

## Submission to Planning Authority Notice

Council Planning Permit No.	PLN-18-492	Council notice date	27/08/2018
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2018/01406-HCC	Date of response	17/09/2018
TasWater Contact	Amanda Craig	Phone No.	03) 6345 6318
<b>Response issued to</b>			
Council name	HOBART CITY COUNCIL		
Contact details	coh@hobartcity.com.au		
<b>Development details</b>			
Address	17 BEACH RD, SANDY BAY	Property ID (PID)	5601657
Description of development	Alterations and additions		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Dock 4 Architects	170516 1.04 Ground Floor Plan	D	07/09/2018
<b>Conditions</b>			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>1. A suitably sized water supply with metered connection/sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.</li> <li>2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.</li> <li>3. Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.</li> </ol> <p><b>ASSET CREATION &amp; INFRASTRUCTURE WORKS</b></p> <ol style="list-style-type: none"> <li>4. A new manhole must be installed on the DN150 sewer main (Asset ID A646199) a minimum 2.0m clear of the proposed storage shed. Work carried out by TasWater at developer's cost.</li> </ol> <p><b>DEVELOPMENT ASSESSMENT FEES</b></p> <ol style="list-style-type: none"> <li>5. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater.</li> </ol> <p>The payment is required within 30 days of the issue of an invoice by TasWater.</p>			

## Advice

### General

For information on TasWater development standards, please visit  
<http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

### Service Locations

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

A copy of the GIS is included in email with this notice and should aid in updating of the documentation. The location of this infrastructure as shown on the GIS is indicative only.

- A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit [www.taswater.com.au/Development/Service-location](http://www.taswater.com.au/Development/Service-location) for a list of companies
- TasWater will locate residential water stop taps free of charge
- Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

## Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

### Authorised by



**Jason Taylor**

Development Assessment Manager

### TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

## SEARCH OF TORRENS TITLE

VOLUME 112723	FOLIO 1
EDITION 1	DATE OF ISSUE 23-Jul-1994

SEARCH DATE : 21-Jun-2018

SEARCH TIME : 01.42 PM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Plan 112723

Derivation : Part of 38A-0R-12Ps. Gtd. to W. St. P. Gellibrand.

Prior CT 3219/50

SCHEDULE 1

HOBART CITY COUNCIL

SCHEDULE 2

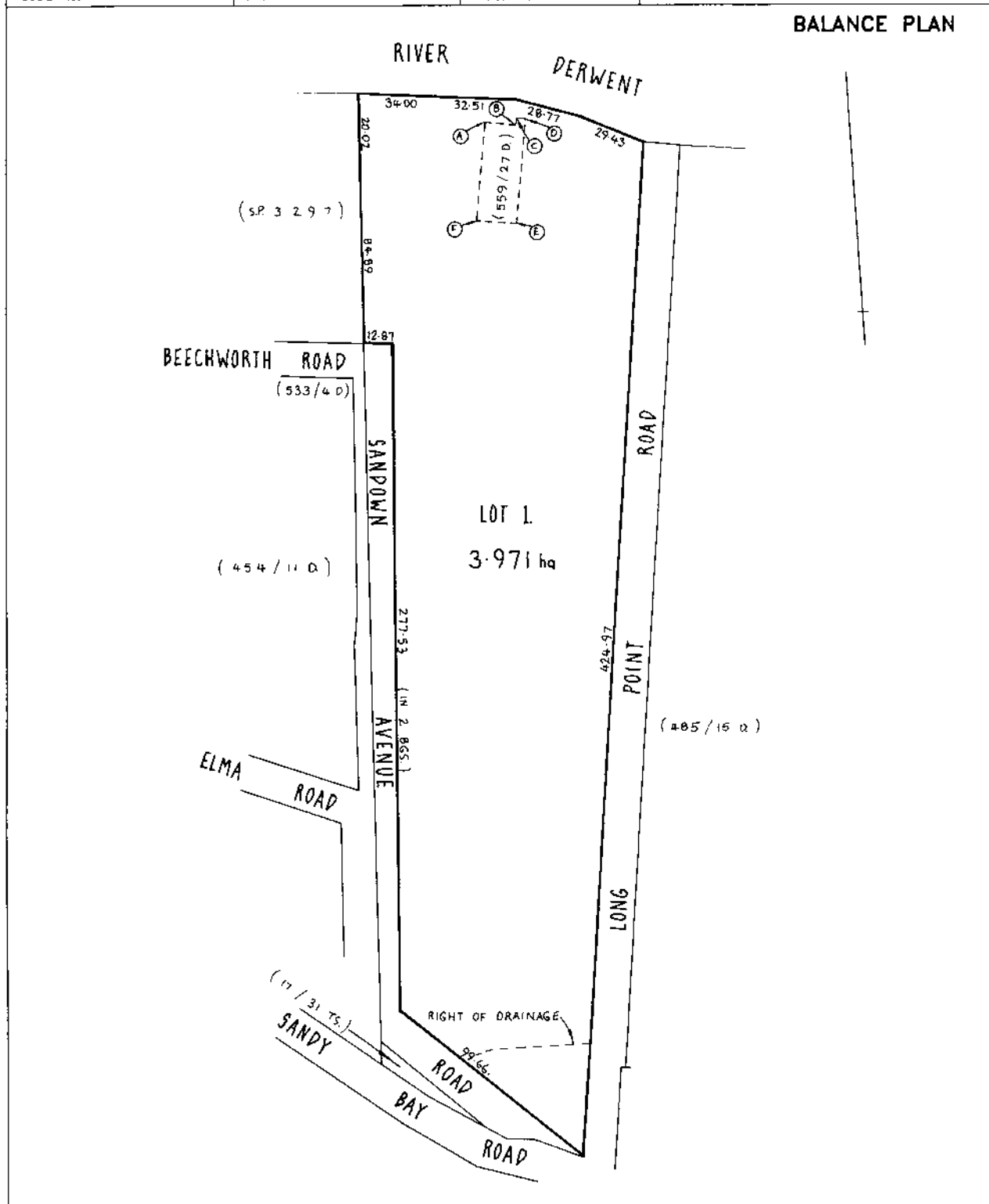
Reservations and conditions in the Crown Grant if any

BURDENING EASEMENT: a free right of passage for the running of water slops and drainage for the owners and occupiers for the land situate on the Western side of the roadway which lies on the Western side of the said land within described hereinafter called "the said land" over the piece of land shown on Plan No. 112723 and marked "Right of Drainage" with the right for the owner or owners occupier or occupiers for the time being of the said land and their agents servants and workmen from time to time and and at all times hereafter to enter into and upon the said strip of land marked "Right of Drainage" to inspect and repair cleanse and amend any sewers drains or watercourses which may at any time hereinafter be made or pass under through or along the said strip of land marked "Right of Drainage" but without doing any unnecessary damage thereto.

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER		<b>PLAN OF TITLE</b>		REGISTERED NUMBER
FOLIO REFERENCE CT. 3219 / 50		LOCATION		<b>P 112723</b>
GRANTEE		CITY OF HOBART		APPROVED <b>18 JUL 1994</b>
		FIRST SURVEY PLAN No. 17/31 TS.		<i>Michael Dain</i> Recorder of Titles
		COMPILED BY LTO.		
		SCALE 1:1500		LENGTHS IN METRES
MAPSHEET MUNICIPAL CODE No. 21	LAST 12742, 11526-11529 INCL. E UPI No 11580 - 11605 INCL.	LAST PLAN No. 17/31 TS	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



Department of Primary Industries, Parks, Water and Environment

GPO Box 44, Hobart TAS 7001

Ph 1300 368 550

Web [www.dpipwe.tas.gov.au](http://www.dpipwe.tas.gov.au)



**Enquiries:** Kylie Lemin  
**Ph:** (03) 61654680  
**Email:** [cls.enquiries@dpipwe.tas.gov.au](mailto:cls.enquiries@dpipwe.tas.gov.au)  
**Our ref:** LM-LM-AU-CW-255871

Sandy Bay Sailing Club  
C/- Frazer Read  
19 Mawhera Avenue  
SANDY BAY TAS 7005

Email to: [frazer@allurbanplanning.com.au](mailto:frazer@allurbanplanning.com.au)

Dear Mr Read,

**LODGEMENT OF PLANNING APPLICATION  
SANDY BAY SAILING CLUB  
EXTENTION OF CLUBROOMS, BEACH ACCESS & GRASS AREA  
LONG POINT, SANDY BAY**

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

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

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

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

Yours sincerely,

Jesse Walker  
**Team Leader (Unit Manager, Policy & Projects)**  
**Crown Land Services**

28 June 2018



City of **HOBART**

Enquiries to: Shannon Avery  
☎: (03) 6238 2882  
✉: coh@hobartcity.com.au  
Our Ref: S72-037-07/02

17 September 2018

Via Email: [frazer@allurbanplanning.com.au](mailto:frazer@allurbanplanning.com.au)

Dear Mr Reid

## NOTICE OF LAND OWNER CONSENT TO LODGE A PLANNING APPLICATION

Site Address: **17 Beach Road, Sandy Bay**  
Description of Proposal: **Sandy Bay Sailing Club Master Plan**  
Applicant Name: **All Urban Planning**  
PLN (if applicable): **N/A**

I write to advise that pursuant to Section 52 of the *Land Use Planning and Approvals Act 1993*, I grant my consent on behalf of the Hobart City Council as the owner/administrator of the above land for you to make application to the City for a planning permit for the development described above and as per the attached documents.

Please note that the granting of the consent is only for the making of the application and in no way should such consent be seen as prejudicing any decision the Council is required to make as the statutory planning authority or as the owner/administrator of the land.

Yours faithfully

(N D Heath)  
**GENERAL MANAGER**

Attachment: **Land Owner Consent**



City of **HOBART**

## **LAND OWNER CONSENT TO LODGE A PLANNING APPLICATION**

Site Address: **17 Beach Road, Sandy Bay**  
Description of Proposal: **Sandy Bay Sailing Club Master Plan**  
Applicant Name: **All Urban Planning**  
PLN (if applicable): **N/A**

The land indicated above is owned or is administered by the Hobart City Council.

The applicant proposes to lodge an application for a permit, pursuant to the *Land Use Planning and Approvals Act 1993*, in respect to the proposal described above.

Part or all of the application proposes use and/or development on land owned or administered by the City located at (as shown on the attached plans).

Being and as General Manager of the Hobart City Council, I provide written permission to the making of the application pursuant to Section 52(1B)(b) of the *Land Use Planning and Approvals Act 1993*.

(N D Heath)

**GENERAL MANAGER**

Date: 18/9/18

**This consent is for the making of a planning application only, and does not constitute landlord consent for the development to occur.**

Attachments/Plans: Application from All Urban Planning for Sandy Bay Sailing Club Master Plan (Amended version – 12/9/18)

SANDY BAY SAILING CLUB  
for  
SBSC  
Project Number: 170516  
Date: 17-Aug-18

Status  
DEVELOPMENT APPLICATION

No.	Description	Rev.
COVER		
1.01	SITE PLAN	B
1.02	LEASE COMPOUND	B
1.03	DEMOLITION PLAN	D
1.04	GROUND FLOOR PLAN	D
1.05	FIRST FLOOR PLAN	B
1.06	ROOF PLAN	C
1.07	ELEVATIONS	B
1.08	ELEVATIONS	B



MILLERSON  
82/11 SAUNDERS STREET  
COOMBERBURY VIC 3063  
TEL: (03) 9311 5417  
info@dock4.com.au  
dock4.com.au

HEARN  
1/1, 2, 80 COLLINS STREET  
-CLARET TALK BOX  
TEL: (03) 9311 5417  
info@dock4.com.au



Date	Change Name	CARD	10000
17-Aug-16		A	
17-Aug-18		B	

**PDR  
INFORMATION  
ONLY**

**NOT A ON CONSTRUCTION**

☐ RIVISED DOCUMENT

☐ REFLECTS EARLIER ISSUE

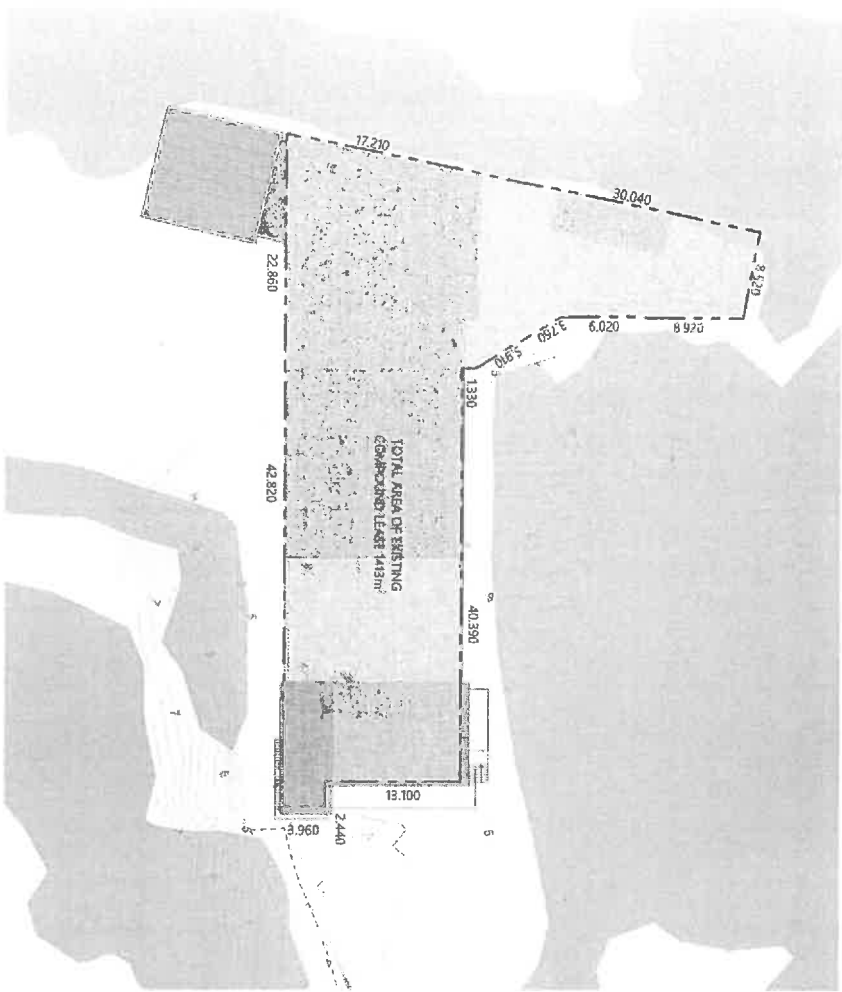
SANDY BAY SAILING CLUB		Project number
17 Reach Road Sandy Bay TAS 7005		
Shaun		
DEVELOPMENT APPLICATION		170516
Date prepared	Drawn	Approved
07-Sep-18	KT	61
Approved/Disapproved		Refused/over 12 months



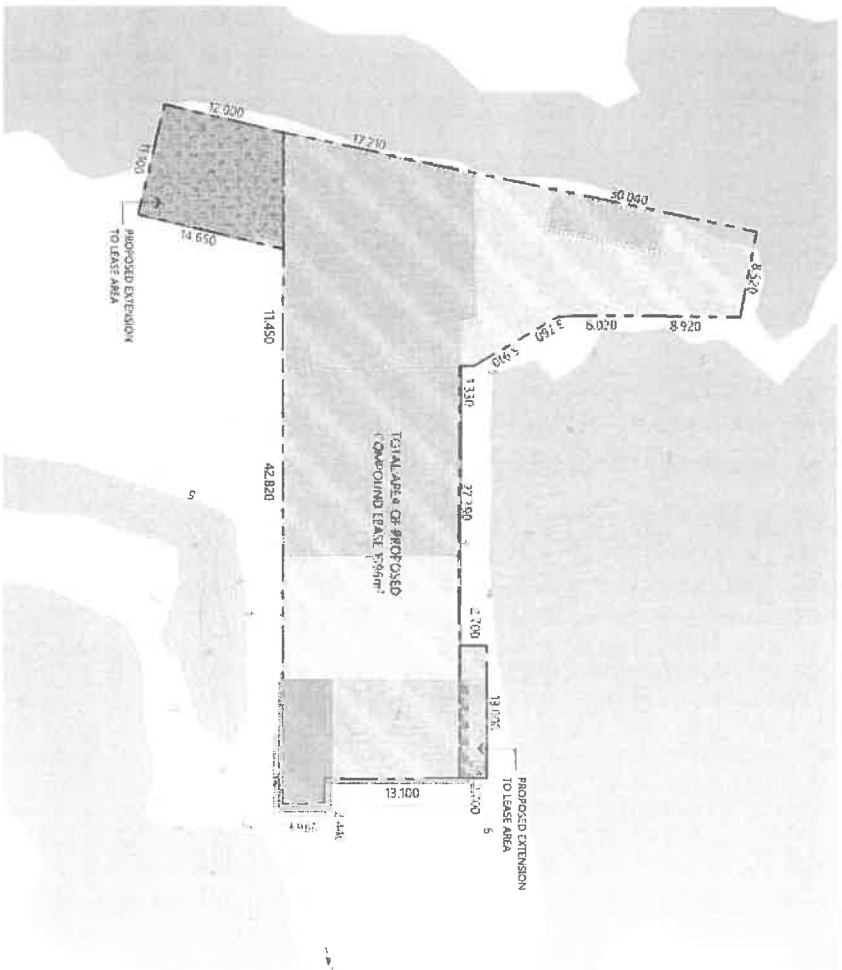
Drawing Title  
**ARCHITECTURAL  
 SITE PLAN**  
 Drawing Number  
**1.01**  
 Revision  
**B**



1 DIAGRAM | COMPOUND LEASE EXISTING 1500



2 DIAGRAM | COMPOUND LEASE PROPOSED 1500



Architects

W17 PROJECTS  
2017\W170516 SBSC\DW ARCHICAD\W170516\_SBSC\_DA REV B (no done redaction) pln07-Sep-18 12:23 PM

SBSC  
SANDY BAY  
CLUB  
ARCHITECTURAL  
LEASE COMPOUND

Date

17-Aug-18  
17-Aug-18

Change Name

CAD

RevD

A  
B

FOR  
INTERVALATION  
AND FOR  
CONSTRUCTION  
REVIEWED  
REVIEWED  
REVIEWED

SANDY BAY SAILING CLUB  
17 Beach Road Sandy Bay TAS 7005

Scale

DEVELOPMENT APPLICATION  
07-Sep-18

Project number

170516

Date prepared

07-Sep-18

Drawn

KF

Approved

GN



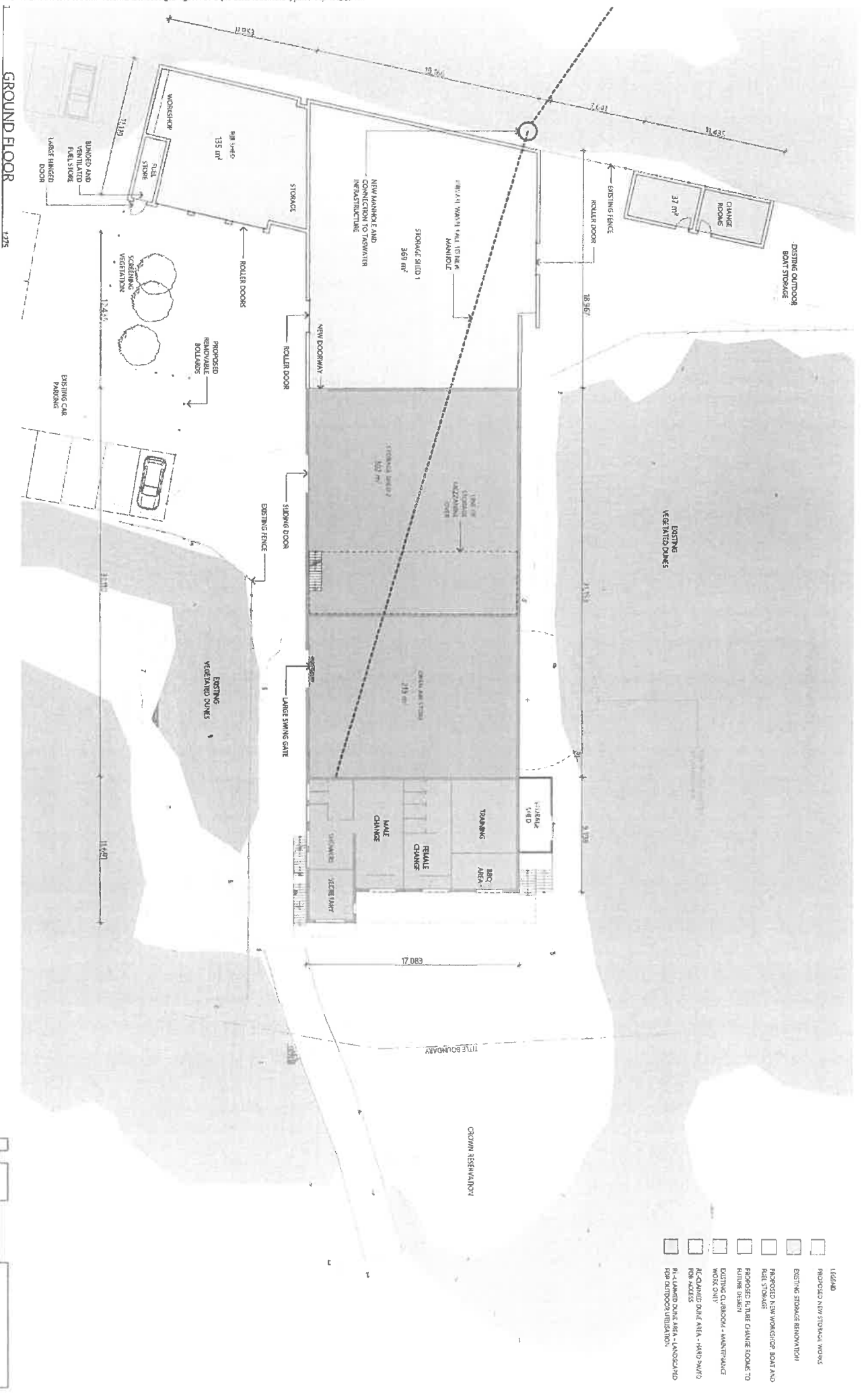
ARCHITECTURAL  
LEASE COMPOUND

1.02

B

Drawing title





- 156640
- PROPOSED NEW STORAGE WORKS
- EXISTING STORAGE RENOVATION
- PROPOSED NEW WORKSHOP BOAT AND KILN STORAGE
- PROPOSED FUTURE CHANGE ROOMS TO EXISTING BUILDING
- EXISTING CLIMBING - MAINTENANCE WORK ONLY
- RECLAIMED DUNE AREA - HAND PAINTED FOR ACCESS
- RECLAIMED DUNE AREA - LANDSCAPED FOR OUTDOOR UTILISATION



GROUND FLOOR 1:275

**Architects**  
SANDY BAY SAILING CLUB  
17 Beach Road Sandy Bay TAS 7505  
07-SEP-18

**SBSC**  
**SANDY BAY**  
**SAILING CLUB**

**MEGA**  
ARCHITECTURAL  
DESIGN  
10/11/18

Date	Change Name	GRID	Rev'd
17-AUG-18		A	
17-AUG-18		B	
07-SEP-18		D	

FOR INFORMATION
NOT FOR CONSTRUCTION
NOT FOR CONSTRUCTION
NOT FOR CONSTRUCTION

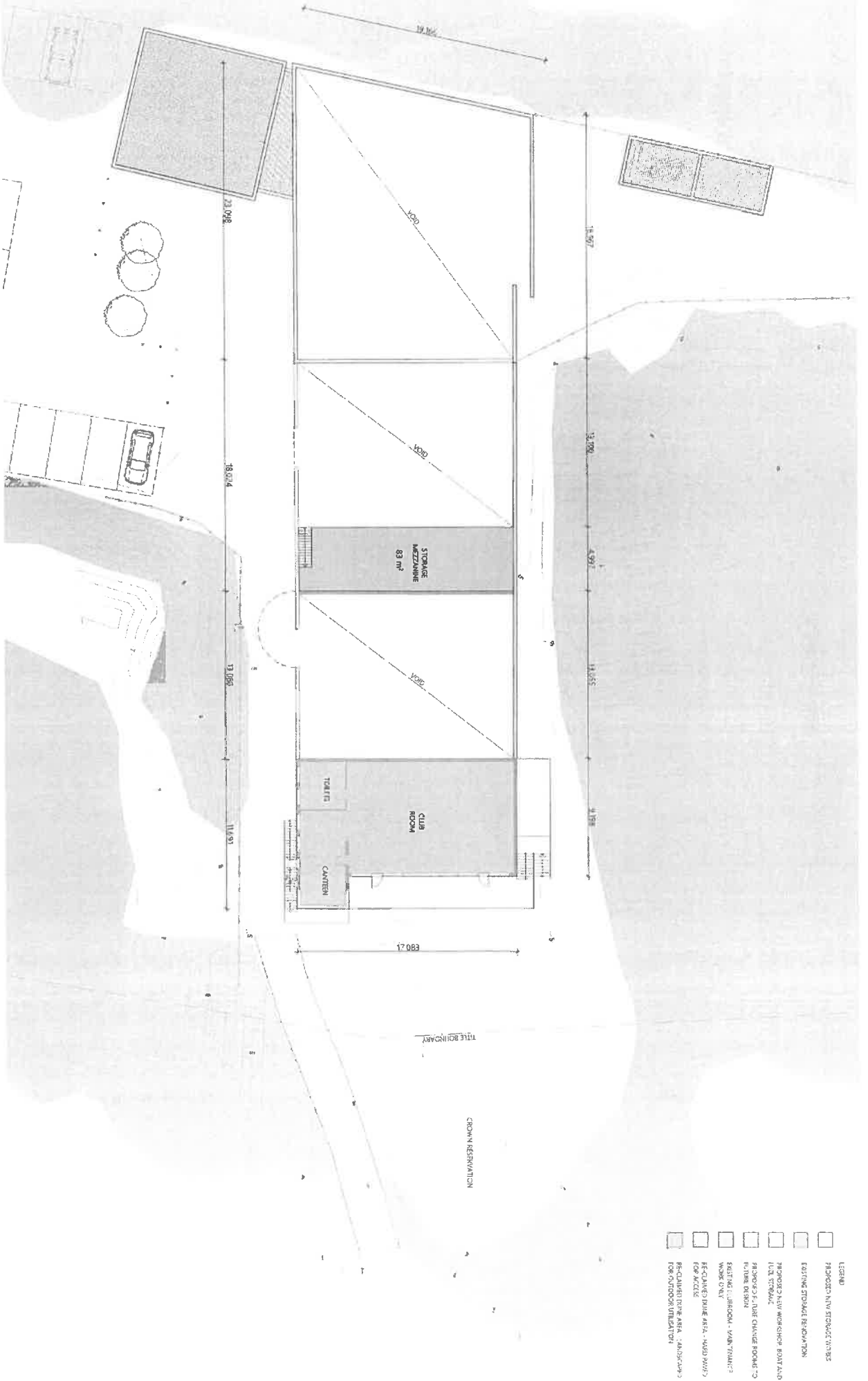
**SANDY BAY SAILING CLUB**  
17 Beach Road Sandy Bay TAS 7505  
07-SEP-18

Project Number: 170516  
Status: DEVELOPMENT APPLICATION  
Date Issued: 07-SEP-18  
Drawn: KF  
Approved: GN

**ARCHITECTURAL**  
**GROUND FLOOR PLAN**  
1.04  
**D**

FIRST FLOOR

0 1 2 5 10 20m



- LEGEND
- ☐ PROPOSED NEW STORAGE UTILITY
  - ☐ EXISTING STORAGE RENOVATION
  - ☐ PROPOSED NEW WORKSHOP BOAT LIFT
  - ☐ EXISTING STORAGE
  - ☐ PROPOSED CLUB CHANGE ROOMS TO FUTURE DESIGN
  - ☐ EXISTING CLUBROOM - MAIN TRAMWAY
  - ☐ EXISTING CLUBROOM - MAIN TRAMWAY
  - ☐ PROPOSED CLUB AREA - BASED ON F20 WALLS
  - ☐ PROPOSED CLUB AREA - BASED ON F20 WALLS
  - ☐ PROPOSED CLUB AREA - BASED ON F20 WALLS

Architects

SBSC SANDY BAY SAILING CLUB

SBSC SANDY BAY SAILING CLUB

Date	Change Name	OID	Rev'd
17-Aug-18		A	
17-Sep-18		B	

FOR INFORMATION ONLY

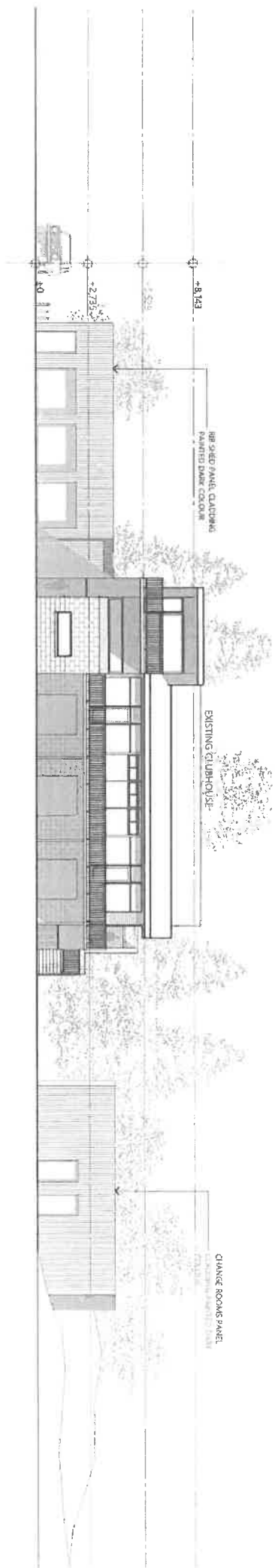
SANDY BAY SAILING CLUB  
11 Beach Road Sandy Bay TAS 7005

Project number  
170516

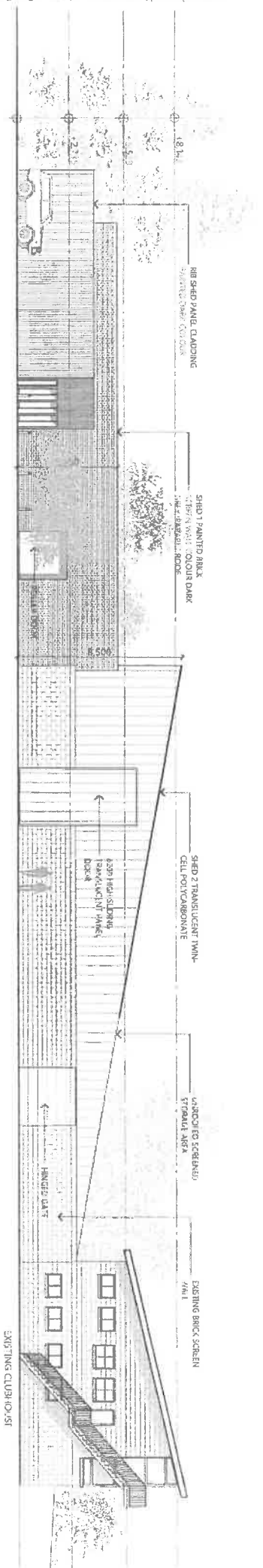


ARCHITECTURAL  
FIRST FLOOR PLAN  
Drawing number  
1.05  
Revision  
B





1 NORTH ELEVATION 1:200



2 EAST ELEVATION 1:200

4

Architects

PO BOX 10000  
SYDNEY NSW 1585  
PH 02 9550 1000  
WWW.4ARCHITECTS.COM

SBSB

SANDY BAY

McA

ARCHITECTS  
17 BROAD ROAD SANDY BAY TAS 7005  
PH 081 333 3333  
WWW.McAARCHITECTS.COM

DATE	CHANGE NAME	CHD	REVD
17-Sep-18		A	
17-Sep-18		B	

FOR INFORMATION ONLY  
NOT FOR CONSTRUCTION  
SBSB SANDY BAY SAILING CLUB  
17 BROAD ROAD SANDY BAY TAS 7005  
PH 081 333 3333  
WWW.McAARCHITECTS.COM

SANDY BAY SAILING CLUB  
17 Broad Road Sandy Bay TAS 7005

STATUS  
DEVELOPMENT APPLICATION  
Date generated 07-Sep-18  
Drawn KP  
Approved GN

Project number 170516  
Drawing number ARCHITECTURAL ELEVATIONS  
Drawing number 1.07  
Project name B





17 August 2018

Ben Ikin  
Senior Statutory Planner  
Hobart City Council  
GPO Box 503  
HOBART 7001

Dear Ben

## **Sandy Bay Sailing Club- Long Point Sandy Bay – New Application for a Planning Permit**

The following is an update to my assessment 21 June 2018 relating to an application for a planning permit for upgrades to the Sandy Bay Sailing Club (SBSC) at Long Beach, Sandy Bay. This update is based on the amended plans that remove all work and vegetation disturbance within the dunes in accordance with Council's resolution 23 July 2018 (attached).

### **Proposal**

The context for the proposal is outlined in the accompanying letter from the Sandy Bay Sailing Club. The proposal includes:

- Partial demolition and extension to the existing sailing club building to provide much needed additional boat storage and designated patrol boat storage;
- Additional change room facility; and
- Removal of car parking (9 spaces)

### **The Site & Owner's consent**

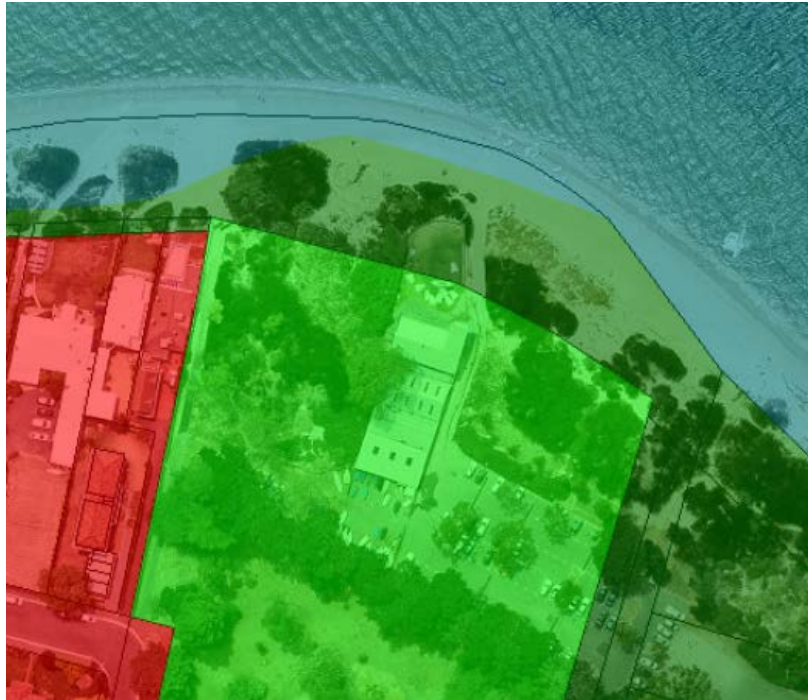
#### *Council land*

The proposal relates to the existing SBSC facilities and adjacent Council carpark at the Long Beach Reserve at 17 Beach Road, Sandy Bay (CT112723/1) and the adjacent Crown foreshore reserve leased to Council. Owner's consent from Council to lodge this application for a planning permit was agreed 23 July 2018. In accordance with that resolution it is requested that the General Manger now sign the application as soon as possible.

The SBSC buildings are subject to a lease with Council. The attached Council resolution grants in principle support to extend the existing lease to accommodate the proposed building extensions subject to the issuing of a planning permit.

### **Planning Scheme**

The Council land is zoned Recreation and the foreshore reserve Open Space under the Planning Scheme.



The sailing club activities fall within the Use Classification for Sports and Recreation and are a Permitted use in both zones. It is important to note that the SBSC is a junior recreational facility rather than social club. The majority of activities occur outside during daylight hours. The club does not include a bar, café or restaurant.

### ***Recreation Zone***

#### *Use Standards*

The proposed use does not involve noise, commercial vehicle movements or light emissions that would affect the amenity of the area including residential zoned properties to the west. It complies with the relevant Use Standards.

#### *Development Standards*

##### *Height (18.4.1)*

A1 - Permitted Building height 10m - Complies

##### *Setbacks (18.4.2)*

A1 - 5m from frontage – Not applicable as the site doesn't adjoin a frontage

A2 - 3m or ½ height of the wall to residential zone - Complies

### *Design (18.4.3)*

A2 - Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent – The proposed extensions are to be finished in a dark colour and comply with this requirement.

### *Passive Surveillance (18.4.4)*

The proposed storage shed extensions do not comply with A1. It is impractical and undesirable that a building with this purpose would include large areas of window in the ground floor walls. The proposal is therefore to be assessed under P1 with regard to the focus of the following Objective for the Standard:

*To ensure that building design provides for the safety of the public.*

P1 requires:

<b>Development Standard</b>	<b>Assessment</b>
<p><i>P1</i></p> <p><i>Buildings design must provide for passive surveillance of public spaces by satisfying all of the following:</i></p> <p><i>(a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;</i></p> <p><i>(b) locate windows to adequately overlook the street and adjoining public spaces;</i></p> <p><i>(c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa;</i></p> <p><i>(d) locate external lighting to illuminate any entrapment spaces around the building site;</i></p> <p><i>(e) provide external lighting to illuminate car parking areas and pathways;</i></p> <p><i>(f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and</i></p>	<p>Having regard to the Objective for buildings to provide for the safety of the public the proposal is assessed to comply with these criteria in that:</p> <p>a) The shed extension will include doors directly accessible and visible from the adjacent public carpark;</p> <p>b) The existing and proposed extended building does not include windows in the storage sections of the building closest the carpark. However when the buildings are in use (typically 7 days a week October to April and 4 days a week May to September) the large storage shed doors are open and allow clear views between the surrounding public land and activity within the sheds. Given the nature of the use and existing buildings it is considered that the proposal will provide adequate openings to ensure that there passive surveillance of the surrounding</p>

<p><i>adjacent properties and public spaces;</i></p> <p><i>(g) provide for sight lines to other buildings and public spaces.</i></p>	<p>areas and that public safety will be maintained and enhanced;</p> <p>c) The proposal does not involve a shop or office and this part of the standard does not apply;</p> <p>d) The proposal avoids the creation of external entrapment spaces;</p> <p>e) The club is typically only used during daylight hours. Adequate security lighting will be included;</p> <p>f) The proposal includes large doors directly accessible from the public carpark;</p> <p>g) The building provide for clear sight lines to the surrounding public space.</p>
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#### *Landscaping (18.4.5)*

The proposal does not involve a frontage or boundary with a residential zone. There are therefore no specific landscaping requirements under the Zone.

#### *Outdoor Storage Areas (18.4.6)*

The proposal does not involve a new outdoor storage area.

#### *Fencing (18.4.7)*

The proposal does not involve new fencing.

### ***Open Space Zone***

#### *Use Standards*

The proposed use does not involve noise or light emissions that would affect the amenity of the area including residential zoned properties to the west and complies with the relevant Use Standards.

#### *Development Standards*

The proposal complies with all development standards for the Open Space Zone to the extent that they are relevant.

## Planning Scheme Codes

### *Parking & Access*

There is no specific requirement for a sports and recreation use under the Code. The parking requirements are to be assessed on a case by case basis. The objective is to ensure that:

- a) there is enough car parking to meet the reasonable needs of all users of a use or development, taking into account the level of parking available on or outside of the land and the access afforded by other modes of transport; and*
- (b) a use or development does not detract from the amenity of users or the locality by:*
  - (i) preventing regular parking overspill;*
  - (ii) minimising the impact of car parking on heritage and local character.*

In this case the existing sailing club is focused on the activity of sailing rather than on social activities. The majority of use occurs during daylight hours.

The parking demands of the site are serviced by the existing Council carpark adjacent to the site. This adequately caters for demand associated with the club activities.

The peak use period is Saturday mornings between October and early December when the sailing club and little athletics activities at the nearby Sandown oval align.

Although the club sailing activities occur on Friday afternoons during the summer months, the intensity of use is unlikely to conflict with the parking demands of the Friday Night Market.

Even with the loss of 9 public parking spaces to facilitate the proposed extension, it is considered that there will continue to be adequate parking available within the various parking areas of the Long Beach Reserve and nearby Long Point Road and Sandown Avenue.

The Club occasionally hosts special events such as a national championship. These events typically occur once every 3-5 years during late December and early January when other activities such as the market and little athletics are suspended over the summer holiday period.

### *Stormwater Management Code*

The proposal does not involve the creation of new impervious surfaces or carparking spaces.

*Coastal Inundation Hazard Code*

The proposal does not include buildings within the hazard areas and the proposal therefore does not conflict with the Use or Development Standards of this Code.

*Coastal Erosion Code*

The proposed building extensions are partly within the Low hazard Coastal Erosion Hazard Area.

The proposal does not include new habitable buildings. The proposal therefore does not conflict with the Use Standards of the Code.

*Building and Works (E16.7.1)*

The proposed works satisfy P1 in that the building extension is at the rear of the building, away from the coast and will not result in an increased risk to users of the site, adjoining property or infrastructure.

**Conclusion**

The proposal relates to the existing and long established Sandy Bay Sailing Club. It will facilitate much needed upgrades to accommodate strong demand for junior sail training on the River Derwent. It will support Hobart's continued reputation as one of the world's great harbor cities with a strong maritime tradition.

The club is a permitted use and complies with all relevant use and development standards for the Recreation and Open Space Zones.

The parking demands of the Club and surrounding area can continue to be accommodated within the existing Council carpark and surrounding areas of the Long Point Reserve.

I trust Council has sufficient information to determine this application however please contact the undersigned as necessary for further information or clarification.

Yours sincerely



Frazer Read

**Principal**

All Urban Planning Pty Ltd



PO BOX 56, Sandy Bay 7006

5<sup>th</sup> June 2018

Nick Heath  
General Manager  
Hobart City Council  
GPO Box 503  
HOBART 7001

**Sandy Bay Sailing Club –Request for Land Owners Consent to Lodge an Application for a Planning Permit and Increase the Council Lease Area**

SBSC is seeking DA approval for a master plan that we anticipate would be built over the next 5 to 10 years and prepare and maintain the club as Tasmanias leading dinghy sailing and training centre.

The Club is an important community facility that supports Hobart and Tasmanian's strong association with the sea and sailing.

The primary goals of the DA are to improve facilities to allow for membership growth and manage safety and OH&S issues.

A primary reason for the upgrade is that SBSC boat storage facilities are full. We are currently rejecting boat storage and consequently memberships. Due to changing program and coaching structures in the past 5 years, membership has doubled (currently just over 300). The club has employed a full time sailing coach on a two-year contract and we are seeing the fruits of much hard work from its members and junior coaching program, which has allowed the club's previous position of relying purely on volunteers to be more sustainable.

SBSC is a 7 day per week operation for 6 months of the year (Oct-Mar) and 4 to 5 days for the other months. Along with our full time coach we have a further 20 part time coaches who are required to complete 40 volunteer hours, have Australian Sailing Certification and have completed all relevant first aid courses and power boat licences. The primary role of these coaches is to assist and run programs, which include the following:

- Australian Sailing Tackers Program attended by 140 children this season
- SBSC Midweek Coaching (Mon to Fri) attended by over 80 children weekly during term 4 and term 1 of each school year
- Various weekend coaching which includes our Green Fleet Program which this season grew to over 30 boats each Saturday morning



The Tackers and Green Fleets are mainly where our new memberships come from. Currently 5 potential new members are seeking to purchase entry level Optimists, but can be only assured of a storage position if they can purchase an existing stored boat.

Another significant part of the club's program involves hundreds of children participating in learn to sail programs and team sailing. The schools involved and using our coaching services are Bowen Road, Collegiate, Fahan, Taroona High, Hutchins, Kingston High, Hobart College and Friends. Last year SBSC fully sponsored a learn to sail program with 40 children from Bowen Primary and afterwards supported and paid for 5 of those children to participate in Tackers 1 & 2 programs (20 training hours each).

The proposed plan of the new boat storage and stores improves Safety and OH&S issues significantly by:

- Decreasing boat and foot traffic on the main laneway to the start of the ramp by providing access on both sides of the club and storing the Tackers training Optimist in a new storage area on the NW corner (behind the recently installed stairs)
- Building the new RIB Storage Shed which will house 6 x RIB's, beach buggy, anchors and floatation marks, workshop, safety equipment, radio charging station and a separate bunted and ventilated fuel storage shed

Currently the club house is being renovated with assistance from a State Government grant and Origin Energy and includes the much needed renovation of the kitchen, doubling the size of the girl's change room area and identifying and upgrading several OH&S issues, (such as the replacement of all exterior stairs and handrails) that have been inherited over time. While these renovations are required our scope for growth is not achievable without attending to the boat storage issues and this is covered in the Masterplan DA which delivers achievable staging that can assure and give clarity to the clubs future.

Kind Regards

Stuart Hamilton

A handwritten signature in black ink, appearing to read "Stuart Hamilton".

Rear Commodore



6 August 2018

Mr Frazer Read  
Principal  
All Urban Planning  
19 Mawhera Avenue  
SANDY BAY TAS 7005

Via Email: [frazer@allurbanplanning.com.au](mailto:frazer@allurbanplanning.com.au)

Dear Mr Read

## **SANDY BAY SAILING CLUB MASTERPLAN – LONG BEACH RESERVE, SANDY BAY**

I refer to the spatial masterplan submitted by your clients, the Sandy Bay Sailing Club and to consider a request to extend the lease footprint together with considering providing landlord approval for the redevelopment plans, as detailed in the masterplan.

I am pleased to inform you that the Council at its meeting of 23 July 2018 considered the matter whereat it was resolved:

- That:*
- 1. In-principle approval be granted for an extension of the lease footprint of the Sandy Bay Sailing Club at Long Beach Reserve, Sandy Bay subject to the Club obtaining planning approval for its proposed development works, in accordance with the master plan, marked as Attachment A to item 6.1 of the Open Parks and Recreation Committee agenda of 12 June 2018.*
  - 2. Approvals for removal of any vegetation within the sand dune system only be considered following receipt of a report that is currently being prepared by a qualified coastal engineer.*
  - 3. The Club engage with the nearby community, including residents, businesses and users of the Long Beach Reserve and Sandown Park sportsgrounds.*

4. *Any vegetation or trees lost as a result of the redevelopment are paid for by the Club, and plantings in excess of those removed to the satisfaction of the General Manager be completed.*
5. *In accordance with the Council Policy 'Grants and Benefits Disclosure' the benefit recognised by the Sandy Bay Sailing Club by way of reduced rental as part of the new lease be disclosed in the City's Annual Report.*

Please contact Mr Shannon Avery, the Council's Acting Manager Parks and Recreation, to discuss the Council's resolution further.

Yours sincerely

A handwritten signature in black ink, appearing to read 'N. Heath', written in a cursive style.

(N.D. Heath)

**GENERAL MANAGER**

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SANDY BAY SAILING CLUB

for

SBSC

Poject Number: 170516

Date: 17-Aug-18

Status  
DEVELOPMENT APPLICATION

No.	Description	Rev.
	COVER	B
1.01	SITE PLAN	B
1.02	LEASE COMPOUND	B
1.03	DEMOLITION PLAN	D
1.04	GROUND FLOOR PLAN	D
1.05	FIRST FLOOR PLAN	B
1.06	ROOF PLAN	C
1.07	ELEVATIONS	B
1.08	ELEVATIONS	B



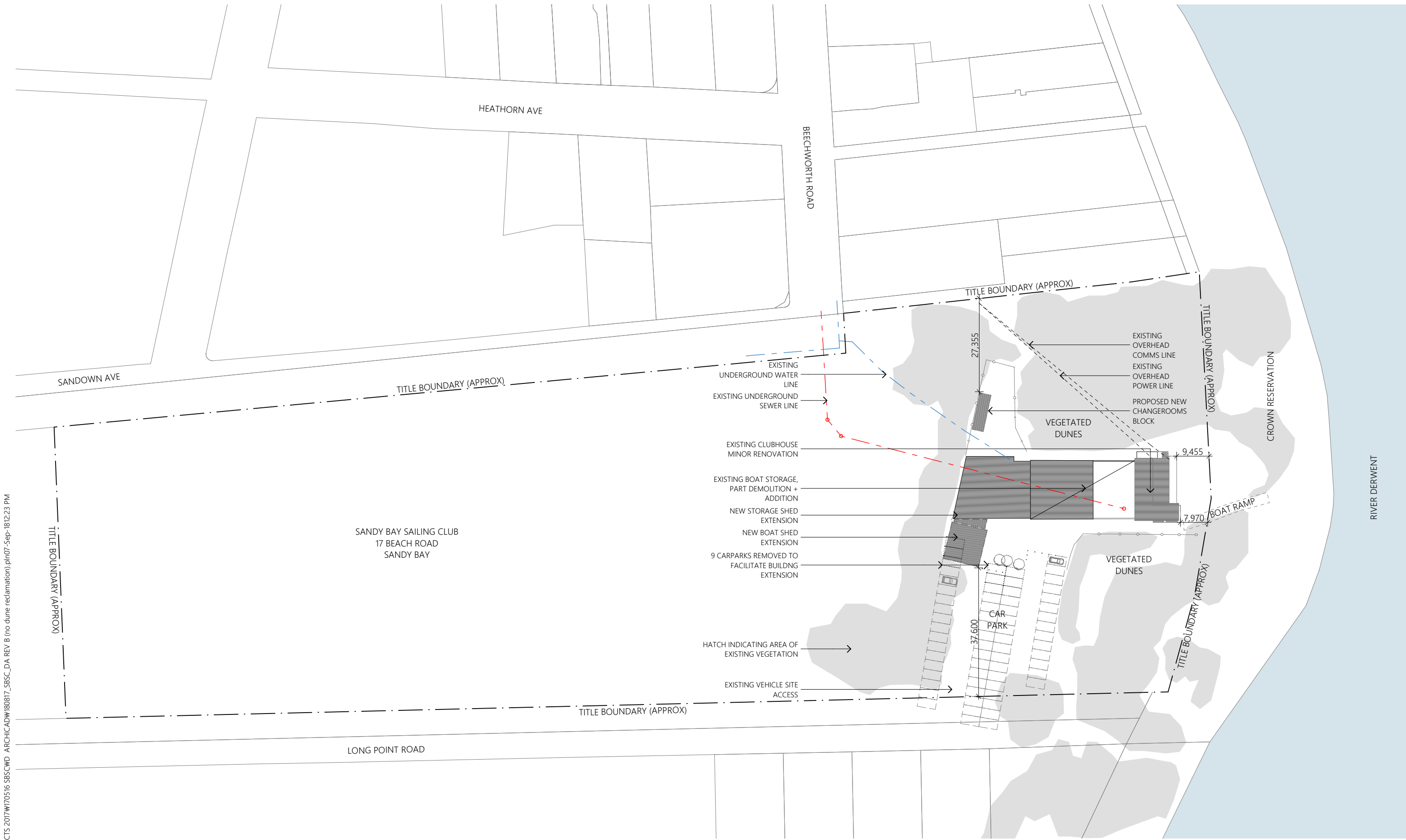
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1 SITE PLAN 1:1000

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17-Aug-18			A
17-Aug-18			B

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07-Sep-18

Project number  
170516  
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KF  
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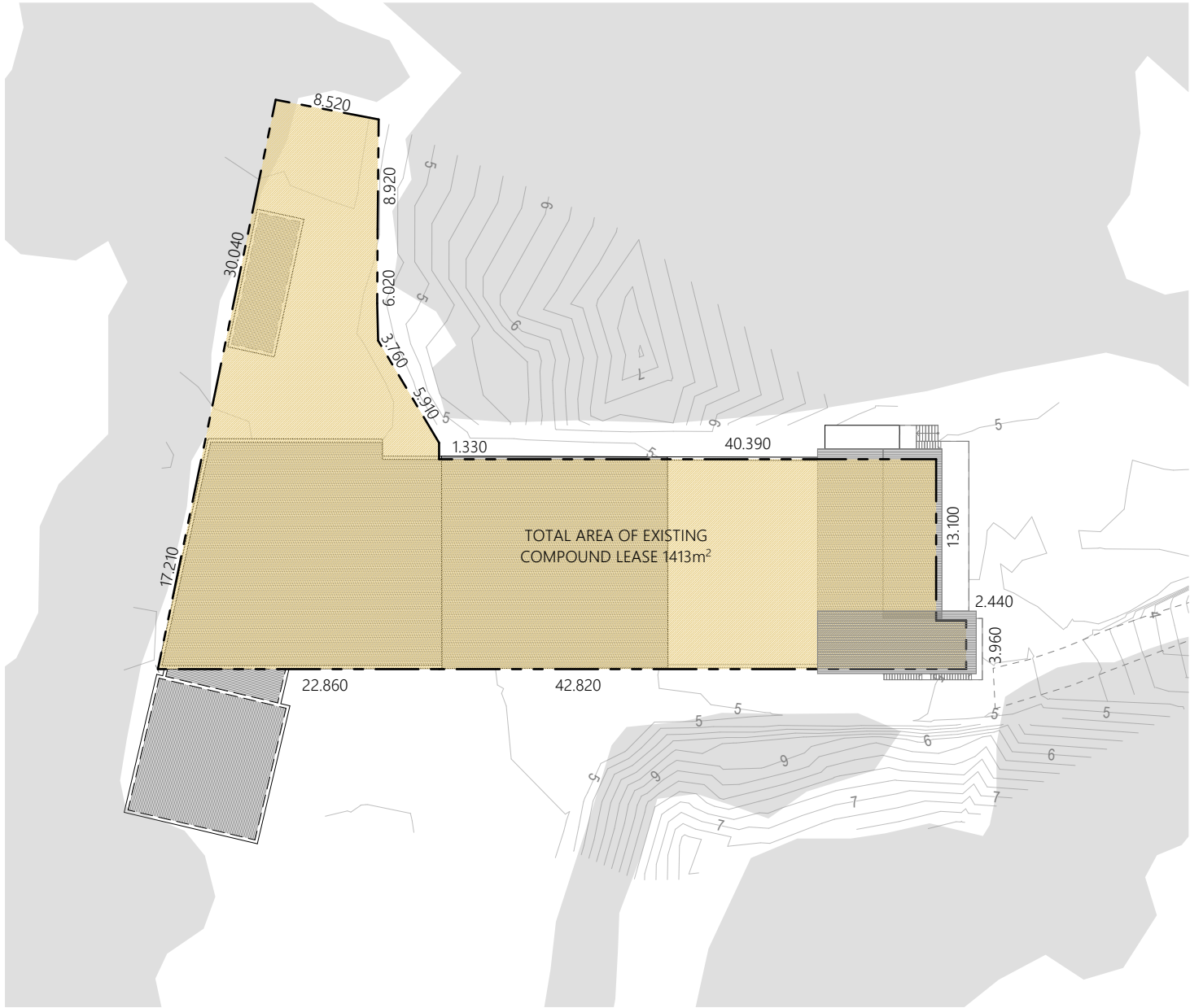
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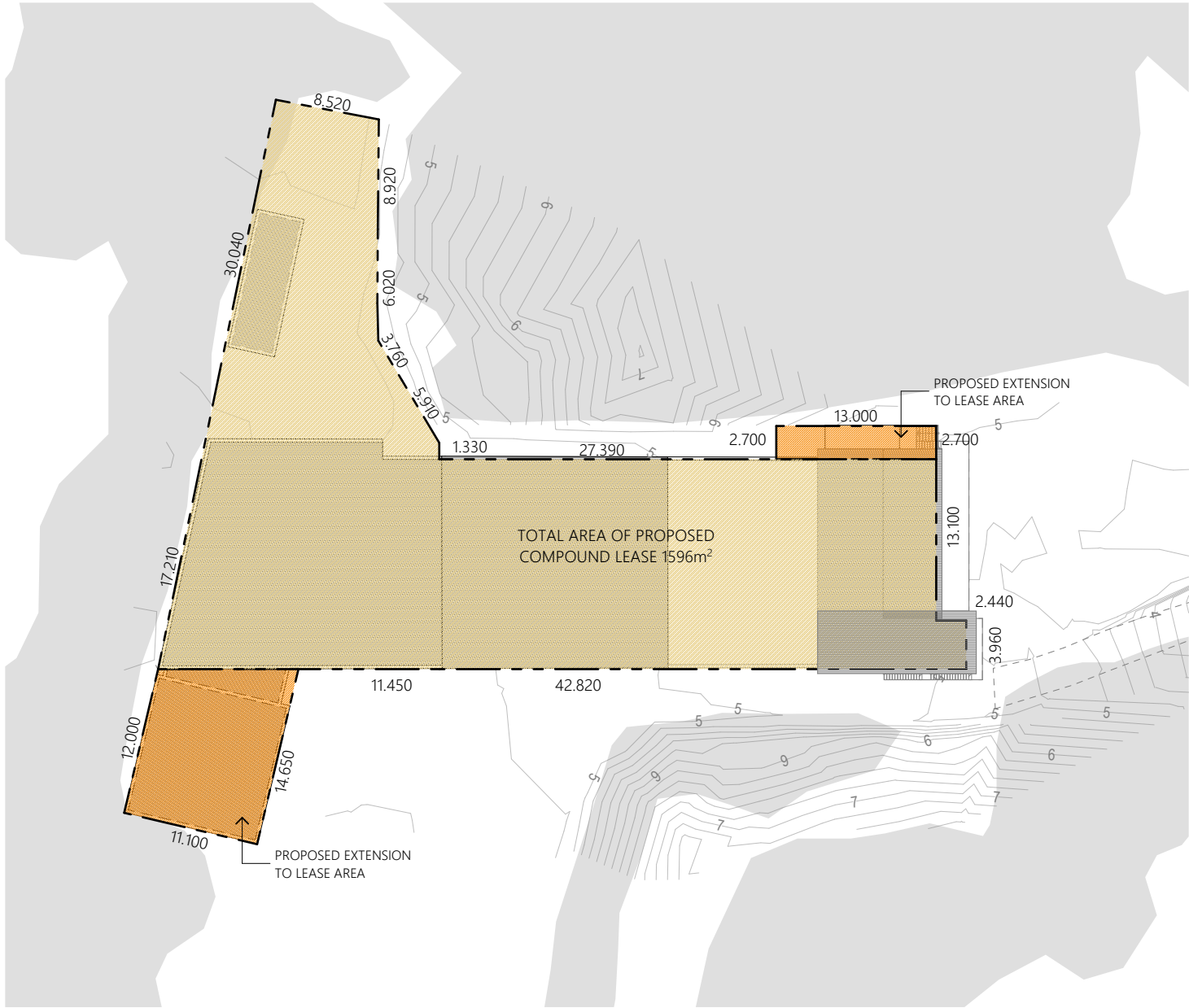
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1 DIAGRAM | COMPOUND LEASE EXISTING 1:500



2 DIAGRAM | COMPOUND LEASE PROPOSED 1:500

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17 Beach Road Sandy Bay TAS 7005

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ARCHITECTURAL  
LEASE COMPOUND

Drawing number  
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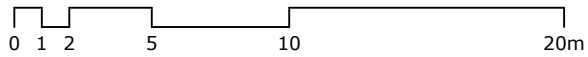
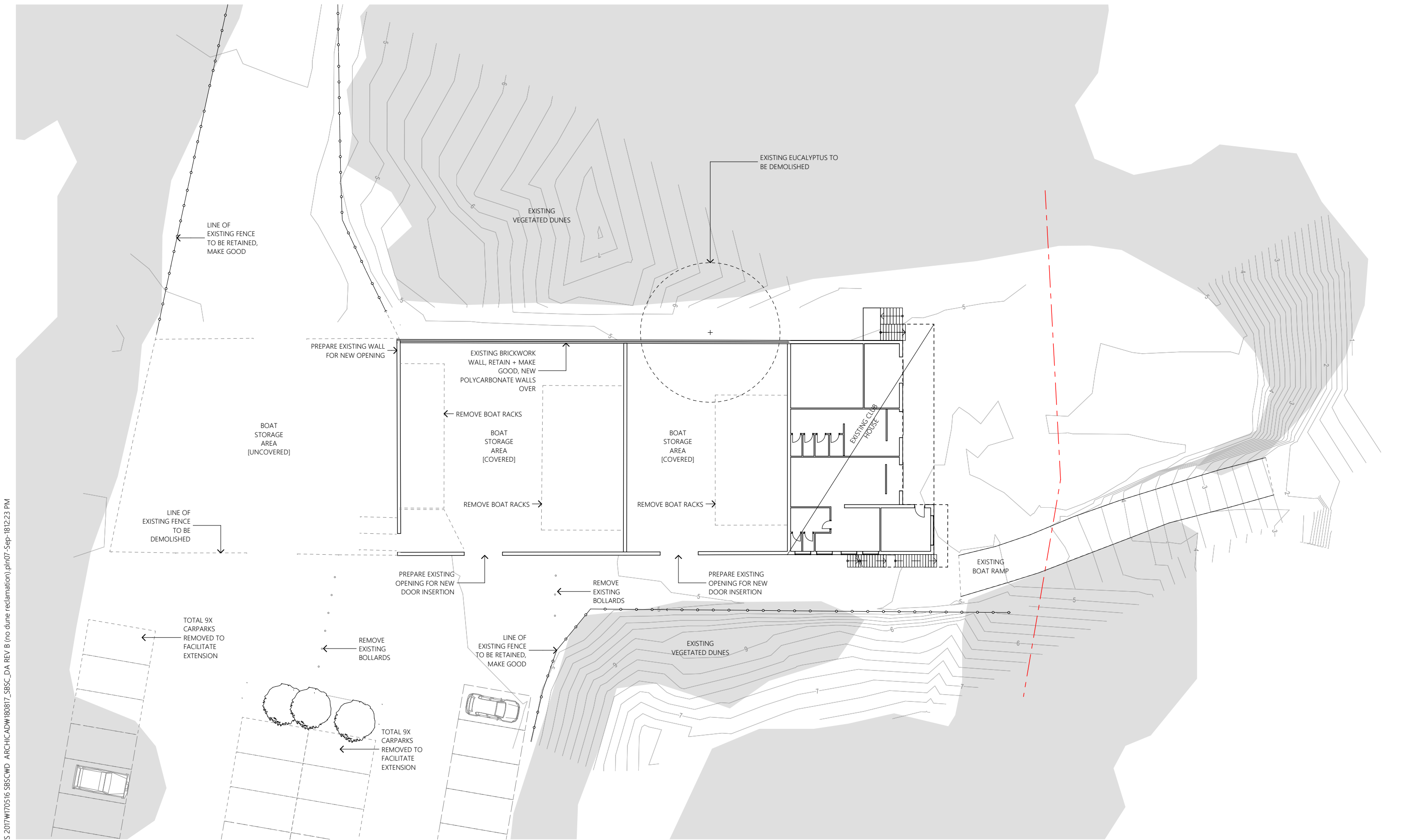
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Drawing title

Revision





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17 Beach Road Sandy Bay TAS 7005

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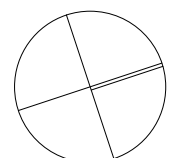
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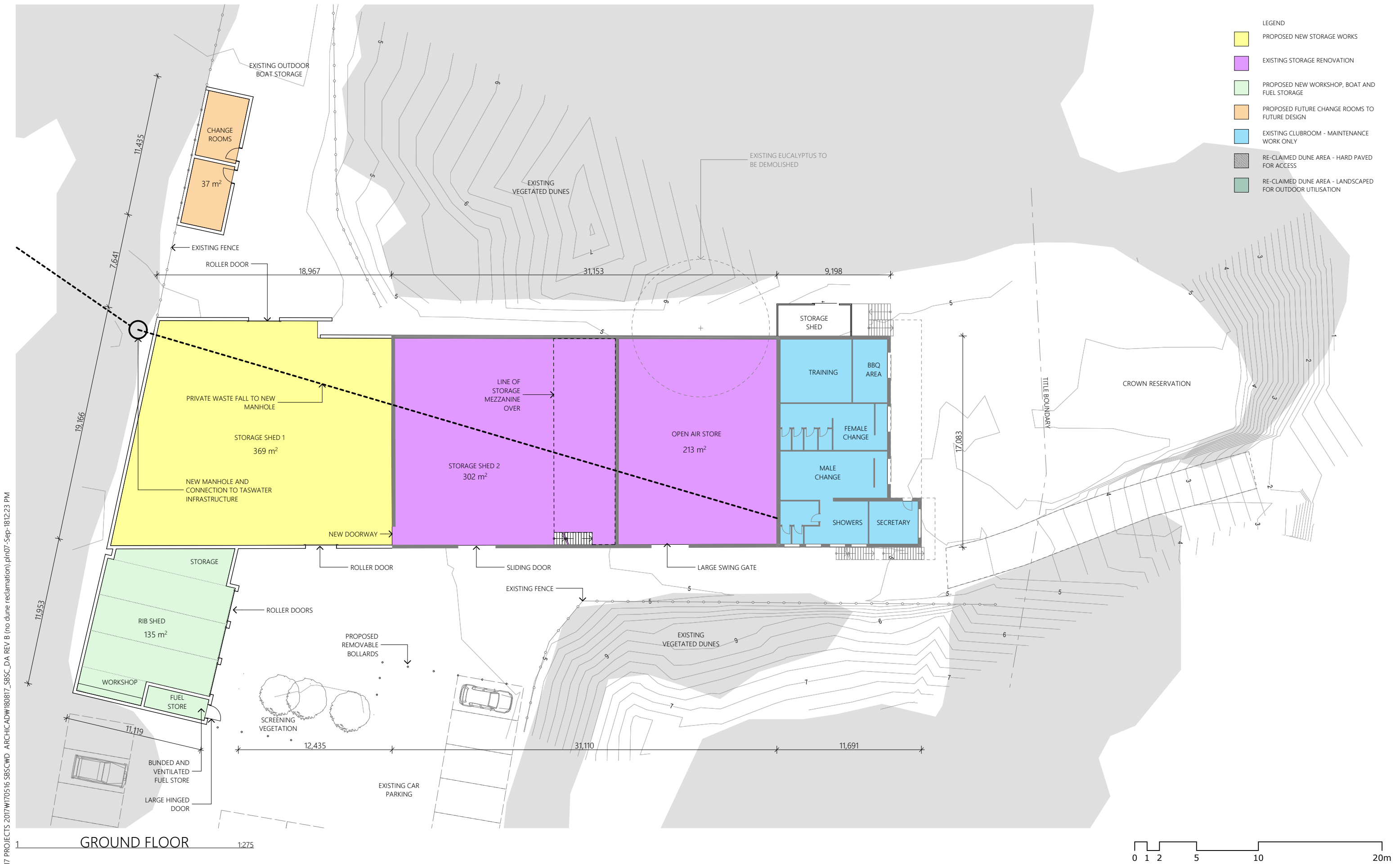


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ARCHITECTURAL  
DEMOLITION PLAN

Drawing number  
1.03

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ARCHITECTURAL

GROUND FLOOR PLAN

Drawing number

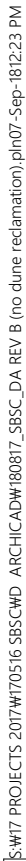
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Revision

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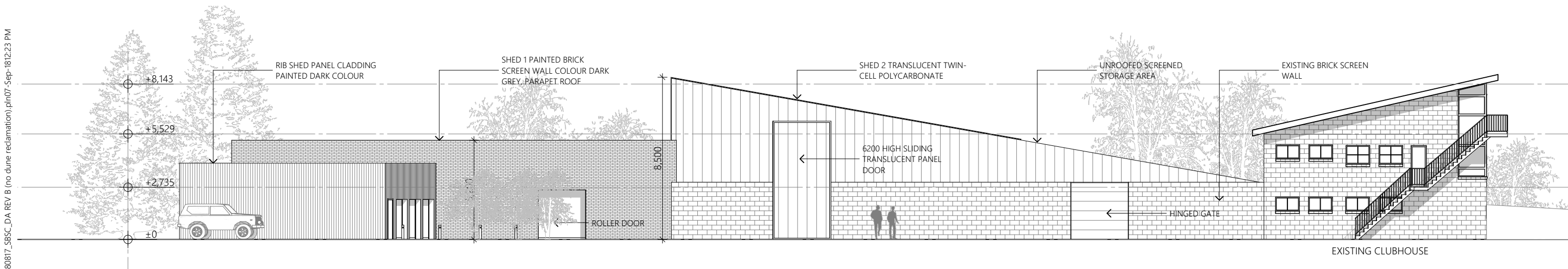


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			17-Aug-18		A	Project number	<p><b>1.06</b></p>		<p><b>C</b></p>			
			17-Aug-18		B	Status				Revision		
			29-Aug-18		C	<b>DEVELOPMENT APPLICATION</b>				170516		
						Date generated				Drawn		
				07-Sep-18	KF	GN						
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1 NORTH ELEVATION 1:200



2 EAST ELEVATION 1:200

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ELEVATIONS

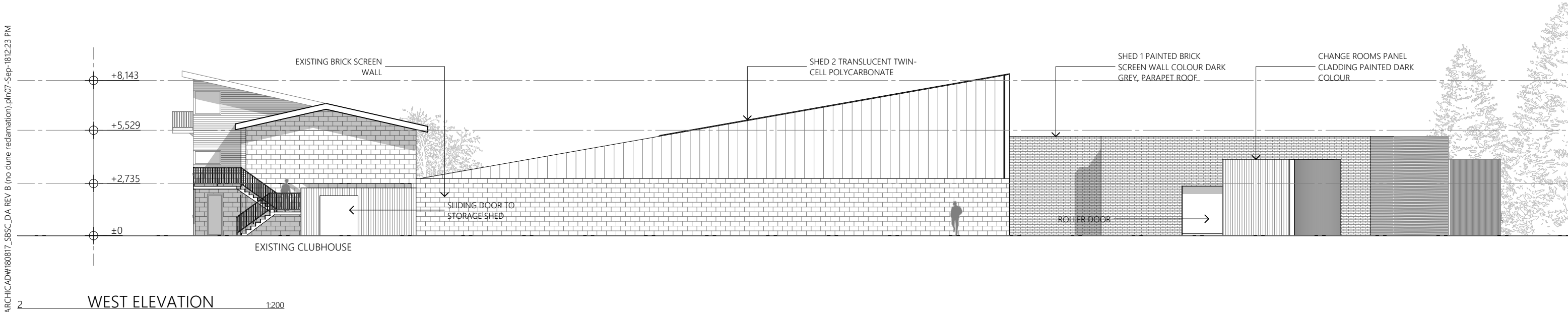
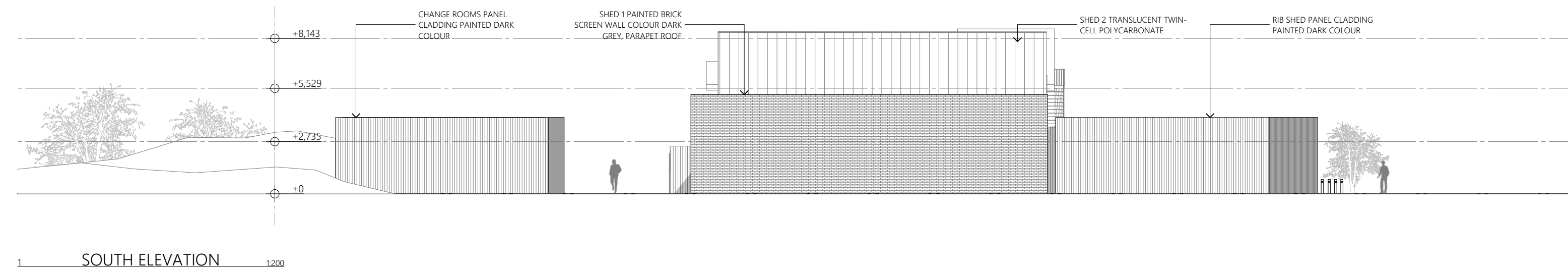
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1.07

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17 Beach Road Sandy Bay TAS 7005

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Date generated: 07-Sep-18

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Drawn: KF  
Approved: GN

Accredited Designer: Richard Loney CC 6198Y

Drawing title  
**ARCHITECTURAL ELEVATIONS**

Drawing number: 1.08  
Revision: B

**From:** Giles Newstead  
**To:** ["Enviro Referrals"](#)  
**Cc:** [Frazer Read](#)  
**Subject:** Attn Sarah Zehmeister Re Sandy Bay Sailing Club  
**Date:** Wednesday, 29 August 2018 11:12:22 AM  
**Attachments:** [image003.png](#)  
[180826\\_roof\\_plan REVC.pdf](#)

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Good morning Sarah,

I have discussed the existing SW dispersion with the clubs plumber Paul Bottomly from Professional Plumbing and he is of the opinion that the existing dispersion system would not be adequate to cope with the increased load the new sheds would produce.

Therefore we have identified an area (within the clubs lease) that would be suitable for a dispersion trench. Currently grass over sand at the base of the dune system. As discussed rather than hold up the process now would it be possible to condition a trench/pit to be designed by a hydraulic engineer as part of the Building Application?

I also note that the application does not include any increased hardstand or paving so this should not be an issue.

Please see revised roof plan with notes as for above.

If this satisfies your RFI I will submit it formally.

If you have any questions please feel free to contact me.

Kind regards,

Giles Newstead  
*Director, Architect*

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**From:** Enviro Referrals <enviroreferrals@hobartcity.com.au>  
**Sent:** Tuesday, August 28, 2018 11:12 AM  
**To:** giles@dock4.com.au  
**Subject:** 2014 field sketch showing downpipes for a building at 17 Beach Road

Please find attached.

Regards

**Sarah Zehmeister**

Technical Officer Environment | Road and Environmental Engineering



City of **HOBART**

16 Elizabeth Street, Hobart, Tasmania, Australia, 7000 | [hobartcity.com.au](http://hobartcity.com.au)  
Telephone (03) 6238 2912

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## Frazer Read

---

**From:** Frazer Read  
**Sent:** Friday, 7 September 2018 12:45 PM  
**To:** 'Amanda.Craig@taswater.com.au'; 'Wilson, Elizabeth'; 'development@taswater.com.au'  
**Cc:** 'Giles Newstead'  
**Subject:** PLN-18-492 Sandy Bay Sailing Club - 17 Beach Road, Sandy Bay - TWDA 2018/01406-HCC  
**Attachments:** 180907\_SBSC\_DA\_REVDsm.pdf

Hi Amanda/Liz,

Please see attached amended plans in response to TasWater and HCCs request for further information 3 September and 4 September respectively.

### *TasWater*

Please see attached an amended plan 1.04 D showing a new manhole to be constructed to the rear of the extended building to TasWater's requirements with the main under the building to be private. It is expect that this will require the manhole to be constructed 2m clear of the rear wall of the building.

### *Parks and City Amenity*

Please see amended plan 1.04 D confirming removal of the existing eucalypt adjacent to the north western side of the existing building in accordance with Council's resolution for owners consent. The SBSC would be pleased to replant offset planting of suitable replacement species as advised by Council.

I will lodge this response through Council's portal.

Regards

**Frazer Read**  
Principal

Call 0400 109 582 Email [frazer@allurbanplanning.com.au](mailto:frazer@allurbanplanning.com.au)  
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