- C12.2.2 *This code applies to use of land within a flood-prone hazard area if for:*
 - (a) *a change of use that converts a non-habitable building to a habitable building; or*
 - (b) *a new habitable room within an existing building.*
- C12.2.3 *This code applies to use in a habitable building, or development of land, identified in a report prepared by a suitably qualified person, that is lodged with an application for a permit, or required in response to a request under section 54 of the Act, as subject to risk from flood or that has the potential to cause increased risk from flood.*
- C12.2.4 *The planning authority may only make a request under clause C12.2.3 where it reasonably believes, based on information in its possession, that the land is subject to risk from flood or has the potential to cause increased risk from flood.*
- C12.2.5 *This code does not apply to land subject to the Coastal Inundation Hazard Code.*

The proposal is covered in part by the Coastal Inundation Hazard Code. Furthermore, the proposed use does not require the conversion of a non-habitable building to a habitable building. No development or works are proposed. The proposal will allow for short-term stay in self contained vehicles.

The accommodation type by nature is highly transient, allowing for evacuation and closure of the site should any risk arise. The land is vacant with no infrastructure at risk of flooding. It is therefore determined that under C12.2, the code is not applicable to the proposal.

3.3 NATURAL ASSETS CODE

A small portion of the site is subject to the Natural Assets Code- priority vegetation overlay. There are no use standards in this code.

As no development or works are proposed, the provisions of this code are therefore not applicable.



Figure 9: Natural Assets – Priority vegetation overlay (hatched green lines) (source: the LISTmap, 2025)

3.4 BUSHFIRE PRONE AREAS CODE

The entirety of the site is subject to the Bushfire Prone Area code. This code applies to vulnerable or hazardous uses.

Under this code, visitor accommodation is not defined as a vulnerable use, therefore this provisions of this code are not applicable.

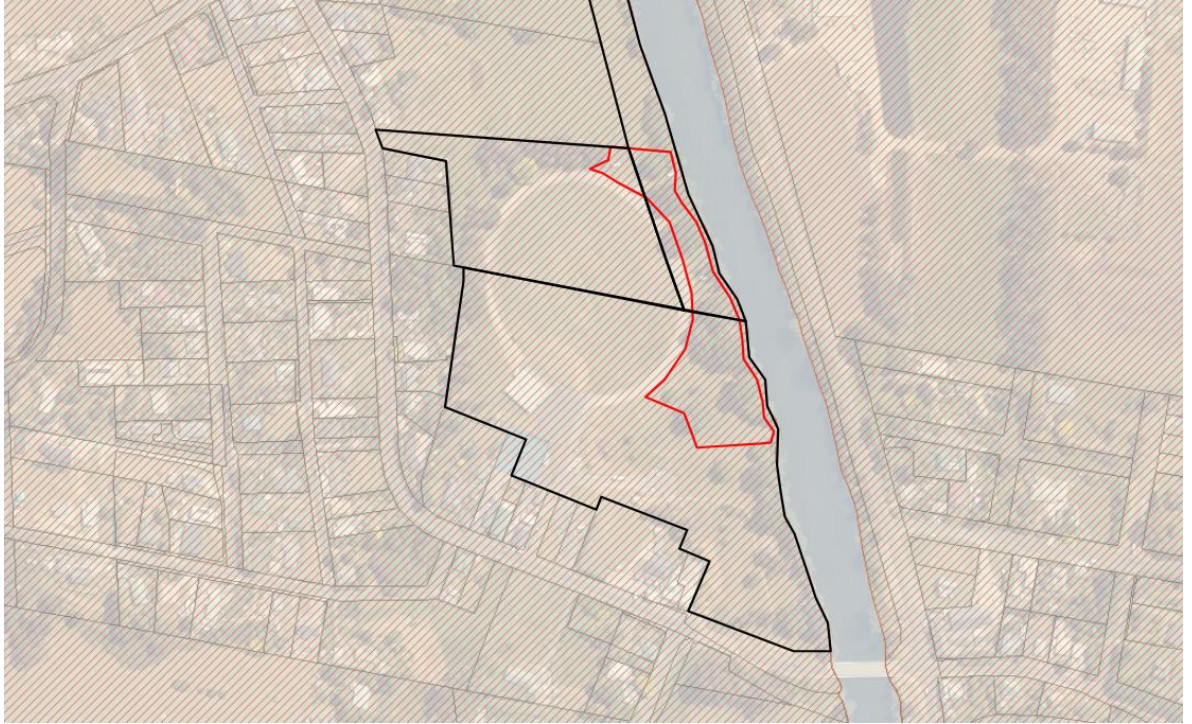


Figure 10: Bushfire Prone Area (hatched red lines) (source: the LISTmap, 2025)

3.5 PARKING AND SUSTAINABLE TRANSPORT

The site is subject to the Parking and Sustainable Transport Code. This code applies to all use and development.

3.5.1 Use standards

C2.5.1 Car parking numbers

Objective: That an appropriate level of car parking spaces are provided to meet the needs of the use.

SCHEME REQUIREMENTS

A1

The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:

- (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;
- (b) the site is contained within a parking precinct plan and subject to Clause C2.7;
- (c) the site is subject to Clause C2.5.5; or

(d) *it relates to an intensification of an existing use or development or a change of use where:*

...

P1.1

The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:

- (a) *the availability of off-street public car parking spaces within reasonable walking distance of the site;*
- (b) *the ability of multiple users to share spaces because of:*
 - (i) *variations in car parking demand over time; or*
 - (ii) *efficiencies gained by consolidation of car parking spaces;*
- (c) *the availability and frequency of public transport within reasonable walking distance of the site;*
- (d) *the availability and frequency of other transport alternatives;*
- (e) *any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;*
- (f) *the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;*
- (g) *the effect on streetscape; and*
- (h) *any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.*

COMMENTS

- a) As the site is not subject to a parking plan, this provision is not applicable.
- b) As the site is not located within a Parking Precinct Plan, this provision is not applicable
- c) The site is not subject to Clause C2.5.5.
- d) As per Table C2.1, Visitor Accommodation requires 1 parking space per allocated tent or caravan space.

The total number of campers utilising the site at any one time is difficult to predict, given no designated 'sites' are proposed. However, unlike traditional privately operated camping/caravan parks, where designated tent camping areas are often provided with separate parking, the By-law requires all camping to be within a self-contained vehicle. This means the space used for camping doubles as a space for parking, such that there is no additional parking demand beyond the 1:1 ratio, which arguable satisfies the acceptable solution.

However, in the event Council do not agree, the proposal is capable of compliance with P1.1 based on the analysis above and the following:

P1

On-site parking will be available to meet the needs of the users, and:

- (a) There will be no need to utilise any other off-site parking areas within walking distance, as campers are required to be self-contained and use the same area for both parking and camping; and
- (b) There are other sealed areas across the site that are able to accommodate parking associated with other uses undertaken on the site.

With regard to the number of campers utilising the site at any one-time, the By-law requires campers to obtain a permit which restricts the duration of stay (overnight).

The permit system also enables Council to monitor the number of users and manage capacity across various sites (based on the no. of permits granted over a given period), ensuring the reasonable needs of users/permit holders can be met.

The remaining matters under the performance criteria are not considered relevant, as there is no public/alternate forms of transport available, nor is there any need for on-street public parking to accommodate the proposed use or any impacts on the streetscape (given the proposed area incorporates a considerable setback from the street).

C2.5.2 Bicycle parking numbers

Objective: *That an appropriate level of bicycle parking spaces are provided to meet the needs of the use.*

SCHEME REQUIREMENTS

A1

Bicycle parking spaces must:

- (a) *be provided on the site or within 50m of the site; and*
- (b) *be no less than the number specified in Table C2.1.*

COMMENTS

No bicycle parking is required as per table C2.1.

C2.5.3 Motorcycle parking numbers

Objective: *That the appropriate level of motorcycle parking is provided to meet the needs of the use.*

SCHEME REQUIREMENTS

A1

The number of on-site motorcycle parking spaces for all uses must:

- (a) *be no less than the number specified in Table C2.4; and*

(b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.

P1

Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to:

- (a) the nature of the proposed use and development;
- (b) the topography of the site;
- (c) the location of existing buildings on the site;
- (d) any constraints imposed by existing development; and
- (e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.

COMMENTS

As per table C2.4, motorcycle parking requirements are as follows

0-20 required car parking spaces	No requirement
21-40 required car parking spaces	1 space

Given the size of the site, it is unlikely to cater for more than 20 cars at any one time. However, assessment against the performance criteria is provided below.

P1

- a) Due to the size of the land area, the campsite has a maximum number of camping/caravanning spaces available. Whether the frequenting vehicle is a motorcycle, car, or RV, the number of available camping spaces does not change. Therefore, the proposal can allow for a variation in vehicle type.
- b) There is a topographic variance of less than 0.5m across its entirety.
- c) There are no existing or proposed buildings across the site.
- d) There is no existing development which will constrain the proposal.
- e) There is free parking located off Mell Street which allows for approximately 22 parking spaces. The space is sufficient for both car and motorcycle parking.

Given the nature of the use, designated motorcycle parking is therefore not required.

3.6 ROAD AND RAILWAY ASSETS CODE

Whilst the formalisation of the existing use is not expected to increase the amount of vehicular traffic or the number of vehicles longer than 5.5m using an existing vehicle crossing, a response to the relevant provisions are provided below.

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

Objective: *To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.*

SCHEME REQUIREMENTS

A1.4

Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:

(a) the amounts in Table C3.1; or

(b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road.

P1

Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:

(a) any increase in traffic caused by the use;

(b) the nature of the traffic generated by the use;

(c) the nature of the road;

(d) the speed limit and traffic flow of the road;

(e) any alternative access to a road;

(f) the need for the use;

(g) any traffic impact assessment; and

(h) any advice received from the rail or road authority.

COMMENTS

As we are not aware of existing traffic counts or associated data to determine compliance with A1.4, a response to P1 is provided below.

P1

(a) Whilst there may be larger volumes of vehicles accessing the site during the summer months, the By-law limits camping to overnight stays. Therefore, the number of vehicle movements occurring per day will be relatively evenly spread out, with most campers arriving in the afternoon/early evening and departing the following morning.

(b), (c) & (d) As the site will only support self-contained vehicles, this means the nature of traffic will consist of larger vans, motorhomes and towed camper trailers. These vehicles generally travel at lower speeds, noting the broader recreation ground and designated camping area is a low-speed environment.

The primary access point is onto Forth Road, which has a signposted speed limit of 50km/hr. The access provides a sight distance of 80m in both directions, which is greater than that required under Table C3.1.

The overnight permit restriction and enforcement will enable greater regulation of the use and associated vehicle movements, which is likely to improve rather than negatively effect the safety and efficiency of the access.

(e) There is no alternate access to the site.

(f) The purpose of the application is to formalise the existing but currently unlawful use of the site and others across the municipality for short-term camping. The Council has recognised the increasing demand for short-term/overnight camping across the municipality. Formalising the use of these areas and implementing permits, ensures the ongoing use of these areas is appropriately managed to ensure the safety of users.

(g) & (h) not applicable.

4. SUMMARY

The proposal is for visitor accommodation to allow for short term camping on the site, restricted to self-contained vehicles. The Council now has enforceable powers to regulate camping activities through the adopted Camping By-law.

The purpose of the proposal is to achieve the following objectives in accordance with municipal aims:

- Provide for official freedom camping sites for self-contained vehicles.
- Prevent long-term camping outside of established caravan parks and approved sites
- Regulate the disposal of wastewater and solid waste
- Prevent environmental damage
- Protect vulnerable wildlife

Ongoing use of the site will be managed in accordance with the Central Coast Camping By-Law.

The proposal is sited within the Environmental Management Zone and the Recreation zone, where visitor accommodation is a discretionary use. The site is subject to a number of codes including the Coastal Inundation Hazard Area code, the Flood Prone Hazard Area code, the Bushfire Prone Area code, the Natural Assets Code, and the Parking and Sustainable Transport code. The proposal has been found to be generally capable of complying with the standards of the Codes.

The proposal will ensure the land can be appropriately managed and regulated in future. The proposal will therefore provide better economic, social and environmental outcomes than the existing conditions.