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## Application for Planning

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### *S.57 Land Use Planning and Approvals Act 1993*

The following application has been received:

Application No.: **DA2026027**

Location: **1 Blackburn Drive, Turners Beach**

Proposal: **Residential - single dwelling**

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](http://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](mailto: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 13 April 2026**

Date of Notification: **25 March 2026**

**CENTRAL COAST COUNCIL**

PO Box 220

19 King Edward Street

ULVERSTONE TASMANIA 7315

Ph: (03) 6429 8900

Email: [planning@centralcoast.tas.gov.au](mailto:planning@centralcoast.tas.gov.au)www: [centralcoast.tas.gov.au](http://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: 09/02/2026

Application No: DA2026027

Doc ID: 544561

**Office use only:**

Zone:

Permit Pathway – NPR/Permitted/Discretionary

**Use or Development Site:**

Site Address

1 Blackburn Road, Turners Beach TAS 7315

Certificate of  
Title Reference

181436/4

Land Area

0.518ha

Heritage Listed Property

NO



YES

**Applicant(s)**

First Name(s)

Matthew

Surname(s)

Purves

Company name  
(if applicable)

Spectura Studio

Contact No:

0423250079

Postal Address:

6 Sunrise Court, Scamander TAS 8215

Email address:

admin@spectura.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)

Craig &amp; Wendy

Middle Names(s)

Surname(s)

Morris

Company name (if applicable)

Postal Address:

22 Blackburn Drive, Turners Beach TAS 7315

**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

Residential

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](mailto:planning@centralcoast.tas.gov.au) separating A4 documents & forms from A3 documents).

Proposed single dwelling

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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


\$ 600 000 ..... Estimate/ Actual

Total floor area of the development .....136.m<sup>2</sup>

**Declaration of Notice to Landowner**

**If land is NOT in the applicant's ownership**

I Matthew Purves , 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 09/02/26

**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**

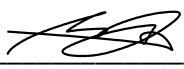
I, \_\_\_\_\_ the Minister  
 responsible for the land, consent to the making of this permit application.

Minister (Signature) \_\_\_\_\_ Date \_\_\_\_\_


*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~~ Matthew Purves  
 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 09/02/26

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

 <b>CENTRAL COAST COUNCIL</b> <b>LAND USE PLANNING</b>	
Received:	09/02/2026
Application No:	DA2026027
Doc ID:	544560

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
181436	4
EDITION	DATE OF ISSUE
1	12-Oct-2021

SEARCH DATE : 09-Feb-2026

SEARCH TIME : 09.12 am

DESCRIPTION OF LAND

Town of TURNERS BEACH  
 Lot 4 on Sealed Plan [181436](#)  
 Derivation : Part of Lot 700, 320 Acres Gtd. to Alexander  
 Clerke  
 Prior CT [110201/1](#)

SCHEDULE 1

[C331228](#) TRANSFER to CRAIG DAVID MORRIS and WENDY MAREE MORRIS  
 Registered 21-Sept-2001 at noon

SCHEDULE 2

[C331228](#) Land is limited in depth to 15 metres, excludes  
 minerals and is subject to reservations relating to  
 drains sewers and waterways in favour of the Crown  
[SP181436](#) EASEMENTS in Schedule of Easements  
[SP181436](#) FENCING COVENANT in Schedule of Easements  
[C331228](#) FENCING PROVISION in Transfer  
[E275467](#) AGREEMENT pursuant to Section 78 of the Land Use  
 Planning and Approvals Act 1993 Registered  
 12-Oct-2021 at noon

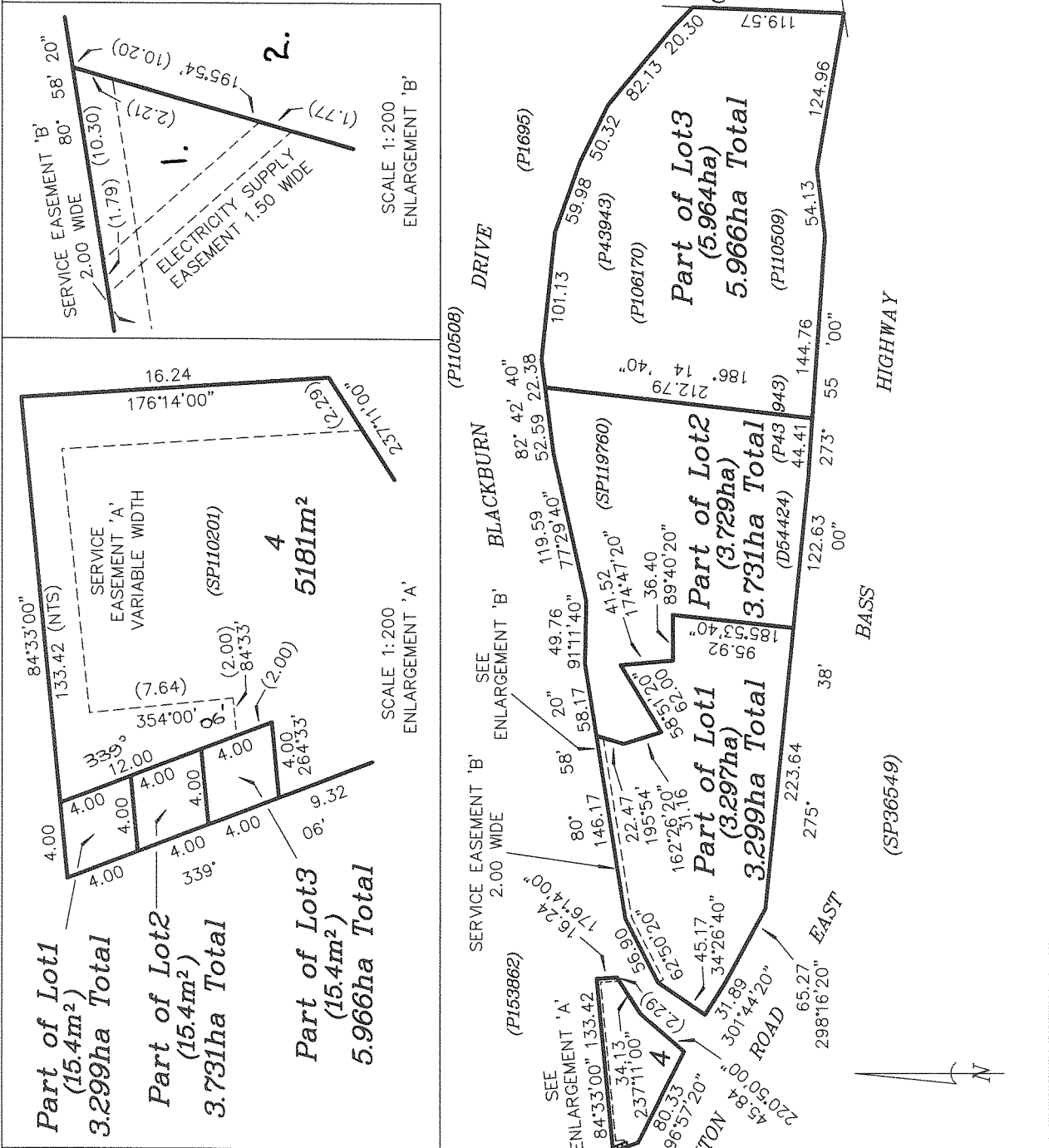
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: CRAIG DAVID MORRIS & WENDY MAREE MORRIS	<b>PLAN OF SURVEY</b>	REGISTERED NUMBER <b>SP181436</b>
FOLIO REFERENCE: FR110201/1 & FR119760/1		BY SURVEYOR: A E DODDS
GRANTEE: PART OF LOT 700 (320-0-0) ALEXANDER CLERKE PUR	LOCATION: <b>TOWN OF TURNERS BEACH</b>	APPROVED EFFECTIVE FROM 12 OCT 2021
SCALE 1:3,000	LENGTHS IN METRES	<i>Ren</i> Recorder of Titles

LOT 3 IS COMPILED FROM FR119760/1 AND THIS SURVEY

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



*A E Dodds*  
 Registered Land Surveyor  
 23/09/2020  
 Date

*Nandya Syten*  
 Council Delegate  
 30/11/2021  
 Date

	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	09/02/2026
Application No:	DA2026027
Doc ID:	544562

<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 181436

PAGE 1 OF 3 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

**Easements**

Lot 1 is subject to a Service easement as defined herein (appurtenant to Lot 2) over the land marked SERVICE EASEMENT 'B' 2.00 WIDE shown passing through that lot on the plan

Lot 4 is subject to a Service easement as defined herein (appurtenant to Lots 1 & 2) over the land marked SERVICE EASEMENT 'A' VARIABLE WIDTH shown passing through that lot on the plan

Lots 1 & 2 are together with a Service easement as defined herein over the land marked SERVICE EASEMENT 'A' VARIABLE WIDTH as shown on the plan

Lot 2 is together with a Service easement as defined herein over the land marked SERVICE EASEMENT 'B' 2.00 WIDE as shown on the plan

Lot 1 is subject to an electricity supply easement as defined herein (appurtenant to Lot 2) over the land marked ELECTRICITY SUPPLY EASEMENT 1.50 WIDE shown passing through that lot on the plan

Lot 2 is together with an electricity supply easement as defined herein over the land marked ELECTRICITY SUPPLY EASEMENT 1.50 WIDE as shown on the plan

**Fencing Covenant**

The owner of each Lot shown on the Plan covenants with the Vendors, Craig David Morris and Wendy Maree Morris, that the Vendors shall not be required to fence.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Craig David Morris & Wendy Maree Morris FOLIO REF: 110201/1 & 119760/1 SOLICITOR & REFERENCE: Cann Legal ALB 200570	PLAN SEALED BY: Central Coast Council DATE: 30/8/2021 ...DA2026027... REF NO. Council Delegate
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**NOTE:** The Council Delegate must sign the Certificate for the purposes of identification.

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 3 PAGES</p>	<p>Registered Number</p> <p><b>SP 181436</b></p>
<p>SUBDIVIDER: Craig David Morris &amp; Wendy Maree Morris FOLIO REFERENCE: 110201/1 &amp; 119760/1</p>	

**Interpretations**

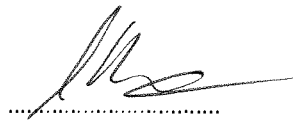
“Service easement” means the right for the proprietor of the dominant tenement at any time with others and machinery-

- (a) to enter upon the land marked "Service Easement" on the plan to lay pipes, pumps, drains, mains, channels, gutters along and under the surface of the said land; and
- (b) to inspect, maintain, repair and amend the said infrastructure for the purpose of conveying water; and
- (c) to ensure that the rights granted are exercised in a proper manner so as to cause as little inconvenience as possible and to do as little damage as practicable to the said land


“electricity supply easement” means the right for the proprietor of the dominant tenement at any time with others and machinery to enter upon the land marked "Electricity Supply Easement 1.50 wide" on the plan-

- (a) to lay and maintain electrical power lines along, through and under the said land for the purpose of providing a power supply to the dominant tenement; and
- (b) to inspect, repair and amend such lines provided that the rights granted are exercised in a proper manner so as to cause as little inconvenience as possible and to do as little damage as practicable to the said land

Signed by the said CRAIG DAVID MORRIS and WENDY MAREE MORRIS being the registered proprietors of Folios of the Register Volume 110201 Folio 1 and Volume 119760 Folio 1 in the presence of:-



.....  
Craig David Morris



.....  
Wendy Maree Morris

Witness Signature:.....

Witness Name:.....

Witness Address:.....

Witness Occupation:.....  
Sharon Jane Upchurch  
11 King Edward Street  
Ulverstone Tasmania 7315  
Receptionist

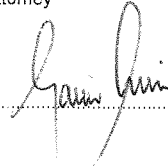
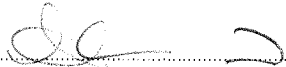
**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF 3 PAGES</p>	<p>Registered Number</p> <p><b>SP 181436</b></p>
<p>SUBDIVIDER: Craig David Morris &amp; Wendy Maree Morris FOLIO REFERENCE: 110201/1 &amp; 119760/1</p>	

Executed by Commonwealth Bank of Australia  
as mortgagee in Mortgages C382904 and  
D32154:

**SIGNED** for and on behalf of COMMONWEALTH BANK OF AUSTRALIA ABN 48 123 123 124 by its Attorney  
**Gavin Wayne Muir**  
under Power dated 25/7/2008, registered number PA28019 who certifies that he is a Relationship Manager of COMMONWEALTH BANK of AUSTRALIA  
in the presence of:

COMMONWEALTH BANK OF AUSTRALIA by its attorney

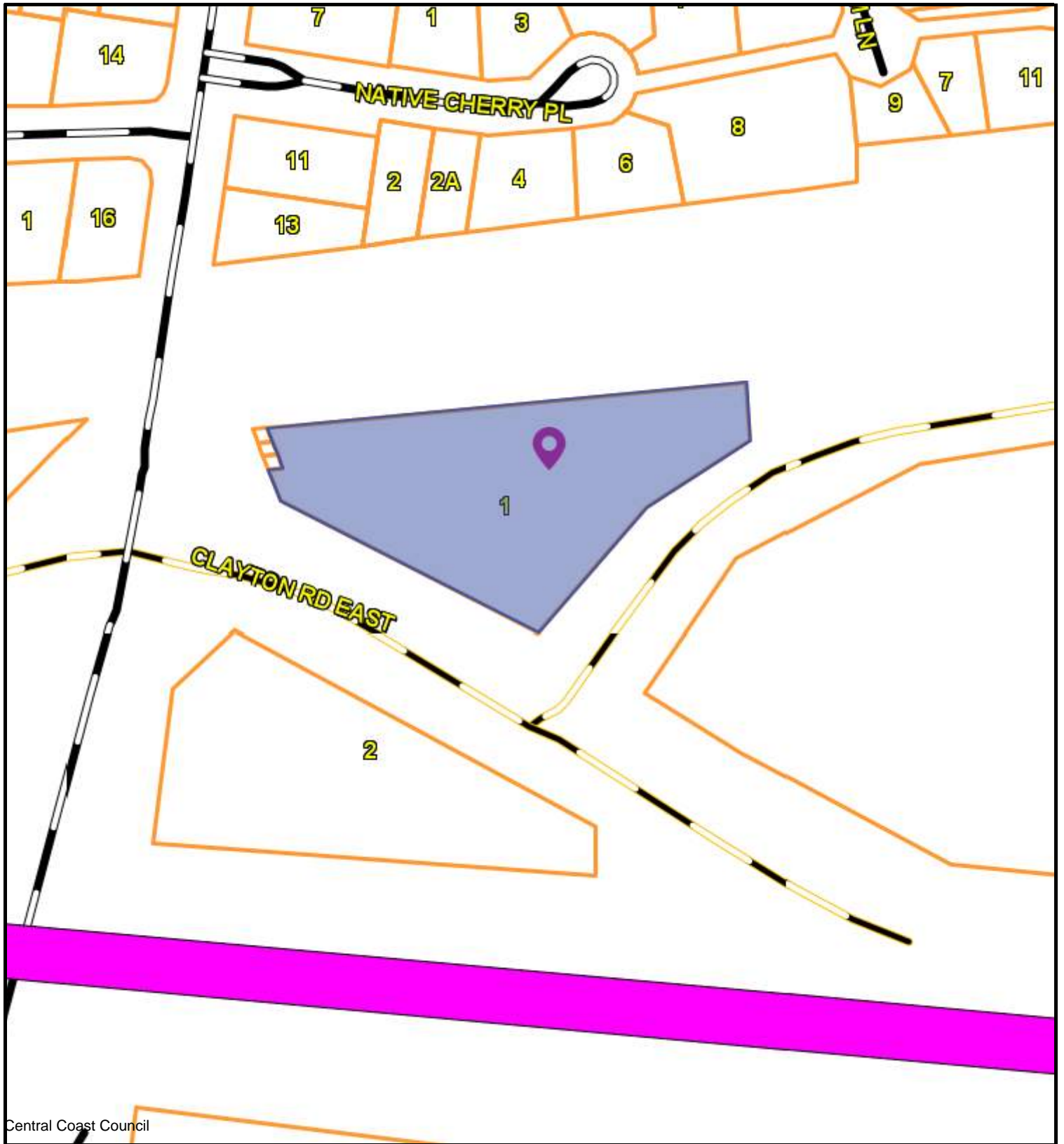
Signature of Witness

**ALICIA HOWARD**

Name of Witness

54 ROOPE ST DEWENTON TAS 7310

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



Central Coast Council



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



20-Mar-2026

**1 BLACKBURN DRIVE,  
 TURNERS BEACH  
 DA2026027**

**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 =  
**1:1470.420**



## SINGLE DWELLING – SUPPORTING SUBMISSION

1 Blackburn Drive, Turners Beach

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BASIC PLANNING OVERVIEW	
DESCRIPTION OF PROJECT:	Single Dwelling
PROPERTY ADDRESS:	1 Blackburn Drive, Turners Beach
TITLE No:	181436/4
PROPERTY ID:	9476250
PLANNING INSTRUMENT:	<i>Tasmanian Planning Scheme – Central Coast</i>
APPLICABLE ZONE(S):	Rural
APPLICABLE CODE(S):	Parking and Sustainable Transport
	Road and Railway Assets
	Natural Assets
	Attenuation
	Bushfire-Prone Areas
SPECIFIC AREA PLAN:	Not Applicable

## 1 Overview

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This submission provides planning appraisal support for a proposal to use and develop a single dwelling upon land at 1 Blackburn Drive, Turners Beach (Folio of the Register – ‘F/R’ – 181436/4). The subject land is provided with frontage to Blackburn Drive and Clayton Road East, the relevant segments of which are identified as local roads maintained by Central Coast Council.

The subject land is identified within the Rural Zone under Central Coast Council’s Planning Scheme (the ‘**Tasmanian Planning Scheme – Central Coast**’). The land comprises a total area of 0.518 hectares.

This report provides a comprehensive planning appraisal of the proposed dwelling against relevant statutory provisions of the Tasmanian Planning Scheme – Central Coast.



**Figure 1:** Aerial image identifying location and spatial proportions of F/R 181436/4 (Source: LISTmap).

## 2 Site Details

<b>Address:</b>	1 Blackburn Drive, Turners Beach		
<b>Title No:</b>	181436/4		
<b>Landowner:</b>	Craig and Wendy Morris		
<b>Dimensions:</b>	<b>Area</b>	<b>Average Width</b>	<b>Average Depth</b>
	0.518 hectares	Approx. 50 m	Approx. 110 m
<b>Slope:</b>	<b>Grade</b>	<b>Elevation</b>	<b>Direction</b>
	Flat	7-8 AHD	N/A
<b>Existing Use or Development:</b>	Agricultural use (ancillary storage).		
<b>Vegetation:</b>	Majority extra-urban miscellaneous, with <i>eucalyptus sp.</i> individuals and patches of <i>Acacia longifolia</i> coastal mosaic adjacent border fringe.		
<b>Services:</b>	<b>Water</b>	<b>Sewer</b>	<b>Stormwater</b>
	Unserviced Area	Unserviced Area	Unserviced Area
	<b>Connection</b>	<b>Connection</b>	<b>Connection</b>
	Not Applicable	Not Applicable	Not Applicable
<b>Vehicle Access:</b>	<b>Road</b>	<b>Access Type</b>	<b>Vehicle Crossing</b>
	Blackburn Drive	Direct Frontage	Existing
<b>Surrounding Use and Development</b>	<b>North</b>	Utilities use (rail)	
	<b>South</b>	Utilities use (public road)	
	<b>East</b>	Utilities use (public road)	
	<b>West</b>	Utilities use (public road)	

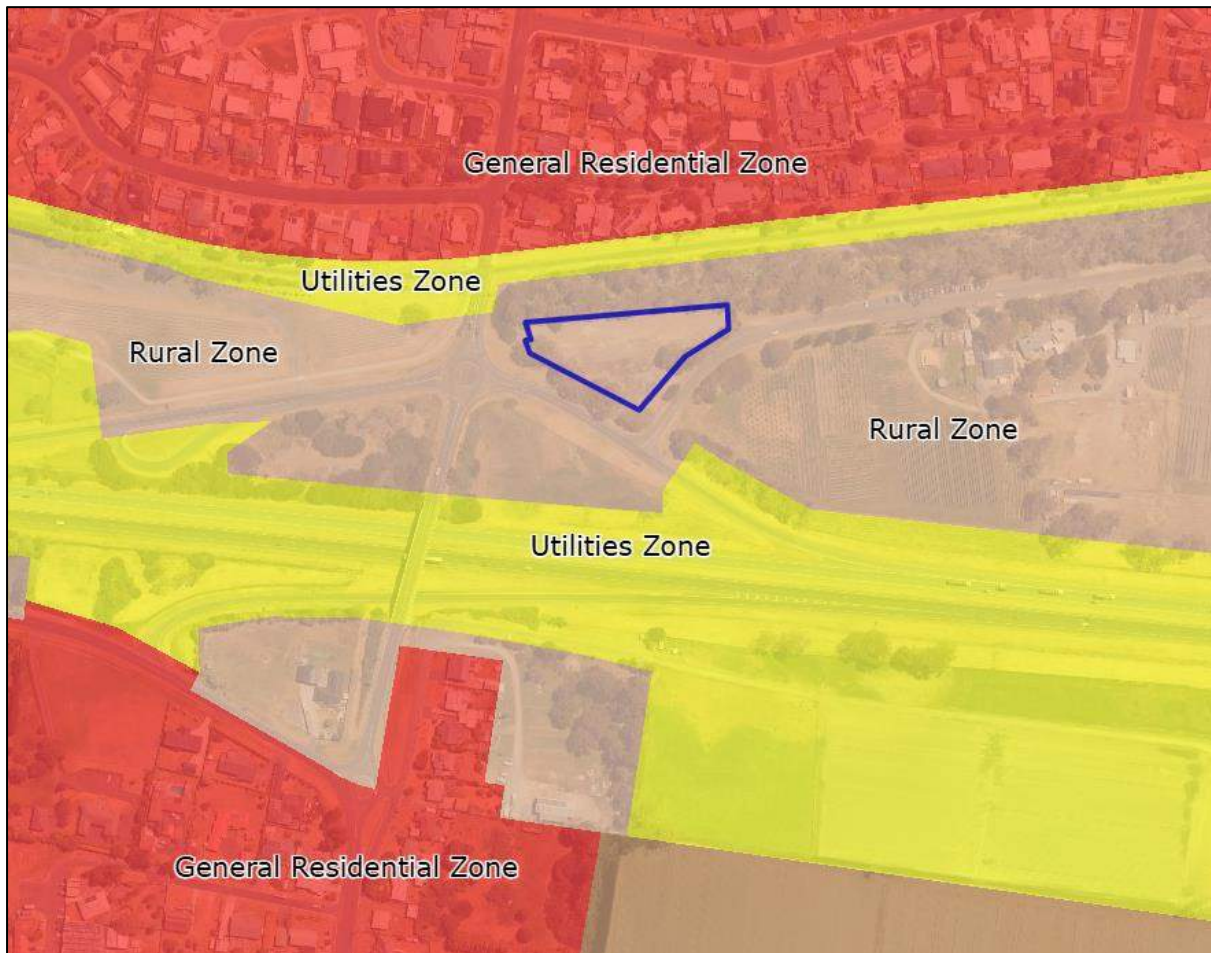
## 3 Description of Proposal

### Site Context

The land subject to the application is located at 1 Blackburn Drive, Turners Beach (F/R 181436/4). It is situated between the established residential cluster areas that sit northward and southward of the Bass Highway – and is positioned adjacent to the south of the Western (Rail) Line. The land is flat and is adjoined to (i) the west by Turners Beach Road, (ii) to the southwest by Clayton Road East, (iii) to the southeast by Blackburn Drive and (iv) to the north by a stand of native vegetation (that extends eastward and forms a corridor buffer between Blackburn Drive and the Western Line). Historically, land within the site formed part of the former alignment of Bass Highway up until the late 1980s.

An existing shed is erected upon the southwestern portion of the site and is currently utilised for storage purposes ancillary to the established agricultural use of land at 4 Blackburn Drive, Turners Beach.

The subject land is identified within the Rural Zone under the Tasmanian Planning Scheme – Central Coast. Land adjoining the site in all directions is similarly identified within the Rural Zone, supporting road and rail utility uses (see figure 2, below).



**Figure 2:** Site (outlined blue) and surrounding land zoning configuration under the Tasmania Planning Scheme – Central Coast (Source: LISTmap).

#### *Development Context*

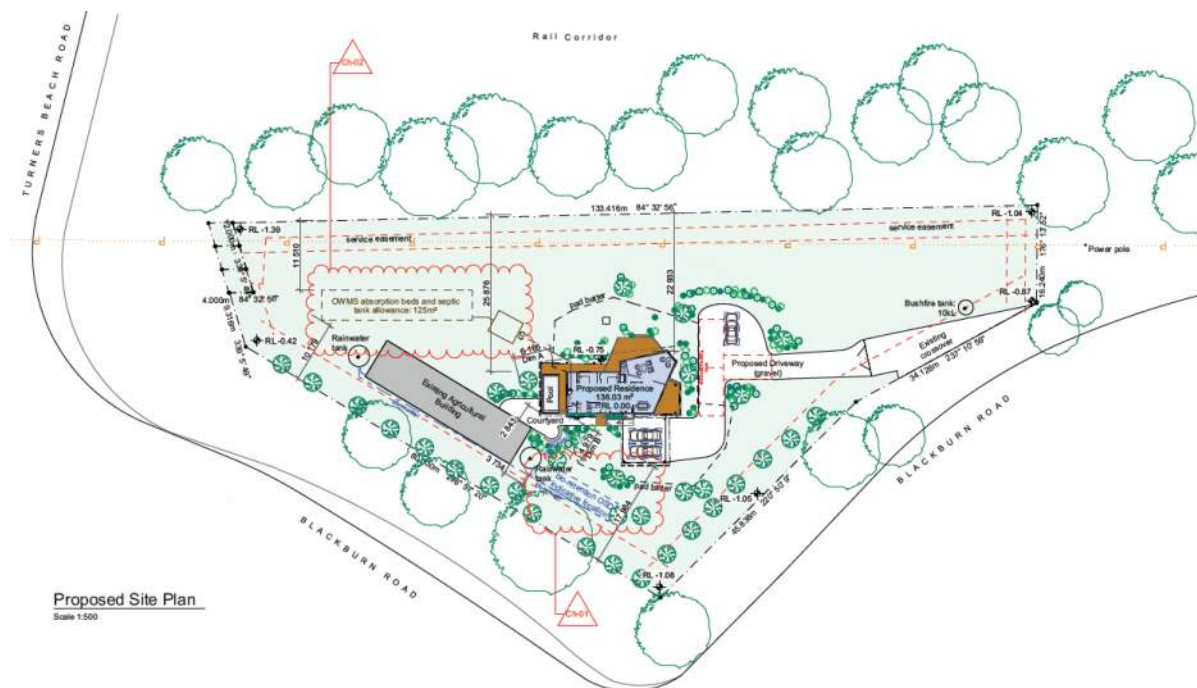
The proposed dwelling will be situated centrally upon the site, upon land which is flat and vacant of vegetation. The dwelling footprint will be setback approximately 15 metres from each the southwestern and southeastern boundaries and 20 metres from the northern boundary. The dwelling will comprise the following elements:

- Two bedrooms (with the main bedroom accompanied by ensuite and walk-in);
- Single bathroom;
- Laundry;
- Roofed (outdoor) pool;
- Open plan kitchen, dining and living space (with reading nook);

- Winter and summer deck areas; and
- Double space carport.

The dwelling will be a single storey structure approximately 4.01 metres in building height. It will be clad with aged local hardwood walls (compliant with AS3959-2018 Construction of Buildings in Bushfire-Prone Areas) and corrugated colorbond roofing (with a woodland grey finish). Water supply and wastewater for the development will be provided by on-site infrastructure servicing. Stormwater from the dwelling and existing shed will be managed and retained on-site via installation of two rainwater tanks, each adjacent to the western and eastern elevations of the existing shed and compliant with the exemption criteria provided at Clause 4.6.13 of the Tasmanian Planning Scheme – Central Coast.

Vehicle access to the dwelling will be provided via the existing sealed crossover onto Blackburn Road. The road speed limit at the access point onto Blackburn Road is 60 km/h, with road geometry lending itself to a slower vehicle speed environment. Figures 3 to 6, below provide illustration of the proposed development site.



**Figure 3:** Site Plan of single dwelling and relationship to subject and adjoining land (Source: Spectura Studio).

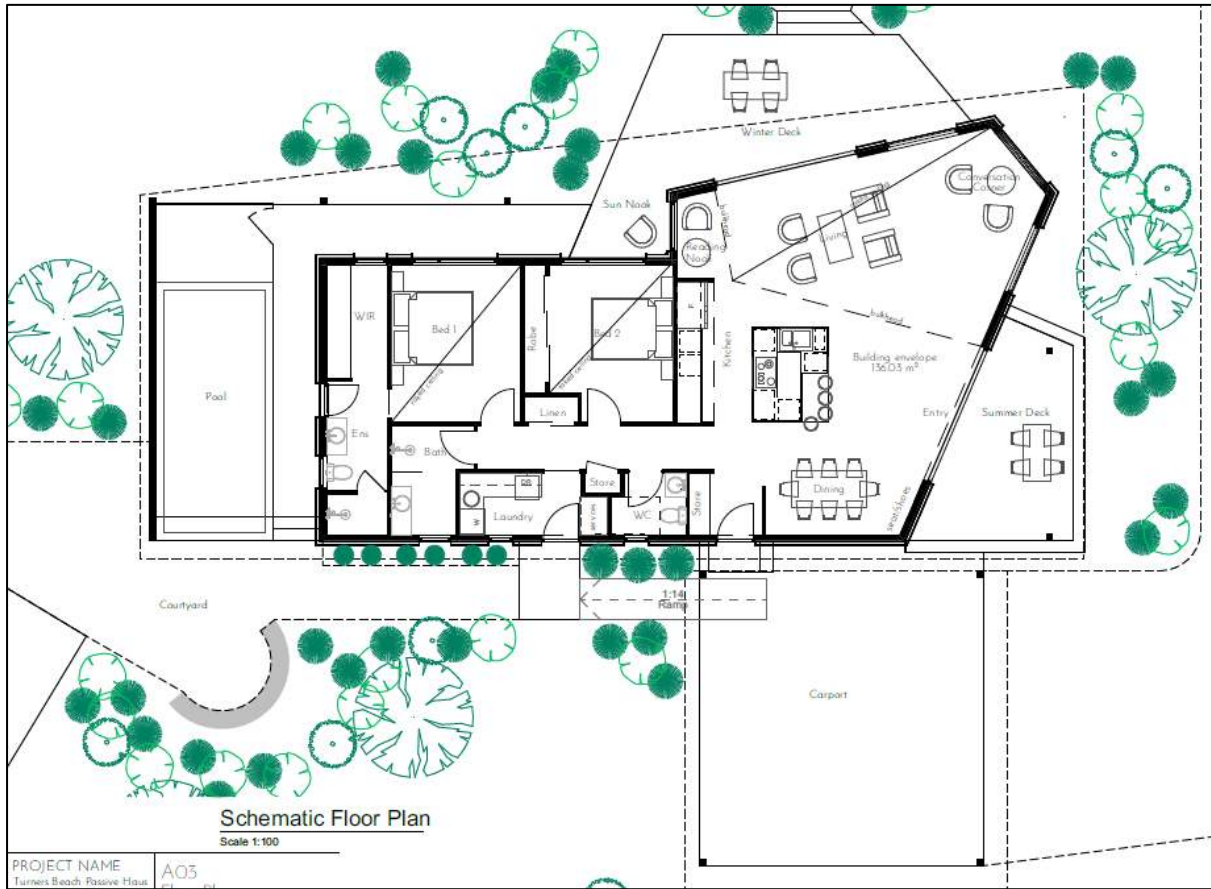


Figure 4: Schematic floor plan of dwelling (Source: Spectura Studio).



Figure 5: Proposed dwelling site, facing northwest (with rail corridor in backdrop).



**Figure 6:** Image of existing shed (ancillary to agricultural use at 4 Blackburn Drive).



**Figure 7:** Image of existing vehicle entry point to site from Blackburn Drive.

## 4 Planning Assessment – *Tasmanian Planning Scheme – Central Coast*

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### 4.1 Assessment Overview

<b>Applicable Zone:</b>	Rural
<b>Use Status:</b>	Single Dwelling – Residential use class (discretionary use status)
<b>Development Status:</b>	Discretionary (relying on performance criteria)
<b>Applicable Codes:</b>	Parking and Sustainable Transport
	Road and Railway Assets
	Natural Assets
	Bushfire-Prone Areas

### 4.2 Zone Assessment

#### 4.2.1 Zone Purpose Assessment

Pursuant to provisions of Clause 6.10.2 of the Tasmanian Planning Scheme – Central Coast, in determining an application for a permit for a Discretionary use the planning authority must, in addition to the matters referred to in sub-clause 6.10.1 of the Tasmanian Planning Scheme – Central Coast, have regard to the purpose of the applicable zone.

The purpose of the Rural Zone is:

- *To provide for a range of use or development in a rural location:*
  - *where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;*
  - *that requires a rural location for operational reasons;*
  - *is compatible with agricultural use if occurring on agricultural land; and*
  - *minimises adverse impacts on surrounding uses.*
- *To minimise conversion of agricultural land for non-agricultural use.*
- *To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.*

#### Planning response:

The proposed residential use at 1 Blackburn Drive, Turners Beach is appropriate for a rural location where agricultural use is marginal. The site is physically constrained by multiple adjoining public roads and the rail corridor, limiting agricultural potential. The dwelling will be centrally located on a cleared portion, utilising a site that is unsuited to agriculture due to its size, shape, and context.

The dwelling – although not directly adjoining the urban areas of Turners Beach – is well-served by existing infrastructure. It is compatible with agricultural use in that it is low-intensity, domestic, and does

not impose constraints on potential agricultural activities. With setbacks, landscaping, and existing buffers, the dwelling minimises impacts on surrounding road and rail uses, ensuring no land-use conflict.

No agricultural land is converted, as the site is not viable for agriculture and is already marginal. The dwelling's modest scale – single-storey, low height, and small footprint – ensures it remains appropriate to the rural context. It will not compromise nearby settlements, as it does not introduce urban density or alter the pattern of rural development.

#### 4.2.2 Use Standards – Performance Criteria – Rural Zone

20.0 Rural Zone			
20.3 Use Standards			
Clause	Performance Criteria	Assessment	Compliance
20.3.1 Discretionary use			
P2	<p>A use listed as Discretionary must not confine or restrain existing use on adjoining properties, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the location of the proposed use;</li> <li>(b) the nature, scale and intensity of the use;</li> <li>(c) the likelihood and nature of any adverse impacts on adjoining uses;</li> <li>(d) whether the proposed use is required to support a use for security or operational reasons; and</li> <li>(e) any off site impacts from adjoining uses.</li> </ul>	<p>The proposed use of land for a single dwelling will not confine or restrain existing use on adjoining properties. The dwelling is centrally located within a relatively large Rural Zone allotment and is set well back from all boundaries. The siting of the dwelling utilises land that is already cleared and historically disturbed, and it avoids areas that could otherwise function as buffers or transitional spaces between surrounding land uses. Adjoining land in all directions is similarly zoned Rural and is predominantly occupied by transport and utility infrastructure, including local roads and the adjacent rail corridor, rather than active or intensive agricultural operations or other sensitive uses.</p> <p>The nature, scale, and intensity of the proposed use are inherently low. The development comprises a single, detached, single-storey dwelling with a modest building footprint and a building height of approximately 4 metres. The residential use is domestic in character and does not involve any commercial, industrial, or high-activity components. As such, it represents one of the lowest-intensity forms of development within the Rural Zone and will not introduce land-use characteristics that could interfere with the ongoing operation of adjoining properties.</p>	Complies

20.0 Rural Zone			
20.3 Use Standards			
Clause	Performance Criteria	Assessment	Compliance
		<p>The likelihood of adverse impacts on neighbouring land is minimal. Traffic movements generated by the dwelling will be limited to typical residential travel patterns and will be negligible in the context of the surrounding road network. Vehicle access will occur via an existing crossover, ensuring that no new access points or changes to traffic conditions affecting adjoining land are created. Noise, lighting, and general activity levels associated with the dwelling will be consistent with ordinary residential occupation and will be further moderated by the generous setbacks, separation distances, and existing vegetation. There are no emissions, discharges, or operational activities proposed that could constrain or limit the use of adjoining land.</p> <p>The proposal does not rely on the dwelling being required to support another use for security or operational reasons, and importantly, its presence does not impose any constraints on surrounding land regardless of whether such a relationship exists. The dwelling functions independently as a residential use and does not necessitate additional buffers, separation distances, or restrictions that would affect the continuation or future development of neighbouring properties.</p> <p>The dwelling is appropriately sited and designed to accommodate the presence of adjoining road and rail infrastructure. Earth mounding has been previously installed along the property perimeter – particularly in relation to Clayton Road East and Turners Beach Road – forming landscaped buffers. These mounds, topped with wood mulch, provide a natural barrier that helps diffuse noise and visual impacts from those roads. This landscaping not only reduces the effects of road use on the dwelling but also</p>	

20.0 Rural Zone			
20.3 Use Standards			
Clause	Performance Criteria	Assessment	Compliance
		<p>ensures that the residential use does not impose on the function or character of these transport corridors. In this way, the dwelling's integration into the site maintains a harmonious relationship with existing infrastructure, ensuring no conflict or constraint arises on either side. Consequently, the ongoing operation, maintenance, and potential future upgrading of surrounding infrastructure will not be constrained by the proposed residential use.</p> <p>Overall, the combination of the dwelling's central siting, low-intensity residential nature, modest scale, established landscaped mounds and separation from adjoining land ensures that the proposal will not confine or restrain existing or future use of surrounding properties. The development will coexist with adjacent rural, road, and rail uses without giving rise to land-use conflict, operational limitations, or reverse amenity impacts, and is therefore compatible with the surrounding Rural Zone context. It is submitted that the development therefore demonstrates compliance with the performance criterion provided at Clause 20.3.1 P2 accordingly.</p>	
P3	<p>A use listed as Discretionary, located on agricultural land, must minimise conversion of agricultural land to non-agricultural use and be compatible with agricultural use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature, scale and intensity of the use;</li> <li>(b) the local or regional significance of the agricultural land; and</li> <li>(c) whether agricultural use on adjoining properties will be confined or restrained.</li> </ul>	<p>The proposed residential use at 1 Blackburn Drive, Turners Beach will not be located on agricultural land as defined by the Tasmanian Planning Scheme – Central Coast. While the land is zoned Rural, the site does not exhibit the characteristics of land that is in agricultural use, nor does it possess a realistic or meaningful potential for agricultural use when considered in its physical and contextual setting.</p> <p>The subject land has historically been fragmented from broader agricultural holdings and is physically constrained by surrounding non-agricultural uses and infrastructure. It is bounded by established public roads, including</p>	Not Applicable

20.0 Rural Zone			
20.3 Use Standards			
Clause	Performance Criteria	Assessment	Compliance
		<p>Blackburn Drive, Clayton Road East and Turners Beach Road, and adjoins the Western Rail Line to the north. These transport corridors define the site as an isolated parcel within a transport and utility context, rather than forming part of a contiguous or viable agricultural landscape. The size, shape and configuration of the allotment, together with its exposure to surrounding road and rail infrastructure, would unduly restrict any practical agricultural use. The land is largely cleared, flat, and devoid of agricultural infrastructure such as fencing, irrigation, soil improvement works or cropping systems that would indicate active or prospective agricultural use. The surrounding environment, including traffic activity and infrastructure operations, is incompatible with the establishment or intensification of agricultural activities on the site.</p> <p>In this context, the land cannot reasonably be characterised as land that has genuine potential for agricultural use, nor is it land that has been preserved from development for agricultural purposes. Accordingly, when assessed against the definition of “agricultural land” in Table 3.1 of the Tasmanian Planning Scheme – Central Coast, the subject land does not meet that definition. The proposed residential use is therefore not located on agricultural land and does not represent the conversion or loss of land with agricultural capability or significance.</p>	

4.2.3 Development Standards for Buildings and Works – **Acceptable Solution** – Rural Zone

<b>20.0 Rural Zone</b>			
<b>20.4 Development Standards for Buildings and Works</b>			
<b>Clause</b>	<b>Acceptable Solution</b>	<b>Assessment</b>	<b>Compliance</b>
<b>20.4.1 Building height</b>			
A1	Building height must be not more than 12m.	As illustrated in the submitted plans, building height of the dwelling will be 4.01 metres. The development satisfies Acceptable Solution A1 accordingly.	Complies
<b>20.4.2 Setbacks</b>			
A1	Buildings must have a setback from all boundaries of: (a) not less than 5m; or (b) if the setback of an existing building is within 5m, not less than the existing building.	The new dwelling will have a minimum setback of approximately 15 metres from the nearest boundaries to the dwelling footprint (the southwest and southeast). The development satisfies Acceptable Solution A1 accordingly.	Complies
A2	Buildings for a sensitive use must be separated from an Agriculture Zone a distance of: (a) not less than 200m; or (b) if an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.	The new dwelling will be setback approximately 300 metres from the nearest land identified within the Agriculture Zone (to the south). The development satisfies Acceptable Solution A2 accordingly.	Complies
<b>20.4.3 Access for new dwellings</b>			
A1	New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.	The new dwelling will be located upon land that has frontage with access to Blackburn Drive – a road maintainable by the Central Coast Council road authority. The development satisfies Acceptable Solution A1 accordingly.	Complies

## 4.3 Code Assessments

The following Codes have been assessed as being applicable to the proposal:

- Parking and Sustainable Transport
- Road and Railway Assets Code
- Natural Assets Code
- Attenuation Code

Assessment of applicable standards of each of these codes – as they relate to the proposal – commences at Section 4.3.1 further below. Other Codes which are mapped within the planning scheme maps as being relevant to the development site but which are rendered inapplicable by virtue of exemption criteria contained within the respective Code standards, comprise the following:

- Bushfire-Prone Areas Code

A brief explanation of how the development complies with the exemption criteria within this Code is elaborated below.

### ***Bushfire-Prone Areas Code***

Clause C13.2.1 specifies that the Code applies to:

- *subdivision of land that is located within, or partially within, a bushfire-prone area; and*
- *a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use.*

The proposed use/development does not qualify with either (a) or (b) and therefore does not require assessment against provisions of the Code.

### ***4.3.1 Code Purpose Assessment – Parking and Sustainable Transport Code***

Pursuant to provisions of Clause 6.10.2 of the Tasmanian Planning Scheme – Central Coast, in determining an application for a permit for a Discretionary use the planning authority must, in addition to the matters referred to in sub-clause 6.10.1 of the Tasmanian Planning Scheme – Central Coast, have regard to the purpose of the applicable code.

The purpose of the Parking and Sustainable Transport Code is:

- *To ensure that an appropriate level of parking facilities is provided to service use and development.*
- *To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.*
- *To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.*
- *To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.*
- *To ensure that parking spaces and accesses meet appropriate standard.*
- *To provide for parking precincts and pedestrian priority streets.*

### **Planning response:**

The proposed development provides an appropriate level of parking to service the single dwelling by accommodating all parking demand wholly within the site. The dwelling incorporates a double carport,

which satisfies the minimum parking requirements for a two-bedroom dwelling in the Rural Zone and ensures that resident parking can be managed on-site without reliance on on-street parking. This arrangement avoids any spill-over effects and ensures parking demand is proportionate to the low-intensity residential use proposed.

Safe and adequate access for vehicles, pedestrians and cyclists is achieved through the use of an existing sealed crossover onto Blackburn Drive. The access point provides suitable sightlines and operates within a low-speed local road environment, enabling vehicles to enter and exit the site safely. Internal driveway arrangements allow vehicles to manoeuvre within the site so that entry to and exit from the road network can occur in a forward and controlled manner. Given the single-dwelling nature of the proposal, pedestrian and cyclist movements will be minimal and easily accommodated within the site and adjoining road reserve.

The provision and design of parking areas ensure that there is no unreasonable loss of amenity to the surrounding area. Parking is visually unobtrusive, located close to the dwelling, and integrated within the site's landscaped setting. The low frequency of vehicle movements and domestic scale of parking infrastructure ensure that noise, visual impacts and activity levels remain consistent with expectations for a rural residential environment.

#### 4.3.2 Use Standards – *Acceptable Solutions* - Parking and Sustainable Transport Code

C2.0 Parking and Sustainable Transport Code			
C2.5 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
C2.5.1 Car parking numbers			
A1	The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space...	Pursuant to the car parking requirements specified at Table C2.1, the dwelling requires 1 space per bedroom. The dwelling incorporates an attached carport, which will accommodate two car parking spaces. An additional, uncovered parking space will be situated north of the winter deck. Car parking space provision for the dwelling therefore satisfies the requirements of Clause C2.5.1 A1 accordingly.	Complies
A2	Bicycle parking spaces must:  be provided on the site or within 50m of the site; and  be no less than the number specified in Table C2.1.	Pursuant to Clause C2.2.2 of the Tasmanian Planning Scheme – Central Coast, motorcycle parking spaces are not required for a single dwelling (residential) use of land.	Not Applicable

4.3.3 Development Standards – **Acceptable Solutions** - Parking and Sustainable Transport Code

<b>C2.0 Parking and Sustainable Transport Code</b>			
<b>C2.6 Development Standards for Buildings and Works</b>			
<b>Clause</b>	<b>Acceptable Solution</b>	<b>Assessment</b>	<b>Compliance</b>
<b>C2.6.1 Construction of Parking Areas</b>			
A1	<p>All parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> <li>(a) be constructed with a durable all weather pavement;</li> <li>(b) be drained to the public stormwater system, or contain stormwater on the site; and</li> <li>(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.</li> </ul>	<p>Parking and vehicle access to and from the site will be constructed with a durable all weather pavement, with stormwater to be contained on-site. The proposal therefore satisfies the requirements of Clause C2.6.1 A1 accordingly.</p>	Complies
<b>C2.6.2 Design and Layout of Parking Areas</b>			
A1.1	<p>Parking, access ways, manoeuvring and circulation spaces must either:</p> <ul style="list-style-type: none"> <li>(a) comply with the following: <ul style="list-style-type: none"> <li>(i) have a gradient in accordance with <i>Australian Standard AS 2890 - Parking facilities, Parts 1-6</i>;</li> <li>(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;</li> <li>(iii) have an access width not less than the requirements in Table C2.2;</li> <li>(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;</li> <li>(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3</li> </ul> </li> </ul>	<p>Parking and vehicle access to and from the site will have a gradient that accords with Australian Standard AS 2890 - Parking facilities, Parts 1-6. Access width is in excess of the requirements of Table C2.2, while car parking space dimensions within the carport will comfortably satisfy the requirements of Table C2.3. Vertical clearance above the parking surface level will exceed 2.1 metres at all times of vehicle ingress and egress. The proposal therefore satisfies the requirements of Clause C2.6.2 A1.1 accordingly.</p>	Complies

C2.0 Parking and Sustainable Transport Code			
C2.6 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
	<p>where there are 3 or more car parking spaces;</p> <p>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and</p> <p>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</p> <p>(b) comply with <i>Australian Standard AS 2890- Parking facilities, Parts 1-6</i>.</p>		
C2.6.3 Number of Accesses for Vehicles			
A1	<p>The number of accesses provided for each frontage must:</p> <p>(a) be no more than 1; or</p> <p>(b) no more than the existing number of accesses,</p> <p>whichever is the greater.</p>	<p><b>As noted, an existing single access point onto Blackburn Drive will be relied upon for the purposes of the development. The proposal therefore satisfies the requirements of Clause C2.6.3 A1 accordingly.</b></p>	Complies

#### 4.3.4 Code Purpose Assessment – Road and Railway Assets Code

Pursuant to provisions of Clause 6.10.2 of the Tasmanian Planning Scheme – Central Coast, in determining an application for a permit for a Discretionary use the planning authority must, in addition to the matters referred to in sub-clause 6.10.1 of the Tasmanian Planning Scheme – Central Coast, have regard to the purpose of the applicable code.

The purpose of the Road and Railway Assets Code is:

- To protect the safety and efficiency of the road and railway networks; and
- To reduce conflicts between sensitive uses and major roads and the rail network.

#### Planning response:

The proposed development will protect the safety and efficiency of the road network by utilising an existing vehicle access point from Blackburn Drive. No new access points or modifications to the road alignment are proposed, ensuring that traffic movements associated with the development are consolidated and predictable. Blackburn Drive is a low-volume, sealed local road, and the traffic generated by a single dwelling will be minimal and well within the capacity of the existing road network.

Vehicle movements associated with the development will be limited to typical residential travel patterns and will not result in a material increase in traffic volumes or turning movements. Sight distances at the existing access are adequate for the operating environment, allowing vehicles to enter and exit the site

safely without compromising road safety or efficiency. Internal access arrangements allow vehicles to manoeuvre within the site so that entry to and exit from Blackburn Drive can occur in a safe and controlled manner.

The proposal does not introduce any conflicts between sensitive uses and major roads or the rail network. Blackburn Drive is not classified as a major road, and rail infrastructure to the north of the site is buffered by a dense stand of native vegetation. The scale and nature of the residential use are compatible with the nearby residential land use patterns to the north and south and do not give rise to noise sensitivity, access constraints or safety conflicts.

Overall, the proposed development maintains the safe and efficient operation of the local road network and does not introduce any new or intensified conflicts with transport infrastructure. The development is therefore consistent with the intent of the Road and Railway Assets Code.

#### 4.3.5 Use Standards – **Acceptable Solutions** – Road and Railway Assets Code

C3.0 Road and Railway Assets Code			
C3.5 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction			
A1.4	Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than: <ul style="list-style-type: none"> <li>(a) the amounts in Table C3.1; or</li> <li>(b) allowed by a licence issued under Part IVA of the <i>Roads and Jetties Act 1935</i> in respect to a limited access road.</li> </ul>	<p>Pursuant to the requirements of Table C3.1 of the Tasmanian Planning Scheme – Central Coast, the acceptable increase amount of annual average daily traffic (AADT) ingress and egress movements via existing vehicle crossings on to roads that are not major roads (within the meaning of the definitions provided at Clause C3.3.1) is either (i) 20% or (ii) 40 vehicle movements per day – whichever is the greater.</p> <p>In the absence of Tasmanian-specific numeric trip-generation standards for individual residential dwellings, it is common and accepted practice for planning authorities and traffic practitioners in Tasmania to rely on the New South Wales traffic generation framework, particularly the guidance contained in the Guide to Traffic Generating Developments (the Guide) prepared by Transport for NSW (formerly Roads and Maritime Services). The Guide identifies low-density residential development, including detached single dwellings, as a low traffic-generating land use. Based on empirical survey data across metropolitan, regional, and rural</p>	Complies

C3.0 Road and Railway Assets Code			
C3.5 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
		<p>contexts, a detached dwelling is typically associated with approximately 8 to 10 vehicle movements per day (vpd) on an Annual Average Daily Traffic (AADT) basis. This figure represents the total of both ingress and egress movements and reflects ordinary household travel behaviour, including commuting, education, shopping, and incidental trips.</p> <p>For a standard two-bedroom dwelling, the mid-range of this guidance – approximately 9 vehicle movements per day – is widely adopted in planning assessments and is considered conservative and reasonable. Importantly, the Guide notes that traffic generation for individual dwellings is generally consistent regardless of minor variations in dwelling size, particularly where occupancy remains within a typical household range.</p> <p>Applying this methodology to the proposed single dwelling, the anticipated traffic generation would therefore be in the order of 8 to 10 vehicle movements per day, which constitutes a very low level of traffic activity. Traffic movements generated by the dwelling will therefore satisfy the requirements of Table C3.1, which in turn satisfied Clause C3.5.1 A1.4 accordingly.</p>	

4.3.6 Development Standards – *Acceptable Solutions* – Road and Railway Assets Code

C3.0 Road and Railway Assets Code			
C3.6 Development Standards			
Clause	Acceptable Solution	Assessment	Compliance
C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area			

C3.0 Road and Railway Assets Code			
C3.6 Development Standards			
Clause	Acceptable Solution	Assessment	Compliance
A1	<p>Unless within a building area on a sealed plan approved under this planning scheme, habitable buildings for a sensitive use within a road or railway attenuation area, must be:</p> <p>(a) within a row of existing habitable buildings for sensitive uses and no closer to the existing or future major road or rail network than the adjoining habitable building;</p> <p>(b) an extension which extends no closer to the existing or future major road or rail network than:</p> <p>(i) the existing habitable building; or</p> <p>(ii) an adjoining habitable building for a sensitive use; or</p> <p>(c) located or designed so that external noise levels are not more than the level in Table C3.2 measured in accordance with Part D of the <i>Noise Measurement Procedures Manual, 2<sup>nd</sup> edition, July 2008</i>.</p>	<p>As detailed in the submitted plans, the dwelling footprint – excluding the winter deck adjacent the norther elevation – will be setback approximately 23 metres from the northern boundary. Land to the immediate north of the site is identified within the jurisdiction of (i) the State Rail Network and (ii) a redundant Crown road reserve and comprises a 30 metre wide, densely vegetated corridor that provides a buffer between the Western Line railway to the north and the Blackburn Drive road reserve to the south. Notably, and as this buffer area is not corridor within which the track of the Western Line railway is laid, it does not fall within the within the meaning of ‘rail network (pursuant to Clause 3(2) of the <i>Rail Infrastructure Act 2007</i>). As such, floor area of the ‘habitable building’ (Class 1a component) of the dwelling will be setback approximately 53 metres from the practical boundary of the rail corridor of the Western Line - and therefore external to the road or railway attenuation area.</p> <p>Similarly, the dwelling will be setback over 50 metres from the road or railway attenuation area applicable to the Bass Highway (noting Clayton Road East does not constitute a ‘major road’ within the meaning of the Tasmanian Planning Scheme – Central Coast).</p> <p>As elaborated above, the development is therefore external to the road or railway attenuation area and the standard does not apply. Regardless, the dwelling has been thoughtfully designed with robust acoustic buffering in mind. The construction typologies, including Cross-Laminated Timber (CLT) panels and Structural Insulated Panels (SIPs), have been selected for their high sound reduction ratings (Rw), with values of up to Rw 50 dB. These materials will ensure that external noise is significantly reduced within the dwelling. The</p>	Not Applicable

C3.0 Road and Railway Assets Code			
C3.6 Development Standards			
Clause	Acceptable Solution	Assessment	Compliance
		thoughtful integration of these high-performance materials not only meets but exceeds the acoustic performance standards, ensuring that the residential use remains compatible with surrounding infrastructure.	

4.3.7 *Development Standards for Buildings and Works – Acceptable Solutions – Natural Assets Code*

C7.0 Natural Assets Code			
C7.6 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
C7.6.2 Clearance within a priority vegetation area			
A1	Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.	Construction of the dwelling – including the internal vehicle access configuration – will not require removal of native vegetation. The standard therefore does not apply.	Not Applicable

4.3.8 *Use Standards – Performance Criteria – Attenuation Code*

C9.0 Attenuation Code			
C9.5 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
C9.5.2 Sensitive use within an attenuation area			
P1	Sensitive use within an attenuation area, must not interfere with or constrain an existing activity listed in Tables C9.1 or C9.2, having regard to:  (a) the nature of the activity with potential to cause emissions including:	The Code is triggered due to the proximity of the subject land to the Turners Beach Wastewater Treatment Plant, an established public utility providing municipal wastewater treatment services to the surrounding settlement. The facility operates as essential infrastructure within a	Complies

C9.0 Attenuation Code			
C9.5 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
	<ul style="list-style-type: none"> <li>(i) operational characteristics of the activity;</li> <li>(ii) scale and intensity of the activity; and</li> <li>(iii) degree of hazard or pollution that may be emitted from the activity;</li> </ul> <ul style="list-style-type: none"> <li>(b) the nature of the sensitive use;</li> <li>(c) the extent of encroachment by the sensitive use into the attenuation area;</li> <li>(d) measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions of the activity;</li> <li>(e) any advice from the Director, Environment Protection Authority; and</li> <li>(f) any advice from the Director of Mines.</li> </ul>	<p>comprehensive environmental regulatory framework that governs operational performance, including management of odour, noise and discharge emissions. These controls are specifically intended to ensure that environmental impacts are appropriately managed and do not result in nuisance beyond the operational site.</p> <p>The wastewater treatment plant functions as a moderate-scale municipal service receiving predominantly residential wastewater inputs and operating within defined treatment capacity limits. The activity does not involve industrial manufacturing or hazardous processing and is subject to ongoing environmental monitoring and operational management requirements. Emissions associated with the activity are therefore predictable, regulated and managed at source in accordance with established environmental standards.</p> <p>The proposed development comprises a single detached dwelling representing a low-intensity residential use. The scale, intensity and operational characteristics of the use are domestic in nature and will not generate emissions or activities capable of affecting surrounding land uses or infrastructure. The dwelling does not introduce a sensitive institutional or high-occupancy land use and is consistent with rural residential occupation occurring throughout the broader Turners Beach locality.</p> <p>The proposal does not constitute encroachment into any functional attenuation area associated with the wastewater treatment plant. The dwelling is separated from the treatment lagoons by substantial distance and intervening transport infrastructure corridors, and is centrally located within the allotment to maximise separation from surrounding utility land. The</p>	

C9.0 Attenuation Code			
C9.5 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
		<p>development therefore maintains existing spatial buffers and does not introduce residential development in proximity to the operational boundary of the facility.</p> <p>The siting and design of the dwelling have been undertaken having regard to the surrounding infrastructure context. The building is modest in scale, single storey in form, and positioned on previously cleared land with existing vegetation and landscaped earth mounding providing additional passive buffering. The proposal is therefore inherently capable of accommodating the lawful operation of surrounding infrastructure without reliance on additional mitigation measures or operational constraints.</p> <p>Importantly, the wastewater treatment plant continues to operate under an established environmental approval regime requiring implementation of best-practice environmental management and response procedures where environmental nuisance may arise. This regulatory framework ensures emissions remain appropriately controlled and confirms that surrounding land uses are expected to coexist with the ongoing operation of the facility.</p> <p>Having regard to the regulated nature of the existing activity, the low-intensity character of the proposed residential use, the substantial separation distances achieved, and the design response adopted, the proposed dwelling will not interfere with or constrain the continued operation of the Turners Beach Wastewater Treatment Plant. The development will not give rise to reverse-amenity impacts or operational limitation and satisfies the requirements of Clause C9.5.2 P1 accordingly.</p>	

## 5 Conclusion

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The proposed development of a single dwelling at 1 Blackburn Drive, Turners Beach has been comprehensively assessed against the relevant provisions of the Tasmanian Planning Scheme – Central Coast and is considered to be consistent with both the intent and requirements of the Scheme. The land is located within the Rural Zone and, while zoned for rural purposes, is demonstrably constrained for agricultural use due to its size, configuration, historic fragmentation, and its relationship with surrounding road and rail infrastructure. The proposal represents a low-intensity residential use that is appropriately scaled, centrally sited, and designed to respond sensitively to its rural and infrastructure-dominated context.

The assessment confirms that the development satisfies the purpose of the Rural Zone by providing for a use where agricultural activity is marginal, minimising the conversion of agricultural land, and ensuring that the scale and intensity of development do not compromise the function of surrounding settlements. The dwelling will not confine or restrain existing or future use of adjoining properties, will not introduce land-use conflict or reverse amenity impacts, and will coexist harmoniously with surrounding road and rail infrastructure through appropriate siting, setbacks, landscaping, and earth mounding. Development standards relating to building height, setbacks, access, and separation distances are satisfied, and relevant performance criteria are met where applicable.

The proposal has also been demonstrated to comply with the applicable Codes, including the Parking and Sustainable Transport Code, Road and Railway Assets Code, and Natural Assets Code. Adequate on-site parking is provided, access arrangements are safe and appropriate, traffic generation is minimal, and no unreasonable loss of amenity will occur. The development does not trigger assessment under the Bushfire-Prone Areas Code. Overall, the proposal represents an orderly, site-responsive, and policy-consistent form of development that achieves the objectives of the planning scheme. It is therefore concluded that the application is suitable for approval.

SHEET No.	DRAWING TITLE	ISSUE	DATE
A00	Cover Sheet	A	6/02/2026 6:49 AM
A01	Site Plan	A.3	18/03/2026 1:48 PM
A02	Location Plan	A	6/02/2026 6:49 AM
A03	Floor Plan - Schematic	A	6/02/2026 6:49 AM
A04	Floor Plan - Construction	A	6/02/2026 6:49 AM
A05	Elevations 1	A	6/02/2026 6:49 AM
A06	Elevations 2	A	6/02/2026 6:49 AM

SHEET No.	DRAWING TITLE	ISSUE	DATE
A07	Sections	A	6/02/2026 6:49 AM
A08	Door / Window Schedule	A	6/02/2026 6:49 AM
A09	Renders - External	A	6/02/2026 6:49 AM
A10	Renders 2 - External	A	6/02/2026 6:49 AM
A11	Flood Hazard	A.2	25/02/2026 1:50 PM

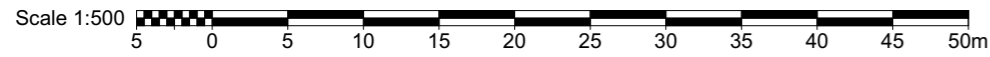
CHANGE LIST			
ID	NAME	LAST MODIFIED	STATUS
Ch-01	Stormwater catchment and retention updated	18/03/2026 1:45 PM	Transmitted
Ch-02	Onsite Waste Management System shown	18/03/2026 1:46 PM	Transmitted

# Development Application

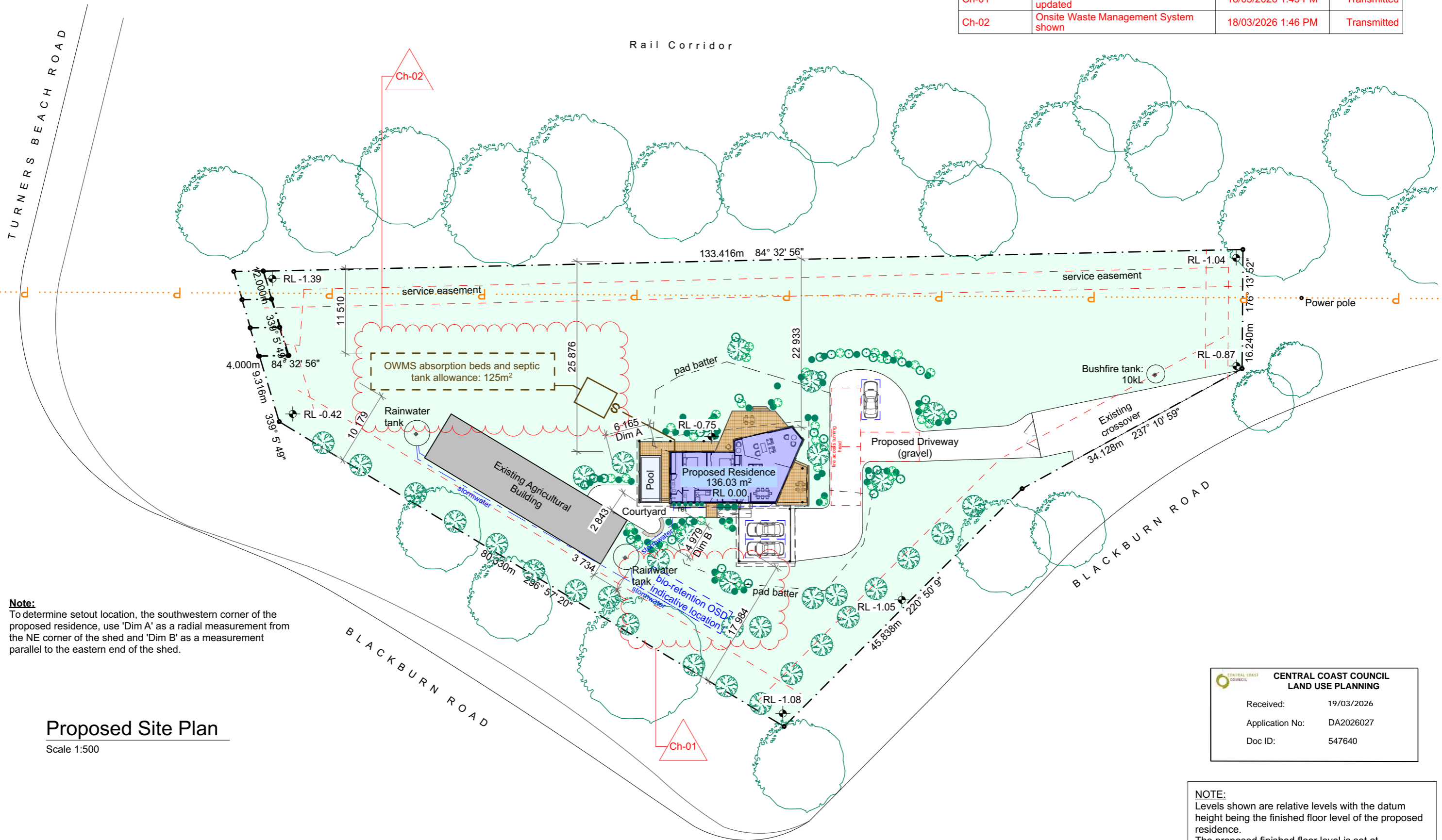
Issue: A - Development Application

CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	19/03/2026
Application No:	DA2026027
Doc ID:	547640





CHANGE LIST			
ID	NAME	LAST MODIFIED	STATUS
Ch-01	Stormwater catchment and retention updated	18/03/2026 1:45 PM	Transmitted
Ch-02	Onsite Waste Management System shown	18/03/2026 1:46 PM	Transmitted



**Note:**  
To determine setout location, the southwestern corner of the proposed residence, use 'Dim A' as a radial measurement from the NE corner of the shed and 'Dim B' as a measurement parallel to the eastern end of the shed.

### Proposed Site Plan

Scale 1:500

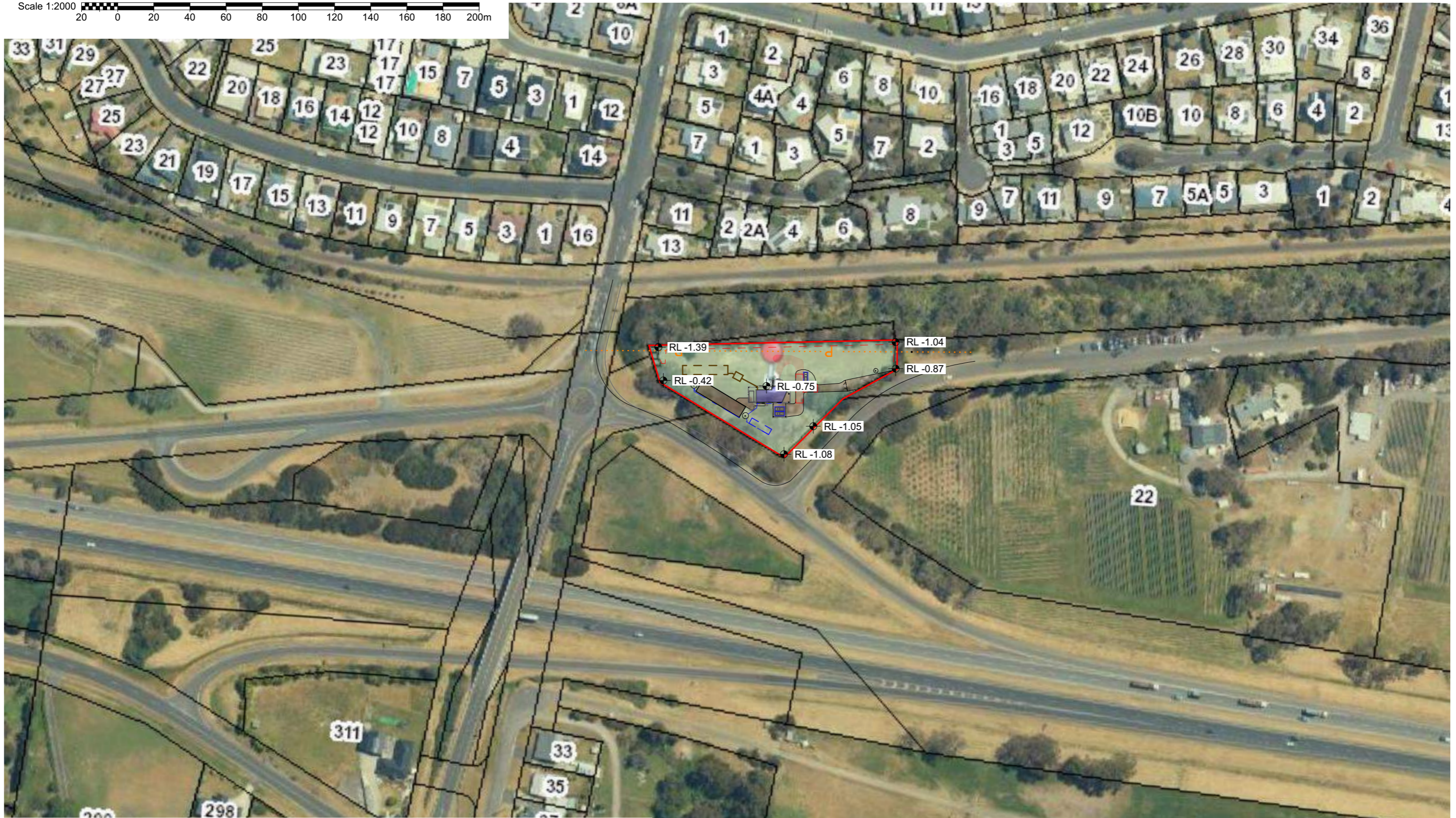
CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	19/03/2026
Application No:	DA2026027
Doc ID:	547640

**NOTE:**  
Levels shown are relative levels with the datum height being the finished floor level of the proposed residence.  
The proposed finished floor level is set at approximately 4.95m AHD.

PROJECT NUMBER: P162		ISSUE LIST		PROJECT Proposed Managers Residence		A01	SHEET SIZE A3	NOTE: ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERRED OVER SCALED DIMENSIONS. DISCREPANCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.
DRAWN BY: MP		Issue	Description	Date	PROJECT ADDRESS: 181436/4 1 Blackburn Drive Turners Beach Tas 7315			
CHECKED BY: MP		SK5.2	Concept Finalisation	23/12/2025	CLIENT Craig & Wendy Morris	Site Plan		
DATE: Wednesday, 18 March 2026		SK5.3	Concept Finalisation	24/12/2025		SCALE: 1:500		
BDA&T: 6521		SK6	Concept Finalisation	12/01/2026		PROJECT NUMBER: P162		
		A	Development Application	6/02/2026				
		A.3	Further LGA RFI	18/03/2026				

**SITE DETAILS**  
ADDRESS: 1 Blackburn Drive Turners Beach Tas 7315  
LOT/DP: 181436/4  
COUNCIL: Central Coast Council  
ZONING: Rural

Scale 1:2000  
 20 0 20 40 60 80 100 120 140 160 180 200m



### Location Plan

Scale 1:2000



Issue	Description	Date
SK5.3	Concept Finalisation	24/12/2025
SK6	Concept Finalisation	12/01/2026
A	Development Application	6/02/2026

PROJECT NAME  
 Turners Beach Passive Haus

PROJECT ADDRESS:  
 1 Blackburn Drive Turners Beach Tas 7315

A02  
 Location Plan

1:2000

**CENTRAL COAST COUNCIL**  
 LAND USE PLANNING

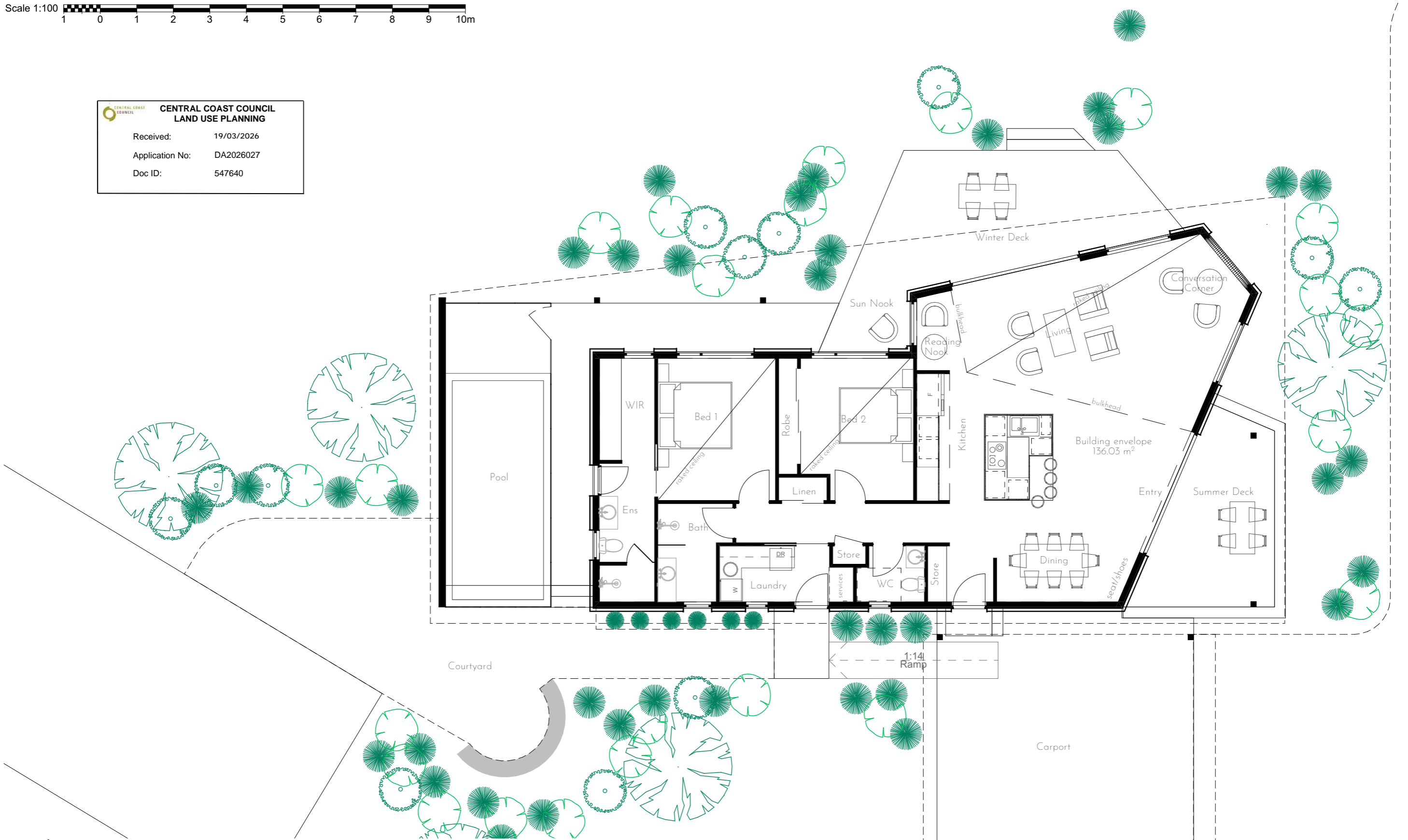
Received: 19/03/2026

Application No: DA2026027

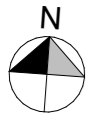
Doc ID: 547640

Scale 1:100

**CENTRAL COAST COUNCIL**  
**LAND USE PLANNING**  
 Received: 19/03/2026  
 Application No: DA2026027  
 Doc ID: 547640



**Schematic Floor Plan**  
 Scale 1:100

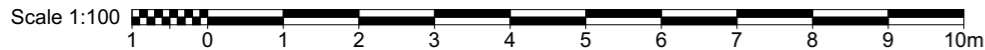


Issue	Description	Date
SK6	Concept Finalisation	12/01/2026
SK6.2	Concept Finalisation	23/01/2026
A	Development Application	6/02/2026

**PROJECT NAME**  
 Turners Beach Passive Haus

**PROJECT ADDRESS:**  
 1 Blackburn Drive Turners Beach Tas 7315

A03  
 Floor Plan - Schematic  
 1:100



**CENTRAL COAST COUNCIL  
LAND USE PLANNING**

Received: 19/03/2026  
 Application No: DA2026027  
 Doc ID: 547640

**NOTE:**  
 ALL DIMENSIONS TO BE VERIFIED  
 ONSITE BY BUILDING CONTRACTOR  
 AND PHYSICALLY LOCATE ALL  
 UNDERGROUND SERVICES AND  
 THEIR LOCATION IN RELATION TO  
 PROPOSED WORKS.  
 WRITTEN DIMENSIONS  
 PREFERENCED OVER SCALED  
 DIMENSIONS.  
 DISCREPANCIES TO BE REFERRED TO  
 THE BUILDING DESIGNER BEFORE  
 PROCEEDING.

**ISSUE LIST**

Issue	Description	Date
SK5.2	Concept Finalisation	23/12/2025
SK5.3	Concept Finalisation	24/12/2025
SK6	Concept Finalisation	12/01/2026
SK6.2	Concept Finalisation	23/01/2026
A	Development Application	6/02/2026

**PROJECT**  
 Proposed Managers Residence

**PROJECT ADDRESS:**  
 181436/4  
 1 Blackburn Drive Turners Beach Tas 7315

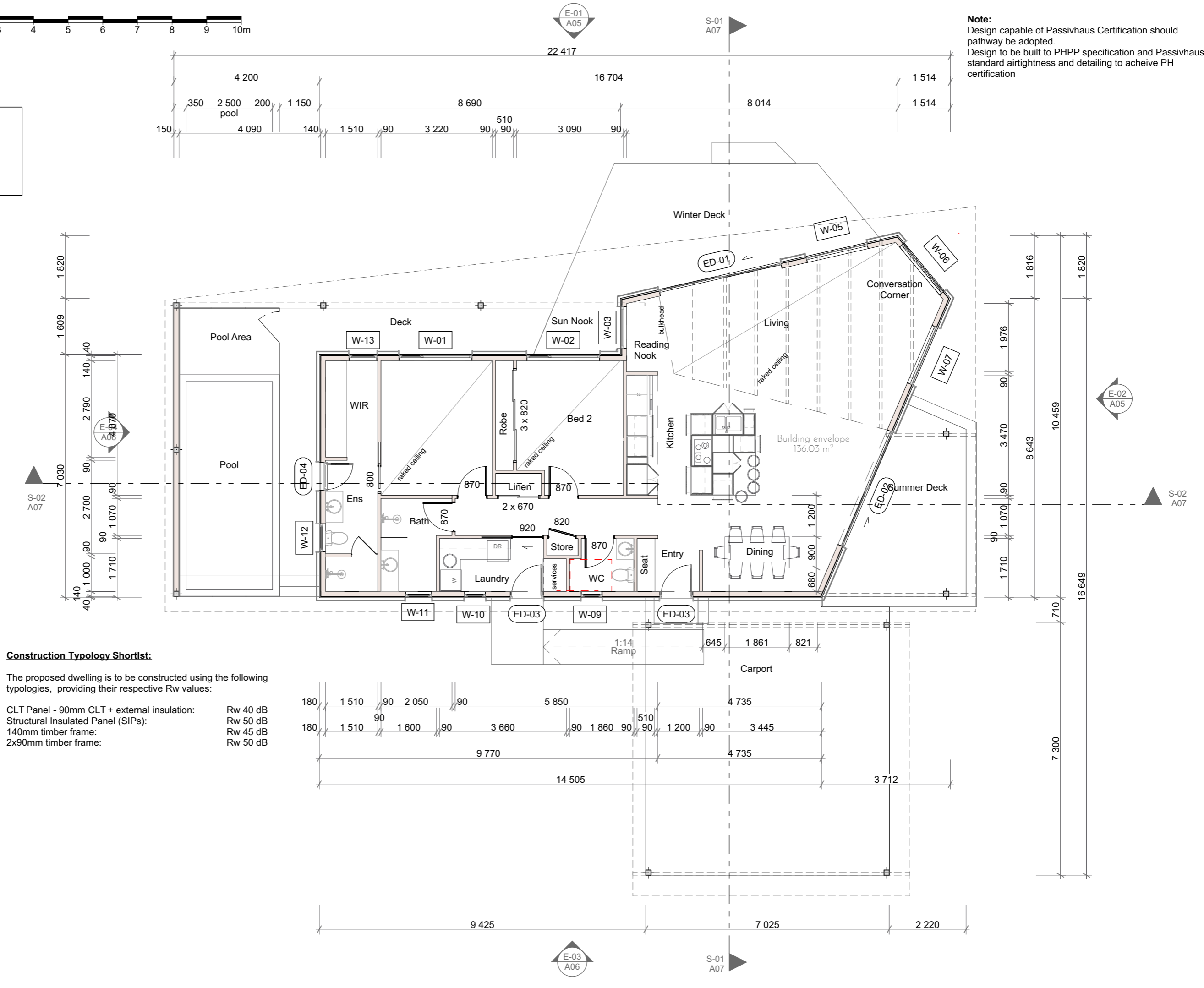
**CLIENT**  
 Craig & Wendy Morris

**SHEET SIZE A3**  
**A04**

**Floor Plan - Construction**  
 SCALE: 1:100  
 PROJECT NUMBER: P162

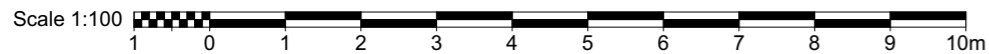
**SPECTURA STUDIO**  
 www.spectura.com.au  
 P: 0423 250 079  
 E: admin@spectura.com.au  
 QBCC:15158346  
 CBOS: 964058515

**DRAWN BY:**  
 MP  
**CHECKED BY:**  
 MP  
**DATE:**  
 Wednesday, 18  
 March 2026  
 BDA&T: 6521



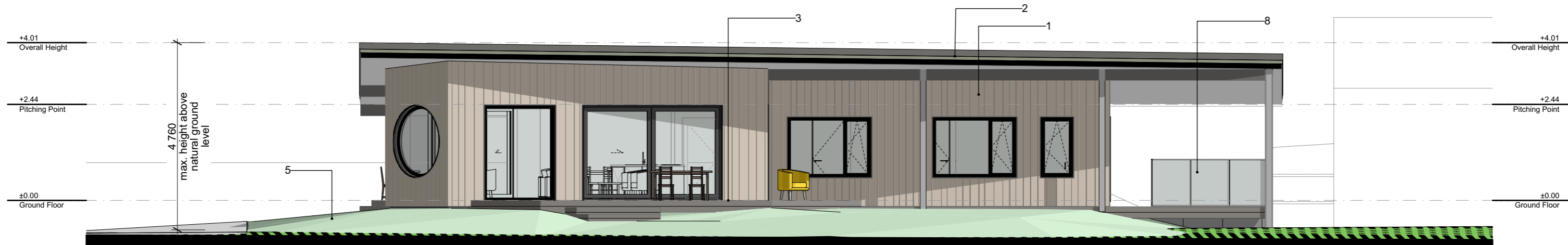
**Note:**  
 Design capable of Passivhaus Certification should  
 pathway be adopted.  
 Design to be built to PHPP specification and Passivhaus  
 standard airtightness and detailing to achieve PH  
 certification

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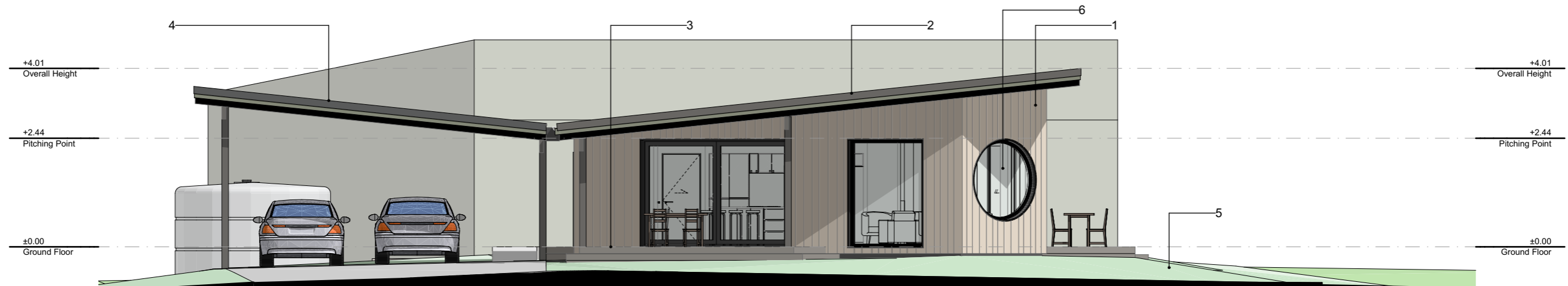


**Elevation Notes**

1	Cladding	Cladding - Aged local hardwood.	Selected timber species to be listed under Table E1 of AS3959:2018 - Construction of Buildings in Bushfire-Prone Areas
2	Roof	Roof - Corrugate colorbond @ 6° pitch	Colour/finish: Grey
3	Decking	Decking material to be determined - Hardwood Timber Deck	Selected timber species to be listed under Table E1 of AS3959:2018 - Construction of Buildings in Bushfire-Prone Areas
4	Carport	Carport - Corrugate colorbond @ 6° pitch	Colour/finish: Colorbond Woodland Grey
5	Slab on grade	Pad raised ~750mm above natural ground level with insulated raft slab as building foundation	To structural engineer design and detail
6	Feature Window	Radial window	
8	Pool Area	1200mm height pool fence surround - enclosed area separated from dwelling per code requirement	



**E-01 North Elevation**  
A04 Scale 1:100



**E-02 East Elevation**  
A04 Scale 1:100

PROJECT NUMBER: P162

**ISSUE LIST**

Issue	Description	Date
SK5.2	Concept Finalisation	23/12/2025
SK5.3	Concept Finalisation	24/12/2025
SK6	Concept Finalisation	12/01/2026
SK6.2	Concept Finalisation	23/01/2026
A	Development Application	6/02/2026

PROJECT Proposed Managers Residence

PROJECT ADDRESS:  
181436/4  
1 Blackburn Drive Turners Beach Tas 7315

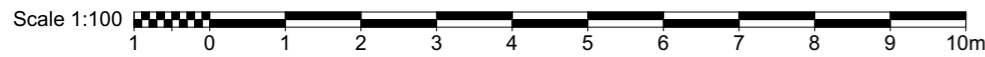
CLIENT  
Craig & Wendy Morris

**A05**  
SHEET SIZE A3  
Elevations 1  
SCALE: 1:100  
PROJECT NUMBER: P162

**NOTE:**  
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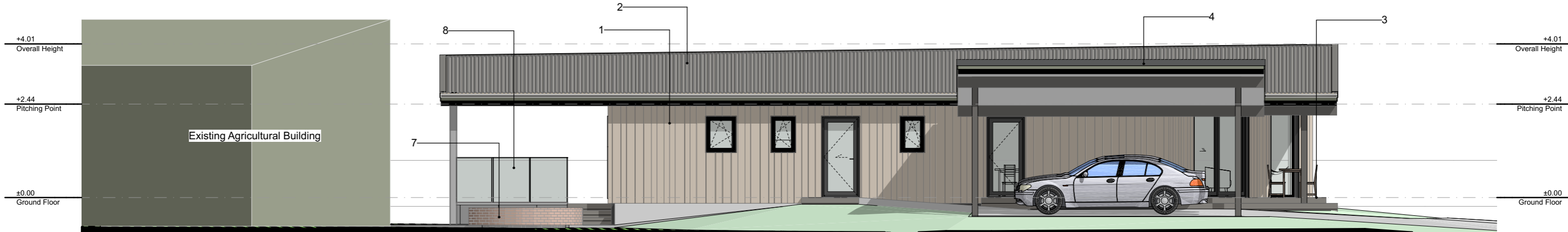
**CENTRAL COAST COUNCIL**  
LAND USE PLANNING

Received: 19/03/2026  
Application No: DA2026027  
Doc ID: 547640



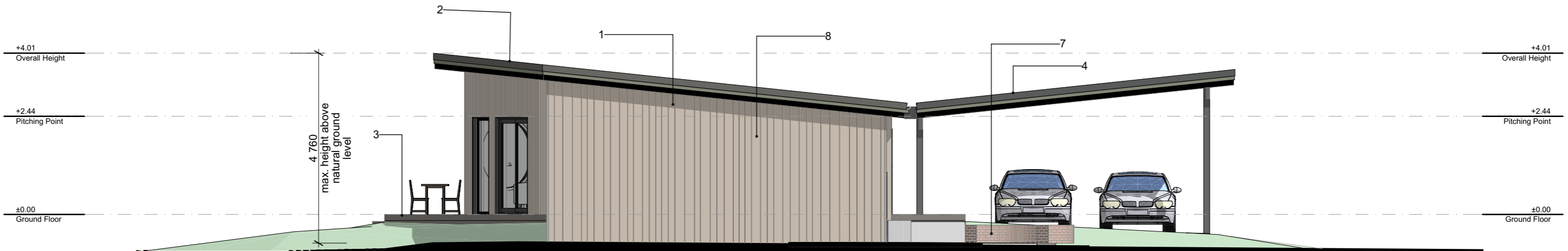
**Elevation Notes**

1	Cladding	Cladding - Aged local hardwood.	Selected timber species to be listed under Table E1 of AS3959:2018 - Construction of Buildings in Bushfire-Prone Areas
2	Roof	Roof - Corrugate colorbond @ 6° pitch	Colour/finish: Grey
3	Decking	Decking material to be determined - Hardwood Timber Deck	Selected timber species to be listed under Table E1 of AS3959:2018 - Construction of Buildings in Bushfire-Prone Areas
4	Carport	Carport - Corrugate colorbond @ 6° pitch	Colour/finish: Colorbond Woodland Grey
7	Courtyard Area	Selected plants for privacy	
8	Pool Area	1200mm height pool fence surround - enclosed area separated from dwelling per code requirement	



**E-03 South Elevation**

A04 Scale 1:100



**E-04 West Elevation**

A04 Scale 1:100

PROJECT NUMBER: P162

**ISSUE LIST**

Issue	Description	Date
SK5.2	Concept Finalisation	23/12/2025
SK5.3	Concept Finalisation	24/12/2025
SK6	Concept Finalisation	12/01/2026
SK6.2	Concept Finalisation	23/01/2026
A	Development Application	6/02/2026

PROJECT  
Proposed Managers Residence

**PROJECT ADDRESS:**

181436/4  
1 Blackburn Drive Turners Beach Tas  
7315

**CLIENT**  
Craig & Wendy Morris

**A06**

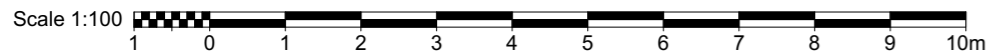
**SHEET SIZE A3**

**Elevations 2**

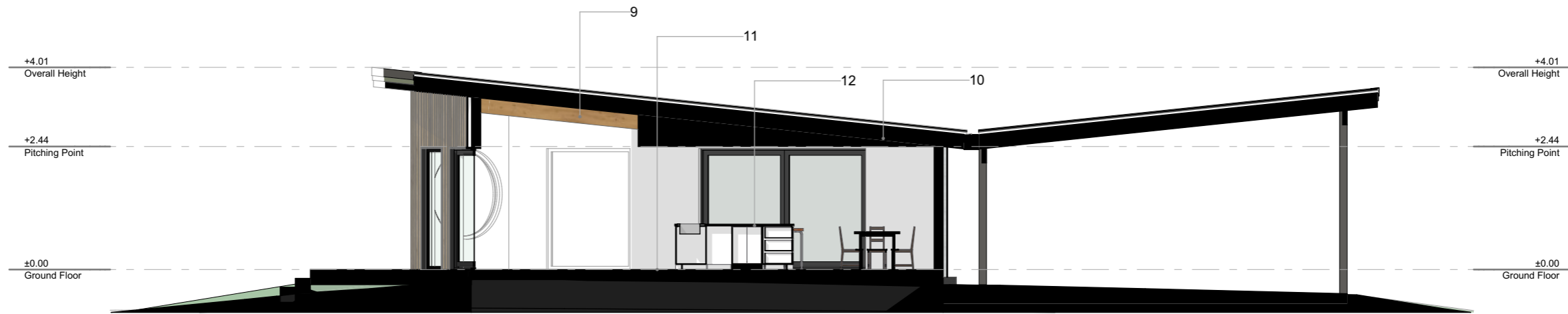
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**PROJECT NUMBER: P162**

**NOTE:**  
ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERRED OVER SCALED DIMENSIONS. DISCREPANCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.

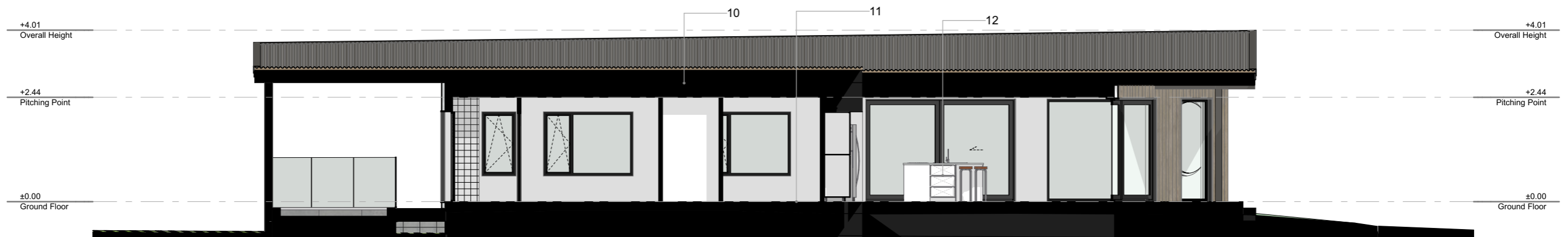
<b>CENTRAL COAST COUNCIL</b> LAND USE PLANNING	
Received:	19/03/2026
Application No:	DA2026027
Doc ID:	547640




Section Notes		
9	GL Beam - Rafter	Exposed Visual Grade GL Beam - Contained within thermal envelope for optimal thermal bridge minimisation
10	Bulkhead / Ceiling Space	Ceiling space housing HRV ducting
11	Insulated Slab	To engineers specification
12	Kitchen	Kitchen to client specification




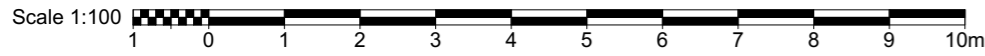
**S-01** Section A  
A04 Scale 1:100



**S-02** Section B  
A04 Scale 1:100

PROJECT NUMBER: P162		ISSUE LIST		PROJECT Proposed Managers Residence		A07	SHEET SIZE A3	NOTE: ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERRED OVER SCALED DIMENSIONS. DISCREPANCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.
 SPECTURA STUDIO www.spectura.com.au P: 0423 250 079 E: admin@spectura.com.au QBCC: 15158346 CBOS: 964058515	DRAWN BY: MP		Issue	Description	Date			
	CHECKED BY: MP		SK5.2	Concept Finalisation	23/12/2025	CLIENT Craig & Wendy Morris	SCALE: 1:100	
	DATE: Wednesday, 18 March 2026		SK5.3	Concept Finalisation	24/12/2025		PROJECT NUMBER: P162	
	BDA&T: 6521		SK6	Concept Finalisation	12/01/2026			
			SK6.2	Concept Finalisation	23/01/2026			
		A	Development Application	6/02/2026				

 CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	19/03/2026
Application No:	DA2026027
Doc ID:	547640



GLAZING SCHEDULE								
<b>WINDOW ID</b>	ED-01	ED-02	ED-03	ED-04	W-01	W-02	W-03	W-05
<b>NOMINAL HEIGHT</b>	2 400	2 400	2 100	2 100	1 500	1 500	2 400	2 400
<b>NOMINAL WIDTH</b>	3 600	3 600	950	820	2 100	2 100	1 200	1 800
<b>HEAD HEIGHT</b>	2 400	2 400	2 100	2 100	2 100	2 100	2 400	2 400
<b>FRAME</b>	Timber-Alu	Timber-Alu	Timber-Alu	Timber-Alu	Timber-Alu	Timber-Alu	Timber-Alu	Timber-Alu
<b>GLAZING</b>	Triple Glazed U0.5 G0.6	Triple Glazed U0.5 G0.6	Triple Glazed U0.5 G0.6	Triple Glazed U0.5 G0.6	Triple Glazed U0.5 G0.6	Triple Glazed U0.5 G0.6	Triple Glazed U0.5 G0.6	Triple Glazed U0.5 G0.6
<b>WINDOW AREA</b>	8.64	8.64	2.00	1.72	3.15	3.15	2.88	4.32
<b>ELEVATION</b>								
<b>DETAILS</b>	Lift and slide door	Lift and slide door	Glazed Door	Glazed Door	Fixed panel + Tilt turn window	Fixed panel + Tilt turn window	Fixed panel window	Fixed panel window

GLAZING SCHEDULE								
<b>WINDOW ID</b>	W-06	W-07	W-09	W-10	W-11	W-12	W-13	
<b>NOMINAL HEIGHT</b>	1 800	2 400	900	900	900	750	1 500	
<b>NOMINAL WIDTH</b>	1 800	1 800	600	600	750	800	800	
<b>HEAD HEIGHT</b>	2 400	2 400	2 100	2 100	2 100	2 100	2 100	
<b>FRAME</b>	Timber-Alu	Timber-Alu	Timber-Alu	Timber-Alu	U-PVC	U-PVC	Timber-Alu	
<b>GLAZING</b>	Triple Glazed U0.5 G0.6	Triple Glazed U0.5 G0.6	Triple Glazed U0.5 G0.6	Triple Glazed U0.5 G0.6	Triple Glazed U0.5 G0.6	Triple Glazed U0.5 G0.5	Triple Glazed U0.5 G0.6	
<b>WINDOW AREA</b>	3.24	4.32	0.54	0.54	0.68	0.60	1.20	47.62 m <sup>2</sup>
<b>ELEVATION</b>								
<b>DETAILS</b>	Fixed panel window	Fixed panel window	Tilt turn window	Tilt turn window	Tilt turn window	Tilt turn window		

PROJECT NUMBER: P162		ISSUE LIST		PROJECT		A08		<p><b>NOTE:</b> ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERRED OVER SCALED DIMENSIONS. DISCREPANCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.</p>
 SPECTURA STUDIO www.spectura.com.au P: 0423 250 079 E: admin@spectura.com.au QBCC: 15158346 CBOS: 964058515	DRAWN BY: MP		Description		Proposed Managers Residence		SHEET SIZE A3	
	CHECKED BY: MP		Issue	Date	PROJECT ADDRESS:			
	DATE: Wednesday, 18 March 2026		SK5.2	Concept Finalisation	23/12/2025	181436/4 1 Blackburn Drive Turners Beach Tas 7315		
	BDA&T: 6521		SK5.3	Concept Finalisation	24/12/2025	CLIENT		
			SK6	Concept Finalisation	12/01/2026	Craig & Wendy Morris		
		SK6.2	Concept Finalisation	23/01/2026	Door / Window Schedule			
		A	Development Application	6/02/2026	SCALE: 1:1			
						PROJECT NUMBER: P162		

CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	19/03/2026
Application No:	DA2026027
Doc ID:	547640



Issue	Description	Date
SK2	Concept Development	31/03/2025
SK3	Concept Development	24/04/2025
A	Development Application	6/02/2026

PROJECT NAME  
Turners Beach Passive Haus

A09  
Renders - External

PROJECT ADDRESS:  
1 Blackburn Drive Turners  
Beach Tas 7315

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Note: Renders to be viewed as artist impression only - slight discrepancies between design plans and renderings may exist.

CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	19/03/2026
Application No:	DA2026027
Doc ID:	547640



Issue	Description	Date
SK2	Concept Development	31/03/2025
SK3	Concept Development	24/04/2025
A	Development Application	6/02/2026

PROJECT NAME  
Turners Beach Passive Haus

A10  
Renders 2 - External

PROJECT ADDRESS:  
1 Blackburn Drive Turners  
Beach Tas 7315

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CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	19/03/2026
Application No:	DA2026027
Doc ID:	547640



Flood Hazard

- H1
- H2
- H3
- H4
- H5
- H6

**Note:**  
1 Percent AEP  
Riverine Flooding  
(climate change)  
overlay shown.

PROJECT NUMBER: P162		ISSUE LIST		PROJECT Proposed Managers Residence		A11		NOTE: ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERRED OVER SCALED DIMENSIONS. DISCREPANCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.
DRAWN BY: MP		Issue	Description	Date	PROJECT ADDRESS: 181436/4 1 Blackburn Drive Turners Beach Tas 7315			
CHECKED BY: MP		A.1	LGA RFI	16/02/2026	CLIENT Craig & Wendy Morris	Flood Hazard		
DATE: Wednesday, 18 March 2026		A.2	Further LGA RFI	25/02/2026				
BDA&T: 6521						SCALE: 1:1000		
SPECTURA STUDIO www.spectura.com.au P: 0423 250 079 E: admin@spectura.com.au QBCC:15158346 CBOS: 964058515						PROJECT NUMBER: P162		

Flood Hazard Overlay

Scale 1:1000

		CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	19/03/2026	Application No:	DA2026027
Doc ID:	547640		



**Note:**  
 1 Percent AEP  
 Riverine Flooding  
 (climate change)  
 overlay shown.

PROJECT NUMBER: P162		ISSUE LIST		PROJECT Proposed Managers Residence		A11			NOTE: ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERRED OVER SCALED DIMENSIONS. DISCREPANCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.
SPECTURA STUDIO www.spectura.com.au P: 0423 250 079 E: admin@spectura.com.au QBCC: 15158346 CBOS: 964058515		Issue	Description	Date	PROJECT ADDRESS: 181436/4 1 Blackburn Drive Turners Beach Tas 7315		SHEET SIZE A3		
DRAWN BY: MP CHECKED BY: MP DATE: Wednesday, 25 February 2026 BDA&T: 6521					CLIENT Craig & Wendy Morris		Flood Hazard		
							SCALE: 1:1000 PROJECT NUMBER: P162		

**Flood Hazard Overlay**  
 Scale 1:1000