Public Notification of Application for Planning Permit

Land Use Planning and Approvals Act 1993

If you access this website you have agreed to the following Terms and Conditions:

The information on this website is provided for the purpose of encouraging public participation in the planning application process in accordance with the objectives of the *Land Use Planning and Approvals Act 1993*.

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Such personal information may be protected by the *Personal Information Protection Act 2004* and must not be used for any other purpose.

The Application will only be available until the conclusion of the public notification period.

For help finding the property and zoning information in Circular Head the following link can be used to the Land Information System Tasmania (the LIST).

http://maps.thelist.tas.gov.au/listmap/app/list/map?bookmarkId=18634#.U-1DpC_Bd8I.email

For the Tasmanian Planning Scheme – Circular Head please see

https://www.planning.tas.gov.au/other-resources/Tasmanian-planning-scheme

Application documents are available below.

APPLICATION FOR PLANNING PERMIT

(s.*57(3) Land Use Planning and Approvals Act 1993*)

Tasmanian Planning Scheme – Circular Head

Application No	DA 2026/109
Location	51 Havelock Street, Smithton
Applicant/Owner	PDA Surveyors, Engineers & Planners / JL Property (Smithton) Pty Ltd
Use Class	Residential
Proposal	Change of Use to Multiple Dwellings x 6 and associated works

Application(s) may be viewed during office hours at the Council Office, 33 Goldie St, Smithton till the date listed below. In accordance with s***.57(5)*** of the Act, any person may make written representation to the General Manager, PO Box 348 SMITHTON 7330 or council@circularhead.tas.gov.au and be received by 5.00pm 12/11/2026

Paul Gardner
GENERAL MANAGER
Ph: 03 6452 4800
www.circularhead.tas.gov.au

6227943

33 Goldie Street
PO Box 348
SMITHTON TAS 7330
council@circularhead.tas.gov.au
(03) 6452 4800
www.circularhead.tas.gov.au

APPLICATION FOR A PLANNING PERMIT

LAND USE PLANNING AND APPROVALS ACT 1993

Tasmanian Planning Scheme – Circular Head

Office Use: Date Received: 28/08/2026 Application No: DA 2026/109 PID: 6227943

To: Planning Authority Circular Head Council PO Box 348 SMITHTON TAS 7330

DETAILS OF PROPOSED DEVELOPMENT OR USE

Address:	51 Havelock Street, Smithton			
			Postcode:	7330
	Lot No:	4	Certificate of Title No:	11275

Description	**Includes:**	
Single Bedroom Unit Development	☑	New Use/Change of use
	☐	Subdivision
	☐	New Buildings
	☐	Alterations
	☐	Demolition

Value of work (Inc GST)	$350,000	☐ Contract Price	☑ Estimate
Existing Use of Site:	Old Church		

APPLICANT / OWNER DETAILS

Please note that all applicants need to sign this form. If the application is by an owner, all title owners listed on the title need to be on the form and sign this form.

Applicant(s): PDA Surveyors, Engineers & Planners

Address: 6 Queen Street, Burnie

Postcode: 7320

Email: planning@pda.com.au Phone: 6431 4400 Mobile:

☐ Applicant owns the property (Tick if Yes – If No then complete the owner details below)

Owner(s): JL Proprty (Smithton Pty Ltd ATF & JL Proprty (Smithton) Unit Trust

Address: 71 Mansfield Street, Rozelle NSW

Postcode: 2039

Email: jamiet@totalconstruction.com.au Phone: 02 9746 9555 Mobile:

☑ Applicant(s) listed above declare that the owner(s) of the property have been notified of the intention to make this application.

Signed By: Date: 28/08/2026

COUNCIL OR CROWN LAND

Must be signed if Council or Crown Land and accompanied with a letter of permission and a copy of delegation.

Signed By: Date:

☐ Minister (or delegate) of the responsible State Department or ☐ General Manager (or delegate)

33 Goldie Street
PO Box 348
SMITHTON TAS 7330
council@circularhead.tas.gov.au
(03) 6452 4800
www.circularhead.tas.gov.au

APPLICATION FOR A PLANNING PERMIT

LAND USE PLANNING AND APPROVALS ACT 1993

Tasmanian Planning Scheme – Circular Head

DESIGNER DETAILS

Designer Name: PDA Surveyors, Engineers & Planners Category:

Address: 6 Queen Street, Burnie

Postcode: 7320

Email: planning@pda.com.au Phone: 6431 4400 Mobile:

Accreditation No:

DOCUMENTS AND CERTIFICATES PROVIDED

The following specified documents and certificates are provided with this application together with any necessary information to demonstrate compliance with applicable provision of the planning scheme. A separate checklist is available from Council. The Planning Scheme provisions can be viewed at www.iplan.tas.gov.au OR https://iplan.tas.gov.au/pages/plan/book.aspx?exhibit=tpscir follow the links through to Circular Head

	Document or Certificate Description	***Prepared By***
☑	Full copy of the current Certificate of Title including plan and any schedule of easements	
☑	A full description of the proposed use or development and	
☑	A description of how the proposed use or development will operate	
☑	All applicable information listed in clause 6.1.3 including: **Where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200**	

LISTED REPORTS, PLANS AND SUPPORTING INFORMATION ACCOMPANYING THIS APPLICATION

	Planning compliance report	
	proposal plans	
	title certificates	

Copyright Authority: Unless a written refusal of authority to copy documents relating to this application is provided, the Council and the Crown (Tasmanian State Government) departments and agencies may provide a partial or complete copy of any documents relating to this application, to any person for the purpose of assessment. Notwithstanding this these documents may be displayed publicly in accordance with the provisions of the Land Use Planning and Approvals Act 1993, including display on a website.

DECLARATION

I/We declare the information and details supplied in this application are a true and accurate description of the proposed development.

I/We hereby give/have arranged permission for Council Officers to enter the property to conduct inspections for this application.

Applicant(s): Micheal Wells (PDA Surveyors, Engineers & Planners

Signed: Date: 28/08/2026

Please Note: All applicants need to sign this form. If the application is by an owner, all title owners listed on the title need to be on the form and to sign this form.

Privacy Statement

The personal information on this form is required by Council for building purposes under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend or personal information at any time. How we use this information is explained in our Privacy Policy, which is available at www.circularhead.tas.gov.au or at the Council office.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
11275	4
EDITION	DATE OF ISSUE
4	07-Dec-2023

SEARCH DATE : 17-Mar-2026
SEARCH TIME : 02.08 pm

DESCRIPTION OF LAND

Town of SMITHTON
Lot 4 on Sealed Plan 11275
Derivation : Part of Lot 10 Section W. Gtd. to A.C. Boag.
Prior CT 3741/98

SCHEDULE 1

N164043 TRANSFER to HARVEST CHURCH CIRCULAR HEAD INCORPORATED
Registered 07-Dec-2023 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

UNREGISTERED DEALINGS REPORT

SEARCH DATE : 14-Sept-2026
SEARCH TIME : 02:35 pm

CT: 11275/4

N247141 TRANSFER to JL PROPERTY (SMITHTON) PTY LTD Lodged by DYE & DURHAM (HOB) on 07-Aug-2026 BP: N247141

E462002 MORTGAGE to BRZJ PTY LIMITED Lodged by DYE & DURHAM (HOB) on 07-Aug-2026 BP: N247141

Owner: J. Foster.

Title Reference: C.T. 2491 / 96

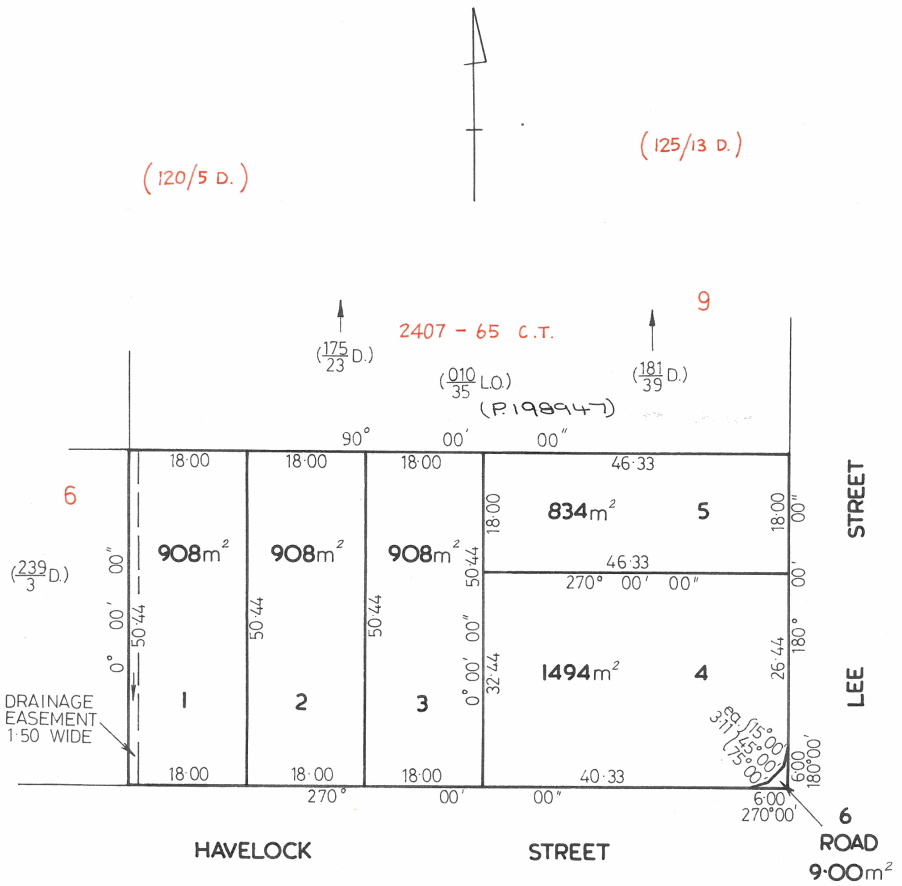
Grantee: $1^A \cdot 1^R \cdot 0^P$
Whole of Lot 10, Sec. W, granted to Archie Graham Boag.

PLAN OF SURVEY
by Surveyor Kenneth R. Michell.
of land situated in the
TOWN OF SMITHTON
Scale 1:800

Registered Number: S.P11275

Effective from: 10 JAN 1979
Recorder of titles

ALL MEASUREMENTS ARE IN METRES



7.

SCHEDULE OF EASEMENTS

Plan No. S.P 11275

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

Lot 1 is to be subject to a right of drainage over the land marked "drainage easement 1.50 wide" passing through that Lot as appurtenant to the land comprised in Certificate of Title Volume 2407 Folio 65

Registered Proprietor of
the land shown in the plan.

Witness to signature :-

Lynette R. Lowe,
Law Clerk,
Smithton.

11275

Certified correct for the purposes of the Real Property Act 1862, as amended.

.....
Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of .....
(*Insert Subdivider's Full Name*)
J. FOSTER ..... affecting land in
C.T 2491/96 .....
(*Insert Title Reference*)

Sealed by the Circular Head Municipal Council on 13th July 1978

.....
Council Clerk/~~Town Clerk~~

86100

17 September 2026

PDA Surveyors, Engineers & Planners
6 Queen Street
BURNIE TAS 7320

Dear Micheal

REQUEST FOR ADDITIONAL INFORMATION – DA 2026/109 - CHANGE OF USE TO MULTIPLE DWELLINGS AND ASSOCIATED WORKS - 51 HAVELOCK STREET, SMITHTON - TASMANIAN PLANNING SCHEME – CIRCULAR HEAD

Thank you for submitting the above application for a planning permit.

After reviewing the application, it is requested that you provide the following information before assessment can continue:

1. 8.5 Development Standards for Non-dwellings
   It is noted from the plans provided that the communal facilities have now been removed, and six (6) fully self-contained, individual units are proposed. Due to the communal facilities being removed the development no longer fits the definition of a Communal Residence and must be assessed as multiple dwellings. The development standards within 8.5 are no longer applicable.

2. 8.4 Development Standards for Dwellings
   Your application needs to address the clauses 8.4.1, 8.4.2, 8.4.3, 8.4.4, 8.4.5, 8.4.6, clarify if the proposed fencing meets the exemption contained in 4.6.3 (a) or relies on 8.4.7, and clause 8.4.8.

3. C2.6.1 – Construction of parking areas
   Please provide details on the surface type for all parking, access ways, manoeuvring and circulation spaces. Further, the application states that the areas drain to a public stormwater system, however this is not shown on the plans provided.

   If the application is relying on A1, (a), (b) and (c) must be met. A1(c) is applicable to this application as the site is zoned General Residential. Please provide additional information showing achievement of A1(a), (b) and (c) or alternatively demonstrate achievement with clause C2.6.1, P1.

4. C2.6.2 – Design and layout of parking areas
   As the parking spaces are not dimensioned achievement with AS2890- Parking facilities, Parts 1-6 cannot be confirmed. Please provide fully dimensioned parking spaces to demonstrate achievement of A1.1 for clause C2.6.2; or alternatively provide fully dimensioned parking spaces and justification against clause C2.6.2, P1.

This request is made under section 54 of the *Land Use Planning and Approvals Act 1993* ('the Act'). Council has 42 days under the Act to assess your application, however until you provide the requested information the application is placed 'on stop'. The application will remain stopped on **day 3** until the above information is provided to Council's satisfaction.

You may appeal this request or any items contained within it by contacting the Resource and Planning Stream of the Tasmanian Civil and Administrative Tribunal on 1800 657 500.

Council also wishes to draw your attention to Unit 3. The plans do not depict any windows or skylights for this unit. We advise to consult with the building surveyor for this development, to ensure that the proposed unit can meet the requirements of the National Construction Code.

If you wish to discuss this request or any items contained within it, please contact assessing officer (your name) on 6452 4885.

Yours sincerely

Alison Pyke
MANAGER INFRASTRUCTURE & DEVELOPMENT SERVICES

SURVEYORS, ENGINEERS & PLANNERS

Our Reference: 56603
Project Manager: M Wells
Your Reference:

24 September 2026

Circular Head Council
Planning Department
via email

Dear Sir/Madam,

RE:51 HAVELOCK STREET, SMITHTON – CHANGE OF USE TO MULTIPLE DWELLINGS AND ASSOCIATED WORKS

Thank you for your additional information request for the above development. In response to your request please find the following:

1. ***8.5 Development Standards for Non-dwellings***

   It is noted from the plans provided that the communal facilities have now been removed, and six (6) fully self-contained, individual units are proposed. Due to the communal facilities being removed the development no longer fits the definition of a Communal Residence and must be assessed as multiple dwellings. The development standards within 8.5 are no longer applicable.

   Please refer to amended planning report

2. ***8.4 Development Standards for Dwellings***

   Your application needs to address the clauses 8.4.1, 8.4.2, 8.4.3, 8.4.4, 8.4.5, 8.4.6, to clarify if the proposed fencing meets the exemption contained in 4.6.3(a) or relies on 8.4.7, and clause 8.4.8.

   Please refer to amended planning report

3. ***C2.6.1 – Construction of parking areas***

   Please provide details on the surface type for all parking, access ways, manoeuvring and circulation spaces. Further, the application states that the areas drain to a public stormwater system, however this is not shown on the plans provided. If the application is relying on A1, (a), (b) and (c) must be met. A1(c) is applicable to this application as the site is zoned General Residential. Please provide additional information showing achievement of A1(a), (b) and (c) or alternatively demonstrate achievement with clause C2.6.1, P1.

   Please refer to the update proposal plans

4. ***C2.6.2 – Design and layout of parking areas***

   As the parking spaces are not dimensioned achievement with AS2890- Parking facilities, Parts 1-6 cannot be confirmed. Please provide fully dimensioned parking spaces to demonstrate achievement of A1.1 for clause C2.6.2; or alternatively provide fully dimensioned parking spaces and justification against clause C2.6.2, P1.

   Please refer to update proposal plans

The supplied documentation adequately addresses Council's information request and enables the legislative clock to 'restart' and the assessment can continue on its legislative pathway.

PDA
SURVEYORS, ENGINEERS & PLANNERS
Planning Department

Contact
For any enquiries, please contact one of our offices:

HOBART
A: 127 Bathurst Street, Hobart Tasmania 7000
P: (03) 6234 3217
E: planning@pda.com.au

LAUNCESTON
A: 3/23 Brisbane Street, Launceston, TAS 7250
P: (03) 6331 4099
E: planning@pda.com.au

BURNIE
A: 6 Queen Street, Burnie, TAS 7320
P: (03) 6431 4400
E: planning@pda.com.au

PDA
SURVEYORS, ENGINEERS & PLANNERS



Planning Compliance Report

51 Havelock Street, Smithton

Unit Development 56603 I September 2026

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PDA CONTRIBUTORS

Document Control	Author	Position
Planning	Micheal Wells	Senior Planner
Review & Approval		

REVISION HISTORY

Revision	Description	Date
0	First Issue	24/08/2026
1	Amendment s8.4	24/09/2026

ENGAGEMENT & COSTS, FEES, CHARGES & INVOICING DIRECTIONS

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PDA Engineers, Surveyors & Planners has been engaged by JL Property (Smithton) Pty Ltd ATF & JL Property (Smithton) Unit Trust (the Permit Holder) to prepare documentation for a planning permit for a Unit Development located on land known as 51 Havelock Street, Smithton. Any Permit issued is affixed to land and not to any individual or Agent of the Permit Holder.

The services rendered by the Agent are strictly limited to the preparation of documentation in order to obtain planning permissions only. The Agent is not to be considered as the "Permit Holder" as part of any permit condition issued by any Authority and is not responsible for any costs, fees or charges incurred through a Permit Holder enacting a permit condition. All costs, fees and charges including invoices associated with this use or development is borne of the Permit Holder only and is to be addressed to the Permit Holder only.

In such circumstances where the primary Permit Holder named above sells land or otherwise relinquishes the land; the new permit holder is the party responsible for all costs, fees, charges and invoices incurred by enacting any permit issued that is affixed to the land.

In granting any permit or consent for this development the issuing or consenting Authority hereby agree and are bound to the terms listed above.

EXECUTIVE SUMMARY

PROPERTY ADDRESS	51 Havelock Street, Smithton
PROPOSAL	Unit Development

PID/s	6227943
CT/s	11275/4
PLANNING ORDINANCE	Tasmanian Planning Scheme – Circular Head Council
LAND ZONING	General Residential
SPECIFIC AREAS PLANS	Applicable to this application Attenuation Area
CODE OVERLAYS	CODES
	C2.0 – Parking and Sustainability Transport Code C3.0 – Road and Railway Asset Code C9.0 – Attenuation Code C16.0 - Safeguading of Airports Code

THE LAND – SITE

TITLE & DESCRIPTION

The Certificate of Title for the subject site is C/T: 11275/4, PID: 6227943. A copy of the title is provided as Annexure A.

The street address is 51 Havelock Street, Smithton and Harvest Church Circular Head Incorp. are listed as the property owners however the property has since changed ownership to the proponent (titles information has not been updated as yet).

JL Property (Smithton) Pty Ltd & JL Property (Smithton Unit Trust are the proponents.



Figure 1 – Location of land 51 Havelock Street, Smithton

The total land involved in the application is featured in the submission plans and fronts onto Havelock Street which is located on the northern side of the road. Grey Street is located on the eastern side of the site where the property obtains its street access.

EXISTING USE AND DEVELOPMENT

The current use of the land is a former church building.

Currently the building has communal facilities and kitchens and a main gathering area to the west of the entrance.

DRAINAGE

Drainage to the site is via the following method:

- The site is serviced with a municipal stormwater system that services the local area.
- The site is serviced with a municipal sewerage system that services the local area.

ACCESS

Access to the site is via the following method:

- Access to the subject land is off Havelock Street via an existing road that requires upgrades as part of this development.

RETICULATED SERVICES

The following describes the reticulated services that service the immediate area:

- Water reticulation is available to the subject site

- Sewer reticulation is available to the subject site
- Stormwater reticulation is available to the subject site
- Telephone services are available within the subject area
- Overhead electricity reticulation is available within the subject area
- NBN Fibre to Premises (FTTP) is located within the subject area.
- Gas reticulation is not available to the subject site.

PROPOSAL

The proponents are seeking to develop land which features a Unit Development within the Circular Head municipal area under the Tasmanian Planning Scheme.

The purpose of this proposal is to change the use of an existing building from "Community Meeting & Entertainment" to "Residential" for multiple small units which are aimed as a low-cost housing affordability option for single/dual occupancy worker accommodation within the township of which there is a shortage of this type of accommodation option in the Circular Head community.

The proposal seeks to provide a housing option for workers, new employees obtaining employment, or contract term employees within the Central Business Zone, Commercial Zone, Community Purpose or Industrial Zones within the township itself. In addition, it also provides affordable housing opportunities for farm workers and contractors in the rural and agricultural zones proximal to the township of Smithton.

With the above in mind, the proposal seeks to provide a significant community and social housing option for the township which is currently in short supply.

As such the proponents are applying to the Council, as the Planning Authority, to utilise its discretion and approve the development in accordance with the provisions of Section 57 of the Land Use Planning and Approvals Act 1993.

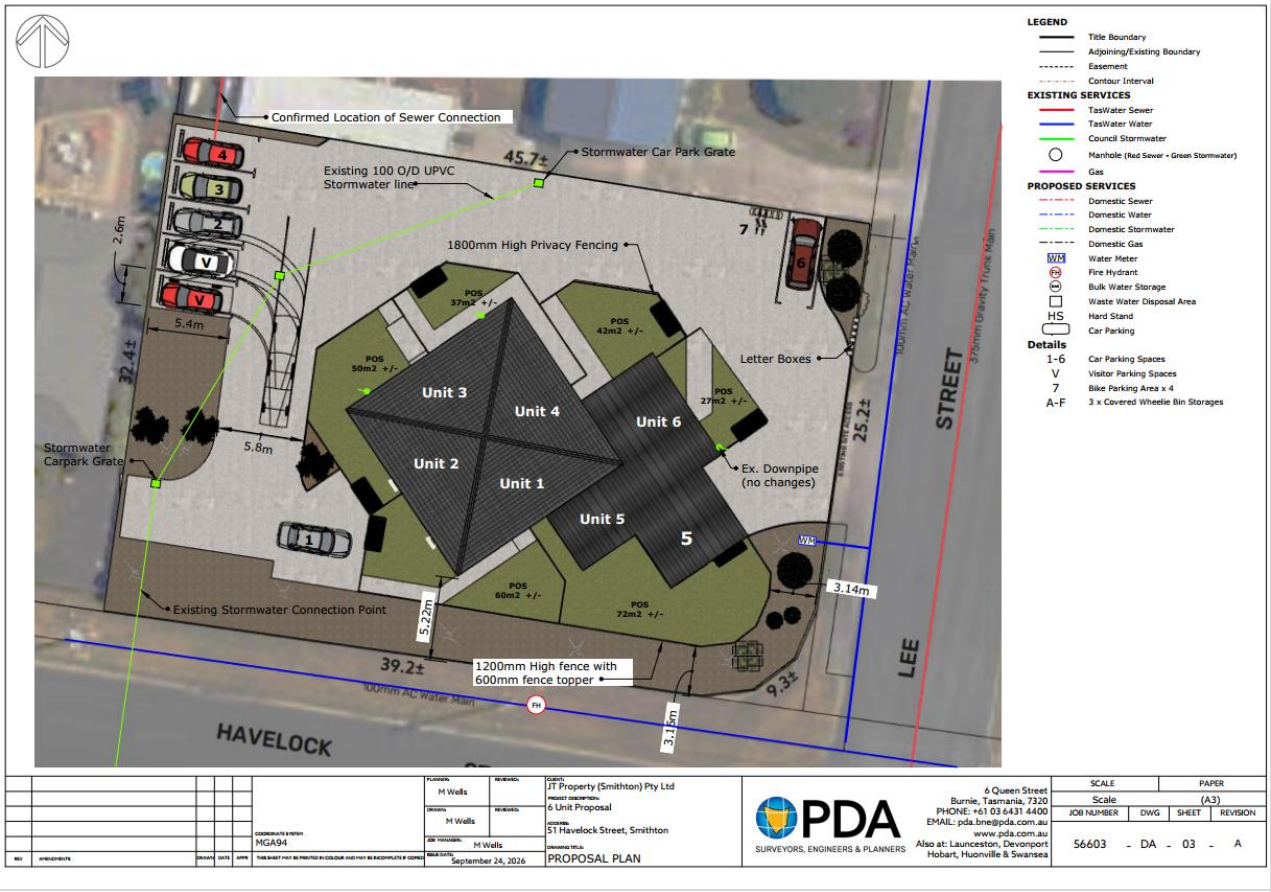


Figure 2 – Proposal Overview 51 Havelock Street, Smithton

SITE ANALYSIS

CURRENT ZONING

The land is zoned as:

General Residential



Figure 3 – Current Zoning - 51 Havelock Street, Smithton – source: www.thelist.tas.gov.au

TOPOGRAPHY

The following is a "Hillshade Grey" image with existing cadastral parcel overly to demonstrate the topographical context of the land and surrounding properties.



Figure 4 – Hillshade Grey with existing cadastral parcel overlay - 51 Havelock Street, Smithton – source: www.thelist.tas.gov.au

SURROUNDING PROPERTY USE

The surrounding land use is described as:

- Land to the north is residential uses;
- East is residential uses;
- South is maintained community spaces; and
- West is residential uses.

LAND CAPABILITY

The following is a basemap with existing cadastral parcel overly to show the known soil profiles within proximity to the use/development. It is intended to identify areas of high soil quality to address the provisions of the State Policy - Protection of Agricultural Land Policy 2009 which aims to conserve and protect prime agricultural land from non-agricultural development, ensuring its continued availability for farming.



Figure 5 – Land Capability - 51 Havelock Street, Smithton – source: www.thelist.tas.gov.au

The land is not within a delineated area of the Land Capability Survey Tasmania and is not zoned as agricultural land nor is it in agricultural use; therefore, this provision is not applicable.

THREATENED FLORA AND FAUNA POINTS

The following is a basemap with existing cadastral parcel overly to show the known locations of threatened Flora and Fauna within proximity to the use/development. It is intended to identify ecological assessments that determine the presence, location, and conservation status of plants and animals, especially for threatened species.

The Threatened Species Protection Act 1995 (TSP Act) is to protect and manage threatened native flora and fauna by providing a legal framework for their conservation.

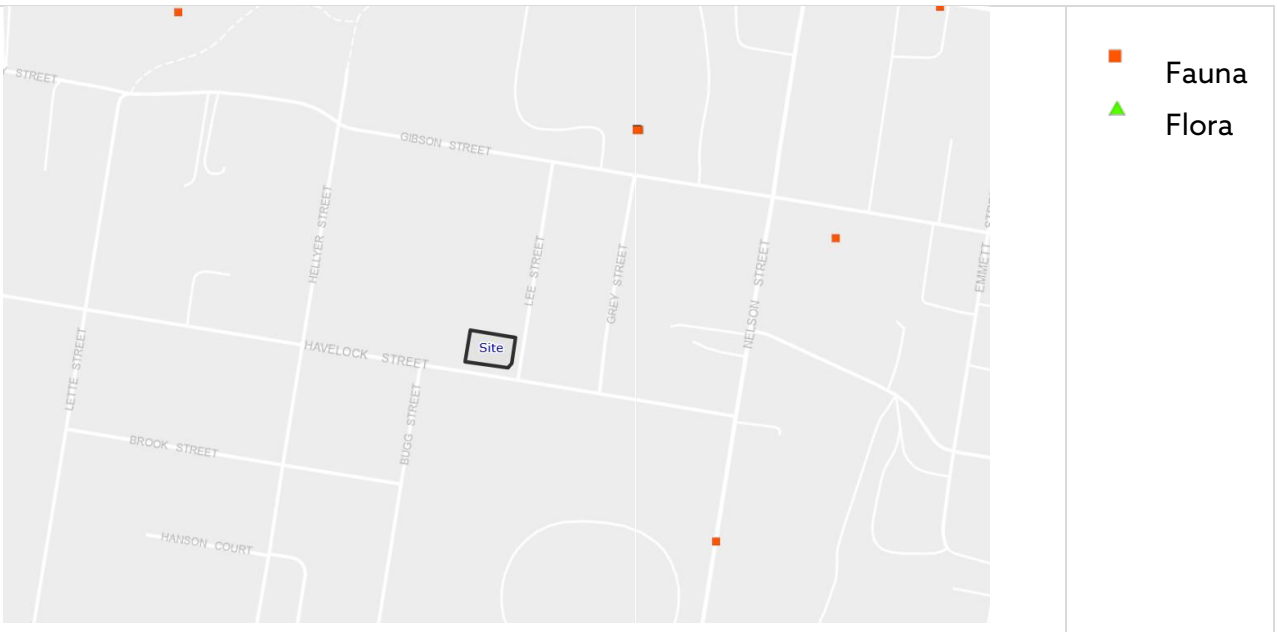


Figure 6 – Fauna and Flora Points - 51 Havelock Street, Smithton – source: www.thelist.tas.gov.au

No threatened species have been identified within site or within close proximity to site.

GROUNDWATER BORE HOLES AND FEATURES

The following is a basemap with existing cadastral parcel overly to show the known natural and constructed groundwater bore locations and features. It is intended to identify the locations of bore holes relative to site works and waste water system disposal areas (where applicable) for the protection of ground water which is increasingly being considered as a part of future water supply options for towns and communities, especially as surface water availability faces pressure from climate change.

Groundwater quality is primarily governed by the Environmental Management and Pollution Control Act 1994 (EMPCA) and the State Policy on Water Quality Management 1997. The earlier Groundwater Act 1985 also plays a role in the assessment and conservation of groundwater resources.

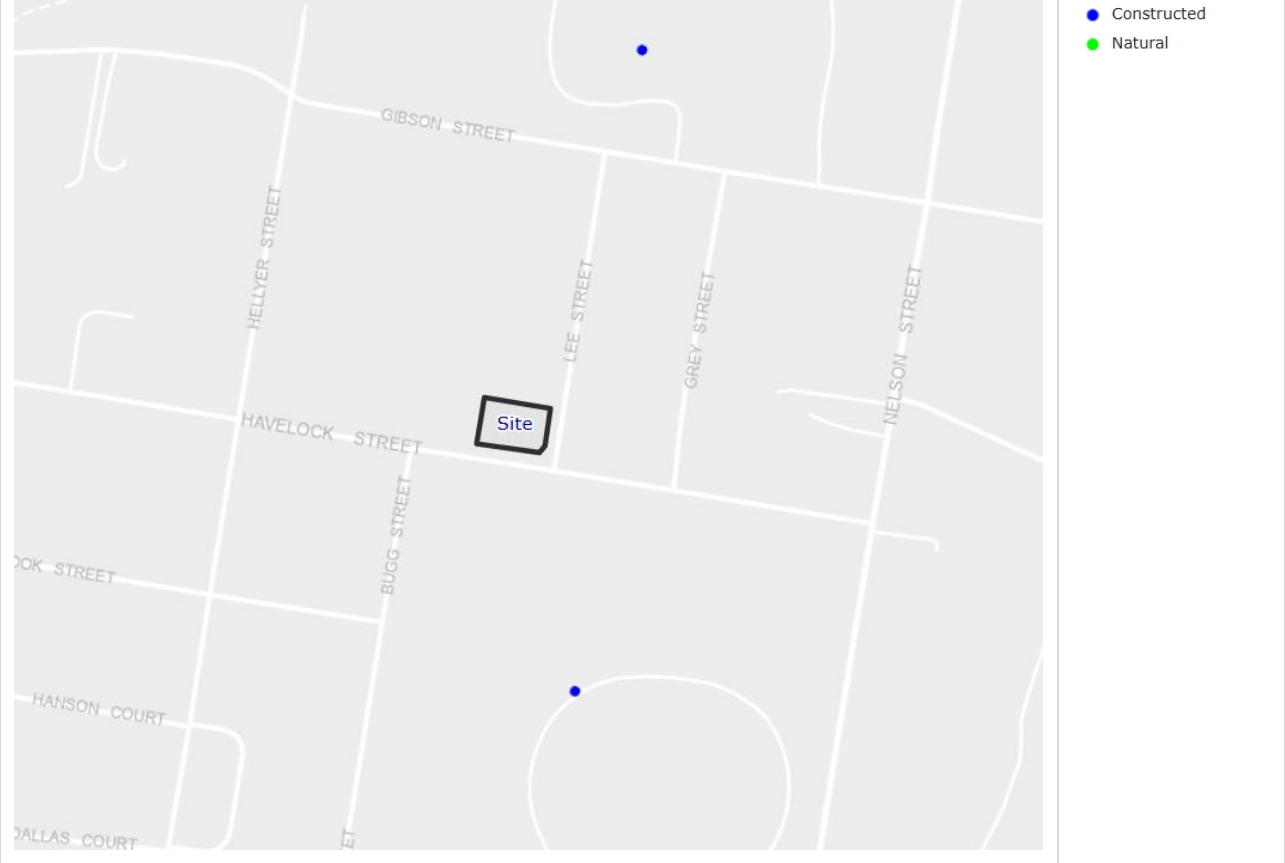


Figure 7 – Groundwater Bores and Features within proximity to site - 51 Havelock Street, Smithton – source: www.thelist.tas.gov.au

No groundwater bores or features have been identified within site or within close proximity to site.

ACID SULFATE SOILS SITES

The following is a basemap with existing cadastral parcel overly to show the suspected and known locations of confirmed results of Acid Sulfate Soils (ASS) within proximity to the site. It is intended to identify naturally occurring soils in coastal and some inland low-lying areas of Tasmania, where they form from sulfate-rich sediments and organic matter. These soils are generally harmless until disturbed, at which point the contained iron sulfides oxidise and release sulfuric acid into the environment.

The risk assessment processes to address the ASS impacts is through a general environmental duty within the Environmental Management and Pollution Control Act 1994.

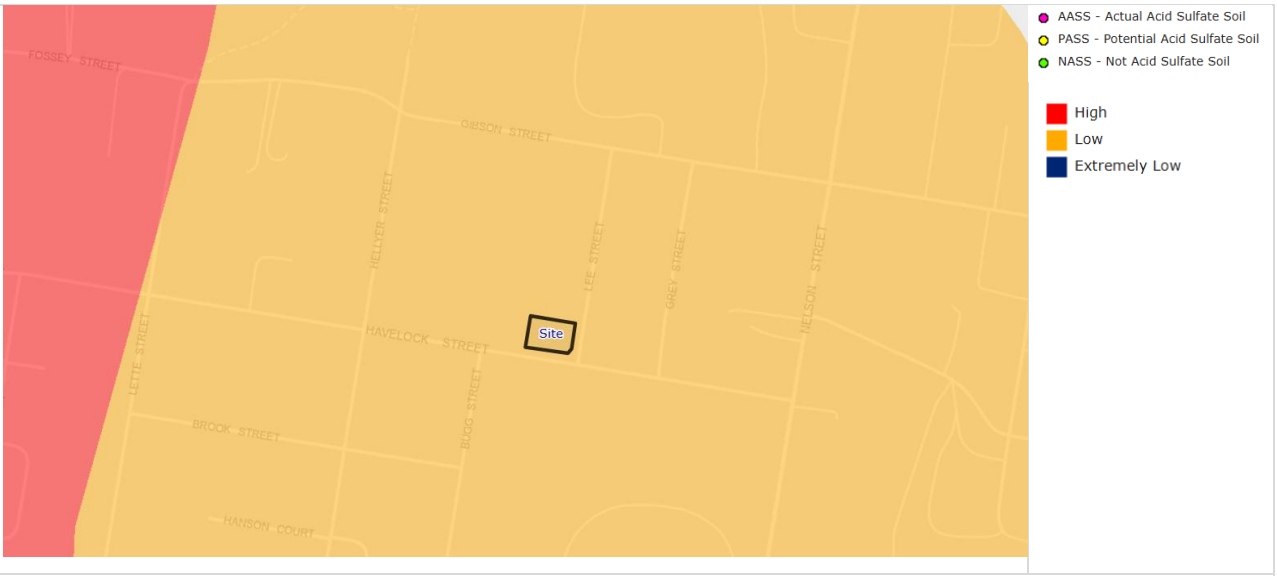


Figure 8 – Acid Sulfate Soils Sites within proximity to site - 51 Havelock Street, Smithton – source: www.thelist.tas.gov.au

Potential acid sulfate soils have been identified on site however they are listed as having a low probability rating assigned by DPIPWE and can be managed on site if encountered.

TASMANIAN HERITAGE REGISTER

The following is a basemap with existing cadastral parcel overly to show the known locations of Tasmanian Heritage Registered properties within proximity to the site. It is intended to document, celebrate, and legally protect places of historic significance to the state of Tasmania, acknowledging their importance for history, culture, and identity ensuring these significant places are recognized and their heritage values are safeguarded from development and change as seen through the Historic Cultural Heritage Act 1995.

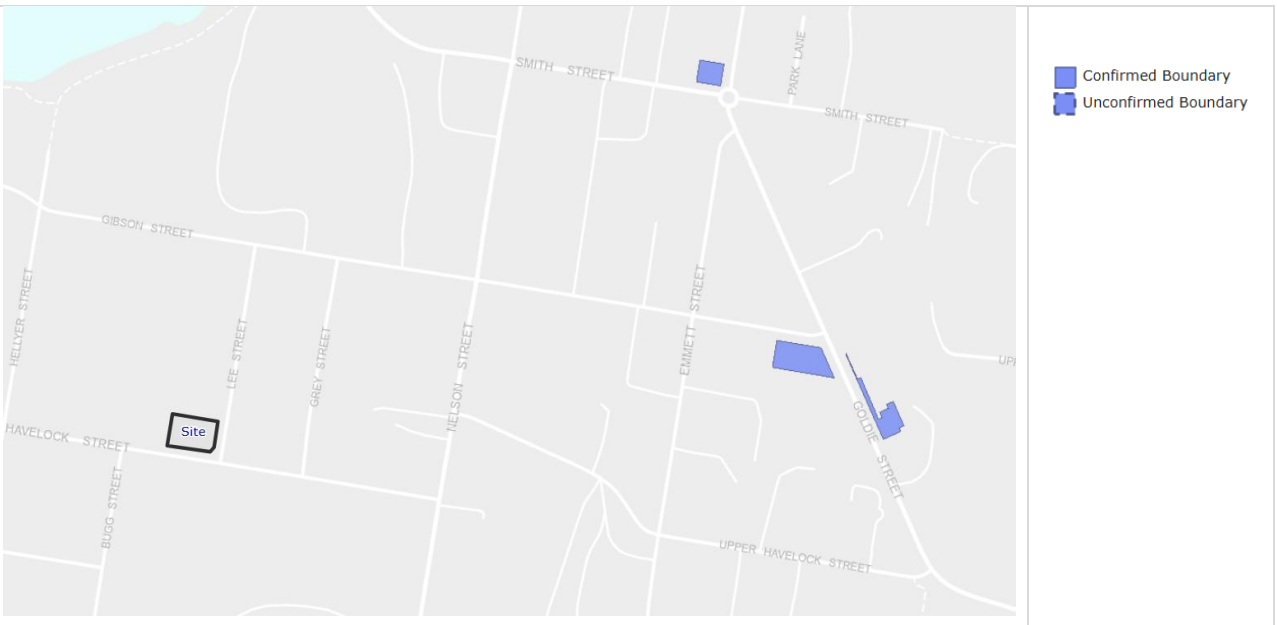


Figure 9 – Tasmanian Heritage Register - 51 Havelock Street, Smithton – source: www.thelist.tas.gov.au

No Heritage Listings have been identified within site or within close proximity to site.

LAND OVERLAYS

The following is a basemap with existing cadastral parcel overly demonstrate what overlays are applicable to the application. Further details are discussed in the Codes section seen below.

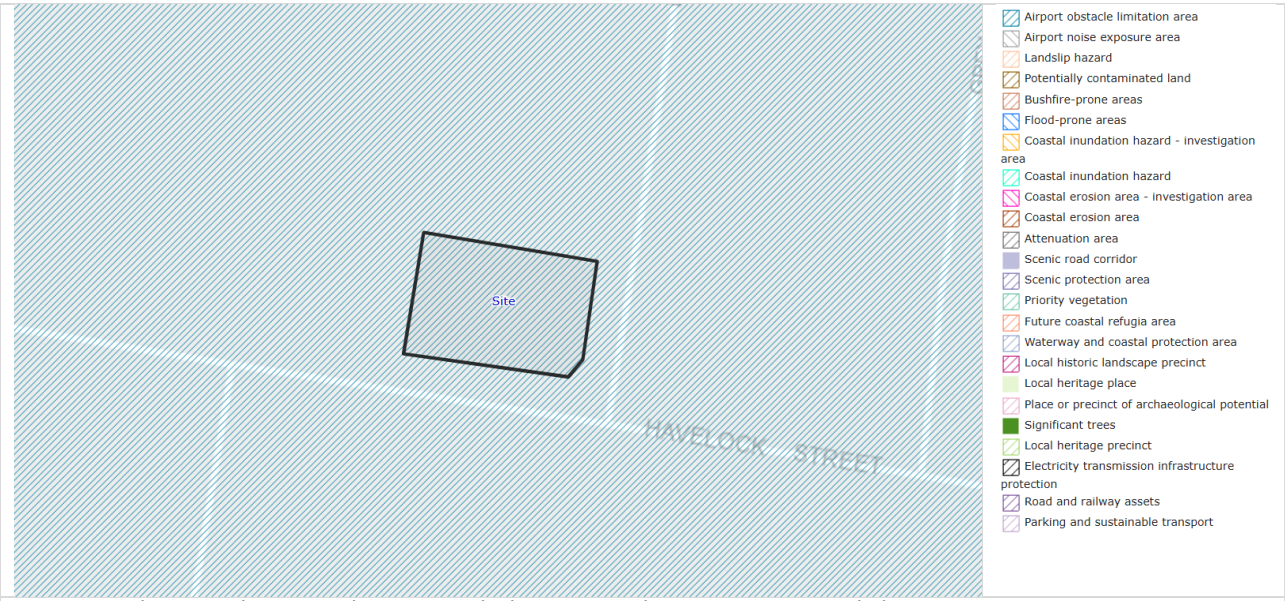


Figure 10 – Planning Scheme Overlays, 51 Havelock Street, Smithton – source: www.thelist.tas.gov.au

Overlays featured in Figure 9 above are discussed in greater detail in the Codes section of this report.

FEATURED CODES:

- Airport obstacle limitation area

PLANNING SCHEME PROVISIONS

The applicable planning instrument is the Tasmanian Planning Scheme and where applicable, with the Local Area Provisions of the Circular Head Council. The subject land is zoned as General Residential.

The relevant sections of the Planning Scheme are listed below for discussion. The relevant issue and item identifier is provided and states whether the proposal meets the Acceptable Solutions (AS) or the Performance Criteria (PC) for each relevant section.

The clauses that are not applicable to the proposal have not been discussed.

The applicable Scheme standards for development in the General Residential Zone are described in the following relevant sections of the Scheme.

ZONE PROVISIONS

Below is a list of the zones that are contained within the Tasmanian Scheme. The relevant zone/s that apply to the subject land feature the responses to clauses applicable to the application:

8.0 GENERAL RESIDENTIAL ZONE

8.1 Zone Purpose

The purpose of the General Residential Zone is:

8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
8.1.3 To provide for non-residential use that:
(a) primarily serves the local community; and
(b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off-site impacts.
8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

8.2 Use Table

The classified use of the proposal is "Residential*" as described in Table 8.2 of the Scheme and is assigned a Discretionary use class under the Scheme.

Uses marked with an "*" have planning scheme qualifications associated with that use. Refer to the Table of Uses within the Scheme for details.

8.3 Use Standards

8.3.1 Discretionary uses - Not applicable to this application

8.3.2 Visitor Accommodation - Not applicable to this application

8.4 Development Standards for Dwellings

8.4.1 Residential density for multiple dwellings

Objective:
That the density of multiple dwellings:
(a) makes efficient use of land for housing; and
(b) optimises the use of infrastructure and community services.

Acceptable Solution	Performance Criteria
A1 *Multiple dwellings must have a site area per dwelling of not less than 325m2.*	*P1* *Multiple dwellings must only have a site area per dwelling that is less than 325m2, if the development will not exceed the capacity of infrastructure services and:* *(a) is compatible with the density of existing development on established properties in the area; or* *(b) provides for a significant social or community benefit and is:* *(i) wholly or partly within 400m walking distance of a public transport stop; or* *(ii) wholly or partly within 400m walking distance of an Inner Residential Zone, Village Zone, Urban Mixed-Use Zone, Local*

	Business Zone, General Business Zone, Central Business Zone or Commercial Zone.

Performance Criteria

The proposal provides for a single/dual occupancy low-cost housing affordability option for young persons, housing for staff members servicing the township, shift workers for the industrial sector to the north (McCains), or teachers frequenting local schools. It also provides housing options adjacent to the Central Business zone for employees with limited transport options or for those that work just out of the township itself without placing a full-size house or unit liability on the tenant which is often an oversized property for accommodation need.

Therefore, the proposal is a significant social and community benefit where it is safe, secure, and rent-geared to income and need. This type of housing is designed to support vulnerable people, low-to-moderate income earners, and those with specific needs, such as individuals with disabilities or those starting afresh.

The characteristics of what the proposal provides for a significant social or community benefit are:

- **Security of Tenure:** Provides stability, allowing tenants to stay for as long as they need.
- **Proximity to Services:** Located close to transport, employment, and education where it is centrally located with 164m from the premises to the General Business Zone, 132m from the Light Industrial Zone, 200m from the General Industrial Zone, 238m from the Commercial Zone and 480m from the Community Purpose zone and 22m from the Recreation Zone.
- **Quality Design:** Follows strict design standards (like universal housing design) to ensure accessibility.
- **Community Integration:** The project is designed to foster community cohesion and support diverse housing needs within the township.
- **Reduced Costs on Services:** By improving housing stability, such projects often lead to better health outcomes and reduce reliance on emergency services. Further, having a reduced cost of living capability as well as an energy efficient building, greatly increases living standards and physical wellbeing of its occupants.

The above aligns with the State Governments "Housing First" model that offers stability, supporting residents to engage in education and employment but is done so from a private commercial entity instead of a State government initiative.

8.4.2 Setbacks and building envelope for all dwellings

Objective:

The siting and scale of dwellings:

(a) provides reasonably consistent separation between dwellings and their frontage within a street;

(b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings;

(c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and
(d) provides reasonable access to sunlight for existing solar energy installations.

Acceptable Solution	Performance Criteria
A1 *Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:* *(a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site;* *(b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;* *(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or* *(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.*	*P1* *A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.*

Response
Acceptable Solution
The existing buildings setbacks comply with the acceptable solutions criteria as demonstrated on the submission plans.

Acceptable Solution	Performance Criteria
A2 *A garage or carport for a dwelling must have a setback from a primary frontage of not less than:* *(a) 5.5m, or alternatively 1m behind the building line;*	*P2* *A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.*

(b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or *(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.*	

Response

Performance Criteria

The roofed parking area is existing and not being modified as part of this development. It has a setback from the primary frontage that is compatible with the setback of others within the street having regard for local context.

Acceptable Solution	Performance Criteria
A3 *A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:* *(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:* *(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and* *(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and* *(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:* *(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or* *(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).*	*P3* *The siting and scale of a dwelling must:* *(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:* *(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;* *(ii) overshadowing the private open space of a dwelling on an adjoining property;* *(iii) overshadowing of an adjoining vacant property; or* *(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;* *(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and* *(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:* *(i) an adjoining property; or* *(ii) another dwelling on the same site.*

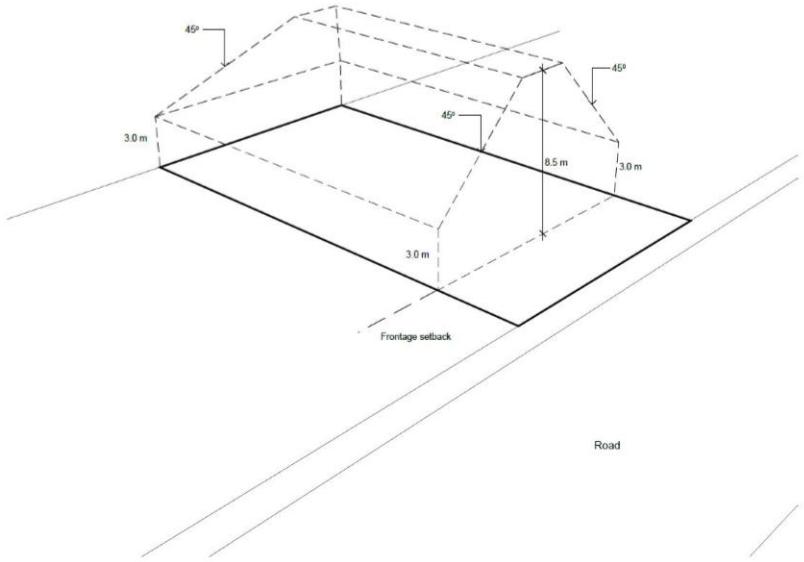


Figure 8.1 Building envelope as required by clause 8.4.2 A3(a) and clause 8.5.1 A2(a)

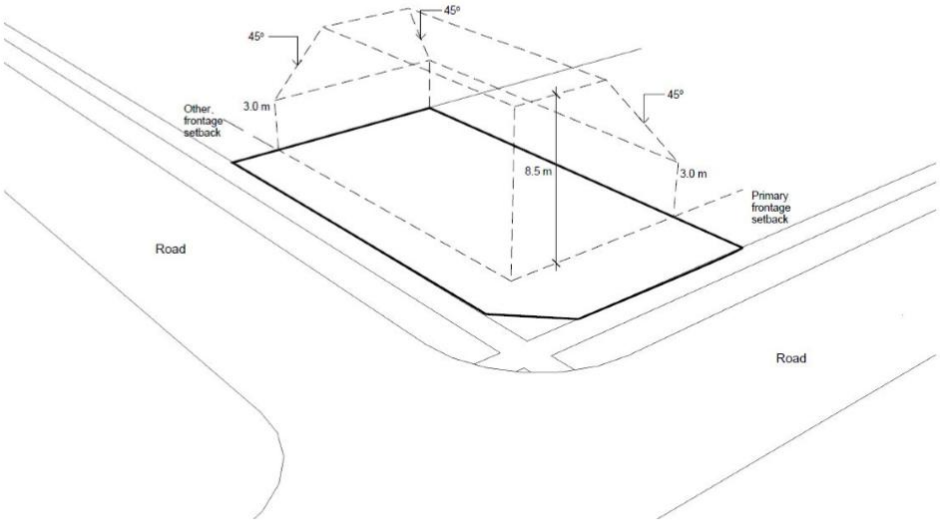


Figure 8.2 Building envelope for corner lots as required by clause 8.4.2 A3(a) and clause 8.5.1 A2(a)

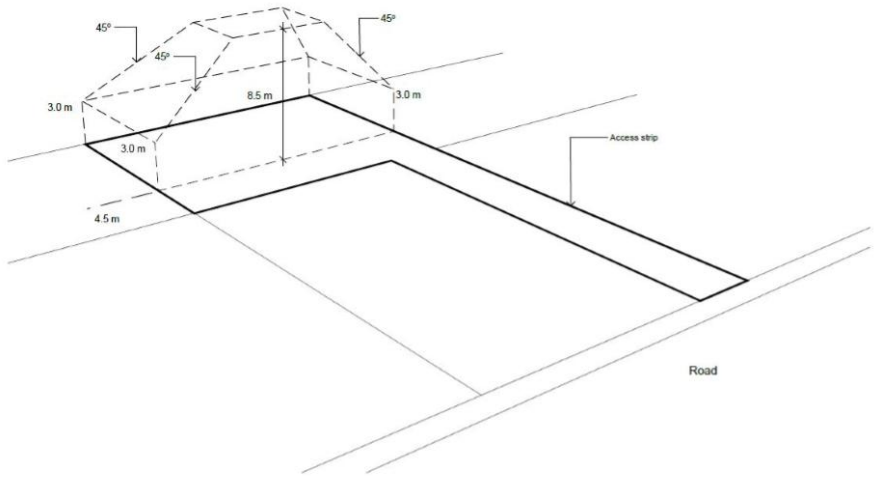


Figure 8.3 Building envelope for internal lots as required by clause 8.4.2 A3(a) and clause 8.5.1 A2(a)

Response

Acceptable Solution

The existing building is fully contained within the building envelope and the proposal does not change the exterior of the building and therefore complies with Figure 8.1 above.

8.4.3 Site coverage and private open space for all dwellings

Objective:

That dwellings are compatible with the amenity and character of the area and provide:

(a) for outdoor recreation and the operational needs of the residents;
(b) opportunities for the planting of gardens and landscaping; and
(c) private open space that is conveniently located and has access to sunlight.

Acceptable Solution	Performance Criteria
A1 *Dwellings must have:* *(a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and* *(b) for multiple dwellings, a total area of private open space of not less than 60m2 associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).*	*P1* *Dwellings must have:* *(a) site coverage consistent with that existing on established properties in the area;* *(b) private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate:* *(i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and*

	(ii) operational needs, such as clothes drying and storage; and *(c) reasonable space for the planting of gardens and landscaping.*

Response

Performance Criteria

The proposed dwelling has a site coverage that is consistent with the surrounding area and contains a POS that is sized appropriately for the development enabling suitable space for operational needs and outdoor activities as seen in the submission plans. Adjacent to the site (immediate southern side of Havelock Street) is the Circular Head Community & Recreation grounds that feature football and cricket ovals, a hockey ground, 4 tennis courts and a skate park.

In addition to this; the Smithton Wellbeing, Indoor Recreation & Leisure (SWIRL) centre is 300m (walking distance) north east of the site. Within this facility is there is a 6 x lane 25m indoor heated pool which features aqua aerobics and swimming programs, a health club featuring fitness equipment, pin-loaded machines and free weights, two squash courts, group exercise classes and the site provide for accessibility options. Given the location of the site and the diverse and content rich surrounding recreation areas; it is deemed that the site provides reasonable space for private recreation, relaxation and gardening facilities whilst capitalising on community recreational facilities further emphasising community integration and characteristics of the proposed housing model.

Acceptable Solution	Performance Criteria
A2 *A dwelling must have private open space that:* *(a) is in one location and is not less than:* *(i) 24m2; or* *(ii) 12m2, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);* *(b) has a minimum horizontal dimension of not less than:* *(i) 4m; or* *(ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);*	*P2* *A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:* *(a) conveniently located in relation to a living area of the dwelling; and* *(b) orientated to take advantage of sunlight.*

(c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and *(d) has a gradient not steeper than 1 in 10.*	

Response

Performance Criteria

The POS area of the dwelling units is in an area that is convenient to the living areas of the dwelling unit as seen on the floor plans and is orientated to take advantage of available sunlight penetration into each space.

The southern POS areas are provided with larger areas so as to enable sunlight penetration into the space away from shadow cast from the existing building.

8.4.4 Sunlight to private open space of multiple dwellings

Objective:

That the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space for dwellings on the same site.

Acceptable Solution	Performance Criteria
A1 *A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 8.4.3, must satisfy (a) or (b), unless excluded by (c):* *(a) the multiple dwelling is contained within a line projecting (see Figure 8.4):* *(i) at a distance of 3m from the northern edge of the private open space; and* *(ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal;* *(b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and* *(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:* *(i) an outbuilding with a building height not more than 2.4m; or* *(ii) (ii) protrusions that extend not more than 0.9m*	*P1* *A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 8.4.3 of this planning scheme.*

horizontally from the multiple dwelling.	

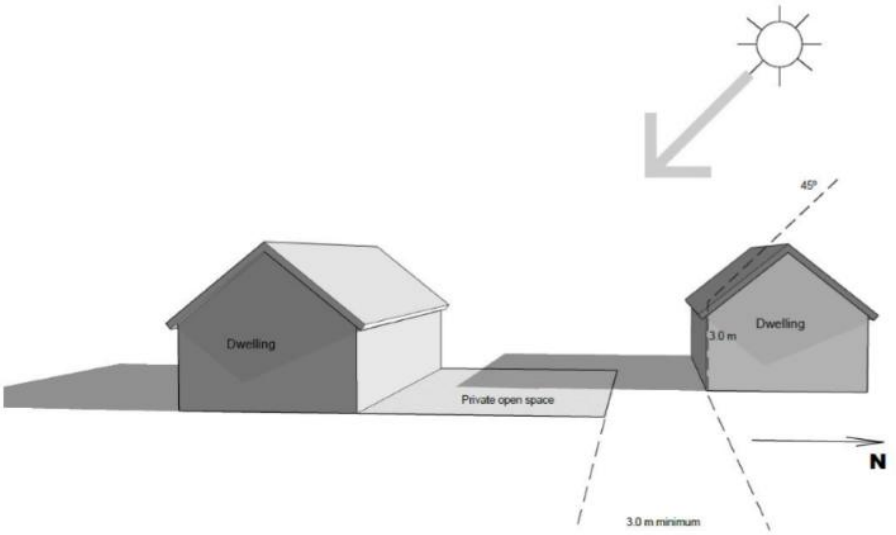


Figure 8.4 Separation from the private open space of another dwelling on the same site as required by clause 8.4.4 A1(a)

Response

Performance Criteria

The multiple dwellings are designed and sited to not cause an unreasonable loss of amenity by overshadowing any POS areas of another dwelling on the same site as seen in the shadow diagrams.

8.4.5 Width of openings for garages and carports for all dwellings

Objective:

To reduce the potential for garage or carport openings to dominate the primary frontage.

Acceptable Solution	Performance Criteria
A1 *A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).*	*P1* *A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.*

Response

Acceptable Solution

The existing carport for the Unit 1 is within 12m of the primary frontage and does not contain an opening greater than 6m or half the width of the frontage as demonstrated on the submission plans. No changes are proposed to the existing structure which was lawfully built.

8.4.6 Privacy for all dwellings

Objective:

To provide a reasonable opportunity for privacy for dwellings.

Acceptable Solution	Performance Criteria
A1 *A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:* *(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary;* *(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and* *(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:* *(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or* *(ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.*	*P1* *A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of:* *(a) a dwelling on an adjoining property or its private open space; or* *(b) another dwelling on the same site or its private open space.*
Response Acceptable Solution Not applicable to this application - the proposal does not contain a FFL above 1m from FGL.	
Acceptable Solution	Performance Criteria
A2 *A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):* *(a) the window or glazed door:* *(i) is to have a setback of not less than 3m from a side boundary;*	*P2* *A window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to:* *(a) a window or glazed door, to a habitable room of another dwelling; and*

(ii) is to have a setback of not less than 4m from a rear boundary; *(iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and* *(iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.* *(b) the window or glazed door:* *(i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;* *(ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or* *(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.*	*(b) the private open space of another dwelling.*
Response Acceptable Solution The proposal satisisfies A2(a) as demonstrated on the submission plans.	
Acceptable Solution	Performance Criteria
A3 *A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:*	*P3* *A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.*

(a) 2.5m; or *(b) 1m if:* *(i) it is separated by a screen of not less than 1.7m in height; or* *(ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.*	
Response Acceptable Solution The shared driveway / parking space provides for a separation distance between the space and window/glazed door by 2.5m as demonstrated on the submission plans complying with A3(a).	

8.4.7 Frontage fences for all dwellings

Objective:

The height and transparency of frontage fences:

(a) provides adequate privacy and security for residents;

(b) allows the potential for mutual passive surveillance between the road and the dwelling; and

(c) is reasonably consistent with that on adjoining properties.

Acceptable Solution	Performance Criteria
A1 *No Acceptable Solution.*[1]	*P1* *A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:* *(a) provide for security and privacy while allowing for passive surveillance of the road; and* *(b) be compatible with the height and transparency of fences in the street, having regard to:* *(i) the topography of the site; and* *(ii) traffic volumes on the adjoining road.*
Response Acceptable Solution An exemption for fences applies to this application - see Table 4.6 The proposed fencing is 1.8m high with 1.2m being solid with a 600mm fence topper with a uniform transparency of at least 30% as shown on the proposal plans.	

8.4.8 Waste storage for multiple dwellings

Objective:

To provide for the storage of waste and recycling bins for multiple dwellings.

Acceptable Solution	Performance Criteria
A1 *A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m2 per dwelling and is within one of the following locations:* *(a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or* *(b) a common storage area with an impervious surface that:* *(i) has a setback of not less than 4.5m from a frontage;* *(ii) is not less than 5.5m from any dwelling; and* *(iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.*	*P1* *A multiple dwelling must have storage for waste and recycling bins that is:* *(a) capable of storing the number of bins required for the site;* *(b) screened from the frontage and dwellings; and* *(c) if the storage area is a common storage area, separated from dwellings on the site to minimise impacts caused by odours and noise.*
Response Acceptable Solution The proposed multiple dwellings provide storage areas per dwelling. Each unit is provided with a 'boxed out' storage area providing screening and roof of the bins with ease of use and movement on collection day. Each triple bin storage measures 2210L x 800W x 1200H complying with A1(a)	

8.5 Development Standards for Non-dwellings

8.5.1 Non-dwelling development - Not applicable to this application

8.5.2 Non-residential garages and carports - Not applicable to this application

8.6 Development Standards for Subdivision - Not applicable to this application

SPECIFIC AREAS PLANS

The following is the relevant specific area/s plan for the municipal area that relates to the proposal:

Circular Head - - Not applicable to this application

CODES

The following Codes that have been determined as "Not Applicable" or "Exempted" are indicated as such. The relevant Code/s that apply to the subject application feature the responses to clauses applicable to the proposal.

C1.0 Signs Code

Not applicable to this application

C2.0 Parking and Sustainable Transport Code

Parking and Sustainable Transport

No Planning Scheme Code Overlays are located on the subject land.



Parking and Sustainable Transport, «Dev_Address», «Dev_Town» – source: www.thelist.tas.gov.au

C2.1 Code Purpose

The purpose of the Parking and Sustainable Transport Code is:

C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development.

C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.

C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.

C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.

C2.1.5 To ensure that parking spaces and accesses meet appropriate standards.

C2.1.6 To provide for parking precincts and pedestrian priority streets.

C2.5 Use Standards

C2.5.1 Car parking numbers

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

Acceptable Solution	Performance Criteria
A1 *The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:* *(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;* *(b) the site is contained within a parking precinct plan and subject to Clause C2.7;* *(c) the site is subject to Clause C2.5.5; or* *(d) it relates to an intensification of an existing use or development or a change of use where:* *(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or* *(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:* *N = A + (C- B)* *N = Number of on-site car parking spaces required* *A = Number of existing on site car parking spaces*	*P1.1* *The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:* *(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;* *(b) the ability of multiple users to share spaces because of:* *(i) variations in car parking demand over time; or* *(ii) efficiencies gained by consolidation of car parking spaces;* *(c) the availability and frequency of public transport within reasonable walking distance of the site;* *(d) the availability and frequency of other transport alternatives;* *(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;* *(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;* *(g) the effect on streetscape; and* *(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development, or* *P1.2* *The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:*

B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1 *C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.*	*(a) the nature and intensity of the use and car parking required;* *(b) the size of the dwelling and the number of bedrooms; and* *(c) the pattern of parking in the surrounding area.*

Response

Acceptable Solution

The number of parking spaces is not less than specified in table C2.1.

The proposal provides for the following:

- 8 car parking spaces total
- Unit 5 under a carport
- Open parking for unit 6 in the north east corner
- Open parking to the north west of site for units 2, 3 & 4
- Open parking for unit 1
- Visitor spaces marked "v"
- Bicycle Parking for 4 bikes marked 7

Each parking space is 5.4m x 2.6m with an aisle width of 5.8m as demonstrated on the submission plans.

C2.5.2 Bicycle parking numbers

Objective:

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

Acceptable Solution	Performance Criteria
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.*	*P1* *Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to:* *(a) the likely number of users of the site and their opportunities and likely need to travel by bicycle; and* *(b) the availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area.*

Response

Acceptable Solution

Bicycle parking spaces are provided on the site as seen on the submission plans and are not less than the specified number shown in Table C2.1

4 x bicycle spaces are provided and each unit has a POS area that is capable of storing a bicycle as well.

C2.5.3 Motorcycle parking numbers - Not applicable to this application

C2.5.4 Loading Bays - Not applicable to this application

C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone - Not applicable to this application

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

Objective:
That parking areas are constructed to an appropriate standard.

Acceptable Solution	Performance Criteria
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 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.*	*P1* *All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:* *(a) the nature of the use;* *(b) the topography of the land;* *(c) the drainage system available;* *(d) the likelihood of transporting sediment or debris from the site onto a road or public place;* *(e) the likelihood of generating dust; and* *(f) the nature of the proposed surfacing.*
Response Acceptable Solution Parking, access ways and manoeuvring and circulation spaces are constructed with a durable all weather pavement (existing concrete) as identified on the submission plans. Drainage also identified on the plans drains to a public stormwater system. A1(c) is not applicable to this application.	

C2.6.2 Design and layout of parking areas

Objective:
That parking areas are designed and laid out to provide convenient, safe and efficient parking.

Acceptable Solution	Performance Criteria
A1.1 *Parking, access ways, manoeuvring and circulation spaces must either:* *(a) comply with the following:*	*P1* *All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:* *(a) the characteristics of the site;*

(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. A1.2 Parking spaces provided for use by persons with a disability must satisfy the following: (a) be located as close as practicable to the main entry point to the building; (b) be incorporated into the overall car park design; and (c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities. (d) the proposed means of parking delineation; and (e) the provisions of Australian Standard AS 2890.1:2004 Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.	(b) the proposed slope, dimensions and layout; (c) useability in all weather conditions; (d) vehicle and pedestrian traffic safety; (e) the nature and use of the development; (f) the expected number and type of vehicles; (g) the likely use of the parking areas by persons with a disability; (h) the nature of traffic in the surrounding area;

Response
Acceptable Solution
Parking, access, manoeuvring and circulation spaces are designed in accordance with AS2890 Parts 1 to 6 as demonstrated in the submission plans complying with A1.1(a)(i). A1.1(a)(ii) is not applicable to this application.
Access width/s to the proposal is in accordance with Table C2.2 and car parking spaces are in accordance with Table C2.3.
The proposal has a vertical clearance above the parking, access and manoeuvring areas of not less than 2.1m. Car parking complies with AS2890 Parts 1-6

C2.6.3 Number of accesses for vehicles

Objective:
That:
(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;
(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and
(c) the number of accesses minimise impacts on the streetscape.

Acceptable Solution	Performance Criteria
A1 *The number of accesses provided for each frontage must:* *(a) be no more than 1; or* *(b) no more than the existing number of accesses,* *whichever is the greater.*	*P1* *The number of accesses for each frontage must be minimised, having regard to:* *(a) any loss of on-street parking; and* *(b) pedestrian safety and amenity;* *(c) traffic safety;* *(d) residential amenity on adjoining land; and* *(e) the impact on the streetscape.*
Response Acceptable Solution The proposal provides for a single access to the frontage.	
Acceptable Solution	Performance Criteria
A2 *Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.*	*P2* *Within the Central Business Zone or in a pedestrian priority street, any new accesses must:* *(a) not have an adverse impact on:* *(i) pedestrian safety and amenity; or* *(ii) traffic safety; and* *(b) be compatible with the streetscape.*
Response Acceptable Solution Not applicable - the proposal is not within the Central Business Zone and is not within a pedestrian priority street.	

C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone - Not applicable to this application

C2.6.5 Pedestrian access - Not applicable to this application

C2.6.6 Loading bays - Not applicable to this application

C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone - Not applicable to this application

C2.6.8 Siting of parking and turning areas - Not applicable to this application

C2.7 Parking Precinct Plan

C2.7.1 Parking precinct plan - Not applicable to this application

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C3.0 Road and Railway Assets Code

Road and Railway Corridors

No Planning Scheme Code Overlays are located on the subject land.



Roads and Railways Corridors, 51 Havelock Street, Smithton – source: www.thelist.tas.gov.au

C3.1 Code Purpose

The purpose of the Road and Railway Assets Code is:

C3.1.1 To protect the safety and efficiency of the road and railway networks; and

C3.1.2 To reduce conflicts between sensitive uses and major roads and the rail network.

C3.5 Use Standards

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

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

Acceptable Solution	Performance Criteria
A1.1 *For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:* *(a) a new junction;* *(b) a new vehicle crossing; or* *(c) a new level crossing; or* *A1.2* *For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority; or* *A1.3* *For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority; and* *A1.4* *Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:* *(a) the amounts in Table C3.1; or* *(b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road;* *A1.5* *Vehicular traffic must be able to enter and leave a major road in a forward direction.*	*P1* *Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:* *(a) any increase in traffic caused by the use;* *(b) the nature of the traffic generated by the use;* *(c) the nature of the road;* *(d) the speed limit and traffic flow of the road;* *(e) any alternative access to a road;* *(f) the need for the use;* *(g) any traffic impact assessment; and* *(h) any advice received from the rail or road authority.*
Response Acceptable Solution The proposal does not require a new junction, vehicle crossing or level crossing and therefore complies with A1.1	

C3.6 Development Standards for Buildings or Works

C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area - Not applicable to this application

C3.7 Development Standards for Subdivision

C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area - Not applicable to this application

C4.0 Electricity Transmission Infrastructure Protection Code

Not applicable to this application

C5.0 Telecommunications Code

Not applicable to this application

C6.0 Local Historic Heritage Code

Not applicable to this application

C7.0 Natural Assets Code

Not applicable to this application

C8.0 Scenic Protection Code

Not applicable to this application

C9.0 Attenuation Code

Attenuation Area

A Planning Scheme Overlay has been required to be addressed as part of a Council information request for the subject site.

No planning scheme overlay exists for the Attenuation Area under the Circular Head Planning Scheme however the following is addressed



Attenuation Area, 51 Havelock Street, Smithton – source: www.thelist.tas.gov.au

C9.1 Code Purpose

The purpose of the Attenuation Code is:

C9.1.1 To minimise adverse impacts on the health, safety and amenity of sensitive use from activities which have the potential to cause emissions.

C9.1.2 To minimise the likelihood for sensitive use to conflict with, interfere with, or constrain, activities which have the potential to cause emissions.

C9.5 Use Standards

C9.5.1 Activities with potential to cause emissions - Not applicable to this application

C9.5.2 Sensitive use within an attenuation area

Objective:

That sensitive use located within an attenuation area does not interfere with or constrain the operation of an existing activity listed in Tables C9.1 or C9.2.

Acceptable Solution	Performance Criteria
A1 *No Acceptable Solution.*	*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:* *(i) operational characteristics of the activity;* *(ii) scale and intensity of the activity; and* *(iii) degree of hazard or pollution that may be emitted from the activity;* *(b) the nature of the sensitive use;* *(c) the extent of encroachment by the sensitive use into the attenuation area;* *(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;* *(e) any advice from the Director, Environment Protection Authority; and* *(f) any advice from the Director of Mines.*

Response

Performance Criteria

The sensitive use is approximately 3000m from a go cart track that sits on the outskirts of Smithton. The proposal is located within a general residential area of an established township and has absolutely no impact upon the go cart track.

The location of the site abuts a densely populated residential area and therefore no mitigation matters are required for this development.

C9.6 Development Standards for Subdivision - Not applicable to this application

C10.0 Coastal Erosion Hazard Code

Not applicable to this application

C11.0 Coastal Inundation Hazard Code

Not applicable to this application

C12.0 Flood-Prone Areas Hazard Code

Not applicable to this application

C13.0 Bushfire-Prone Areas Code

Not applicable to this application

C14.0 Potentially Contaminated Land Code

Not applicable to this application

C15.0 Landslip Hazard Code

Not applicable to this application

C16.0 Safeguarding of Airports Code

The proposal is exempted from the Code under Section C16.4.1 (a) as it is not more than the AHD height specified by the relevant obstacle limitation area.

CONCLUSION

This supporting documentation demonstrates that the proposal being a Unit Development supports and furthers the Planning Scheme aims and objectives, relevant Clauses and Schedules as set out for development within the General Residential Zone.

Where the proposal does not comply with the Acceptable Solution (AS) it has been demonstrated that the Performance Criteria (PC) are satisfied meeting the objective of the relevant provision and there is not an unreasonable loss of amenity as a consequence of this proposal.

With the above in mind, a planning permit for a Unit Development at 51 Havelock Street, Smithton is respectfully sought from the Planning Authority.

PDA
SURVEYORS, ENGINEERS & PLANNERS

Contact

For any enquiries, please contact one of our offices:

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A: 127 Bathurst Street, Hobart Tasmania 7000
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WALTER SURVEYS
A: 127 Bathurst Street, Hobart, TAS 7000 (Civil Site Surveying and Machine Control)
P: 0419 532 669 (Tom Walter)
E: Enquiries@waltersurveys.com.au

2 October 2026

PDA Surveyors, Engineers & Planners
6 Queen Street
BURNIE TAS 7320

Dear Micheal

REQUEST FOR ADDITIONAL INFORMATION UNSATISFACTORY – DA 2026/109 - CHANGE OF USE TO MULTIPLE DWELLINGS AND ASSOCIATED WORKS - 51 HAVELOCK STREET, SMITHTON - TASMANIAN PLANNING SCHEME – CIRCULAR HEAD

Thank you for submitting additional information for the above application.

After reviewing the additional information supplied, the following information is unsatisfactory and further information is required before assessment can continue:

1. Clause 8.4.1 – Residential density for multiple dwellings

   Your application relies upon evidencing the significant social or community benefit in accordance with clause 8.4.1, P1(b).

   Please provide a cost/benefit analysis on how the permit application provides for a significant social or community benefit, by a suitably qualified person in accordance with clause 8.4.1, P1(b).

2. Clause 8.4.3 – Site coverage and private open space for all dwellings

   The proposed private open space for dwellings 2, 3, 4 and 5 are significantly under the 60m2 provided for in the acceptable solution.

   The proposed private open space has potential to be increased to give better functionality to these dwellings. Please provide a revised plan in accordance with clause 8.4.3, P1.

3. Clause 8.4.4 – Sunlight to private open spaces of all dwelling

   The permit application states that overshadowing plans have been provided against clause 8.4.4, P1, unfortunately these plans have been omitted.

Please provide overshadowing plans in accordance with clause 8.4.4, P1.

Council has 42 days under the Act to assess your application, however until you provide the remaining unsatisfactory information as stated above the application remains 'on stop'.

If you wish to discuss this request or any items contained within it, please contact Julia House on 6452 4800.

Yours sincerely



Alison Pyke
MANAGER INFRASTRUCTURE & DEVELOPMENT SERVICES

Please find below the submission on behalf of Circular Head Council. The top 3 priority areas related to the Tasmanian Housing Strategy for the Circular Head Council are identified as:

1) Planning approvals (cutting red tape)
2) Types of housing (housing choice and better utilisation of land), and;
3) Workforce (lack of trades to build housing)

We have provided matters for consideration under these key headings.

We have seen the submission from the Cradle Coast Authority and support the matters raised in it. We have avoided replicating that submission.

Planning approvals

- New overlays are making No permit required applications for dwellings into Discretionary applications, resulting in increased timeframes and costs for applicants.
- Housing supply could be increased by amending the State Planning Provisions to provide a smaller minimum lot size in the rural living zone, or increasing use of the low density residential zone instead of rural living, which would result in better utilisation of land and increased densities.
- The short-stay accommodation industry isn't really an issue in the North-West, as short stays are largely limited to shacks and holiday homes. Seeing gentrification of these shack sites, with a greater percentage becoming permanent dwellings.
- Development of guidelines to support greater densities could be put in place. WWC developed guidelines to support their settlement strategy. Education and promotion about these opportunities can assist, similar to the state's ancillary dwelling project.
- Increasing the role of private developers and local government in improving housing supply, could be achieved by creating awareness of the supply of land. A list or map of Greenfield sites might instigate sale of land and address land banking. There has been interest in such maps in the development of settlement strategies at WWC and CHC.

Types of housing

- Provision of a range of housing choices. A lot of current land supply is left over from strategic planning 20-30 years ago, and has not been developed due to constraints or there is no point of difference to suburbia. Some supply of new land needs to be attractive (views, proximity to attractions such as coastlines) with a mix of zones.

- The Circular Head region is experiencing a range of housing pressures across rental and home owners' markets, both in supply, type, and affordability. Circular Head Council submits that the Tasmanian Housing Strategy should encompass and accommodate the nuances and unique challenges faced by the regions across Tasmania, as a 'one size fits all' approach is unlikely to 'fit all', in a state where our challenges and needs are so varied geographically, particularly between the North and South. There are a number of strategies already in place across Tasmania wherein local communities have identified their challenges and aspirations for housing, liveability and population growth, which should inform the state strategy. In Circular Head, the Sustainable Murchison Community Plan and Cradle Coast Regional Futures Plan, are of particular significance. In Circular Head, particular pressures are felt

amongst singles and those looking for 'worker housing', as well as those leasing their home in an incredibly tight and increasingly unaffordable rental market.

- A challenge of particular significance in the North of the state relates to the condition and liveability of existing houses, many of which sit vacant due to their poor upkeep or damages. It is likely that many of these older houses in poorer condition may, if properly restored, be more sustainable into the long term than a new development could achieve. Some consideration in the strategy should be given to addressing the under-utilisation of existing housing due to maintenance and repair issues.

- The Circular Head Workforce Planning Study, completed in 2021, highlights a number of local, economic and community development challenges to be addressed in order to address workforce shortages in the region. The availability of housing is key to this, though other significant regional challenges include a lack of access and long waiting lists to healthcare and childcare services, lack of public transport links and other community infrastructure, and challenges in recruiting to key roles including teaching and childhood education. As recommended by the PESRAC Report (2021), Circular Head Council submits that the Tasmanian Housing Strategy should encompass factors beyond merely the supply, affordability and sustainability of housing. For *communities* to be sustainable, this Housing Strategy must be built around state strategies for population growth and precinct planning, workforce development, community development, and health and wellbeing.

- Housing condition, location, security of tenure and access to community infrastructure all have significant impacts on population health and wellbeing. The location of future developments must be considered as crucial to building healthy and sustainable communities, as well as the available infrastructure, amenity and social links servicing these locations. In Circular Head there are pressures on existing infrastructure and amenity which would be exacerbated by any population growth, likely to flow from the supply of additional housing. Circular Head Council submits that the Tasmanian Housing Strategy should encompass place-making and precinct planning (rather than just 'housing') to ensure required social infrastructure is incorporated and that 'liveability' is front and centre. This submission echoes the advice of PESRAC (2021) who recommended that the Housing Strategy should encompass alignment of essential social and economic infrastructure.

- In 2021 Circular Head Council conducted a resident settlement survey which attracted 174 responses and found that the number one concern of locals was "lack of housing options and availability". Residents also identified their number one priority to improve quality of life in the region as 'easier access to health and education', followed by 'better recreation areas and activities' and 'better housing'. This highlights the existing demand for quality housing as well as aligned infrastructure, services, and community amenities. Any increase in housing therefore should be accompanied by strategies to enhance local infrastructure, services, amenities, and workforces to achieve the same.

Workforce

- Any strategy needs to be deliverable. Therefore a key focus should be training and the development of a workforce that is able to construct the number of dwellings required.

- The population in Circular Head has grown at a significantly lower rate than the state overall, without benefiting from an increase in workforce as has occurred in other parts of the state. Circular Head has an ageing population and a shortage of workers to fill existing vacancies in

the region, with many businesses resorting to utilising overseas workers to staff their businesses. Utilisation of interstate or immigrant workforces is challenged in Circular Head for businesses who are unable to source local accommodation to house these workers. Public transport is rarely an option for commuting from other regions, given the limited routes and timetable available, particularly for industries and businesses outside of the city centre of Smithton.

- In 2021, the Circular Head Education & Training Consultative Committee (CHETCC), a special committee of Council, was awarded funding from the Department of State Growth (Tas) to undertake a regional Workforce Planning Study, which was completed with the assistance of advisory firm KPMG. Using a combination of official labour force estimates and consultations with employers, the Workforce Planning Study found that the Circular Head region could use an additional 300 – 400 workers almost immediately or over the next three years, with the majority of our industries struggling to fill immediate staff shortages, in both skilled and unskilled roles. This projection does not include additional workers required in the construction of planned energy developments (n = 350~), largely in the construction workforce. Throughout consultation, local business and industry representatives told us that housing and rental property supply and the growing cost to buy or rent in the region is a key impediment to attracting workers.

- Circular Head's Job Ratio in 2021 was 0.97, almost a 1:1 ratio of jobs-to-eligible-workers. A job ratio of >1 indicates there are more jobs available than workers to fill those roles. Building and Construction has one of the highest job ratios in Circular Head at 1.46, meaning there are already insufficient tradespeople available to cater for existing construction works, not factoring in planned renewable energy developments or the construction of new dwellings on any significant scale. This will present a challenge to the development of further housing in the region, without accommodation readily available to house an imported construction workforce. In line with the recommendations of PESRAC (2021), the Tasmanian housing Strategy should address the issue of construction workforce availability and how this workforce will be supported to grow (in the locations required) and carry out the significant scale of development required.

Thank you for the opportunity to provide input into this project.

Ashley Thornton
MANAGER DEVELOPMENT AND REGULATORY SERVICES
Waratah-Wynyard and Circular Head Councils

SURVEYORS, ENGINEERS & PLANNERS

Our Reference: 56603
Project Manager: M Wells
Your Reference:

6 October 2028

Circular Head Council
Planning Department
via email

Dear Sir/Madam,

RE: CHANGE OF USE TO MULTIPLE DWELLINGS AND ASSOCIATED WORKS - 51 HAVELOCK STREET, SMITHTON

Thank you for your additional information request for the above development. In response to your request please find the following:

1. **Clause 8.4.1 – Residential density for multiple dwellings**

   Your application relies upon evidencing the significant social or community benefit in accordance with clause 8.4.1, P1(b).

   Please provide a cost/benefit analysis on how the permit application provides for a significant social or community benefit, by a suitably qualified person in accordance with clause 8.4.1, P1(b)

A cost/benefit analysis for integrating community and social housing into a private development balances upfront yield reductions against planning concessions, risk mitigation, and long-term asset stability.

The financial and development costs of the proposal relate to reduced yield, holding costs, management complexity and financing friction all of which are private business financial decisions.

As such – the response to a "cost/benefit analysis" is denied.

A planning authority cannot approve or refuse a development or waive a standard simply because it perceives a developments financial status, business model or economic decision as too expensive or financially unfeasible regardless of its intention in seeking said information.

The proposal before Council places no broader public infrastructure costs such as public road access or mains extension or financial impact, no broad economic impact such as a major tourism or industrial impact and no specific scheme allowances such as heritage matters or broad scale environmental considerations

and therefore, the request of information pertaining to financial decisions is not considered as a legitimate planning consideration.

Information that relates to legitimate planning matters in addressing clause 8.4.1 P1(b) is as follows.

The State Government, through Homes Tasmania is working toward a target of delivering 10,000 new social and affordable homes by 2032 with an initial goal of 2,000 homes by the end of 2027.

Housing Tasmania is working "*with government, industry, **the private sector**, and the social housing and homelessness sector to improve the housing market and provide more housing opportunities for people in need*".[1]

"*Tasmanians will benefit from more opportunities available in a resilient and diverse housing market that allows them to continue to improve their housing situation and all the opportunities that better housing makes possible*"[2].

The proponent is an existing social housing provider within the private sector.

The major social housing groups are broken into 4 main areas. These are:

Group	Description
Singles	The North West has very few properties available for anyone, and single households are worst off. Even a person earning a full-time minimum wage can only afford 6 of the advertised properties, and a person relying on Centrelink payments can afford just 4. One-bedroom units in Burnie or Devonport tend to be priced around $300, which is over 35% of income for an employed person on the minimum wage. Those on lower Centrelink payments, such as JobSeeker or Youth Allowance, will not be able to afford any properties advertised, and if they apply for a more expensive place, will find their income uncompetitive compared to other applicants.
Older people	Most properties in the North West are larger homes with three or more bedrooms. An older couple who have downsized, and cannot afford a big house in any case, will find only 20% of properties are smaller. At an average of $363 a week, most of these properties will leave an older couple on the Age Pension in rental stress. An older person alone, perhaps widowed or divorced, will find the average small unit costs around 50% of their Age Pension, and even affordable sharehouses are rare.
Single Parent Families	The North West is the only region where a person receiving Single Parenting Payment has a chance of finding an affordable property, but these few are exclusively located on the West Coast. A single parent looking to live in Burnie or Devonport, close to schools and services, is no better off than their counterpart in the South. An employed single parent working for the minimum

[1] Homes Tasmania – www.homestasmania.com.au
[2] ibid

	wage has a budget of $444 a week, which falls short of the average three-bedroom property, but still gives them 23 to choose from across the region.
Couple Families	There were 81 properties with three or more bedrooms advertised in the North West on Snapshot weekend, suitable for families. The average price for these larger properties was $491, comfortably within budget for a family with two minimum wage earners. For these families, availability may be more of a problem than affordability. Households who do not have two full- time employed adults cannot afford the average family-sized home and must look for cheaper options, often outside the main population centres. A family receiving only Centrelink payments will struggle, with the average property costing over 40% of their income. They are likely to be at a disadvantage when applying for properties, compared to employed applicants with higher incomes.

Source: Rental Affordability Snapshot Tasmania 2026; Anglicare

The proposal before Council seeks to address the following target groups in providing affordable housing options:

1. **Singles** – youth, locally employed persons and those searching for local work
2. **Older Couples** – typically retired downsizing couples with limited incomes
3. **Younger Couples** – typically young relationships seeking independence and a start in life together
4. **People with disabilities** whom don't require specialised disability access homes (reducing housing cost).

The proposal before Council seeks to provide rental affordability and availability having broad impacts in the community and the economy. Housing insecurity impacts people's mental health and wellbeing, financial security, ability to parent, and ability to engage in paid work and the community.

On 25 September 2025 Housing Tasmania released a dashboard to make it easier for Tasmanians to see how new social and affordable homes are being delivered across the state.

Link to Housing Dashboard:

https://www.homestasmania.com.au/about-us/Publications/housing-dashboard

As at 5 October 2026 the dashboard reflects the following statistics:

10,000 Homes Target

Initiatives that count towards the target aim to increase new housing supply and provide secure housing outcomes **(from October 2020 to June 2032)**

COMPLETED (to date) 5,768	PIPELINE (in Progress) 5,311	TOTAL 11,079	
Type	**Completed**	**In Progress**	**Total**
Social housing (new builds)	1,896	1,676	3,572
Affordable housing (new builds)	267	337	604
Government-supported home ownership (new builds	3,433	2,227	5,660
Land sales (unlocking new supply)	172	1,071	1,243

Other housing outcomes

Programs outside the target criteria that aim to increase access to safe and affordable housing.

COMPLETED (to date) 1,568	PIPELINE (in Progress) 1,701	TOTAL 3,269	
Type	**Completed**	**In Progress**	**Total**
Social housing acquisitions and/or major refurbishments (existing dwellings)	343	12	355
Crisis accommodation (<2 years)	119	15	134
Private rental incentives and family violence rapid rehousing (existing dwellings)	257	320	577
Home ownership (existing dwellings)	774	1,344	2,118
Key worker accommodation	75	10	85

A supplementary report released by Homes Tasmania in August 2026[3] provides key performance indicators to delivering 2000 social homes by 2027 finding that only 40% (809 of 2000) of the target has been achieved between 1 July 2023 and September 2026.

[3] https://www.homestasmania.com.au/__data/assets/pdf_file/0027/294147/Housing-Dashboard-Supplementary-Report-August-2026-1.pdf

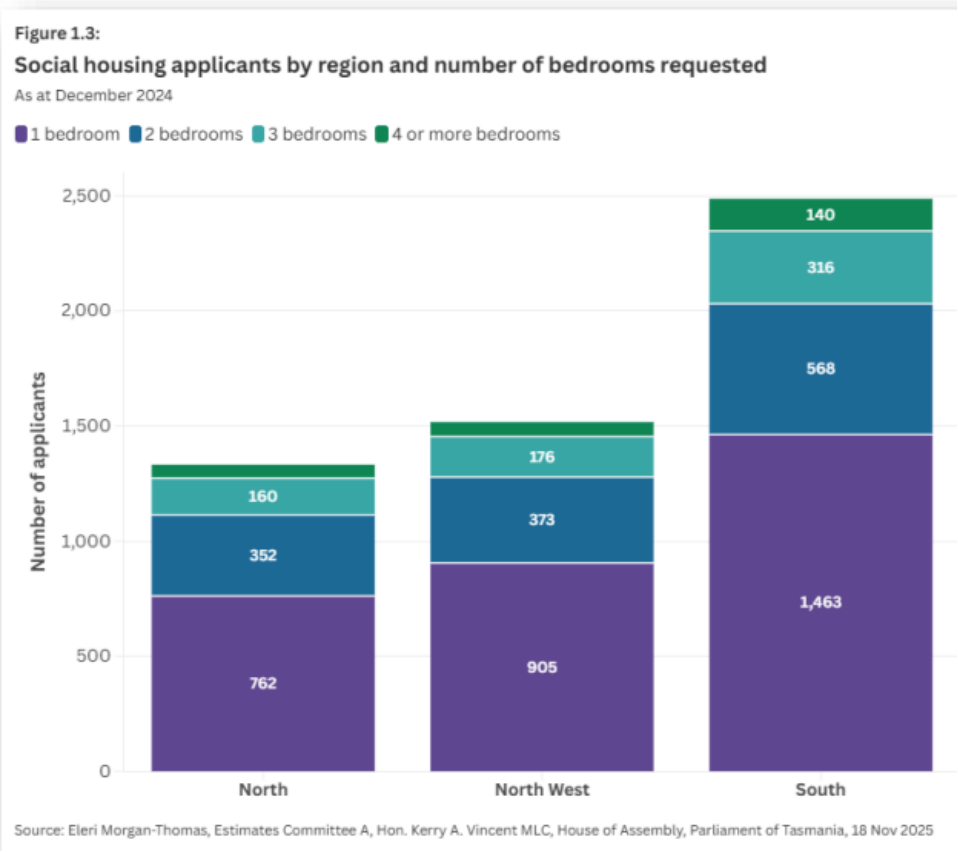
The report finds that the expressed demand for smaller homes is as follows:

Number of bedrooms			
1	2	3	4+
3,527	1,347	646	310

The expressed demand for smaller social housing dwellings is shown for Housing Register applicants, with 4,874 applicants (84 per cent) wanting one - or two - bedroom homes.

It should also be mentioned that those on the housing waiting list for one or two bedroom homes are predominantly the singles, young couples, older couples and disabled persons that do not require specialised home modifications.

On 25 September 2026, TasCOSS reports on the State of Housing Data[4] identifies that the number of applicants requesting number of bedrooms by region as being:



Over the past 10 years Tasmania has had a 12.8% growth in social housing from 2016 to 2025 and an 11.6% population growth over the same period, compared with

[4] https://tascoss-org-au.assets.ionatahosting.net/uploads/2026/09/Tasmanias-State-of-Housing-Data-25-September-2026.pdf

the national average which has seen a 6.1% growth in social housing and a 14.1% population growth.[5]

The social housing waitlist focuses on major regional centres like greater Hobart, Launceston, Burnie and Devonport with major high demand areas being Glenorchy, Rokeby, Clarendon Val, Kings Meadows and Georgetown, Shorewell Park and East Devonport which as a rental vacancy rate remains below 1% across these major regional centres – well short of the healthy 3% benchmark.

However, because Tasmania has no areas classified as "major cities," its population and social housing needs are highly dispersed across regional and smaller towns[6].

Smaller townships throughout Tasmania have a critical and growing requirement for social housing. In fact, housing affordability in regional Tasmania has deteriorated sharply, making it the **only regional market in Australia that is less affordable than its own capital city[7].**

Drivers of housing shortages throughout Tasmania are a supply deficit, short-stay accommodation and demographic shifts.

The Housing Industry Association (HIA) Tasmania reports that "the most significant weakness remains in multi-unit housing, where approvals, commencements and work underway are all dramatically lower than normal. Activity in this part of the market is now more than forty to sixty per cent below decade averages".[8]

Shelter Tas provides the follow statements for housing solutions for all Tasmanians where:

> *"Secure, appropriate and affordable housing is a foundation for a healthy community and sound economy. Housing is a basic need – it's hard to study, work or be part of the community without a secure home.*
>
> *Increased housing costs are adding greatly to the cost of living for Tasmanians. Many people with low to moderate incomes are now paying 30 to 60% of their income on rent in the private market. Costly housing across Tasmania is forcing many people to make impossible choices between essentials such as food and heating, or keeping their home.*
>
> *Tasmania's economy is doing well, but the benefits need to be shared. While the booming housing market is good for some, many ordinary Tasmanians are struggling to afford to rent or buy a home. Tasmania's economic and population growth must be matched with a well-resourced housing*

[5] Homes Tasmania Dashboard Supplementary Report – August 2026; p.9
[6] Tasmanian Housing Strategy Discussion Paper; Department of Communities Tasmania; September 2022
[7] Pulse Tasmania; https://www.facebook.com/pulsetasmania/posts/housing-affordability-in-regional-tasmania-has-hit-its-lowest-level-on-record-wi/1733269305470810/
[8] https://hia.com.au/our-industry/newsroom/economic-research-and-forecasting/2026/04/tasmania-at-bottom-of-national-housing-scorecard-as-supply-crisis-deepens?srsltid=AU7gw4XZhqKtWwdHyxoP1IS5irK5TvMQYYapeDIpIqjtKILFAAoRU3zC

strategy. For many Tasmanians, owning their own home will only ever be a dream.

There is no easy solution, but a committed government, working together with the community and private sectors towards a sound strategy, has the best chance of creating lasting solutions for all Tasmanians. Shelter Tas supports Tasmania's Affordable Housing Strategy 2015-2025 and ongoing Action Plans; however, more is needed through a whole of government approach".[9]

Shelter Tasmania calls for 4 priorities to solve Tasmania's housing crisis being:

Priority 1: More affordable rental housing

We need: Clear and firm targets for increased affordable rental housing, in the form of public and community housing, to meet growing demand and reduce homelessness.

Priority 2: Improved security for private renters

We need: Recognition that more and more Tasmanians are renting their home, and for longer periods of time. Shelter Tas calls for improved housing security provisions in the Residential Tenancy Act, 1997 and to make sure it provides for the needs of our young, elderly and disabled community members who are renting. Better regulation of online short-term accommodation (such as Airbnb and Stayz) is also needed.

Priority 3: Greater support for young people

We need: Increased accommodation options and levels of support available to young people, to help them make a positive start in life and prevent their risk of homelessness.

Priority 4: Better planning for affordable housing

We need: Tasmania's planning system to play its part in meeting our housing needs by encouraging affordable housing in our cities and towns.

The proposal before Council clearly meets the targets of housing authorities and leading experts within Tasmania and this development meets the social and community benefit where it proactively creates positive, measurable value for local people and places beyond its direct economic return. It demonstrates improved resident stability, integrates with local services and fosters inclusive neighbourhoods.

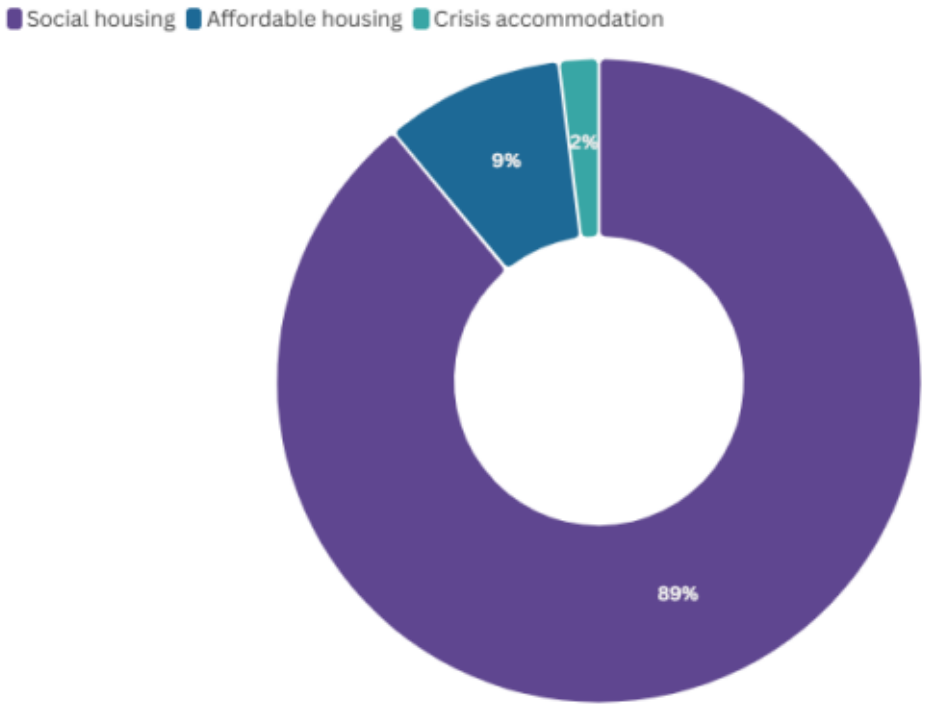
The proponent is a build to rent provider and provides targeted, affordable and purpose driven social housing options for youth, young couples, older couples and vulnerable persons, low to medium income persons and the local workforce

[9] https://sheltertas.org.au/shelter-tas-priorities-copy/

providing rental options below market rates (e.g. 25% - 30% of income for social housing) through social housing providers. The baseline for housing in Tasmania as of 2020 is as follows:

Figure 2.4a:

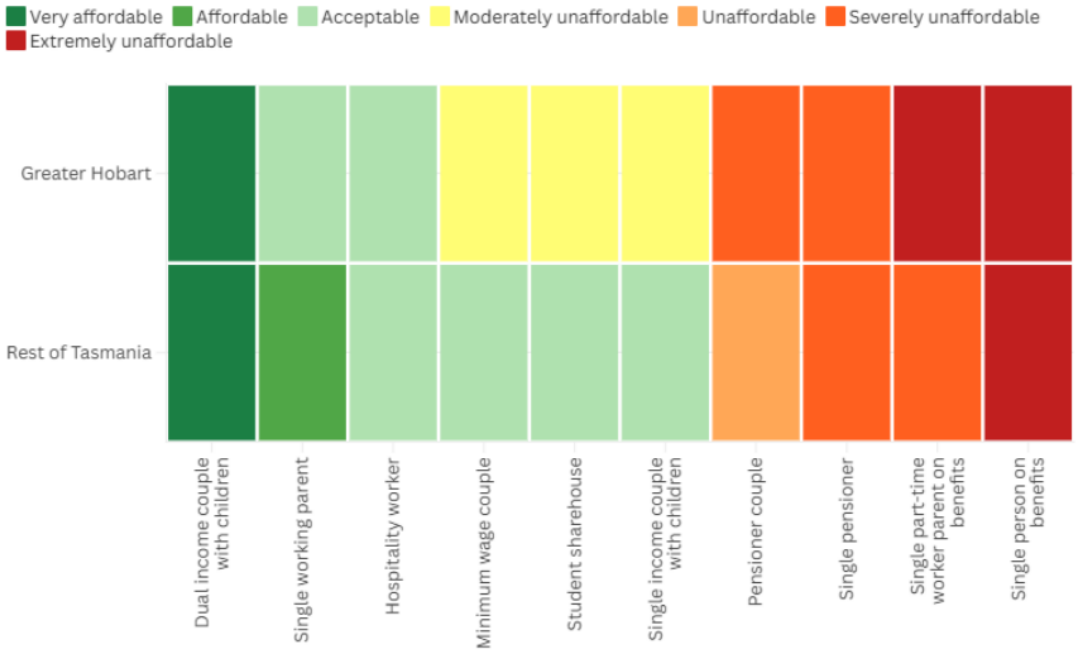
Baseline housing for Tasmania, 2020



Source: Baseline figures provided by Homes Tasmania

Figure 3.2:

Rental affordability for low-income households in Tasmania



Source: SGS Rental Affordability Index 2025

The proponent is specifically targeting the higher need rental market where tenants are categorised into 3 main categories being unaffordable, severely unaffordable or extremely unaffordable without the social housing network behind them.

According to the Rental Affordability Snapshot Tasmania 2026[10] the number of available properties in the North West has not changed since last year. Apart from a spike in 2024, the number of properties advertised has remained similar since the pandemic. Under current conditions, there is little hope that the market might return to the relative plenty of ten years ago.

[10] Anglicare Tas, Social Action & Research Centre, Rental Affordability snapshot Tasmania 2026

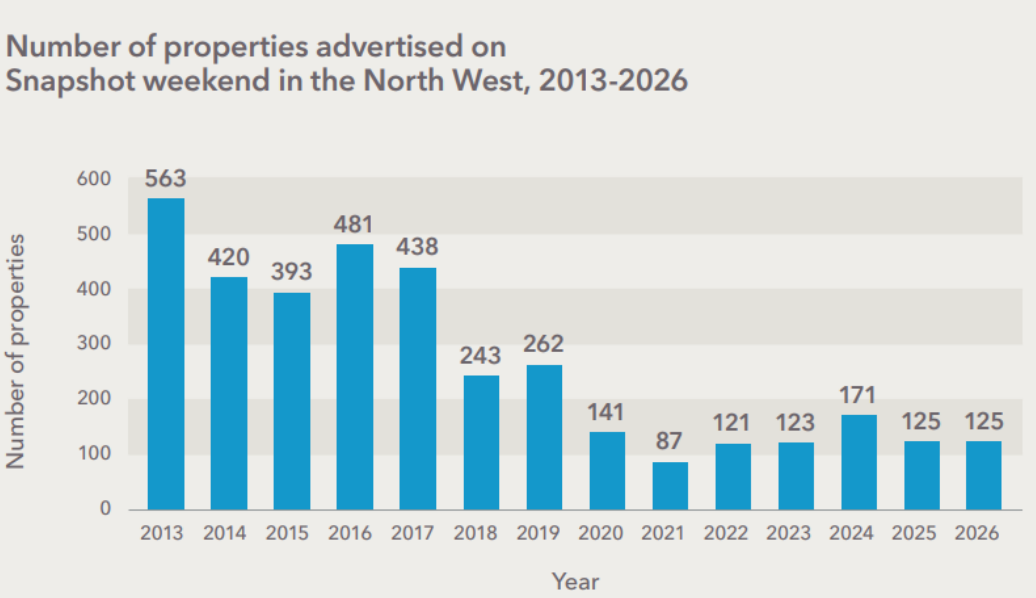


Figure 5: Number of properties advertised, North West

Data source: Anglicare Tasmania, Rental Affordability Snapshot

According to the Snapshot; "*the North West has very few properties available for anyone, and single households are worst off. Even a person earning a full-time minimum wage can only afford 6 of the advertised properties, and a person relying on Centrelink payments can afford just 4. One-bedroom units in Burnie or Devonport tend to be priced around $300, which is over 35% of income for an employed person on the minimum wage. Those on lower Centrelink payments, such as JobSeeker or Youth Allowance, will not be able to afford any properties advertised, and if they apply for a more expensive place, will find their income uncompetitive compared to other applicants*".[11]

[11] Anglicare Tas, Social Action & Research Centre, Rental Affordability snapshot Tasmania 2026; page 16

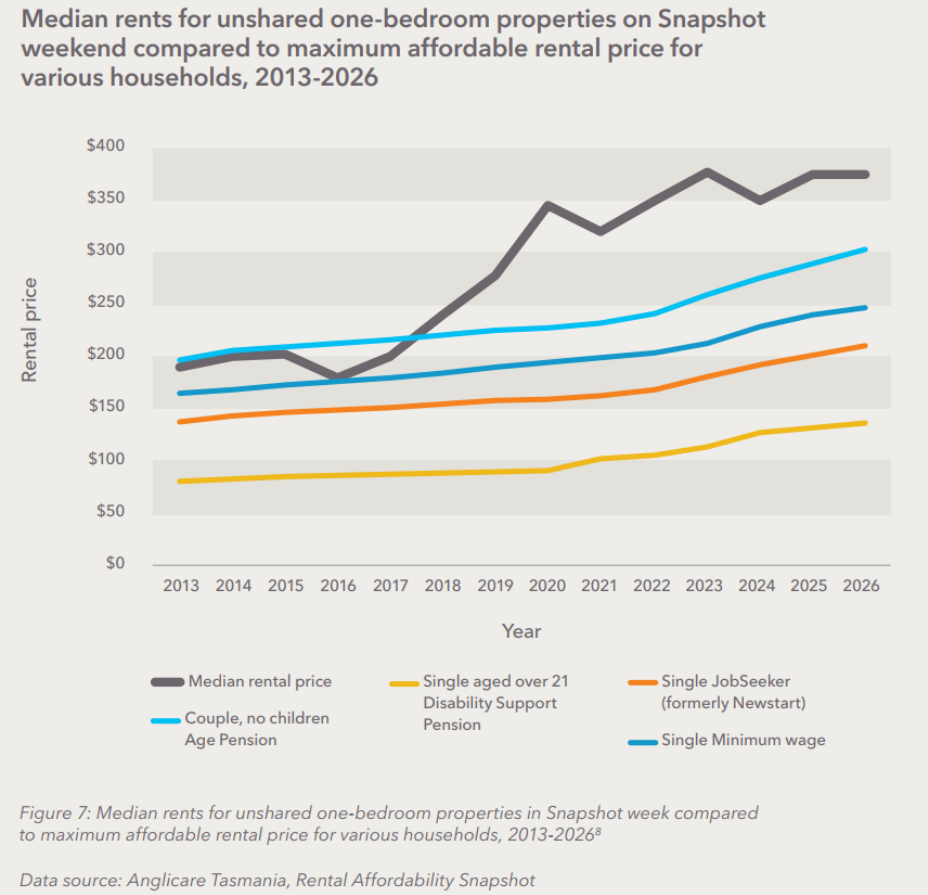


Figure 7: Median rents for unshared one-bedroom properties in Snapshot week compared to maximum affordable rental price for various households, 2013-2026[8]

Data source: Anglicare Tasmania, Rental Affordability Snapshot

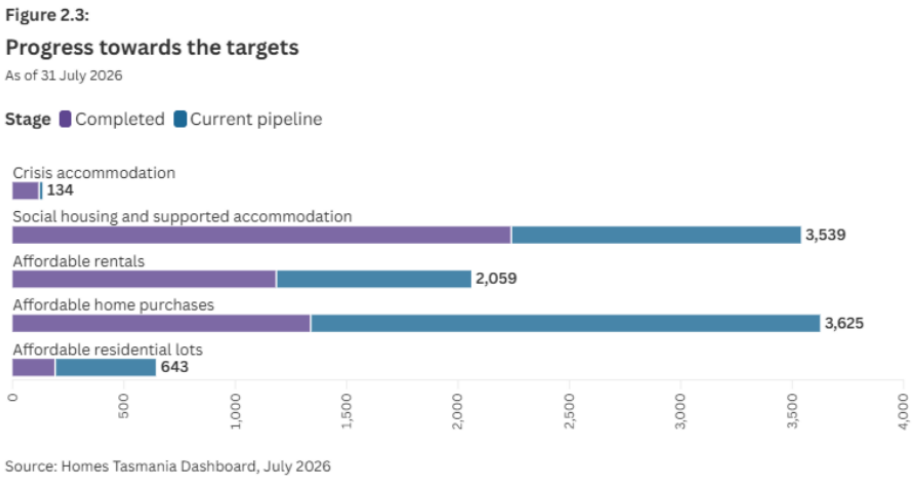
In a submission to the Tasmanian Housing Strategy in 2020, the Circular Head Council submitted that "*the Circular Head region is experiencing a range of housing pressures across rental and home owners' markets, both in supply, type, and affordability. Circular Head Council submits that the Tasmanian Housing Strategy should encompass and accommodate the nuances and unique challenges faced by the regions across Tasmania, as a 'one size fits all' approach is unlikely to 'fit all', in a state where our challenges and needs are so varied geographically, particularly between the North and South. There are a number of strategies already in place across Tasmania wherein local communities have identified their challenges and aspirations for housing, liveability and population growth, which should inform the state strategy. In Circular Head, the Sustainable Murchison Community Plan and Cradle Coast Regional Futures Plan, are of particular significance. In Circular Head, particular pressures are felt amongst singles and those looking for 'worker housing', as well as those leasing their home in an incredibly tight and increasingly unaffordable rental market*".[12]

The Council further submitted that as part of Department of State Growth funding into the Circular Head Education & Training Consultative Committee (a special committee of Council) that "*local business and industry representatives told us that*

[12] https://www.tasmanianhousingstrategy.tas.gov.au/__data/assets/pdf_file/0014/601043/Circular-Head-Council.pdf#:~:text=Circular%20Head%20Council%20submits%20that,than%20just%20'housing')%20to%20ensure

housing and rental property supply and the growing cost to buy or rent in the region is a key impediment to attracting workers".[13]

The proponent of this application already provides social housing developments elsewhere throughout Tasmania and in the last 12 months has contributed to 5% of the total low-cost housing supply that has been achieved by the State Government over the past 10 years.



It is submitted that the above information and the reports attached to this Information Request demonstrate that there is a significant need for low-cost housing alternatives within the Smithton township and that the proponent also aligns with Council's own vision statements of community need within the Tasmanian Housing Strategy and that a 'One Size Fits All' approach should be avoided so that a it can provide a range of housing choices in meeting community need and expectation.

2. Clause 8.4.3 – Site coverage and private open space for all dwellings

   The proposed private open space for dwellings 2, 3, 4 and 5 are significantly under the 60m2 provided for in the acceptable solution. The proposed private open space has potential to be increased to give better functionality to these dwellings. Please provide a revised plan in accordance with clause 8.4.3, P1.

The proposal plans feature common open space which provides 264.69m2 of communal space (identified in brown) to the west and south of the subject units which contribute to the private open spaces (identified as green) of each unit. These spaces provide for social interaction to the west where it is a larger central location and opportunities for planting gardens and landscaping to the south along Havelock Street where it is within the property boundaries and provides tenants with the ability to management and maintain privacy from the street.

[13] Ibid

3. Clause 8.4.4 – Sunlight to private open spaces of all dwelling
The permit application states that overshadowing plans have been provided against clause 8.4.4, P1, unfortunately these plans have been omitted.

   Please provide overshadowing plans in accordance with clause 8.4.4, P1.

Shadow diagrams feature on the attached proposal plans revision B

Shadow diagrams show the winter and summer solstice with a 1.8m high privacy fence to POS areas and a 1m high fence to POS areas. In addition, shadow diagrams of the existing structure without any fencing to POS areas.

No changes to the external walls (with exception to windows / doors) to the existing building nor is the existing roof structure being modified. Therefore, existing circumstances prevail and shadow cast of the building is a legacy issue. The communal open space areas provide sunlight penetration greater than 3 hours per day in winter and the POS areas of each dwelling provides additional space that enjoys ample sunlight penetration throughout the summer period.

The supplied documentation adequately addresses Council's information request and enables the legislative clock to 'restart' and the assessment can continue on its legislative pathway.

PDA
SURVEYORS, ENGINEERS & PLANNERS
Planning Department

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DRAWING SCHEDULE

Sheet NO	SHEET NAME
01	Cover Sheet
02	General Notes
03	Site Plan
04	Floor Plan
05	Elevations 1 - Sheet 1
06	Elevations 2 - Sheet 2
07	Multiple Meters - 20mm (Typical Assembly)
08	Proposal Images
09	Winter Solstice 21 June
10	Existing Building Shadow Diagrams
11	Summer Solstice 21 Dec



PROPERTY INFORMATION

Property ID(s)	6227943
CT(s)	11527/4
Municipality	Circular Head

SITE SPECIFIC INFORMATION

Zone	General Residential
Airport Obstacle Limitation Area	YES
Airport Noise Area	NO
Landslide Hazard Area	NO
Potentially Contaminated Land	NO
Bushfire Prone Area	NO
Flood Prone Area	NO
Coastal Inundation - Investigation	NO
Coastal Inundation Area	NO
Coastal Erosion - Investigation	NO
Coastal Erosion Area	NO
Attenuation Area	YES
Scenic Road Corridor	NO
Scenic Protection Area	NO
Priority Vegetation Area	NO
Future Coastal Refugia Area	NO
Waterway & Coastal Protection	NO
Local Historic Landscape Area	NO
Local Heritage Area	NO
Archaeological Potential	NO
Significant Trees	NO
Local Heritage Precinct	NO
Electricity Infrast. Corridor	NO
Road & Railway Assets	NO
Parking & Sustainable Assets	NO

CONSULTANTS

Structural Engineer	Not Applicable
Waste Water Report	Not Applicable
Geotechnical Assessment	Not Applicable
Civil Engineer	Not Applicable
Mechanical Engineer	Not Applicable
Traffic Impact Assessment	Not Applicable
Detail Survey	Not Applicable
Site Survey	PDA
Hydrologist Assessment	Not Applicable
Contaminated Site Assessment	Not Applicable
Agricultural Assessment (PAL)	Not Applicable
Noise Survey	Not Applicable
Flood / Erosion / Inundation	Not Applicable
Building Design	PDA
Landscaping Design	Not Applicable
Bushfire Assessment	Not Applicable

AMENDMENTS	DRAWN	DATE	APPR

COORDINATE SYSTEM: MGA94

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PLANNER: M Wells — REVIEWED:

DRAWN: M Wells — REVIEWED:

JOB MANAGER: M Wells

ISSUE DATE: October 6, 2026

CLIENT: JT Property (Smithton) Pty Ltd

PROJECT DESCRIPTION: 6 Unit Proposal

ADDERSS: 51 Havelock Street, Smithton

DRAWING TITLE: COVER SHEET & LOCATION PLAN

PDA
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	(A3)

DWG	SHEET	REVISION
56603 - DA - 01 - B		

GENERAL NOTES

1. These plans must not be used for construction purposes. all works contained within this document are for concept planning compliance only. If approved by a planning authority, th eissued permit and endorsed documents must undergo building / plumbing certifications prior to any such works commencing.
2. It is the builders responsibility to verify all permits, dimensions, levels and existing conditions on site and ensure that any discrepancies and/or omissions in these documents are resolved prior to commencement of any works. The builder shall incur all costs as a result of not verifying the above mentioned.
3. During the construction period any structures shall be maintained in a stable condition and no part shall be overstressed. The builder shall be responsible for any damages incurred to the works during construction.
4. All workmanship and materials shall be in accordance with the requirements of he current editions of the Australian Standards (AS) codes, and by-laws and ordinances of the relevant planning and building authority.
5. All drawings must be read in conjunction with all architectural and other consultants drawings and specifications and with such other written instructions as may be issued over the course of the contract.
6. Do not scale from drawings. Confirm all dimensions on the site prior to commencement of works.
7. NCC means the National Construction Code.
8. All sewerage and stormwater is to discharge into the existing drains as directed by the reticulation authority or into an on site waste water system (if applicable)
9. The location of services indicated on these drawings are indicative only and all service locations should be confirmed prior to starting on site.

SITE PREPARATION NOTES WHERE BUILDING IS PROPOSED

1. All site preparation works must comply with the NCC provisions.
2. All neighboring building locations are approximate only. If further information is required consult with a registered cadastral surveyor.
3. The builder shall provide protection to adjoining properties adn buildings in accordance with all build regulations.
4. Contour level information provided on these drawings is limited only. If further detail is required it should be obtained from a cadastral surveyor.
5. The owners attention should be drawn to Appendix B of AS2870 "performance requirements and foundation maintenance" on completion of the job.
6. All topsoil, organic and deleterious material is to be stripped from the building site area.
7. The site is to be cut and filled to form a level building platform. All batters (if featured) around structures should be designed to withstand weather erosion.
8. Excavation works shall not cause a line of influence (45deg angle) into an adjoining property without relevant planning permissions or impact on the structural integrity of an adjoining building, existing footing or municipal asset.
9. The builder is to prevent damage to existing services, trees and improvements which are all are to be retained unless featured on the endorsed plans for removal, modification or reinstatement works.

EARTHWORKS

1. Earthwork construction shall comply with guidelines set out in AS3798 - guideline on earthworks for commercial and residential developments.
2. The selected fill shall be an approved natural material, gravel, decomposed or broken rock that is free from clay lumps and organic matter.
3. The area of works shall be stripped of all topsoil and filled in 150mm compacted layers to 95%MDD, sand blinding layer directly below concrete shall be compacted by vibrating plate or flooding to 95%MDD.
4. Cut and fill shall comply with NCC 3.1.1.
5. Excavations and service trenches shall comply with the relevant guidelines unless otherwise approved by the design engineer.
6. Ensure the area of excavation is properly drained from the commencement of excavations to ensure no ponding of water. Install drains as required.
7. Embankments that are left exposed at the end of construction works must be stabilised by vegetation or similar works to prevent soil erosion.
8. Check with the local council or consultant planner regarding tree preservation orders over the site.
9. Comply with all requirements to limit stormwater run-off from the site during construction.

FOOTING AND FOUNDATION NOTES

1. The assumed founding levels of the footings are to be as indicated on the drawings. All excavations shall continue until the required bearing capacity is found. The over-excavation shall be back-filled with a mass concrete mix to the approval of the design engineer.
2. All footings have been designed for an allowable soil bearing capacity of 100kpa
3. Service penetrations are permitted through the middle third of the depth of the footing/edge & stiffening beams. The Effect of other footing penetrations shall be taken into account by the provision of extra concrete depth or reinforcement.
4. All walls and columns shall be concentric with supporting footing unless noted otherwise on drawings.

PLUMBING NOTES

1. All works to be in accordance with Water Supply Code of Australia WSA 03 -2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2 and TasWaters supplement to these codes.
2. New connections for both water and sewage are to be carried out by the regulated entity, or the entities nominated contractor. The cost to be borne by the Developer.
3. Generally plumbing works shall be carried out by plumbers who have necessary licenses and registrations required by the governing authority and who are qualified to provide the required certificate of compliance.

STEELWORKS NOTES

1. All workmanship and materials shall be in accordance with AS4100 and except where varied by the contract documents.
2. The builder shall prepare workshop drawings and shall submit three copies of each drawing for conditional approval. Fabrication shall not commence until this approval has been given.
3. The builder is to make good and or repair all damaged surfaces during performance of the work.
4. Unless otherwise noted, all steel shall be in accordance with:
   - AS 3679.1 grade 300 for rolled sections.
   - AS 1163 grade 350 for rhs sections.
   - AS 1163 grade 350 for chs sections.
   - AS 3378 grade 350 for all plate.
   - AS 3679.1 grade 350 for all flat.
   - AS 1397 grade 450 for 1.5, 1.9, 2.4 and 3.0 bmt of cold-formed steel sections
5. Surfaces of existing material, which are to be strengthened, repaired, or welded shall be cleaned of dirt, rust, and other foreign matter except adherent surface protection. The portions of such surfaces that are to be welded shall be cleaned thoroughly of all foreign matter, including paint film, for a distance of 50mm from each side of the outside lines of the appropriate straightness limits of clauses in 14.4 of AS4100-1998.
6. Unless noted otherwise all welds shall be 6mm continuous fillet welds and all gusset plates shall be 10mm thick.
7. Butt welds where indicated in the drawings are to be complete penetration butt welds as defined in AS1554.
8. All bolts for purlins and girts shall be M12-4.6 (commercial grade). All bolts, nuts and washers are to be galvanised.
9. The builder shall provide all cleats and holes for fixing steel to steel and timber to steel as required by engineering and architectural drawings whether or not shown.
10. Unless otherwise noted; the roof structure has been designed for normal roof loads only and does not allow any extraneous loads such as hoists, monorails, cranes or the like.
11. The builder is to be present when all holding down bolts are installed to ensure they are not displaced during concrete placement.

OPERATIONAL NOTES

1. These drawings are to be read in conjunction with the site plan specifications, engineers, surveyors and subcontractors drawings, detail and specifications and any other required drawing or document by others.
2. The builder, tradespeople, subcontractors and prefabricators shall verify all dimensions and levels on site prior to commencing any building work or ordering any materials. Do not scale off the drawings. Use figured dimensions only. All dimensions are in millimetres.
3. The builder shall ensure that all building works, materials and workmanship quality comply with planning and building permits, the NCC requirements, Australian Standards, State or Territory and Local Government Regulations and manufacturers written instructions.
4. The builder is to maintain a clean site and ensure waste is managed in accordance with all local council regulations
5. The engineer is to provide all structural, civil, mechanical and hydraulic drawings, details and certificates as required by local government and relevant authorities.
6. The client is licenced to use this set of drawings for their commissioned purpose at the address shown on this drawing set. Unlicensed use is prohibited. Unlicensed entities may not copy, reproduce, disseminate, retransmit or amend this document or part thereof without the prior written permission of PDA Surveyors, Engineers & Planners.
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COORDINATE SYSTEM: MGA94

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PLANNER: M Wells — REVIEWED:

DRAWN: M Wells — REVIEWED:

JOB MANAGER: M Wells

ISSUE DATE: October 6, 2026

CLIENT: JT Property (Smithton) Pty Ltd

PROJECT DESCRIPTION: 6 Unit Proposal

ADDERSS: 51 Havelock Street, Smithton

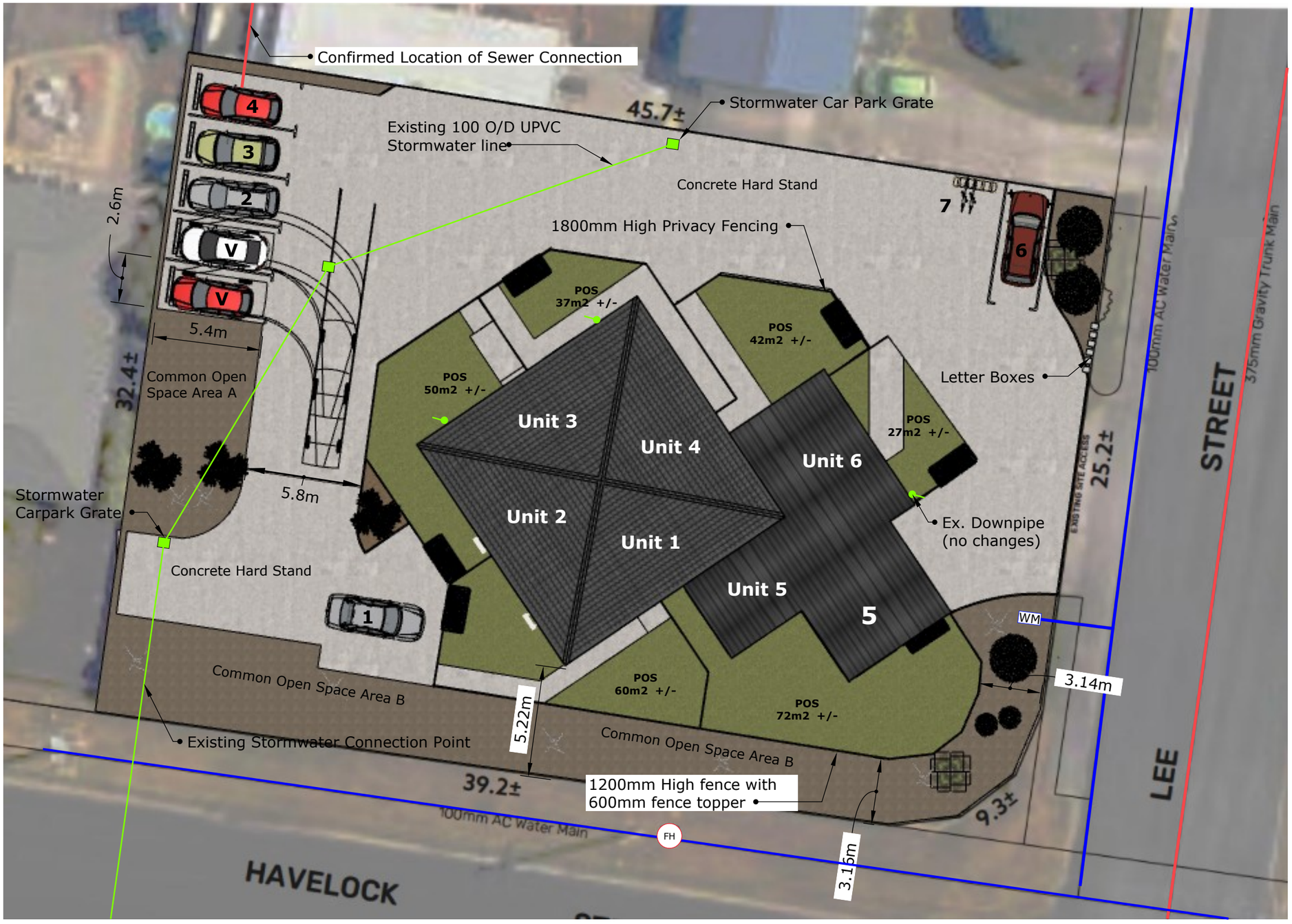
DRAWING TITLE: GENERAL NOTES

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LEGEND

- Title Boundary
- Adjoining/Existing Boundary
- Easement
- Contour Interval

EXISTING SERVICES

- TasWater Sewer
- TasWater Water
- Council Stormwater
- Manhole (Red Sewer - Green Stormwater)
- Gas

PROPOSED SERVICES

- Domestic Sewer
- Domestic Water
- Domestic Stormwater
- Domestic Gas
- WM — Water Meter
- FH — Fire Hydrant
- BWS — Bulk Water Storage
- Waste Water Disposal Area
- HS — Hard Stand
- Car Parking

Details

1-6	Car Parking Spaces
V	Visitor Parking Spaces
7	Bike Parking Area x 4
A-F	3 x Covered Wheelie Bin Storages

Common Open Space - Total 264.69m2

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ISSUE DATE: October 6, 2026

CLIENT: JT Property (Smithton) Pty Ltd

PROJECT DESCRIPTION: 6 Unit Proposal

ADDERSS: 51 Havelock Street, Smithton

DRAWING TITLE: PROPOSAL PLAN

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FLOOR PLAN

SPATIAL PLAN ONLY - NOT TO BE USED FOR CONSTRUCTION

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DRAWN: M Wells	REVIEWED:
JOB MANAGER: M Wells	
ISSUE DATE: October 6, 2026	

CLIENT: JT Property (Smithton) Pty Ltd

PROJECT DESCRIPTION: 6 Unit Proposal

ADDERSS: 51 Havelock Street, Smithton

DRAWING TITLE: FLOOR PLAN

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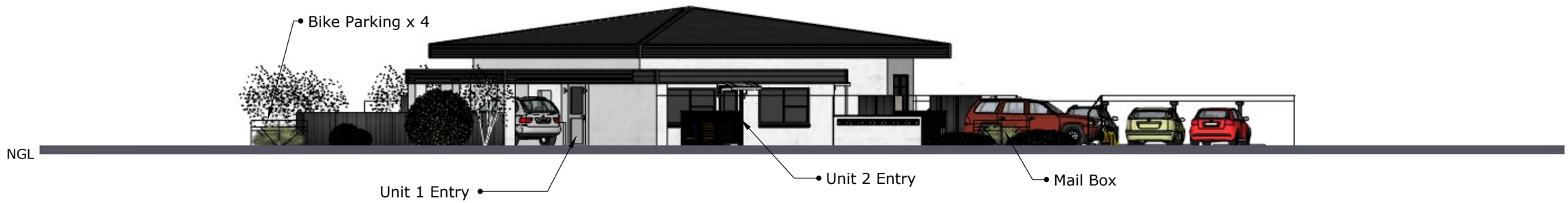
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JOB NUMBER	DWG	SHEET	REVISION
56603	DA	04	B



ELEVATION (FRONT)
scale: 1:100

1



ELEVATION (RIGHT)
scale: 1:100

2

NOTE
Privacy Fencing Removed for Clairty

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COORDINATE SYSTEM
MGA94

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DRAWN: M Wells
REVIEWED:
JOB MANAGER: M Wells
ISSUE DATE: October 6, 2026

CLIENT: JT Property (Smithton) Pty Ltd
PROJECT DESCRIPTION: 6 Unit Proposal
ADDERSS: 51 Havelock Street, Smithton
DRAWING TITLE: ELEVATIONS 1 - SHEET 1

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SCALE	PAPER
1:100	(A3)

JOB NUMBER	DWG	SHEET	REVISION
56603	DA	05	B



ELEVATION (REAR)
scale: 1:100

1



ELEVATION (LEFT)
scale: 1:100

2

NOTE
Privacy Fencing Removed for Clairty

REV	AMENDMENTS	DRAWN	DATE	APPR

COORDINATE SYSTEM
MGA94

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PLANNER: M Wells
REVIEWED:
DRAWN: M Wells
REVIEWED:
JOB MANAGER: M Wells
ISSUE DATE: October 6, 2026

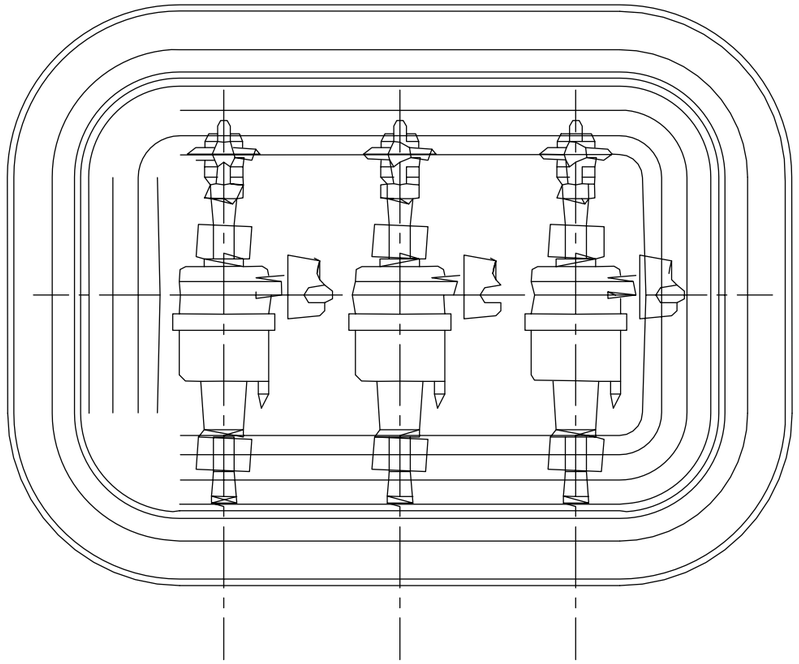
CLIENT: JT Property (Smithton) Pty Ltd
PROJECT DESCRIPTION: 6 Unit Proposal
ADDERSS: 51 Havelock Street, Smithton
DRAWING TITLE: ELEVATIONS 2 - SHEET 2

PDA
SURVEYORS, ENGINEERS & PLANNERS

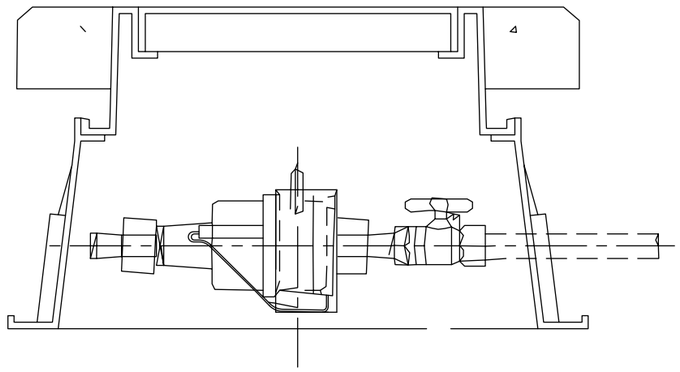
6 Queen Street
Burnie, Tasmania, 7320
PHONE: +61 03 6431 4400
EMAIL: pda.bne@pda.com.au
www.pda.com.au
Also at: Launceston, Devonport
Hobart, Huonville & Swansea

SCALE	PAPER
1:100	(A3)

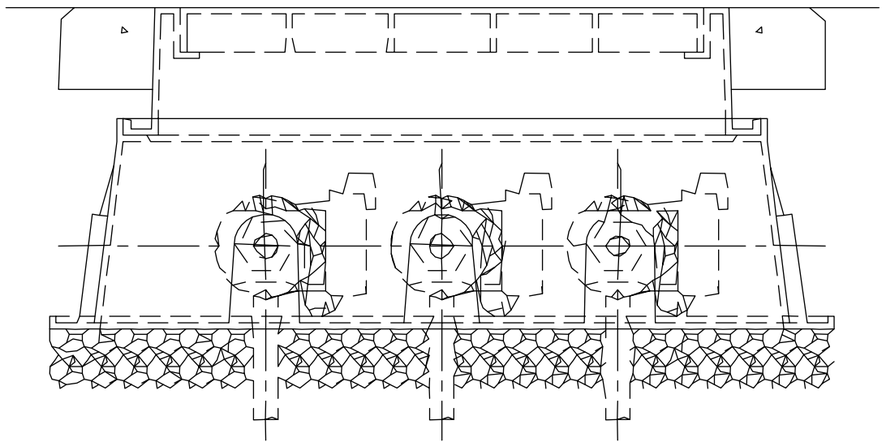
JOB NUMBER	DWG	SHEET	REVISION
56603	- DA	- 06	- B



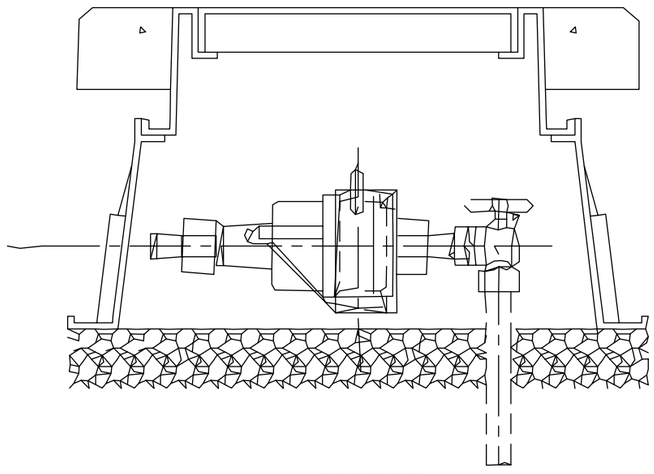
PLAN



ALTERNATE ARRANGEMENT



ELEVATION



SECTION

TYPICAL ARRANGEMENTS

REV	AMENDMENTS	DRAWN	DATE	APPR

COORDINATE SYSTEM
MGA94

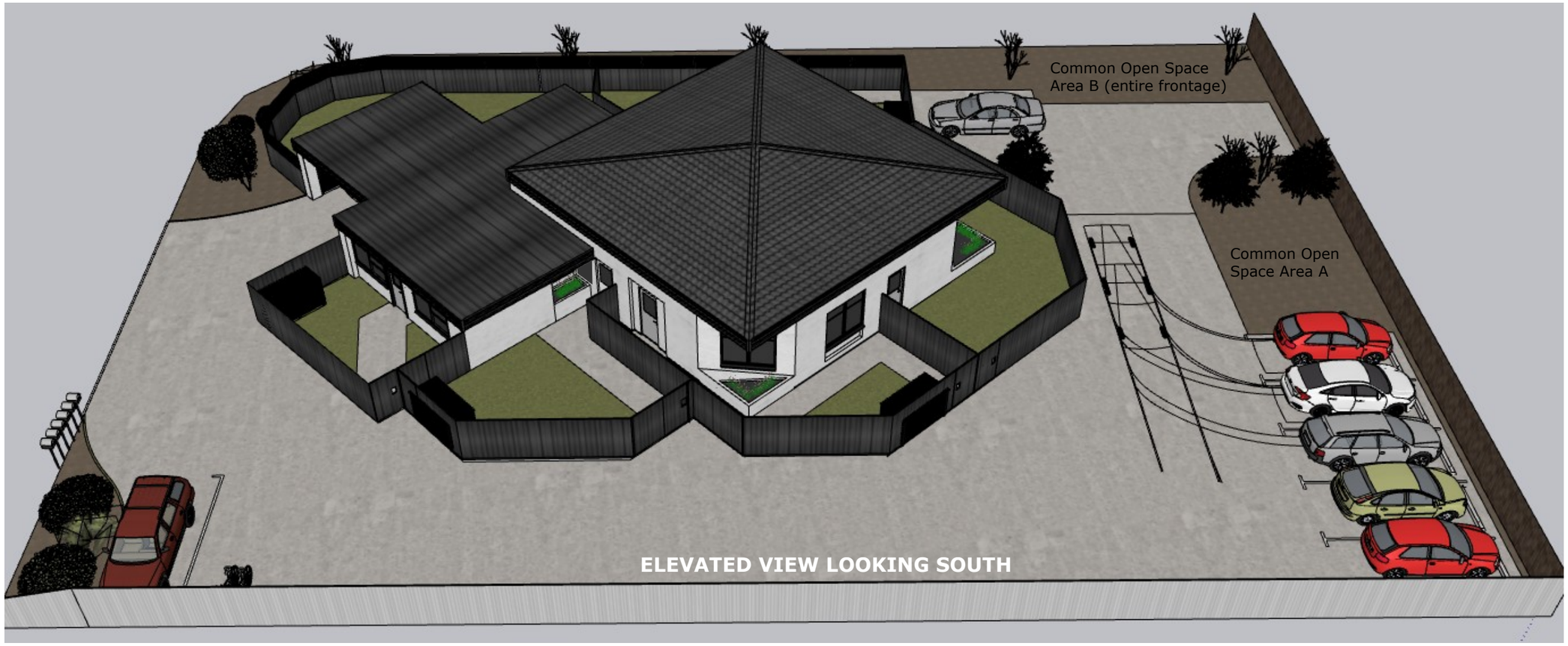
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PLANNER: M Wells — REVIEWED:
DRAWN: M Wells — REVIEWED:
JOB MANAGER: M Wells
ISSUE DATE: October 6, 2026

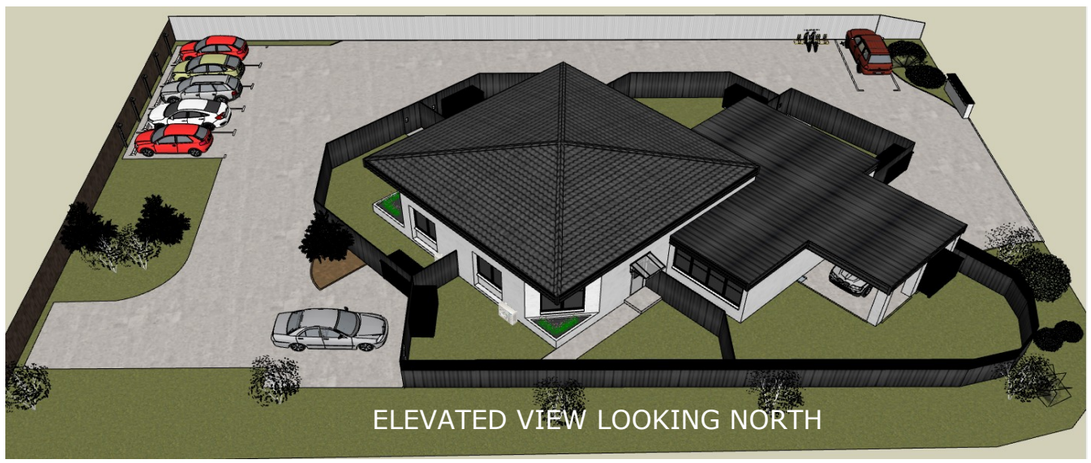
CLIENT: JT Property (Smithton) Pty Ltd
PROJECT DESCRIPTION: 6 Unit Proposal
ADDERSS: 51 Havelock Street, Smithton
DRAWING TITLE: Multiple Meters 20mm Connection

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JOB NUMBER	DWG	SHEET	REVISION
56603	DA	07	B



ELEVATED VIEW LOOKING SOUTH



ELEVATED VIEW LOOKING NORTH



EAST LOOKING WEST

REV	AMENDMENTS	DRAWN	DATE	APPR

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REVIEWED:
DRAWN: M Wells
REVIEWED:
JOB MANAGER: M Wells
ISSUE DATE: October 6, 2026

CLIENT: JT Property (Smithton) Pty Ltd
PROJECT DESCRIPTION: 6 Unit Proposal
ADDERSS: 51 Havelock Street, Smithton
DRAWING TITLE: Proposal Images

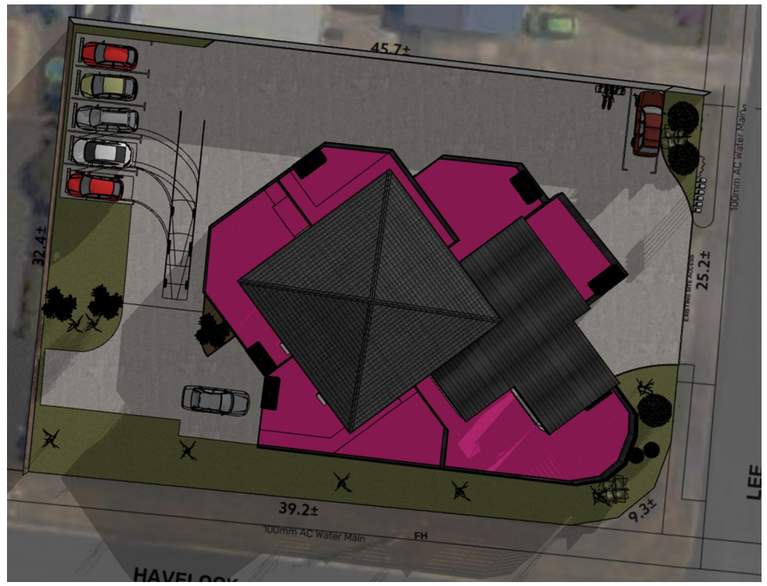
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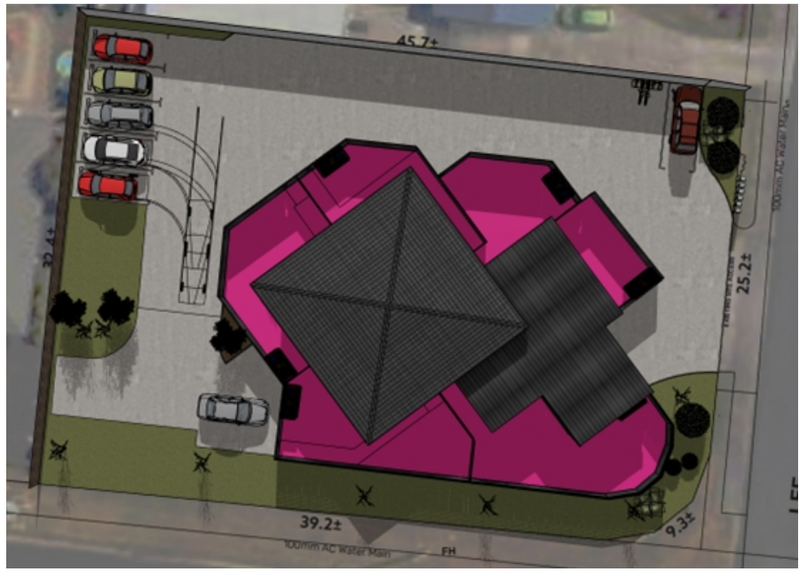
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JOB NUMBER	DWG	SHEET	REVISION
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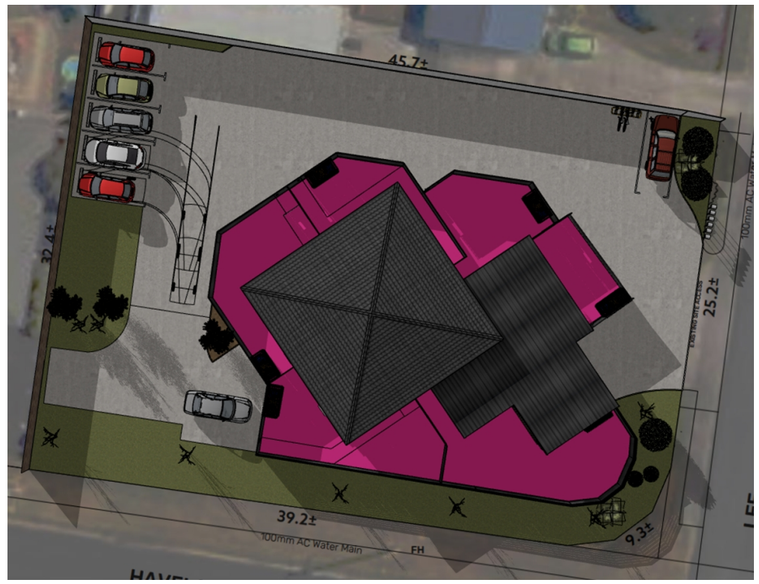
Shadow Cast with 1.8m high privacy fence to POS areas



9am 21 June

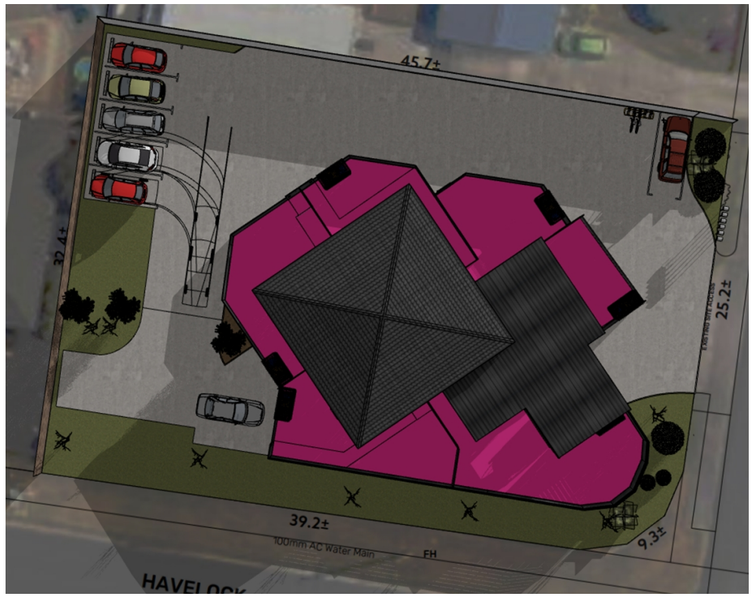


12pm 21 June

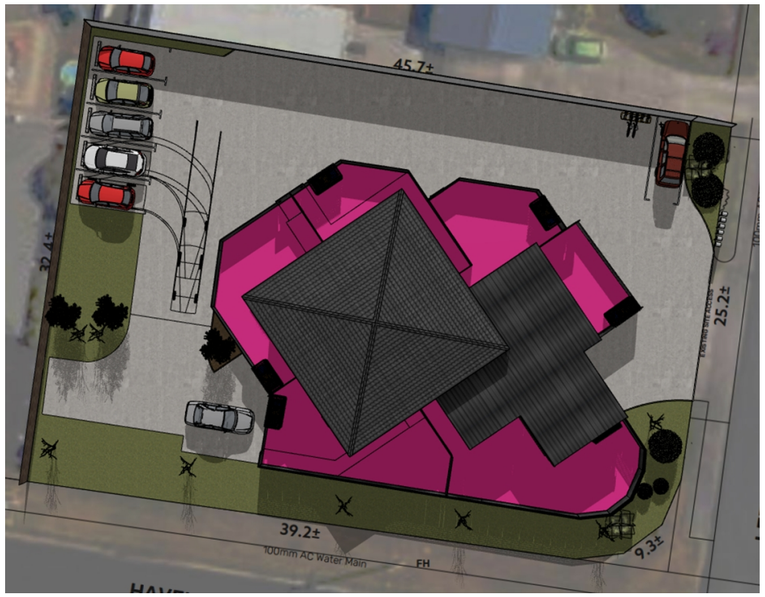


3pm 21 June

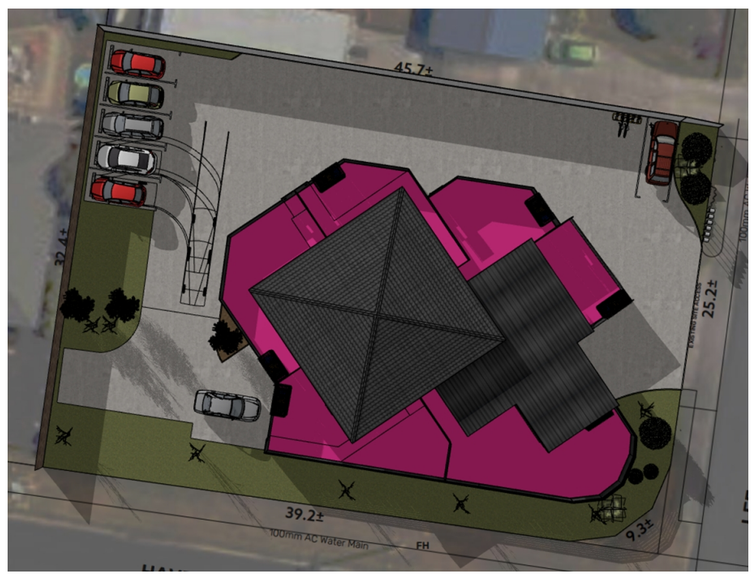
Shadow Cast with 1m high privacy fence to POS areas



9am 21 June



12pm 21 June



3pm 21 June

NOTE: No external building works are proposed as part of this application. All external walls and roof of the building remains the same as existing circumstances. Shadow cast variations are due to privacy fencing only.

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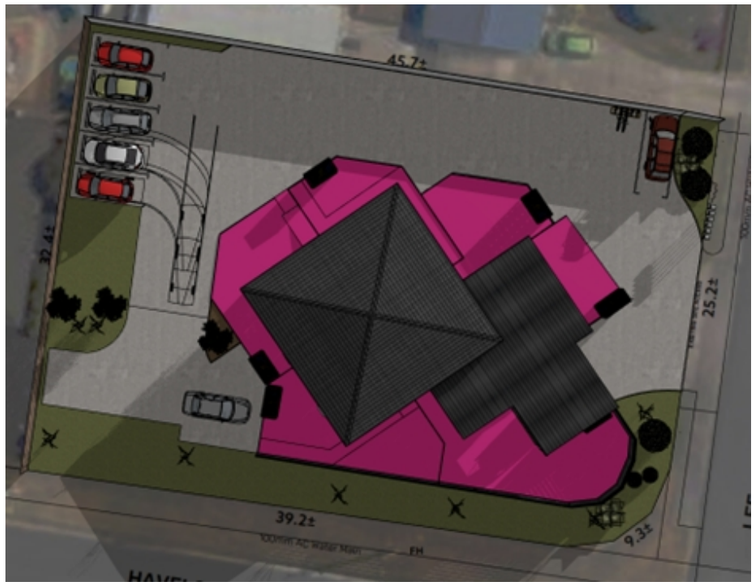
PLANNER: M Wells — REVIEWED:
DRAWN: M Wells — REVIEWED:
JOB MANAGER: M Wells
ISSUE DATE: October 6, 2026

CLIENT: JT Property (Smithton) Pty Ltd
PROJECT DESCRIPTION: 6 Unit Proposal
ADDERSS: 51 Havelock Street, Smithton
DRAWING TITLE: Winter Solstice 21 June

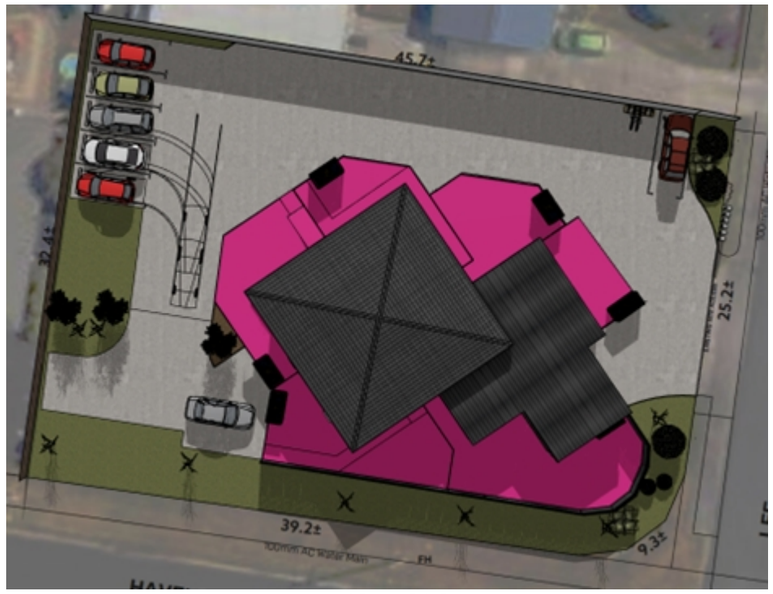
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JOB NUMBER	DWG	SHEET	REVISION
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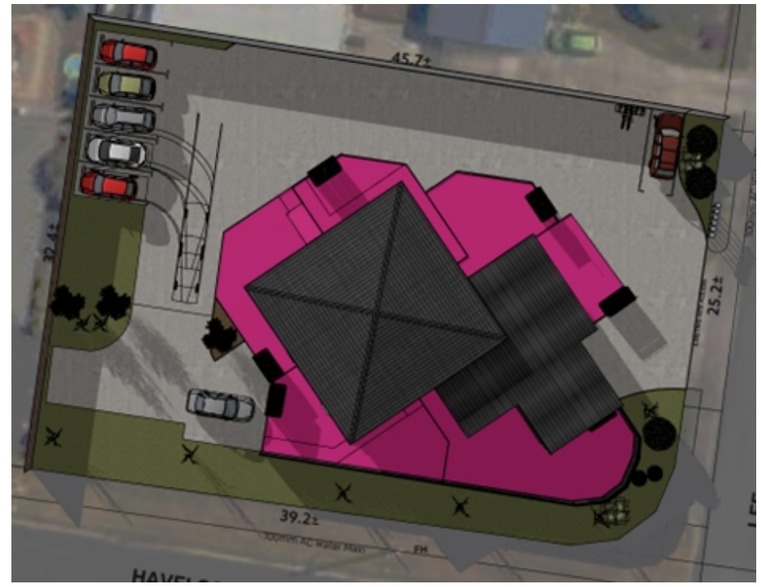
Shadow Cast with no privacy fence to POS areas - existing building (Winter)



9am 21 June

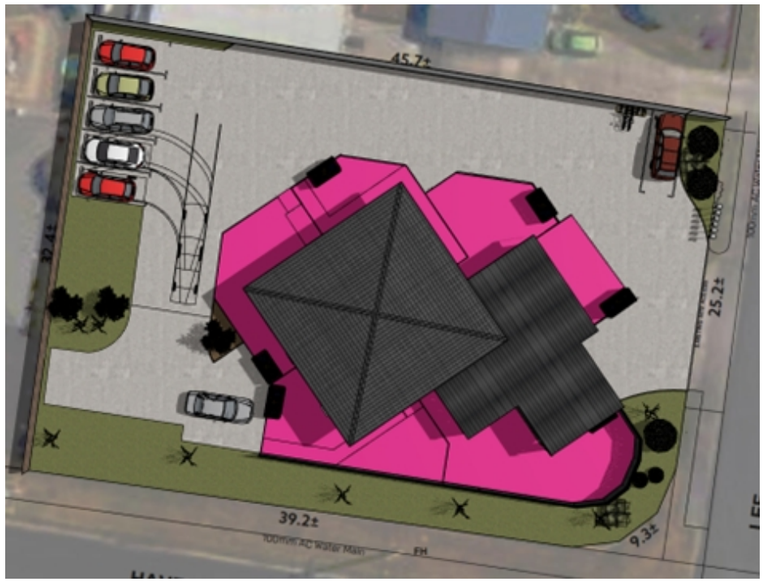


12pm 21 June



3pm 21 June

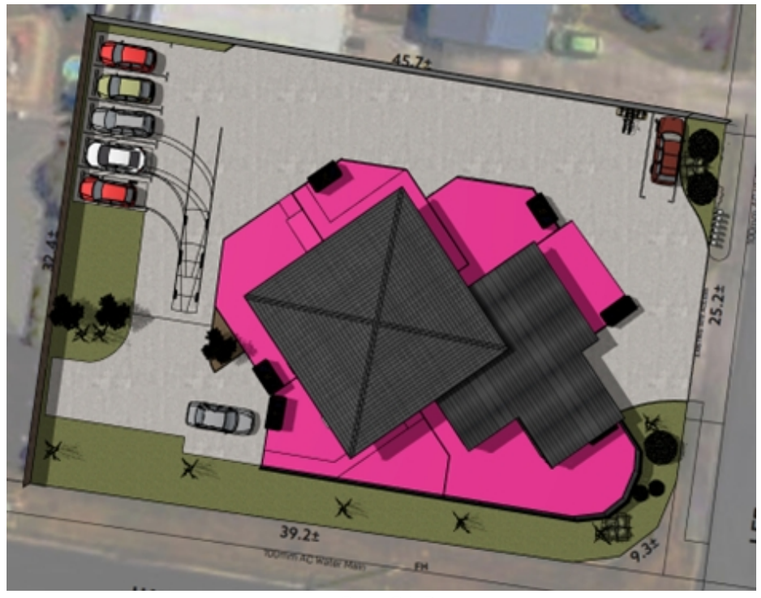
Shadow Cast with no privacy fence to POS areas - existing building (Summer)



9am 21 Dec



12pm 21 Dec



3pm 21 Dec

REV	AMENDMENTS	DRAWN	DATE	APPR

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PLANNER: M Wells
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DRAWN: M Wells
REVIEWED:
JOB MANAGER: M Wells
ISSUE DATE: October 6, 2026

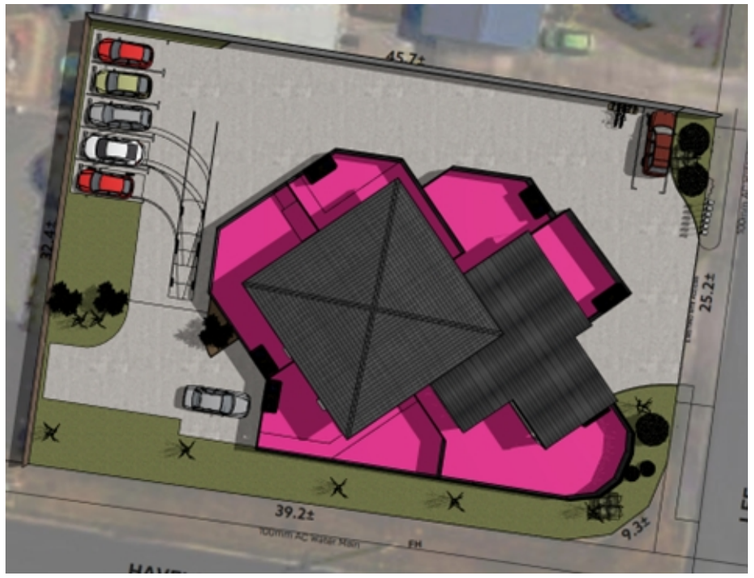
CLIENT: JT Property (Smithton) Pty Ltd
PROJECT DESCRIPTION: 6 Unit Proposal
ADDERSS: 51 Havelock Street, Smithton
DRAWING TITLE: Existing Building Shadow Diagrams

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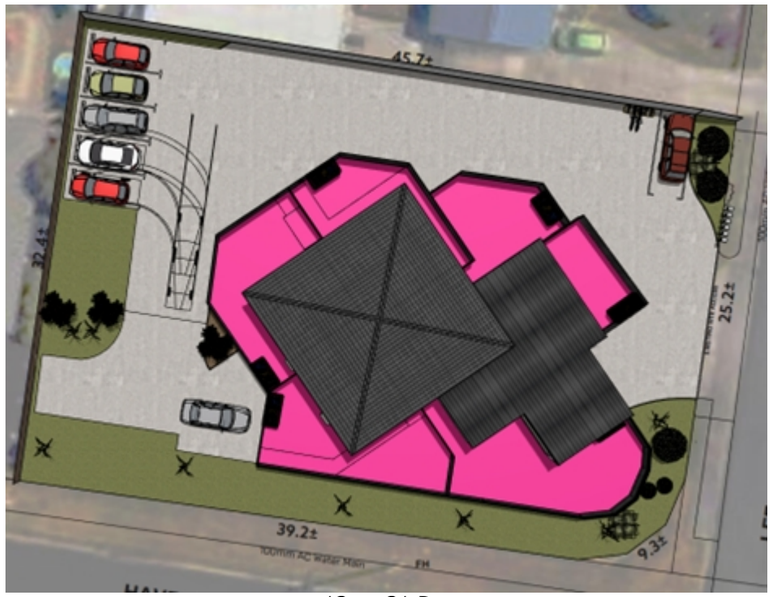
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JOB NUMBER	DWG	SHEET	REVISION
56603	- DA	- 10	- B

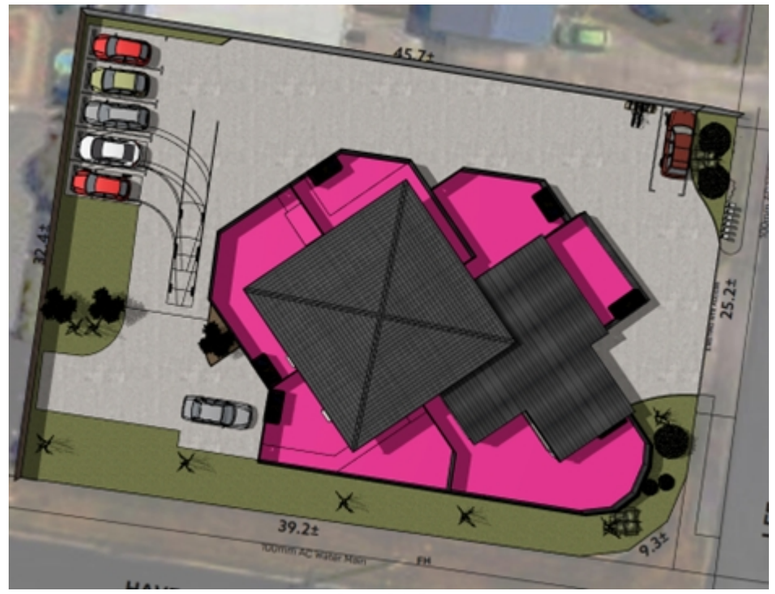
Shadow Cast with 1.8m high privacy fence to POS areas



9am 21 Dec



12pm 21 Dec



3pm 21 Dec

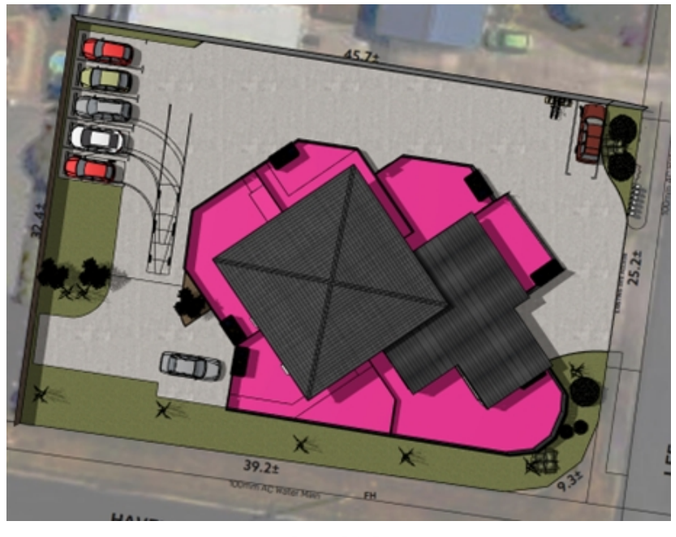
Shadow Cast with 1m high privacy fence to POS areas



9am 21 Dec



12pm 21 Dec



3pm 21 Dec

NOTE: No external building works are proposed as part of this application. All external walls and roof of the building remains the same as existing circumstances. Shadow cast variations are due to privacy fencing only.

REV	AMENDMENTS	DRAWN	DATE	APPR

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PLANNER: M Wells — REVIEWED:
DRAWN: M Wells — REVIEWED:
JOB MANAGER: M Wells
ISSUE DATE: October 6, 2026

CLIENT: JT Property (Smithton) Pty Ltd
PROJECT DESCRIPTION: 6 Unit Proposal
ADDERSS: 51 Havelock Street, Smithton
DRAWING TITLE: Summer Solstice 21 December

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SCALE	PAPER
	(A3)

JOB NUMBER	DWG	SHEET	REVISION
56603	DA	11	B

Please quote our ref: DA 2026/109 PID 6227943 Enquiries to: Development Services 6452 4885 | development@circularhead.tas.gov.au

15 October 2026

Mr Micheal Wells
PDA Surveyors, Engineers & Planners
6 Queen Street
BURNIE TAS 7320

Dear Micheal

REQUEST FOR ADDITIONAL INFORMATION UNSATISFACTORY – DA 2026/109 - CHANGE OF USE TO MULTIPLE DWELLINGS AND ASSOCIATED WORKS - 51 HAVELOCK STREET, SMITHTON - TASMANIAN PLANNING SCHEME – CIRCULAR HEAD

Thank you for submitting additional information for the above application.

Council has reviewed the information supplied and identified some matters that require further clarification or additional information before the assessment can continue. These are outlined below:

1. Clause 8.4.1 – Residential density for multiple dwellings

   The application relies on the provision of a significant social or community benefit to satisfy clause 8.4.1 P1(b). While the applicant has identified an intention to provide social and affordable housing, further information and supporting evidence are required to establish how this outcome will be secured and maintained.

Please provide confirmation, together with supporting evidence, of the following:

a. The minimum period for which the proposed dwellings will be maintained as social or affordable rental housing.

b. Confirmation that the proposed dwellings will be used exclusively for rental housing consistent with the purposes of the *Homes Tasmania Act 2022* for the nominated period, together with supporting information demonstrating how this will be achieved.

c. Details and supporting evidence of the proposed housing management arrangements, including the identity and registration or approval status of the housing provider, and confirmation that occupancy will be restricted to persons requiring housing under the Tasmanian Government Housing Register, or its successor.

This information is required to substantiate the claims made within the application and establish whether the proposed development will deliver a significant social or community benefit in accordance with P1(b).

It is likely that any recommendation for approval would include a planning permit condition securing these arrangements, similar to the condition adopted in ACN 078 6 514 Pty Ltd v Glenorchy City Council [2026] TASCAT 90 at [97]. The requested information will assist in establishing whether the proposed development can accommodate such a condition and whether compliance with P1(b) can be demonstrated.

Council has reviewed the additional information provided and is satisfied that the following matters have been adequately addressed. No further information is required in relation to these items:

2. Clause 8.4.3 – Site coverage and private open space for all dwellings
   The proposed private open space for dwellings 2, 3, 4 and 5 are significantly under the 60m2 provided for in the acceptable solution.

   The proposed private open space has potential to be increased to give better functionality to these dwellings. Please provide a revised plan in accordance with clause 8.4.3, P1.
   Information provided – Satisfactory

3. Clause 8.4.4 – Sunlight to private open spaces of all dwelling
   The permit application states that overshadowing plans have been provided against clause 8.4.4, P1, unfortunately these plans have been omitted.

   Please provide overshadowing plans in accordance with clause 8.4.4, P1.
   Information provided – Satisfactory

The statutory assessment period for your application is 42 days. However, under Section 54(2) of the Act, the assessment timeframe is 'on stop' while Council awaits the requested information.

If you wish to discuss this request or any items contained within it, please contact Julia House on 6452 4800.

Yours sincerely

Ella Dixon
DIRECTOR INFRASTRUCTURE & DEVELOPMENT SERVICES

PDA
SURVEYORS, ENGINEERS & PLANNERS

Our Reference: 56603
Project Manager: M Wells
Your Reference:

19 October 2028

Circular Head Council
Planning Department

via email

Dear Sir/Madam,

RE: CHANGE OF USE TO MULTIPLE DWELLINGS AND ASSOCIATED WORKS - 51 HAVELOCK STREET, SMITHTON

Thank you for your additional information request for the above development. In response to your request please find the following:

Clause 8.4.1 – Residential density for multiple dwellings

The application relies on the provision of a significant social or community benefit to satisfy clause 8.4.1 P1(b). While the applicant has identified an intention to provide social and affordable housing, further information and supporting evidence are required to establish how this outcome will be secured and maintained.

Please provide confirmation, together with supporting evidence, of the following:

a. *The minimum period for which the proposed dwellings will be maintained as social or affordable rental housing.*

The proposal before Council is for low-cost housing affordability options which works across all tiers of housing choice and the housing market. The proposal seeks to maintain low-cost housing options for the duration of use of the property.

b. *Confirmation that the proposed dwellings will be used exclusively for rental housing consistent with the purposes of the Homes Tasmania Act 2022 for the nominated period, together with supporting information demonstrating how this will be achieved.*

The proposal before Council is for a low-cost affordable housing and it does not propose the site to be utilised exclusively for the purposes of the social housing register. Not all persons in the community that need low-cost housing choices are registered with Homes Tasmania and this proposal does not discriminate between public and private housing pathways.

The Tasmanian housing system incorporates multiple pathways spanning government programs, private-market supports, and home-ownership initiatives.

Further, the *Homes Tasmania Act 2022* **does not limit housing choices to rental-only options**. The purpose of the Act is to reduce the incidence of housing stress and homelessness in Tasmania and recognises that housing is a fundamental human right, increase the opportunities for eligible persons, and persons on low or moderate incomes, to live in safe, secure appropriate and affordable housing.

The alternate pathways and options for low-cost housing solutions are:

- **Affordable Private Rentals:** Sub-leased or targeted private rental properties managed or supported via Homes Tasmania and Housing Connect (such as rapid rehousing or 2-year affordable private rental programs) offer reduced or market-indexed rents for eligible low-to-moderate-income households.
- **Community Housing Providers (CHPs):** Not-for-profit organizations managing community housing units that combine income-based rent calculations with Commonwealth Rent Assistance, operating alongside direct state-owned public housing.
- **Home Ownership Assistance:** Government-backed equity and purchase schemes—such as the *MyHome* shared equity program (with increased equity caps) and first-home buyer stamp duty concessions (for properties up to $750,000)—help low-to-moderate-income earners transition out of the rental market
- **Specialised and Transitional Support:** Programs like *Beyond the Wire* (prison-exit transitional housing with the Salvation Army) and youth/adult supported accommodation target specific acute cohorts outside standard long-term public housing queues

While the primary function of Homes Tasmania is managing the state's social and public rental housing, the Act specifically grants the authority a broad remit to address the entire housing market. This explicitly includes legislated provisions to support and promote affordable home ownership for low-to-moderate-income Tasmanians.

The Act enables multiple home ownership and buying pathways for low to moderate income earners through mechanisms such as the affordable home ownership programs, tenant purchasing as well as land and property sales.

Further, nowhere in the planning scheme does it require a single entity (i.e. Homes Tasmania) to be "the" sole justification of evidencing a "significant social and community benefit" for low-cost housing affordability development within the state.

There are only six (6) registered housing providers in Tasmania. These are:

a. Loreto Community Housing;
b. Housing Choices Tasmania;
c. Community Housing Limited (CHL);
d. Mission Australia Housing;
e. The Salvation Army Housing; and
f. Homes Tasmania.

As at the date of this letter being 19 October 2026; Loreto Community Housing have committed to providing a letter of support and expression of interest for this proposal which is in the process of being drafted.

Each of the above registered community housing providers (CHPs) in Tasmania work directly with private developers to deliver social and affordable housing throughout the state through several main pathways being:

1. Direct Turnkey and Construction Contracts;
2. Mixed-Tenure Subdivisions;
3. Private Rental Incentive Programs; and
4. Joint Funding Bids.

In addition to providing for low-cost housing options for private renters, the proponent of this application works under the Private Rental Incentives scheme, where CHPs (like Loreto Community Housing) lease **newly built** or **existing properties** directly from private entities. They offer the private developer guaranteed market rent and zero vacancy risk, while subleasing the property to low-income tenants that are on the social housing register.

The total number of houses provided under this scheme varies site to site where a mix of registered housing tenancies and private rental agreements can be integrated on the same site. This ensures inclusivity and integration into community settlements which is a core value of the social housing model and Council strategic plans.

However, Council is seeking to limit the term of 'significant social and community benefit' within the planning scheme to a state run housing register waiting list and priority placement system only, ignoring the community members whom are not on that register.

That list is used to assess and allocate public and community social housing and does not consider persons whom are not on that list and still desperately need affordable housing options for low to moderate income earners.

Housing need in Tasmania extends well beyond people listed on the social housing register and is not constrained by municipal boundaries – this is a statewide issue.

Many Tasmanians experience severe housing stress in the private market—spending more than 30% of their income on rent—due to record-low vacancy rates (often under 1%) and high living costs, without necessarily being on the social housing waitlist[1].

This includes people living in overcrowded dwellings, couch-surfing, or staying in temporary arrangements who may not be officially registered with Housing Connect or the social housing system[2].

[1] https://tasgreensmps.org/media-releases/social-housing-need-grows-tasmanias-children-impacted/

[2] https://audit.tas.gov.au/publication/provision-of-social-housing-2/

This also includes essential workers and low-to-moderate-income earners struggle to find affordable long-term rentals or homeownership options, prompting the state to target key worker accommodation separately[3].

Government strategies (such as the Tasmanian Housing Strategy) recognize housing need across multiple tiers, including crisis and transitional accommodation, specialist disability accommodation, affordable private rentals, and homeownership assistance programs (like MyHome), not just public or community social housing[4].

What constitutes a 'significant community benefit' is not defined in the Scheme, nor are the individual words defined. What constitutes the 'community', being a group of people living in one place, should not be interpreted narrowly. In the context of the site and the nature of the proposal before Council is that 'community' would comprise at least the collection of people who live in Smithton and may well extend beyond that immediate community.

Likewise, a 'benefit' is also not defined but is taken to be 'for the good of a person or thing', or to 'gain advantage', or 'make improvement'. For the benefit to be significant, it relies on being 'important' and 'of consequence'. As demonstrated above and underscored by the Homes Tasmania Act itself; housing is a fundamental human right, where it increases the opportunities for all Tasmanians, and specifically persons on low or moderate incomes, to live in safe, secure, appropriate and affordable housing.

Secure, appropriate and affordable housing is a foundation for a healthy community and sound economy. Housing is a basic need – it's hard to study, work or be part of the community without a secure home[5] and therefore constitutes a significant community benefit by providing for low-cost housing opportunities and housing choice for local community members.

Finally, Councils focus on defining the end users of this product is in direct contradiction with their own planning strategy which clearly states that greater provision of small to medium density housing options provides a social benefit in itself.

Requiring the proponent to justify social benefit through a specific end use ignores Councils owns position, where simply making available this style of housing mix in itself, is the social benefit. Therefore, the design in itself should not require further social benefit justification.

However, Councils question pertaining to what constitutes a "significant social and community benefit" is best addressed in https://www.austlii.edu.au/cgi-bin/viewdoc/au/cases/tas/TASCAT/2026/90.html

In response to this requirement the proponent would highlight that a 6 x 1-bedroom multiple dwelling medium density property by its design and amenity provides a significant social benefit as its proposed use and property type is a direct response

[3] https://www.homestasmania.com.au/housing-and-homelessness/social-housing
[4] ibid
[5] https://sheltertas.org.au/shelter-tas-priorities-copy/

and solution to Circular Head Council, Cradle Coast Authority and State Government initiatives, policies and strategies such as:

Circular Head Council

In the Circular Head Settlement Strategy and Population Strategy 2025-2050 co-authored by Ella Dixon, managing housing density is identified as a critical factor for the region's future growth.

The local area currently features an extremely low-density footprint:

- 94.7% of private dwellings in Circular Head region are separate standalone houses;
- Only 3.4% are semi-detached, townhouses, or terrace houses;
- Just 0.9% are apartments or flats.

In Smithton alone, in the 2021 Australian Bureau of Statistics Census, there are 1,822 private dwellings of which roughly 92.2% are separate houses with an owner occupier rate of 67.8%. More recent real estate market updates place the total number of dwellings in the area around 2,284 dwellings.

The median house price within the Smithton area is $415,000 to $509,000 with a capital growth of 3.90% in the past 12 months. Rental yields for houses are currently 5.10% with an average median rent of $400 weekly with housing having seen a 5.89% growth in the past quarter[6]

The township saw a population increase of 1.37% in 2021 with a median household income of $1189 per week with a median personal income of $652 per week.

Based on the above figures, the median household in a rental property in Smithton is faced with 33.64% of their income going to rent – greater than the 30% reference of the State Government Audit into housing stress and affordability.

- **Housing Shortages & Workforce Impacts:** The region faces tight housing and rental supplies, which hamper local businesses and manufacturing/agriculture sectors trying to attract and retain workers. (Circular Head Settlement Strategy Final Report 2024

  (https://www.circularhead.tas.gov.au/__data/assets/pdf_file/0029/1537148/Circular-Head-settlement-strategy_Settlement-strategy-V4_16.01.2024.pdf)

- **Social/Public Housing Need:** Council submissions (such as to the Circular Head Council - Tasmanian Housing Strategy and local feedback) emphasize that underinvestment in public and social housing requires state-backed development of serviced government-owned land within town boundaries like Smithton.

  (https://www.tasmanianhousingstrategy.tas.gov.au/__data/assets/pdf_file/0014/601043/Circular-Head-Council.pdf)

- **Medium Density & Infrastructure:** The settlement strategy promotes higher dwelling density and diverse housing types (mostly detached houses

[6] https://www.yourinvestmentpropertymag.com.au/top-suburbs/tas/7330-smithton

currently make up 94.7% of stock) in core townships like Smithton and Stanley to support liveability, health, and transport access. (Circular Head Settlement Strategy Final Report 2024

(https://www.circularhead.tas.gov.au/__data/assets/pdf_file/0029/1537148/Circular-Head-settlement-strategy_Settlement-strategy-V4_16.01.2024.pdf)

- **Affordable Housing Shortages:** Addressing local housing supply, lowering barriers to entry, and increasing affordable housing stock are top priorities in the Community Wellbeing Plan.

  (https://www.circularhead.tas.gov.au/__data/assets/pdf_file/0031/1858324/Circular-Head-Community-Wellbeing-Plan.pdf)

- **Population & Growth Targets:** Circular Head aims to grow its population to 10,000 by 2050 (from 8,117 at the 2021 Census), requiring roughly 746 additional dwellings (an average of about 26 new homes per year).

  (https://www.circularhead.tas.gov.au/__data/assets/pdf_file/0042/1891779/CHC-Population-Strategy.pdf)

- **Focus Areas (Smithton and Stanley):** About 90% of resident growth and demand is concentrated in Smithton and Stanley, where Council seeks to encourage housing diversity while limiting sprawling rural-residential development. (https://www.circularhead.tas.gov.au/our-council/current-projects/circular-head-settlement-strategy)

- **Demand for Smaller Dwellings:** Local planning documents and regional data acknowledge a growing need for housing diversity—including smaller 1-bedroom and 2-bedroom units or townhouses—to support single-person households, an aging population, key workers, and downsizers.

  (https://www.circularhead.tas.gov.au/__data/assets/pdf_file/0034/1628773/Circular-Head-settlement-strategy_consultation-summary-report-April-2024_final.pdf)

- **Strategic Direction:** The Circular Head Settlement Strategy and related municipal planning aim to direct higher-density or more compact residential choices into designated urban growth boundaries within Smithton and Stanley rather than allowing uncoordinated cluster or coastal sprawl.

  (https://www.circularhead.tas.gov.au/__data/assets/pdf_file/0026/1629260/Circular-Head-settlement-strategy_Background-analysis_20240621-compressed.pdf)

Cradle Coast Authority

- **Supporting Aging in Place and Accessibility:** Well-located medium-density and retirement-style housing near town centers, hospitals, and public transport allows aging populations and mobility-impaired residents to remain connected to their communities and avoid social isolation.

  (https://www.planning.tas.gov.au/__data/assets/pdf_file/0005/948524/Submission-Planning-authority-1-October-2026.pdf)

- **Balancing Growth with Infrastructure:** CCA leadership (such as CEO Phil Reid) notes that medium-density infill must be thoughtfully coordinated with local services, green spaces, and active transport options rather than relying on one-size-fits-all density mandates.

  (https://www.linkedin.com/posts/cradle-coast-authority-nw-tas_tim-lived-in-a-tent-for-months-now-he-fears-activity-7492706286430662656-MUhI)

- **Regional Workforce and Major Projects:** With major renewable energy investments and regional development projects underway, coordinated housing supply helps insulate local housing markets while supporting worker accommodation and long-term regional liveability.

  (https://cradlecoast.com/wp-content/uploads/2026/04/Local-Power-Local-Prosperity-Report-31-March-2026.pdf)

State Level

- **Multi-unit dwellings** allow the state to build homes much faster and at a lower cost per unit. Under the target to deliver 10,000 new social and affordable homes by 2032, these configurations allow for tailored, dense programs.

  (https://www.homestasmania.com.au/)

- **Specialised Cohorts:** Medium-density properties are frequently built to serve high-priority cohorts, such as transitional spaces for women and children escaping family violence via the Safe Homes program.

  (https://www.homestasmania.com.au/)

- **Youth Independence:** Multi-unit sites support specialized youth clusters (e.g., Youth2Independence hubs) that provide a built-in community network and integrated care.

  (https://www.homestasmania.com.au/housing-and-homelessness)

- **Ageing in Place:** Units designed with access allow older Tasmanians to downsize comfortably within their local suburbs rather than relocating away from their networks.

  (www.building.tas.gov.au)

- **Amenity Access:** Rather than pushing low-income households to the urban fringes where transport is scarce, multi-unit complexes place tenants closer to public transport nodes, employment opportunities, and medical services.

  (https://www.homestasmania.com.au)

- **Infrastructure Efficiency:** This concentration reduces the need for the local government to clear new land or build expensive new road and utility lines, leveraging established infrastructure.

  (https://www.building.tas.gov.au)

- **Promotion of Social Cohesion -** Modern planning frameworks in Tasmania actively promote tenure blindness in medium-to-high-density plans. By

mixing private buyers (utilizing schemes like the MyHome shared equity program) with social housing tenants in the same architectural footprint, the physical indicators of subsidized housing disappear. This drastically reduces spatial segregation and neighbourhood stigma, creating a more equitable community fabric.

(https://www.stateplanning.tas.gov.au/__data/assets/pdf_file/0009/564480/Improving-Residential-Standards-in-Tasmania-Final-Report-Oct-2024.pdf)

The proponent requests Council to provide in its own words how the building design, intent, use and density does not provide a social benefit in line with local, regional and state housing strategies, reports, requirements and urgent needs.

This project is considered to be an "infill site" which is not interpreted by the planning scheme but is referenced in Councils own Population Strategy (ref. B5, page 23). An "infill site" is best described as:

> *An **infill site** is a vacant, underutilized, or leftover parcel of land situated within a built-up, already developed urban or suburban area, "filling in the gaps" between existing buildings or infrastructure.*

Statewide and regional policies – such as the Tasmanian Housing Strategy Action Plan – push for increased density, ancillary dwellings (such as granny flats), and gentle infill to reduce pressure on greenfield expansion. However, rural and regional communities like Circular Head face infrastructure, water, and wastewater capacity issues and constraint that make large-scale infill more complex than in major cities. This inevitably leads to higher land values in cost recoveries and subsequently to higher housing cost overall.

Therefore, the Circular Head Council gaining a housing conversion of an existing asset as an "infill" option creating a direct social benefit in line with state, regional and local policy and Councils very own strategy without the associated challenges of infrastructure constraint, out of sequence development or service capacity issues.

The proposal before Council is aimed at reducing the physical size of the unit to cater to market demand whereby it lowers the market rate (including rental), as well as the running costs of energy consumption for heating and cooking (a major factor in cold regions like Tasmania), cleaning, repairs and landscaping – all of which contribute to cost of living expenses especially for those in the low to moderate income category regardless of if the tenant is on a list or not.

Cost of living responsive housing is simply uncommon in the Circular Head area and this proposal seeks to cater to proven community need where single bedroom units do not come up for rent very often and turnover quickly.

Providing this type of housing option attracts the community housing providers to cater to those on the wait list and retain people in their own communities. However, it also offers low to moderate income people whom are not eligible for social housing listing; a chance to obtain safe and secure housing that is within the means of their budget.

c. *Details and supporting evidence of the proposed housing management arrangements, including the identity and registration or approval status of the housing provider, and confirmation that occupancy will be restricted to persons requiring housing under the Tasmanian Government Housing Register, or its successor.*

The proponent works under the Private Rental Incentives scheme were community housing providers lease buildings directly from private entities. They offer the private developer guaranteed market rent and zero vacancy risk, while subleasing the property to low-income tenants.

As identified above, there are six (6) community housing providers all of whom have registration under the Home Tasmania Act 2022.

However, Council in assessing a '*significant social and community benefit*' cannot justify taking a restrictive, narrowed focused approach to limit housing need within the municipality and restrict future occupants exclusively to people on a social housing register.

Not all people requiring smaller budget friendly housing options are on the social housing register. By limiting the scope of tenancy, the Council are attempting to restrict the category of low to moderate income earners to a state waiting list; completely ignoring other low to moderate income earners that are not eligible for the waiting list such as single aged pensioners, youth and new young couples getting a start in life, DIDO and seasonal workers etc.

Planning authorities regulate the *use of land and buildings* rather than personal characteristics, income levels, or specific identity/eligibility lists of the private occupants, unless explicitly authorized by a specific planning policy or legislative instrument.

Tenant selection and residential rental agreement are regulated by state-level legislation (such as the *Residential Tenancy Act*) rather than by local government bylaw. Placing a requirement on low-cost housing projects to a single market provider is unduly restrictive and presents a conditional condition, where if in the event the social housing provider does not require social housing in the area; the landowner is forbidden to rent units privately to non-listed low to moderate income tenants.

Imposing conditions that restrict occupancy to a specific administrative register (like a public housing waitlist managed by a state housing authority such as Homes Tasmania) is considered outside the power of a local Council during a standard development application assessment, and the planning authority cannot arbitrarily dictate who gets to rent or occupy a dwelling past general zoning rules.

Additionally, the proponent finds Councils response to be exclusionary and looks to exclude a significant portion of low-income categories who are not on the social housing waitlist which according to Councils own strategy require this style of housing. By attempting to limit the use of this property Council would be excluding pensioners, low incomes workers, and low-income persons not on the waitlist for a variety of reasons.

The proponent request council reassess its overall social benefit position and accept that the supply and design of this product is the social benefit and remove the focus on the end users as the current response is exclusionary and potentially discriminatory.

Again, the proponent requests Council to provide in its own words - how the building design, intent, use and density **does not** provide a significant social or community benefit in line with its own housing strategies and reports, as well as regional and state strategies and reports.

The supplied documentation adequately addresses Council's information request and enables the legislative clock to 'restart' and the assessment can continue on its legislative pathway.

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