

REVISED PLANNING REPORT

**FOR PROPOSED NEW MOVEABLE
DWELLING (TINY HOUSE ON WHEELS) SITE,
SHED AND WATER TANKS**

**AT 691 WEST END ROAD
[LOT 2, D.170477]
LEEKA, TASMANIA 7255**

**FOR
MR ADDY JONES**

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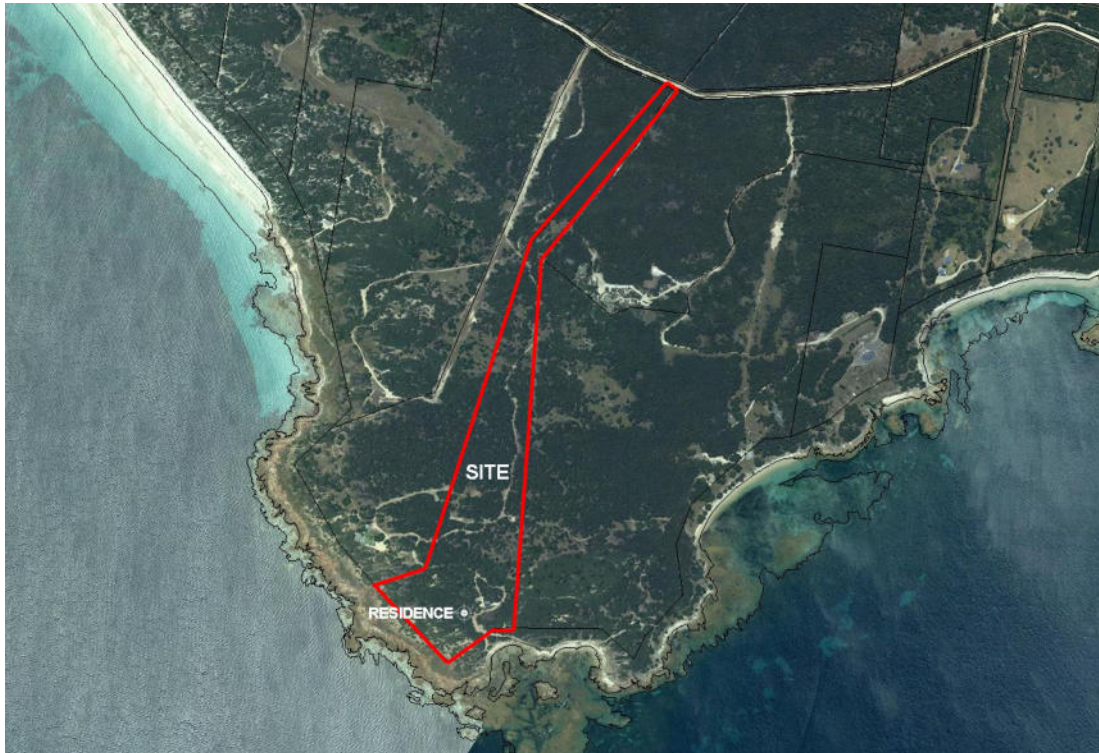
01: DESCRIPTION

This planning report has been prepared to accompany a Development Application to be lodged with Flinders Island Council for a proposed moveable dwelling (tiny house on wheels) site at 691 West End Rd, Leeka TAS 7255 (Lot 2, D.170477). The proposed moveable dwelling site is located on a 15.1 hectare property which is zoned “22 Landscape Conservation” under the Tasmanian Planning Scheme 2000 and is also mapped under a Flinders LPS as "Bushfire Prone Area", "Scenic Protection Area" and “Coastal Inundation investigation area”. The proposed work is located well above sea level but within the “Coastal areas Specific Plan" (Flinders LPS) which is 100m around the ocean frontage boundary.

The proposed new moveable dwelling site is located in a gently sloping area of low lying coastal scrub to the seaward end of the property. The Vegetation type in the vicinity of the proposed moveable dwelling site is mapped by Council as a Priority vegetation area with “Coastal Scrub (SSC)". A wastewater treatment system is to be constructed as per the design drawings prepared with waste water tank and absorption trenches located clear of the boundary setbacks and existing vegetation.

Bushfire management APZ areas have been indicated as per an earlier Bushfire Assessment report prepared by Justin Cashion of Ground Proof Mapping P/L (Accreditation No. BFP-112), which defined a small area around the proposed residence or site should be bushfire managed to provide a safe building zone. Existing driveway/tracks provide access to the property and are to be extended to new dwelling site. A new shed and water tanks are also proposed on existing cleared area adjacent to driveway. An existing storage container is also to remain on the site.

SITE LOCATION MAP



02: LANDSCAPE CONSERVATION ZONE

The Tasmanian Planning Scheme 2000 includes the following provisions for Zone 22 Landscape Conservation Zone:

22.3.2 Visitor Accommodation

A1 Acceptable Solutions

Visitor Accommodation:

- (a) guest are accommodated in existing buildings; and
- (b) has a gross floor area of no more than 300m²

Comment: Proposal is for new tiny house residence and shed with a total area of 84m².

P1 Performance Criteria

Visitor Accommodation must:

- (a) be of a scale that respects the character of use in the area;
- (b) not cause an unreasonable impact on the landscape values of the site; and
- (c) not adversely impact the safety and efficiency of the local road network or unreasonably disadvantage owners and users of rights of carriageway;

Comment: **Tiny house dwelling:** Establishing the proposed removable dwelling tiny house site is a small scale development for the large property which requires minimal vegetation disturbance and as a tiny house the few vehicle movements will have inconsequential impact on the quiet local street network.

Shed: The proposed 9x6m shed is a small structure on a large 12.73 hectare property for which construction requires no significant disturbance to existing vegetation. The construction of the shed is part of the residential use of the property and provides no increase to vehicle movements on the existing road network.

- COMPLIES

22.3.3 Discretionary Use

No Acceptable Solutions – Performance Criteria including:

Use listed as Discretionary must be compatible with landscape values, having regard to:

- (a) the nature, scale and extent of the use;
- (b) the characteristics and type of the use;
- (c) the landscape values of the site;
- (d) the landscape value of the surrounding area; and
- (e) measures to minimise or mitigate impacts.

Comment: **Tiny house dwelling:** Establishing the proposed removable dwelling tiny house site is a small scale development for the large property which requires only a small amount of site disturbance and minimises impact on existing landscape.

Shed: The proposed 9x6m shed is a small structure on a large 12.73 hectare property for which construction requires very little site disturbance. The shed is a low scale of development with finishes to fit gently within the existing vegetation on the property.

- COMPLIES

22.4.1 Site Coverage

Refer to Flinders LPS Coastal Area Specific Plan requirement

22.4.2 Building Height, Siting and Exterior Finishes

Refer to Flinders LPS Coastal Area Specific Plan requirement

22.4.3 Access to a Road

New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.

Comment: Existing site access and street frontage to West End Road.

- COMPLIES

22.4.4 Landscape Protection

A1. Building and works must be located within a building area, if shown on a sealed plan.

Comment: As there is no building area included on sealed plan performance criteria P1 is to be met

P1 Building and works must be located to minimise native vegetation removal and the impact on landscape values, having regard to:

- (a) the extent of the area from which vegetation has been removed;
- (b) the extent of native vegetation to be removed;
- (c) any remedial or mitigation measures or revegetation requirements;
- (d) provision for native habitat for native fauna;
- (e) the management and treatment of the balance of the site or native vegetation areas;
- (f) the type, size, and design of development; and
- (g) the landscape values of the site and surrounding area.

Comment: We submit that the proposed new moveable tiny house site (and bushfire hazard management area) requires minimal native vegetation removal (being mostly a patchy scrub clearer area), will be managed for simple ground cover native vegetation and leaves the majority of the large property untouched by development. This development suitably protects the native landscape conservation zone land.

- MEETS PERFORMANCE CRITERIA

A2 Buildings and works must:

- (a) be located within a building area, if shown on a sealed plan; or
- (b) be an alteration or extension to an existing building providing it is not more than the existing building height; and
- (c) not include cut and fill greater than 1m; and
- (d) be not less than 10m in elevation below a skyline or ridgeline.

Comment: As there is no building area included on sealed plan performance criteria P2.1 and P2.2 are to be met ...

P2.1 Buildings and works must be located to minimise impacts on landscape values, having regard to:

- (a) the topography of the site;
- (b) the size and shape of the site;
- (c) the proposed building height, size and bulk;
- (d) any constraints imposed by existing development;
- (e) visual impact when viewed from roads and public places; and
- (f) any screening vegetation.

Comment: The proposed tiny house site for a moveable dwelling is located low on the land slope, is a very small footprint and has low visibility from road or public place. Due to contours and existing vegetation the development will be well screened from view.

- MEETS PERFORMANCE CRITERIA

P2.2 If the building and works are less than 10m in elevation below a skyline or ridgeline, there are no other suitable building areas.

Comment: Not applicable on this property which is well below the skyline or ridgeline.

- NOT APPLICABLE

We submit that the proposed site works in the Landscape Conservation zone to establish a moveable dwelling on the property are minor and complies with relevant objectives and performance requirements.

03: C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE

The subject property is located in an area covered by the Parking and Sustainable Transport Code overlay. In this situation the Tasmanian Planning Scheme 2000 includes the following provisions in C2.0. We note the following relevant clauses:

C2.5 Use standards

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 (Table C2.1 - 1 space per bedroom or 2 spaces per 3 bedrooms)

Comment: two vehicle spaces provided on site

- COMPLIES

C2.5.2 Bicycle Parking numbers

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. (Table C2.1 - No requirement for single dwellings)

Comment: No requirement for single dwellings

- COMPLIES

C2.5.3 Motorcycle parking numbers

A1. The number of on-site motorcycle parking spaces for all uses must: be no less than the number specified in Table C2.4 (Table C2.4 – no requirement if under 20 car spaces)

Comment: No requirement

- COMPLIES

C2.5.4 Loading Bay

No relevant requirement

C2.5.5 Number of spaces with General and Inner Residential Zones

No relevant requirement

C2.6.1 Construction of parking areas

A1. All parking, access ways, manoeuvring and circulation spaces must:

- (a) be constructed with a durable all weather pavement;
- (b) be drained to the public stormwater system, or contain stormwater on the site; and
- (c) excluding all uses in the ... Landscape Conservation 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.

Comment: Suitable gravel base driveway provided with natural drainage to site. Sealed surface not required in Landscape Conservation Zone.

- COMPLIES

C2.6.2 Design and layout of parking areas

A1.1. Parking, access ways, manoeuvring and circulation spaces must either:

- (a) comply with the following:
 - (i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;
 - (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;
 - (iii) have an access width not less than the requirements in Table C2.2;

- (iv) have car parking space dimensions which satisfy the requirements in Table C2.3;
 - (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;
 - (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and
 - (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or
- (b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.

Comment: Parking and circulation to comply with (b) as to dimensions, height and circulation requirements as per AS2890.

- COMPLIES

04: C7.0 NATURAL ASSETS CODE

The subject property is located in an area covered by the Natural Assets Code overlay. In this situation the Tasmanian Planning Scheme 2000 includes the following provisions in C7.0:

C7.6.1

Buildings and works within a waterway and coastal protection area or a future coastal refuge area

A1 Clause not relevant

A2 Clause not relevant

A3 Development within a waterway and coastal protection area or a future coastal refuge area must not involve a new stormwater point discharge into a watercourse, wetland or lake.

Comment: No stormwater discharge point proposed.

- COMPLIES

A4 Clause not relevant

A5 Clause not relevant

C7.6.2

Clearance within a priority vegetation area

A1 Acceptable Solution: Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.

Comment: No sealed plan exists

P1 Performance Solution:

P1.1

Clearance of native vegetation within a priority vegetation area must be for:

- (a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person;
- (b) buildings and works associated with the construction of a single dwelling or an associated outbuilding;
- (c) subdivision ...
- (d) use or development ...
- (e) clearance or
- (f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.

Comment: Proposed clearing of vegetation for site establishment for removeable dwelling and access driveway minimises any vegetation clearing such for provision of required bushfire clearances, and is minor on the scale of the large property.

- MEETS PERFORMANCE CRITERIA

P1.2

Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:

- (a) the design and location of buildings and works and any constraints such as topography or land hazards;
- (b) any particular requirements for the buildings and works;
- (c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;

- (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;
- (e) any on-site biodiversity offsets; and
- (f) any existing cleared areas on the site.

Comment: Proposed clearing of vegetation for site establishment for removeable dwelling minimises any vegetation clearing such for provision of required bushfire clearances, and is minor on the scale of the large property which only has small areas already cleared for storage and access driveway.

- MEETS PERFORMANCE CRITERIA

We submit that the proposed site works to establish a moveable dwelling on the property minimise vegetation clearing in line with the provisions of the Natural Assets Code.

05: C8.0 SCENIC PROTECTION CODE

The subject property is located in an area covered by the Scenic Protection Code overlay. In this situation the Tasmanian Planning Scheme 2000 includes the following provisions in C8.0:

C8.6.1

Development within a scenic protection area

A1 Performance Solution: Buildings or works, including destruction of vegetation, within a scenic protection area must:

- (a) be on land not less than 50m in elevation below a skyline; and
- (b) not total more than 500m² in extent.

Comment: Site establishment works are well below any skyline and limited in size.

The proposed building location is at or around AHD. 10m contour. The land in the locality slopes continuously up to Mt Tanner with an elevation of approximately AHD.332m

- COMPLIES

C8.6.2

Development within a scenic road corridor

- NOT APPLICABLE

We submit that the proposed site works to establish a moveable dwelling on the property maintain scenic values in line with the provisions of the Scenic Protection Code.

06: FLI-S3.0 COASTAL AREA SPECIFIC AREA PLAN

The Tasmanian Planning Scheme 2000 Flinders LPS includes the Coastal Area Specific Area Plan for an area of 100m from the property boundary with coastal area in the following in FLI-S3.0:

FLI –S3.7 Development Standards for Buildings and Works

FLI-S3.7.1 Building Height

Maximum 5m

Comment: The proposed tiny house is under 4m high.
The proposed shed is also under 4m high.

- COMPLIES

FLI-S3.7.2 Site Coverage

Maximum 300m²

Comment: The moveable tiny house has minimal site cover of about 30m².
The proposed 9 x 6m shed is 54m² site coverage.

- COMPLIES

FLI-S3.7.3 Building Appearance

Various acceptable solutions...

Comment: The proposed tiny house is tiny and of minimal footprint. It will also be finished in dark and natural materials to fit comfortably into the natural landscape with low visual impact.
The proposed shed is a relatively small simple form dark finish structure to minimise visual impact.

- COMPLIES

FLI-S3.7.4 Exterior Finish

External colour requirements...

Comment: The proposed tiny house is to be finished in dark colorbond and stained timber to fit comfortably into the natural landscape with low visual impact.
The proposed shed is a simple form dark colorbond structure to minimise visual impact.

- COMPLIES

FLI-S3.7.5 Site Evacuation and Fill

Buildings and works must not include cut and fill greater than 0.5m above or below existing ground level.

Comment: Site preparation includes minimal cut and fill – less than 0.5m maximum for shed and moveable tiny house site.

- COMPLIES

We submit that while part of the proposed site works are within 100m of the coastal area property boundary, the proposed site establishment to provide for a moveable dwelling on the property and shed comply with relevant requirements.

07: FLI-C8.1.6 SCENIC PROTECTION AREA

The Tasmanian Planning Scheme 2000 Flinders LPS includes the following in FLI-Table C8.1:

FLI C8.1.6 Marshall Bay

Scenic Value

The undeveloped nature of the vista.

The largely intact native vegetation across the entire expanse links directly to the foreshore. This vegetation provides an uninterrupted panorama of the horseshoe-shaped bay, which has exceptional scenic qualities particularly when the tide is out and the vast expanse of sandy beach contrasts with the turquoise waters of the bay.

Management Objectives

To: (a) retain the natural appearance of native vegetation and undisturbed landform, when viewed from public roads, the foreshore and coastal waters;

(b) minimise visual the impact of development and works on native vegetation, the landform and the scenic values of the area, particularly by use of external building materials of a colour and reflectivity that minimise contrast with the natural environment;

(c) minimise the extent of the footprint of development and works, and impacts to the integrity of the wider landscape;

and (d) retain and restore (where possible) the natural vegetation cover.

The existing property is in an area which permits the construction of a residence. The property has no existing residence, so the proposed moveable dwelling site has been located to respond to the visually sensitive area, retain the natural appearance of the area and maximise retention of vegetation in the following ways:

- The proposed new moveable dwelling site has been located in a low lying area of the property, among coastal scrub and well away from skyline or ridgeline areas to minimise visibility and visual impact.
- The proposed new moveable dwelling site has been located with comfortable and generous setbacks to boundaries and ocean to minimise visual impact or appearance and with development contained in a limited area of the large property
- The proposed new moveable dwelling site has been located in an area to limit vegetation removal and minimise impact on any significant landforms, and utilises existing access tracks

We submit that the above measures work together to minimise visual impact and retain the existing character, and provide a suitable low-impact response development to provide for a moveable dwelling on the property.

SITE PHOTO LOOKING WEST



SITE PHOTO LOOKING NORTH



08: CONCLUSION

We submit that the proposed new moveable dwelling site and vehicle/storage shed has been located to sympathetically and harmoniously fit within the rural site and the locality. The proposed new moveable dwelling site has been carefully located to minimise visual impact on the area while still providing space for a tiny home on wheels for the owner.

We believe that the proposal reflects a well-planned sensitive design solution that complies with the spirit of Council's Codes and Policies. We ask that Council support this application to construct a moveable dwelling site.

John G Bourke
ARCHITECT & URBAN DESIGNER

Date: 19 December 2023