

AGENDA ATTACHMENTS

PLANNING COMMITTEE MEETING

TUESDAY 13TH AUGUST 2024

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Central Highlands Council

MINUTES

PLANNING COMMITTEE MEETING – 14 MAY 2024

Minutes of the **Planning Committee Meeting** (Special Committee of Central Highlands Council) held at the **Bothwell Council Chambers, 19 Alexander Street, Bothwell** on **Tuesday 14th May 2024**, commencing at **9.00am**.

1.0 PRESENT

Cr R Cassidy (Chairperson), Mayor L Triffitt, Deputy Mayor J Allwright and Cr J Hall.

IN ATTENDANCE

Cr J Honner, Cr D Meacheam, Cr A Bailey, Cr Y Miller (attended meeting at 9.07am), Cr A Archer (attended meeting at 9.38am), Mr G Rogers (Development & Environmental Services Manager), Mrs L Brown (Senior Planning Officer), Mr I Edwards and Mrs K Bradburn (Minutes Secretary).

2.0 APOLOGIES

Nil

3.0 PECUNIARY INTEREST DECLARATIONS

In accordance with Regulation 8 (7) of the Local Government (Meeting Procedures) Regulations 2015, the Chairman requests Councillors to indicate whether they or a close associate have, or are likely to have, a pecuniary interest (any pecuniary or pecuniary detriment) in any item of the Agenda.

Deputy Mayor J Allwright declared a Pecuniary Interest for Item 7.2 – Development Application (DA2024/18) Boat Ramp & Jetty at land described as 475 Rockmount Road, Ellendale (182981/0) submitted by PDA Surveyors and owned by Strata Corporation 182981 “Paradise”

4.0 PERCEIVED INTEREST DECLARATIONS

Under the **Model Code of Conduct** made by Order of the Minister responsible for Local Government the following will apply to a Councillor –

PART 2 – Conflict of Interest that are not Pecuniary

(6) A Councillor who has an actual, potential or perceived conflict of interest in a matter before the Council must –

- (a) Declare the conflict of interest and the nature of the interest before discussion on the matter begins; and
- (b) Act in good faith and exercise reasonable judgement to determine whether a reasonable person would consider that the conflict of interest requires the Councillor to remove himself or herself physically from any Council discussion and remain out of the room until the matter is decided by the Council.

Deputy Mayor J Allwright declared a Perceived Interest for Item 7.2 – Development Application (DA2024/18) Boat Ramp & Jetty at land described as 475 Rockmount Road, Ellendale (182981/0) submitted by PDA Surveyors and owned by Strata Corporation 182981 “Paradise”

5.0 CONFIRMATION OF DRAFT MINUTES OF THE PLANNING COMMITTEE MEETING HELD 12TH MARCH 2024

RESOLUTION 01/05.2024/PC

Moved: Cr J Hall

Seconded: Deputy J Mayor Allwright

THAT the Draft Minutes of the Planning Committee Meeting of Council held on Tuesday 12th March 2024 to be confirmed.

CARRIED

FOR the Motion

Cr R Cassidy, Mayor L Triffitt, Deputy Mayor J Allwright and Cr J Hall

6.0 PUBLIC QUESTION TIME

In accordance with Council's Policy No 2017-49 *Public Comment on Planning Agenda Items at Committee Meetings* a person may speak about an item on the agenda to be considered by the Planning Committee during public question time or at the beginning of the item, as determined by the Chairperson.

Speakers should follow the procedure below:

1. Only those people that have:
 - (a) Initiated the planning decision under the *Land Use Planning and Approvals Act 1993* (Act) (“Applicant”); or
 - (b) The owner of the land subject to the planning decision (“Owner”); or
 - (c) made a representation within the statutory notice period in relation to a planning decision (“Representor”)

will be entitled to speak at a Planning Committee Meeting (“Meeting”).
2. Prior to the commencement of the Meeting a person who wishes to address the Meeting must:
 - i. Notify the Council in writing by close of business on the Friday prior to the Planning Committee meeting of the person's intention to address the Meeting, including with the following detail:
 - (a) Identify whether the person is the Applicant or a Representor;
 - (b) If a Representor, the date the person made a representation in respect to the planning decision; and
 - (c) the relevant planning decision by the Council allocated number, or by reference to the land to which it relates (eg, by certificate of title, PID or address);
 - (d) the question or topic on which the person wishes to speak.
 - ii. Notify the Chairperson of his or her arrival prior to the commencement of the PCM and complete a register.
3. If a person has complied with the procedure in 2 above, the person will be entitled speak at the meeting.
4. The Chairperson will determine the order of speakers.
5. All people entitled to speak will be given equal opportunity to speak.

6. Each person will be limited to **5 minutes** unless otherwise allowed by the Chairperson.
7. A person may make a statement only or ask questions that are directed through the Chairperson.
8. A person may not direct questions to staff members unless directed through the Chairperson. The Chairperson may ask staff members to answer any question.
9. The Council is under no obligation to answer questions. Questions may be taken on notice by the Planning Committee. The Planning Committee may answer such questions at its discretion.
10. (a) Planning Committee members may ask questions of the person speaking.
(b) Councillors present who are not members of the Planning Committee may ask questions or seek clarification only at the discretion of the Chairperson.
11. The Applicant may be given notice of a person's intention to speak. The Applicant will be given an opportunity to speak in reply, limited to 5 minutes unless otherwise allowed by the Chairperson. If the Applicant is not present at the Meeting, the Planning Committee may provide the Applicant with an opportunity to respond.
12. No debate or argument is permitted at any time.
13. Members of the gallery must not interject while another party is speaking.

Council's Policy 2017-49 'Public Comment on Planning Agenda Items' will be available for the public to view at the meeting.

Mr I Edwards was in attendance to speak to Item 7.2 – Development Application (DA2024/18) Boat Ramp & Jetty at land described as 475 Rockmount Road, Ellendale (182981/0) submitted by PDA Surveyors and owned by Strata Corporation 182981 "Paradise".

7.0 PLANNING REPORTS

Cr Y Miller attended the meeting at 9.07am

7.1 DEVELOPMENT APPLICATION (DA2023/68) FOR DEMOLITION, CONSTRUCTION OF A NEW DWELLING, OUTBUILDING, VISITOR ACCOMMODATION (4 CABINS) AND ASSOCIATED INFRASTRUCTURE AT 14246 LYELL HIGHWAY, BRONTE PARK (CT 241772/1), OWNED BY J BUTT & R PARKER

PROPOSAL

An application has been made to Council by the property owners J Butt & R Parker to demolish the existing dwelling, construct a new dwelling, outbuilding and 4 cabins to be used as Visitor Accommodation on the property 14246 Lyell Highway (CT 241772/1). The application also includes internal roads as infrastructure.

The documents provided with the Development Application include the following:

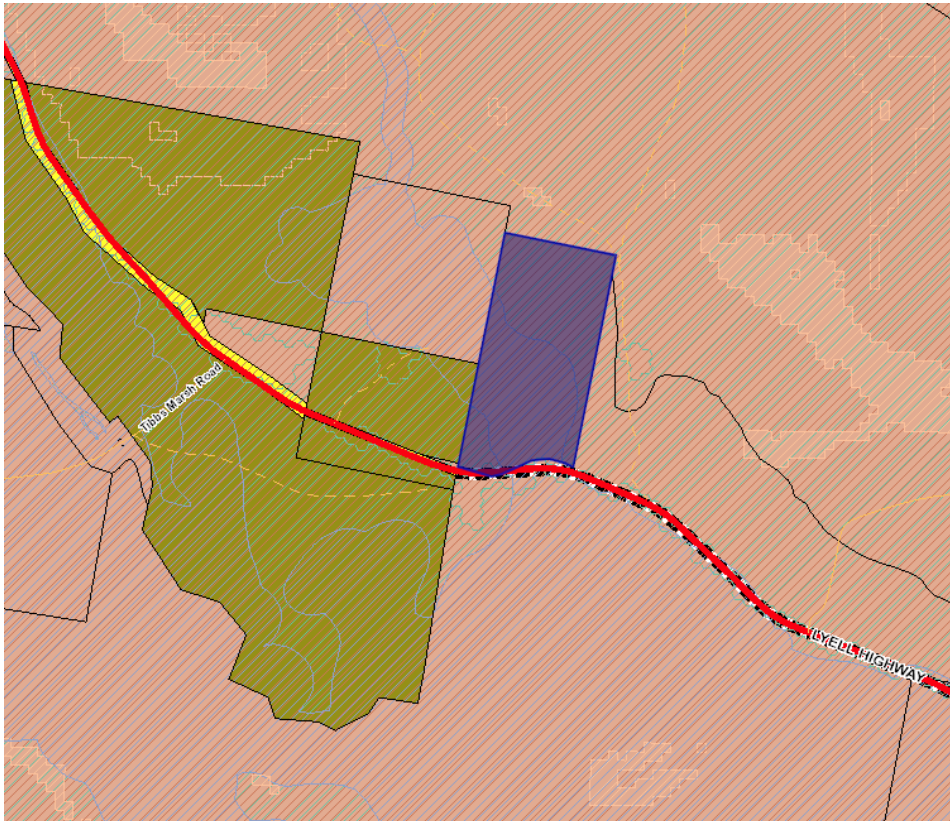
- Completed Development Application Form
- Certificate of Title documents
- Site Plans and Elevations
- Response to Discretionary Use of Rural Zone
- Flora & Fauna Report Prepared by RMCG, Launceston
- Bushfire Hazard Report prepared by ES & D
- Geo-Environmental Assessment prepared by GES

The property has an area of 19.91ha and is located from the Lyell Highway, 7km west of the junction of the Lyell Highway with Fourteen Mile Road and 10km east of 'The Wall' Derwent Bridge.

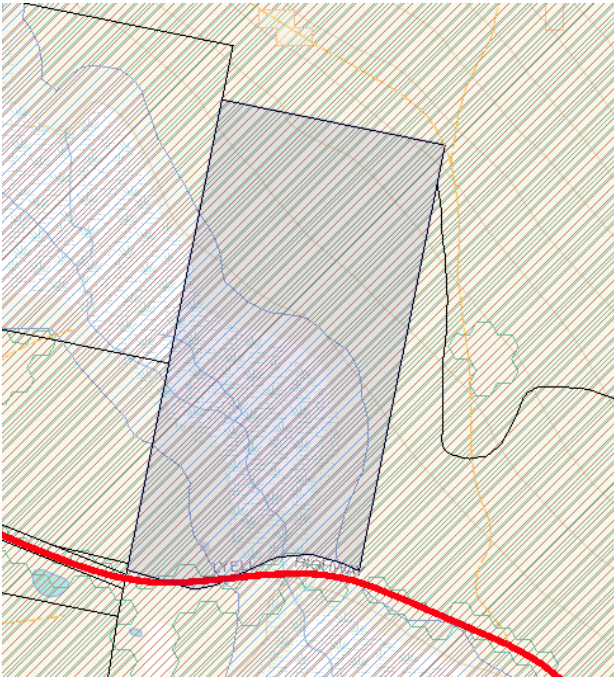
An existing dwelling is located 50m parallel to the Highway in the bottom north west corner of the property, it is proposed to be removed. An existing vehicular access to this structure is also present, however this will be removed or blocked and a new access provided.

Areas of Private Timber Production land form the northern and eastern property boundaries and land identified as Future Potential Production Forest form the Southern property boundary. Adjacent to the western boundary is a property zoned Landscape Conservation in the Tasmanian Planning Scheme and a second title under the property address, which is zoned Rural.

Maps 1, 2 and 3 below indicate the location, zoning and code overlays of the property and immediate area.



Map 1_ The subject land area and surrounds shown in pink is zoned Rural, surrounding properties are in the Landscape Conservation Zone (green) (source: thelist. 05/05/24)



Map 2_ The subject land area shaded blue with the Bushfire Prone Area Code Overlay (black lines), Natural Assets Code, Waterway and Coastal Protection Area (light blue lines) Natural Assets Code, Priority Vegetation (green lines) (source:thelist. 05/05/24)



Map 3_ The subject land area aerial photograph (source: thelist. 05/05/24)

PLANNING COMMITTEE DISCUSSION

Cr Cassidy raised concern regarding the word “Buffer” being misspelt on the plans submitted. Mrs L Brown advised that despite the typo she was content the plans and reports advertised were correct and to standard.

RESOLUTION 02/05.2024/PC**Moved:** Cr H Hall**Seconded:** Deputy Mayor J Allwright

THAT the Planning Committee make the following recommendation to Council acting as the Planning Authority:

THAT in accordance with the provisions of the Tasmanian Planning Scheme – *Central Highlands* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application (DA2023/68) to demolish the existing dwelling, construct a new dwelling, outbuilding, four (4) cabins to be used as Visitor Accommodation and associated infrastructure at the property described as 14246 Lyell Highway (CT 241772/1), owned by J Butt & R Parker and that a permit be issued with the following conditions:

General

- 1) The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
- 2) This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this letter or the date of the last letter to any representor, whichever is later, in accordance with section 53 of the *Land Use Planning and Approvals Act 1993*.

Amenity

- 3) All external metal building surfaces must be clad in non-reflective pre-coated metal sheeting or painted to the satisfaction of the Manager Development and Environmental Services.
- 4) No vegetation other than that necessary for the construction of the development, associated access and services is to be cleared without the approval of Council.
- 5) The proposed outbuilding is approved as ancillary to the Residential and is to be used for domestic storage only. It is not to be used for commercial, industrial or habitable purposes, unless in accordance with a permit issued by Council or as otherwise permitted by Council's Planning Scheme.

Parking and Access

- 6) Detailed design drawings of the culvert over the watercourse prepared by a suitably qualified person (engineer), are to be provided and approved by Council's Manager of Infrastructure and Works before application for permits under the *Building Act 2016* are lodged.
- 7) The siting of vehicular accesses and car parking spaces must generally accord with the endorsed plans.
- 8) At least four (4) car parking spaces must be provided for the use of the visitor accommodation and must be available for car parking at all times. Car parking must be in accordance with Standards Australia (2004) Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney.
- 9) The internal driveway and areas set-aside for parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and to the satisfaction of Council's Municipal Engineer, and must include all of the following;
 - a) Constructed with a durable all weather pavement;
 - b) Minimum carriageway width of 4 metres;
 - c) Drained to an approved stormwater system; and
 - d) Vehicular passing areas 6 metres wide (total) x 20 metres long every 200 metres.
 or as otherwise required by an approved Bushfire Plan.
- 10) The internal driveway and areas set-aside for parking and associated access and turning must be designed, constructed and maintained to avoid dust or mud generation, erosion and sediment transfer off site or de-stabilisation of the soil on site or on adjacent properties to the standard required by Council's Municipal Engineer.

Access to State Road

- 11) The Access to the Lyell Highway is to be a minimum 5.5m wide to permit two vehicles to pass each other.
- 12) The Access is to be sealed a minimum of 6.0m from the edge of the existing seal of the Lyell Highway.
- 13) The existing B2 Centre line (double continuous line) is to be modified to create a break in the line to permit vehicles to legally turn right into the access from the Lyell Highway.
- 14) The existing access where the structure to be demolished is located, must be either removed or blocked to prevent future use.
- 15) Any conditions imposed by the Department of State Growth for works affecting the road reserve shall form part of this permit and must be adhered to.
- 16) Prior to undertaking any access (or other) works in the state road reserve an Access Permit is required from the Department of State Growth in accordance with Section 16 of the Roads and Jetties Act 1935. Application for Permits can be located at;
https://www.transport.tas.gov.au/road_permits/permits_and_bookings
- 17) Applications must be received by the Department of State Growth at least 20 business days before the expected start date for works, to allow enough time to assess the application.

Services

- 18) The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.

Stormwater

- 19) A Stormwater Management Plan prepared by a suitably qualified person must be prepared and submitted to Councils Municipal Engineer for approval. Once approved the plans shall form part of the permit.
- 20) Prior to the commencement of use and the issuing of a plumbing permit, detailed plans and calculations of the stormwater drainage system, including treatment, retention and outfalls must be prepared by a suitably qualified civil engineer and be submitted to Councils Plumbing Surveyor for approval. Once approved the plans shall form part of the permit.
- 21) Stormwater drainage from the proposed development must be retained on site (or) drain to a legal point of discharge to the satisfaction of Council's General Manager and in accordance with a Certificate of Likely Compliance or Plumbing permit issued by the Permit Authority in accordance with the Building Act 2016.

Wastewater

- 22) Wastewater from the development must discharge to an on-site waste disposal system in accordance with a Certificate of Likely Compliance or Plumbing Permit issued by the Permit Authority in accordance with the Building Act 2016.

Protection of Water Quality

- 23) A Soil and Water Management Plan (SWMP) prepared in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South, must be approved by Council's Development and Environmental Services before development of the land commences (refer to advice below). The SWMP shall form part of this permit when approved.
- 24) Before any work commences install temporary run-off, erosion and sediment controls in accordance with the recommendations of the approved SWMP and maintain these controls at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South and to the satisfaction of Council's Development and Environmental Services.

Natural Values

- 25) Unless otherwise agreed by the Council's General Manager, the development and works must be carried out in accordance with the recommendations made in the Flora and Fauna Report, prepared by RMCC and dated 27 February 2024.

Weed Management

- 26) Prior to the carrying out of any works approved or required by this approval, the property owner must provide a weed management plan detailing measures to be adopted to limit the spread of weeds listed in the Weed Management Act 1999 through imported soil or land disturbance by appropriate water management and machinery and vehicular hygiene to the satisfaction of Council's Manager of Development & Environmental Services.

Construction Amenity

- 27) The development must only be carried out between the following hours unless otherwise approved by the Council's Manager of Development and Environmental Services:
- | | |
|---------------------------------------|-------------------------|
| Monday to Friday | 7:00 a.m. to 6:00 p.m. |
| Saturday | 8:00 a.m. to 6:00 p.m. |
| Sunday and State-wide public holidays | 10:00 a.m. to 6:00 p.m. |
- 28) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
 - The transportation of materials, goods and commodities to and from the land.
 - Obstruction of any public footway or highway.
 - Appearance of any building, works or materials.
 - Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Manager of Development and Environmental Services.
- 29) Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.
- 30) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Manger of Works and Technical Services.

ADVICE NOTES

The following advice applies to this permit:

- This Planning Permit is in addition to the requirements of the Building Act 2016. Approval in accordance with the Building Act 2016 may be required prior to works commencing. A copy of the Directors Determination – categories of Building Work and Demolition Work is available via the CBOS website: [Director's Determination - Categories of Building and Demolition Work \(PDF, 504.4 KB\)](#) or for Low Risk Building Work information go to: [Consumer Guide to Low Risk Building and Plumbing Work](#).
- This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval unless the development for which the approval was given has been substantially commenced or extension of time has been granted. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development may be treated as a new application.
- This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted.

- D. The issue of this permit does not ensure compliance with the provisions of the *Aboriginal Relics Act 1975*. If any aboriginal sites or relics are discovered on the land, stop work and immediately contact the Tasmanian Aboriginal Land Council and Aboriginal Heritage Unit of the Department of Tourism, Arts and the Environment. Further work may not be permitted until a permit is issued in accordance with the *Aboriginal Relics Act 1975*.
- E. The issue of this permit does not ensure compliance with the provisions of the Threatened Species Protection Act 1995 or the Environmental Protection and Biodiversity Protection Act 1999 (Commonwealth). The applicant may be liable to complaints in relation to any non-compliance with these Acts and may be required to apply to the Threatened Species Unit of the Department of Tourism, Arts and the Environment or the Commonwealth Minister for a permit.
- F. The SWMP must show the following:
- (a) Allotment boundaries, north-point, contours, layout of roads, driveways, building envelopes and reticulated services (including power and telephone and any on-site drainage or water supply), impervious surfaces and types of all existing natural vegetation;
 - (b) Critical natural areas such as drainage lines, recharge area, wetlands, and unstable land;
 - (c) Estimated dates of the start and completion of the works;
 - (d) Timing of the site rehabilitation or landscape program;
 - (e) Details of land clearing and earthworks or trenching and location of soil stockpiles associated with roads, driveways, building sites, reticulated services and fire hazard protection.
 - (f) Arrangements to be made for surface and subsurface drainage and vegetation management in order to prevent sheet and tunnel erosion.
 - (g) Temporary erosion and sedimentation controls to be used on the site.
 - (h) Recommendations for the treatment and disposal of wastewater in accordance with Standards Australia (2000), AS/NZS 1547: *On-site wastewater management*, Standards Australia, Sydney.
- G. Appropriate temporary control measures include, but are not limited to, the following (refer to brochure attached):
- Minimise site disturbance and vegetation removal;
 - Diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (eg. temporarily connected to Council's storm water system, a watercourse or road drain);
 - Sediment retention traps (e.g. sediment fences, straw bales, grass turf filter strips, etc.) at the down slope perimeter of the disturbed area to prevent unwanted sediment and other debris escaping from the land;
 - Sediment retention traps (e.g. sediment fences, straw bales, etc.) around the inlets to the stormwater system to prevent unwanted sediment and other debris blocking the drains;
 - Stormwater pits and inlets installed and connected to the approved stormwater system before the roadwork's are commenced; and
 - Rehabilitation of all disturbed areas as soon as possible.
- H. Land on adjacent properties are Timber Production Zone Land (PTPZL) and will be subject to noise and heavy vehicle movements outside of business hours. It should also be noted that as Timber Production land, once harvested, the visual amenity of the area will change.
- I. A separate application may be required for Signage.

CARRIED

FOR the Motion

Cr R Cassidy, Mayor L Triffitt, Deputy Mayor J Allwright and Cr J Hall.

Deputy Mayor J Allwright declared an interest and left the room at 9.15am

7.2 DEVELOPMENT APPLICATION (DA2024/18) BOAT RAMP & JETTY AT LAND DESCRIBED AS 475 ROCKMOUNT ROAD, ELLENDALE (182981/0) SUBMITTED BY PDA SURVEYORS AND OWNED BY STRATA CORPORATION 182981 “PARADISE”

PROPOSAL

Council is in receipt of an application for a Planning Permit for a Boat Ramp and Launching Jetty at the property 475 Rockmount Road, Ellendale also known as “Paradise”.

An informal boat ramp area exists on the property, this development application seeks to formalise and upgrade the facility, to include a boat ramp and launching jetty.

The proposal is to be assessed against the development standards of the Tasmanian Planning Scheme – Central Highlands, the Act and Central Highlands Local Provisions Schedule, CHI-S1.0 Meadowbank Lake Specific Area Plan.

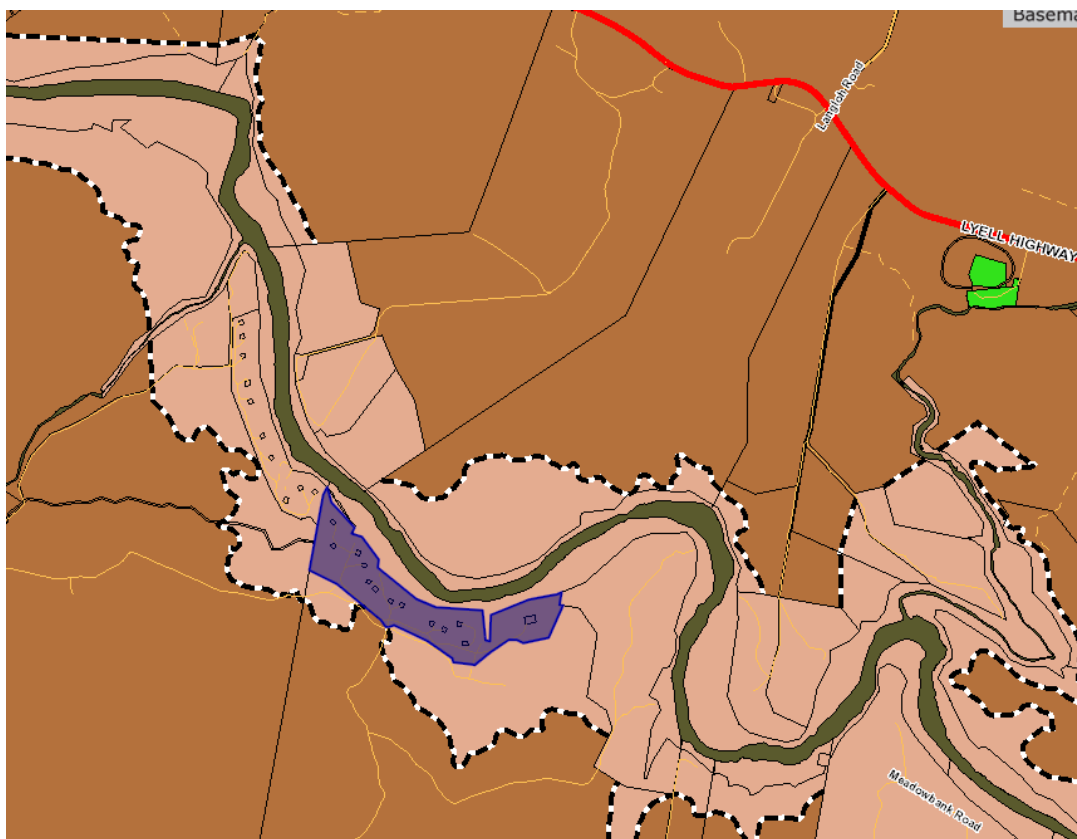
This is a discretionary application under the CHI-S1.0 Meadowbank Lake Specific Area Plan.

The Council gave notice of the application for public comment as required by the Act. During the notification period one representation was received.

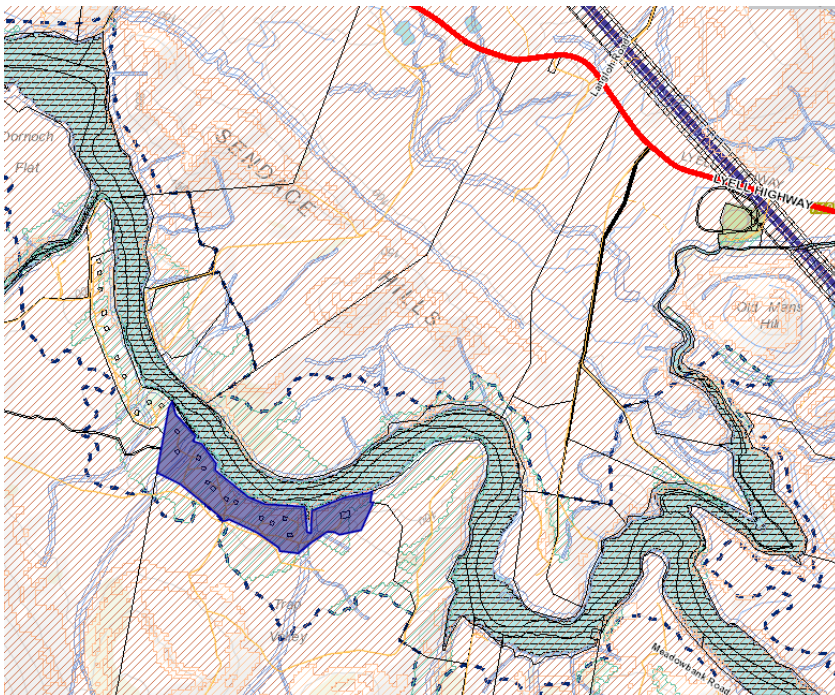
The property is located on the banks of the Meadowbank Lake, some 5km south-west of Hamilton. The scheme is a strata scheme for 13 Visitor Accommodation Units known as “Paradise”.

An existing boat ramp is located to the North West corner of the property. This proposal seeks to formalise the launching area and provide upgraded facilities, such as a launching jetting.

Map 1 and 2 below shows the land zoning, code overlays and location of the property. Map 3 is an aerial image of the property and surrounds. Map 4 identifies the proposed upgrade of facilities.



Map 1_The subject land in blue. Surrounding land is in the Rural Zone (light brown).The brown colour represents the Agriculture Zone. line. Source: LISTmap (09/05/24)



Map 1_ The subject land in blue. The Black dashed line represents the Lake Meadow Bank Specific Area Plan. Blue lines represent the Waterway & Coastal Protection Area, Green Lines represent Priority Vegetation of the Natural Assets Code. Source: LISTmap (09/05/24)



Map 2_ Aerial image of the subject land and surrounding area. Subject titles marked with blue line. Source The List (09/05/24)



Map 4_Aerial image of the subject land and the location of the Boat Ramp and jetty indicated in red. Source The List (09/05/24)

PLANNING COMMITTEE DISCUSSION

Mr I Edwards addressed the Committee advising he has owned the property for 25 years and Council approved a subdivision and 13 visitor accommodation unit strata lots in 2012. There is an existing track to the Lake to an unofficial boat launching area, this application will formalise the existing unofficial boat launching ramp and a new jetty will be constructed.

Access to the boat ramp and jetty is over private land and will be for the use of the strata lot owners.

Cr R Cassidy vacated the Chair and Mayor L Triffitt took the Chair

RESOLUTION 03/05.2024/PC

Moved: Cr H Hall

Seconded: Cr R Cassidy

THAT the Planning Committee make the following recommendation to Council acting as the Planning Authority:

THAT, in accordance with the provisions of the Tasmanian Planning Scheme – *Central Highlands* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application (DA2024/18) Boat Ramp & Jetty at land described as 475 Rockmount Road, Ellendale (182981/0) submitted by PDA Surveyors and owned by Strata Corporation 182981 “Paradise” and that a permit be issued with the following conditions:

General

- 1) The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.

- 2) This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this letter or the date of the last letter to any representor, whichever is later, in accordance with section 53 of the Land Use Planning and Approvals Act 1993.

Amenity

- 3) No vegetation other than that necessary for the construction of the development, associated access and services is to be cleared without the approval of Council.

Services

- 4) The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.

Protection of Water Quality

- 5) A Soil and Water Management Plan (SWMP) prepared in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South, must be approved by Council's Development and Environmental Services before development of the land commences (refer to advice below). The SWMP shall form part of this permit when approved.
- 6) Before any work commences install temporary run-off, erosion and sediment controls in accordance with the recommendations of the approved SWMP and maintain these controls at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South and to the satisfaction of Council's Development and Environmental Services.

Weed Management

- 7) Prior to the carrying out of any works approved or required by this approval, the property owner must provide a weed management plan detailing measures to be adopted to limit the spread of weeds listed in the Weed Management Act 1999 through imported soil or land disturbance by appropriate water management and machinery and vehicular hygiene to the satisfaction of Council's Manager of Development & Environmental Services.

Construction Amenity

- 8) The development must only be carried out between the following hours unless otherwise approved by the Council's Manager of Development and Environmental Services:
- | | |
|---------------------------------------|-------------------------|
| Monday to Friday | 7:00 a.m. to 6:00 p.m. |
| Saturday | 8:00 a.m. to 6:00 p.m. |
| Sunday and State-wide public holidays | 10:00 a.m. to 6:00 p.m. |
- 9) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
 - The transportation of materials, goods and commodities to and from the land.
 - Obstruction of any public footway or highway.
 - Appearance of any building, works or materials.
 - Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Manager of Development and Environmental Services.
- 10) Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.
- 11) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Manger of Works and Technical Services.

ADVICE NOTES

The following advice applies to this permit:

- A. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted. Including the relevant approvals from Hydro Tasmania.
- B. This Planning Permit is in addition to the requirements of the Building Act 2016. Approval in accordance with the Building Act 2016 may be required prior to works commencing. A copy of the Directors Determination – categories of Building Work and Demolition Work is available via the CBOS website: [Director's Determination - Categories of Building and Demolition Work \(PDF, 504.4 KB\)](#) or for Low Risk Building Work information go to: [Consumer Guide to Low Risk Building and Plumbing Work](#).
- C. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval unless the development for which the approval was given has been substantially commenced or extension of time has been granted. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development may be treated as a new application.
- D. The issue of this permit does not ensure compliance with the provisions of the *Aboriginal Relics Act 1975*. If any aboriginal sites or relics are discovered on the land, stop work and immediately contact the Tasmanian Aboriginal Land Council and Aboriginal Heritage Unit of the Department of Tourism, Arts and the Environment. Further work may not be permitted until a permit is issued in accordance with the *Aboriginal Relics Act 1975*.
- E. The issue of this permit does not ensure compliance with the provisions of the Threatened Species Protection Act 1995 or the Environmental Protection and Biodiversity Protection Act 1999 (Commonwealth). The applicant may be liable to complaints in relation to any non-compliance with these Acts and may be required to apply to the Threatened Species Unit of the Department of Tourism, Arts and the Environment or the Commonwealth Minister for a permit.
- F. The SWMP must show the following:
 - (a) Allotment boundaries, north-point, contours, layout of roads, driveways, building envelopes and reticulated services (including power and telephone and any on-site drainage or water supply), impervious surfaces and types of all existing natural vegetation;
 - (b) Critical natural areas such as drainage lines, recharge area, wetlands, and unstable land;
 - (c) Estimated dates of the start and completion of the works;
 - (d) Timing of the site rehabilitation or landscape program;
 - (e) Details of land clearing and earthworks or trenching and location of soil stockpiles associated with roads, driveways, building sites, reticulated services and fire hazard protection.
 - (f) Arrangements to be made for surface and subsurface drainage and vegetation management in order to prevent sheet and tunnel erosion.
 - (g) Temporary erosion and sedimentation controls to be used on the site.
 - (h) Recommendations for the treatment and disposal of wastewater in accordance with Standards Australia (2000), AS/NZS 1547: *On-site wastewater management*, Standards Australia, Sydney.
- G. Appropriate temporary control measures include, but are not limited to, the following (refer to brochure attached):
 - Minimise site disturbance and vegetation removal;
 - Diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (eg. temporarily connected to Council's storm water system, a watercourse or road drain);
 - Sediment retention traps (e.g. sediment fences, straw bales, grass turf filter strips, etc.) at the down slope perimeter of the disturbed area to prevent unwanted sediment and other debris escaping from the land;
 - Sediment retention traps (e.g. sediment fences, straw bales, etc.) around the inlets to the stormwater system to prevent unwanted sediment and other debris blocking the drains;

- Stormwater pits and inlets installed and connected to the approved stormwater system before the roadwork's are commenced; and
- Rehabilitation of all disturbed areas as soon as possible.

H. A separate application may be required for Signage.

CARRIED 2/1

FOR the Motion

Cr R Cassidy and Cr J Hall

AGAINST the Motion

Mayor L Triffitt

Mayor L Triffitt vacated the Chair and Cr R Cassidy took the Chair

Deputy Mayor J Allwright returned to the meeting at 9.15am

8.0 OTHER BUSINESS

Planning Committee Representatives

Concern were raised regarding the Committee make-up and the attendance of the Proxy.

Committee Members were reminded that a Proxy is only required to attend a meeting if another member is unable to attend, or if a member determines they will have a declared interest in an item. When this occurs, it is the responsibility of the Committee Member to advise the Proxy, as soon as possible, of their need to attend the meeting.

Cr A Archer attended the meeting at 9.20am

9.0 CLOSURE

The Chairperson thanked everyone for their contribution and declared the meeting closed at **9.25am**.



Development & Environmental Services
19 Alexander Street
BOTHWELL TAS 7030

Phone (03) 6259 5503
Fax (03) 6259 5722

www.centralhighlands.tas.gov.au

For office use only:

Date Received:	
DA Number:	
PID:	

Application for Planning Approval – Subdivision & Strata Division

Use this form to apply for subdivision approval in accordance with section 81 of the Local Government (Building & Miscellaneous Provisions) Act 1993 and section 57 and 58 of the Land Use Planning and Approvals Act 1993 (the Act).

Tick if there has been a pre-application meeting with a Council officer:

Yes: No:

Officer's name: Date:

Applicant, Owner & Contact Details:

Provide details of the Applicant and Owner of the land. (Please print)

Applicant:	<input type="text" value="Payal Patel of PDA"/>	Phone No:	<input type="text" value="03 6423 6875"/>
Address:	<input type="text" value="77 Gunn Street, Devonport TAS 7310"/>	Fax No:	<input type="text"/>
Email:	<input type="text" value="payal.patel@pda.com.au"/>	Mobile No:	<input type="text"/>
Owner:	<input type="text" value="THOMAS ANDREW WALLACE - SHARON DENISE WALLACE"/>	Phone No:	<input type="text"/>
Address:	<input type="text" value="1204 ELLENDALE RD ELLENDALE TAS 7140"/>	Fax No:	<input type="text"/>

Land Details:

Provide details of the land, including street address, title details and the existing use.

Address:	<input type="text" value="1204 ELLENDALE RD ELLENDALE TAS 7140"/>	Volume:	<input type="text" value="244823/1, 43479/1"/>
Existing Use:	<input type="text" value="residential"/>	Folio:	<input type="text"/>

Please use definitions in planning scheme

Proposed Development Details:

Provide details of the proposed subdivision development.

Development:	<input type="text" value="subdivision as per attached documents"/>
	<input type="text"/>
	<input type="text"/>
	<input type="text"/>

Tick if proposed developed is to be staged: Yes No

Tick Is the proposed development located on land previously used as a tip site? Yes No

Provide an estimate of the completed value of the proposed development works, including the value of all site works and any labour contributions by the Applicant or the Owner.

Est. value: Write 'Nil' if no works are proposed, e.g. boundary adjustment

Declaration:

I/we hereby apply for planning approval to carry out the subdivision development described in this application and the accompanying documents and declare that: -

- The information in this application is true and correct.
- In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
- I/we authorise Council to provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

Council will only use the information provided to consider and determine the application for planning approval. Information provided may be made available for public inspection in accordance with section 57 of the Act.

- I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the Land Use Planning and Approvals Act 1993.

Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.

Signature:

The Applicant must sign and date this form.
Date:

Refer to application checklist over page for additional information requirements

Checklist

To ensure that we can process your application as quickly as possible, please read the following checklist carefully and ensure that you have provided the following at the time of lodging the application. If you are unclear on any aspect of your application, please contact Central Highlands Council by phone on (03) 6259 5503 to discuss or arrange an appointment concerning your proposal. Note that Council may require additional information in accordance with section 54 of the Land Use Planning and Approvals Act 1993.

1. A completed Application for Approval of Use/Development form.
Please ensure that the information provides an accurate description of the proposal, has the correct address and contact details and is signed and dated by the applicant.
2. A current copy of the Certificate of Title for all lots involved in the proposal.
The title details must include, where available, a copy of the search page, title plan, sealed plan or diagram and any schedule of easements (if any), or other restrictions, including covenants, Council notification or conditions of transfer.
3. Two (2) copies of the following information -
 - a) An analysis of the site and surrounding area setting out accurate descriptions of the following -
 - (i) topography and major site features including an indication of the type and extent of native vegetation present, natural drainage lines, water courses and wetlands, trees greater than 5 metres in height in areas of skyline or landscape importance and identification of any natural hazards including flood prone areas, high fire risk areas and land subject to instability;
 - (ii) soil conditions (depth, description of type, land capability etc);
 - (iii) the location and capacity of any existing services or easements on the site or connected to the site;
 - (iv) existing pedestrian and vehicle access to the site;
 - (v) any existing buildings on the site;
 - (vi) adjoining properties and their uses; and
 - (vii) soil and water management plans.
 - b) A site plan for the proposed use or development drawn, unless otherwise approved, at a scale of not less than 1:200 or 1:1000 for sites in excess of 1 hectare, showing -
 - (i) a north point;
 - (ii) the boundaries and dimensions of the site;
 - (iii) Australian Height Datum (AHD) levels and contours;
 - (iv) natural drainage lines, watercourses and wetlands;
 - (v) soil depth and type;
 - (vi) the location and capacity of any existing services or easements on the site or connected to the site, including the provisions to be made for supplying water and draining the lots;
 - (vii) the location of any existing buildings on the site, indicating those to be retained or demolished, and their relationship to buildings on adjacent sites, streets and access ways;
 - (viii) the use of adjoining properties;
 - (ix) the proposed subdivision lots boundaries and the building envelopes for buildings, including distinguishing numbers, boundary dimensions and areas;
 - (x) the streets, roads, footpaths and other ways public and private, existing and to be opened or constructed on the land, including the widths of any such roads, footpaths and other ways;
 - (xi) the general location of all trees over three (3) metres in height;
 - (xii) the position of any easement over or adjoining the land;
 - (xiii) the location of any buildings on the site or lots adjoining it;
 - (xiv) any proposed public open space, or communal space or facilities;
 - (xv) proposed landscaping, indicating vegetation to be removed or retained and species and mature heights of plantings; and
 - (xvi) methods of minimizing erosion and run-off during and after construction and preventing contamination of storm water discharged from the site.
4. A written submission supporting the application that demonstrates compliance with the relevant parts of the Act, State Policies and the Central Highlands Planning Scheme 1998, including a Traffic Impact Statement where the development is likely to create more than 100 vehicle movements per day.
5. Application fees.
As per Fee Schedule. Please contact Central Highland Council's Development and Environmental Services Department by phone on (03) 6259 5503 if you require assistance in calculating the fees.

SEARCH OF TORRENS TITLE

VOLUME 43479	FOLIO 1
EDITION 5	DATE OF ISSUE 16-Sep-2016

SEARCH DATE : 14-Feb-2024

SEARCH TIME : 12.50 PM

DESCRIPTION OF LAND

Parish of SUTHERLAND, Land District of BUCKINGHAM
 Lot 1 on Sealed Plan 43479
 Derivation : Part of Lor 2479 Gtd to W a Bethune
 Prior CT 4651/46

SCHEDULE 1

M584886 TRANSFER to THOMAS ANDREW WALLACE and SHARON DENISE
 WALLACE Registered 16-Sep-2016 at 12.01 PM

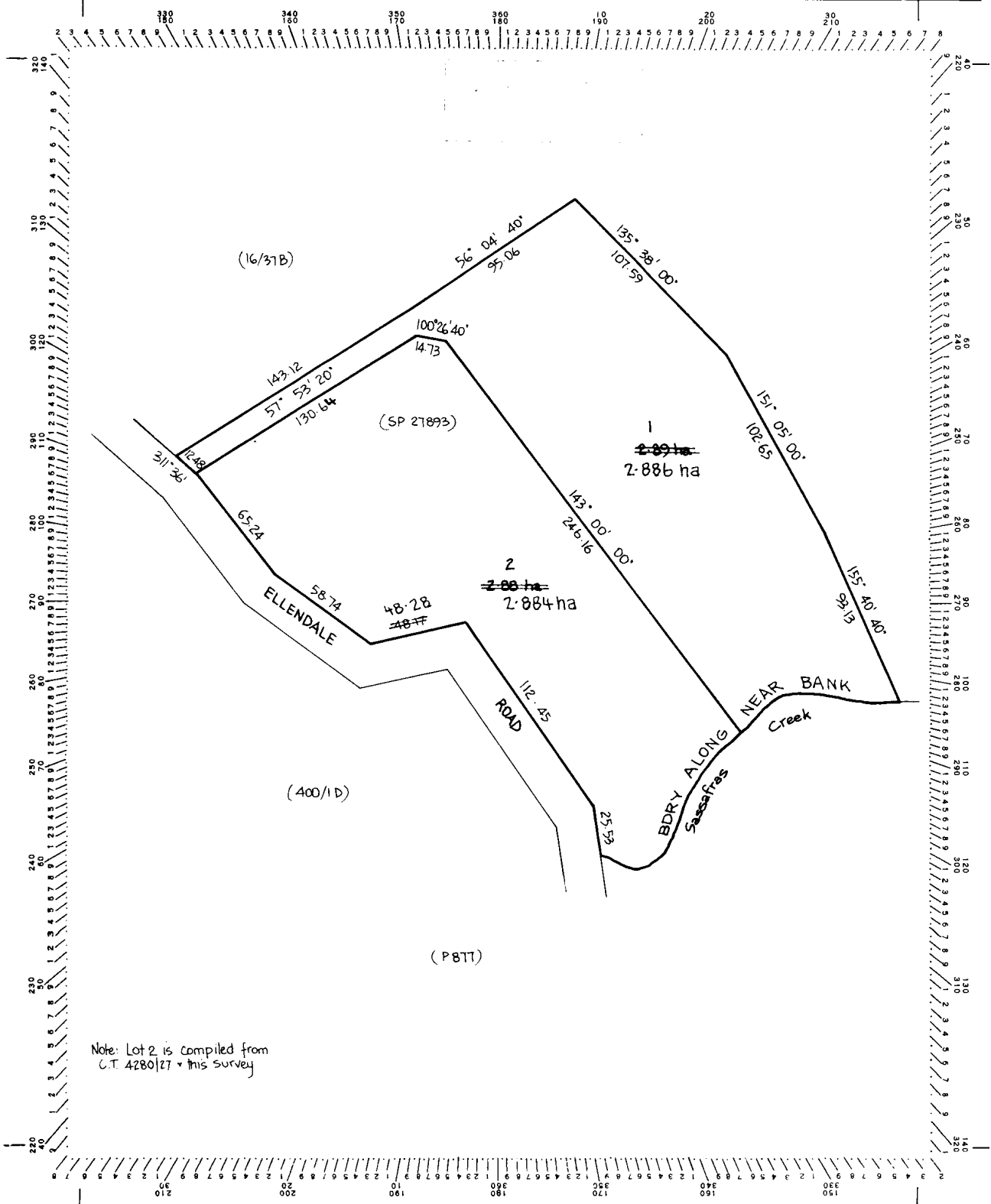
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 E63267 MORTGAGE to Westpac Banking Corporation Registered
 16-Sep-2016 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: M. L. TRIGG	PLAN OF SURVEY by Surveyor... <u>D. G. J. POTTER</u> ... of land situated in the LAND DISTRICT OF BUCKINGHAM PARISH OF SUTHERLAND	Registered Number:
Title Reference: C.T. 4280/27		SP43479 Approved <u>27 MAR 1990</u> Effective from:
Grantee: Part of Lot 2479 (G15-0-0) Gtd to Walter A Bethune Bethune	SCALE 1: 2000 MEASUREMENTS IN METRES	 Recorder of Titles



Note: Lot 2 is compiled from C.T. 4280/27 + this survey

SEARCH OF TORRENS TITLE

VOLUME 244823	FOLIO 1
EDITION 3	DATE OF ISSUE 16-Sep-2016

SEARCH DATE : 14-Feb-2024

SEARCH TIME : 12.49 PM

DESCRIPTION OF LAND

Parish of SUTHERLAND, Land District of BUCKINGHAM
 Lot 1 on Plan 244823
 Derivation : Part of Lot 2479 Gtd. to W.A. Bethune
 Prior CT 4280/28

SCHEDULE 1

M584886 TRANSFER to THOMAS ANDREW WALLACE and SHARON DENISE
 WALLACE Registered 16-Sep-2016 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 E63267 MORTGAGE to Westpac Banking Corporation Registered
 16-Sep-2016 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OS D 415

ANNEXURE TO CERTIFICATE OF TITLE
FOLIO OF REGISTER

VOL. 4280 FOL. 28



REGISTERED NUMBER

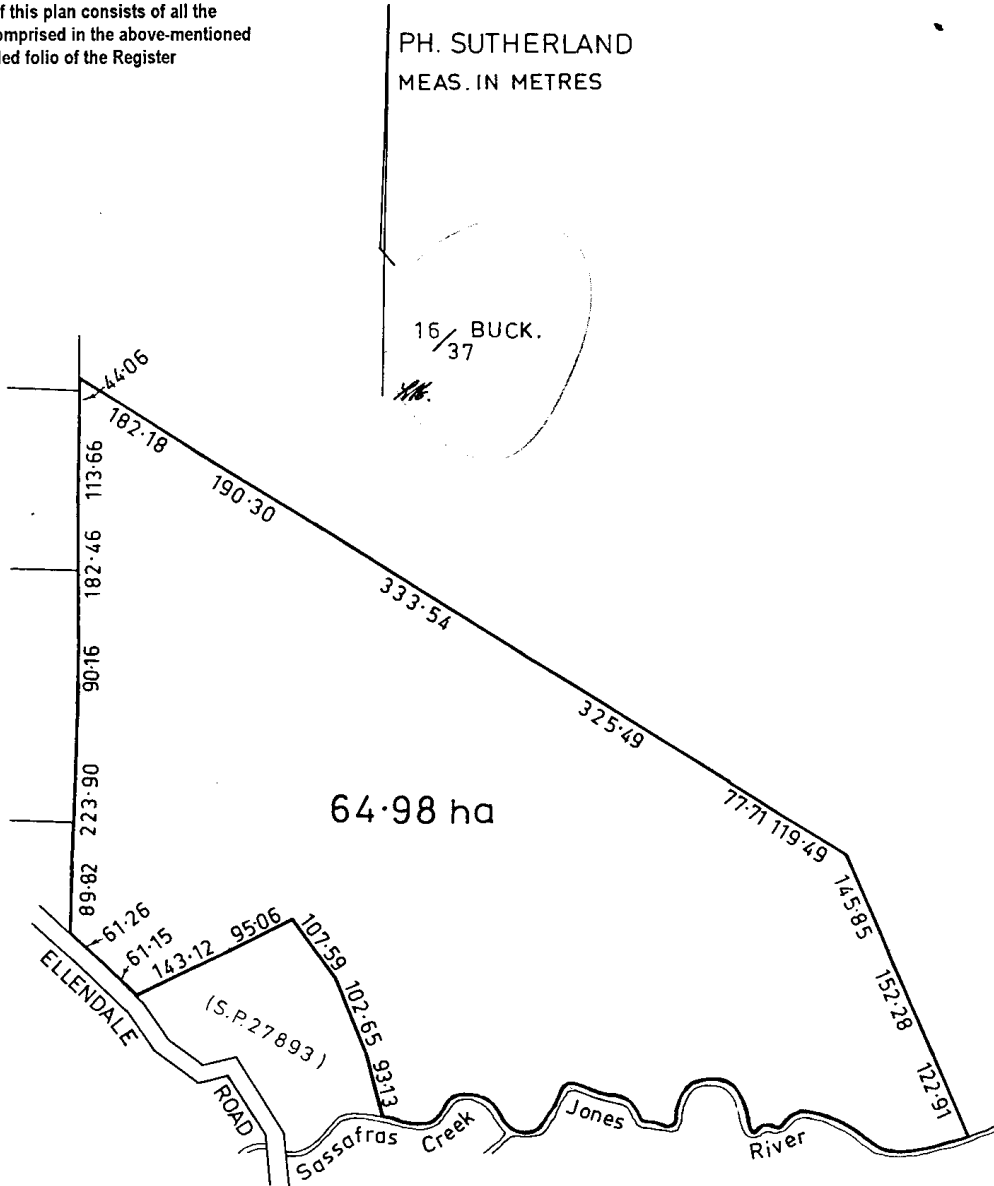
244823

Recorder of Titles

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register

PH. SUTHERLAND
MEAS. IN METRES

16/37 BUCK.



64.98 ha

ELLEDALE ROAD

(S.P. 27893)

Sassafras Creek

Jones

River

PLAN OF SUBDIVISION



Owners
Thomas Andrew Wallace & Sharon Denise Wallace

Title References
FR 244823/1 & FR 43479/1

Address
Ellendale Road Ellendale tas 7140

Council
Central Highlands Council

Planning scheme
Central Highlands Local Provisions Schedule

Zone
11 Rural Living Zone A
20 Rural

Code Overlay Name
13 Bushfire-prone areas
15 Low landslip hazard band
17 Waterway and coastal protection area

Point of interest
Lat/Lon : -42.59714,
146.70974

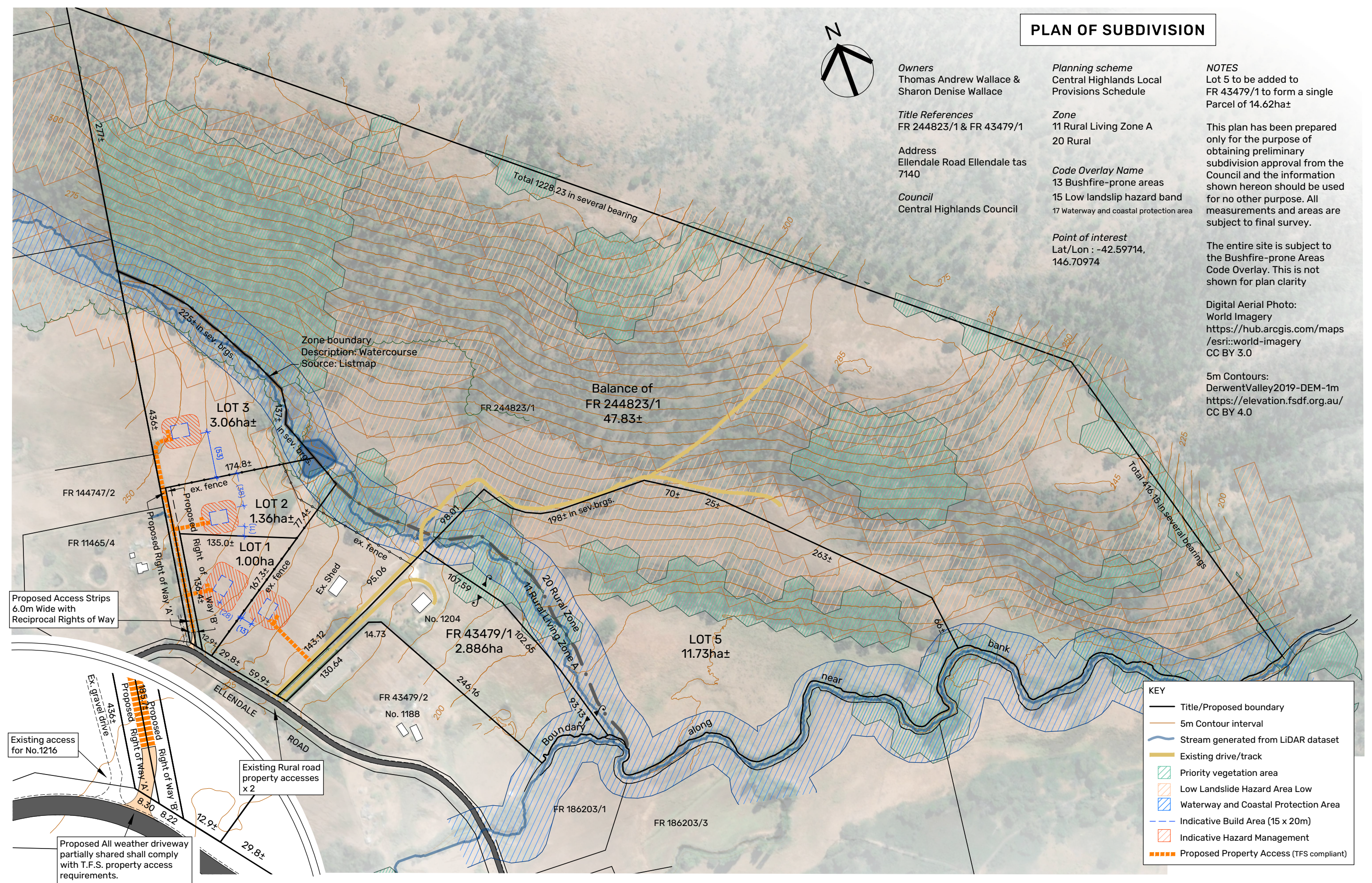
NOTES
Lot 5 to be added to FR 43479/1 to form a single Parcel of 14.62ha±

This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

The entire site is subject to the Bushfire-prone Areas Code Overlay. This is not shown for plan clarity

Digital Aerial Photo:
World Imagery
<https://hub.arcgis.com/maps/esri:world-imagery>
CC BY 3.0

5m Contours:
DerwentValley2019-DEM-1m
<https://elevation.fsdf.org.au/>
CC BY 4.0



Proposed Access Strips 6.0m Wide with Reciprocal Rights of Way

Existing access for No.1216

Proposed Right of Way 'A'

Proposed Right of Way 'B'

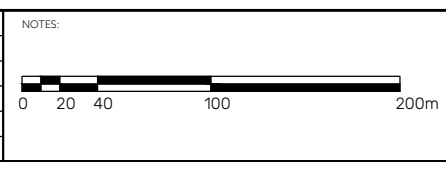
Ex. gravel drive

Existing Rural road property accesses x2

Proposed All weather driveway partially shared shall comply with T.F.S. property access requirements.

KEY	
	Title/Proposed boundary
	5m Contour interval
	Stream generated from LiDAR dataset
	Existing drive/track
	Priority vegetation area
	Low Landslide Hazard Area Low
	Waterway and Coastal Protection Area
	Indicative Build Area (15 x 20m)
	Indicative Hazard Management
	Proposed Property Access (TFS compliant)

REV	AMENDMENTS	DRAWN	DATE	APPR.
0	PLAN OF SUBDIVISION - 3 LOTS (FOLLOWING EXISTING FENCING WITH 1HA MINIMUM LOT)	MK	27.03.24	CMT



SURVEYOR	GEOCIVIL
DRAWN	CHECKED
MK	CMT
DATE	27 MARCH 2024

PLAN OF SUBDIVISION
1206 ELLENDALE ROAD, ELLENDALE TAS
for TOM WALLACE

127 Bathurst Street
Hobart, Tasmania, 7000
PHONE: +61 03 6234 3217
FAX: +61 03 6234 5085
EMAIL: pda.hbt@pda.com.au
www.pda.com.au
Also at: Kingston,
Launceston & Burnie

SCALE	PAPER
1:4000	(A3)
JOB NUMBER	DRAWING
52416CT-P4	24



GEO-ENVIRONMENTAL

S O L U T I O N S

Proposed Subdivision
1204 Ellendale Road, Ellendale
Bushfire Hazard Report



Applicant: PDA Surveyors, Engineers & Planners
June 2024, J10343v1

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1.0 Introduction

This Bushfire Hazard Report has been completed to form part of supporting documentation for a planning permit application for a three lot plus Balance subdivision and adjustment of boundaries. The proposal occurs in a Bushfire-prone Area defined by the Tasmanian Planning Scheme – Central Highlands (the Scheme). This report has been prepared by Mark Van den Berg a qualified person under Part 4a of the *Fire Service Act 1979* of Geo Environmental Solutions Pty Ltd for PDA Surveyors, Engineers & Planners

The report considers all the relevant standards of Code C13 of the planning scheme, specifically;

- The requirements for Hazard Management Areas (HMA's) in relation to building areas;
- The requirements for Public and Private access;
- The provision of water supplies for firefighting purposes;
- Compliance with the planning scheme, and
- Provides a Bushfire Hazard Management Plan to facilitate appropriate compliant future development.

2.0 Proposal

The proposal is for the subdivision of land resulting in three new lots plus balance and an adjustment of boundaries, as described on the proposed plan of subdivision in appendix A. Public access to new lots will be provided by existing public roadways. The development is proposed to occur as a single stage. Lots 1, 2, 3 and balance are undeveloped, FR 43479/1 has existing residential development.

3.0 Site Description

The subject site comprises private land on two titles at 1204 Ellendale Road, Ellendale, FR: 43479/1 & FR: 244823/1 (figure 1). The site occurs in the municipality of the Central Highlands, this application is administered through the Tasmanian Planning Scheme – Central Highlands which makes provision for subdivision. The proposed development occurs within the Rural Living and Rural zones. The site is located north of the Ellendale settled area, approximately 2.7 km west north-west of Waterfalls Hill (figure 1). The surrounding landscape is characterised by agriculture land uses including grasslands which extend into landscape scale forests including hardwood and softwood plantation forestry. Vegetation throughout the immediate area provides linkages to landscape scale bushfire-prone vegetation units (figure 2) and is dominated by grasslands.

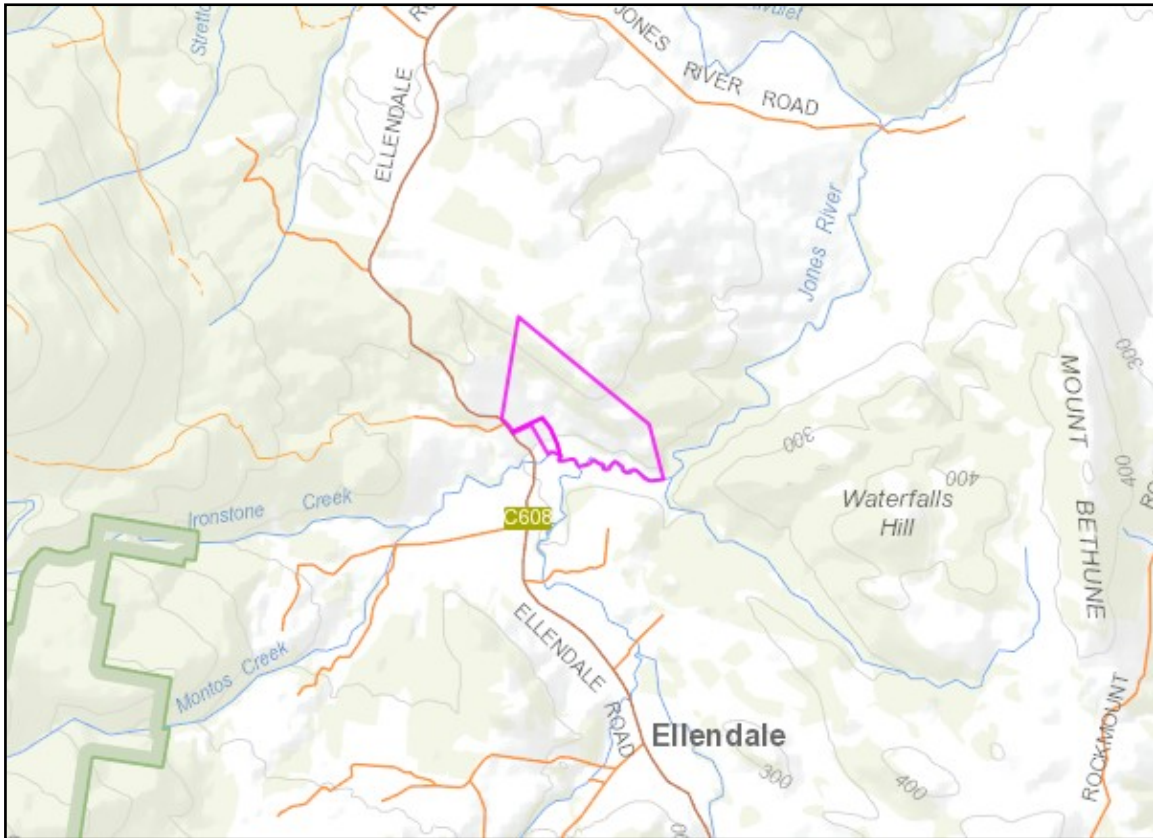


Figure 1. The site in a topographical context, pink line defines the parent lots (approximate).



Figure 2. Aerial photo of the site, pink line denotes the parent lots (approximate).

4.0 Bushfire Hazard Assessment

4.1 Vegetation

The site and adjacent lands within 100 metres of the proposed building areas carry Grassland and forest vegetation (figures 3 to 5). The highest risk vegetation occurs to the north and north-west of the sites.

4.2 slopes

The effective slopes in relation to the proposed building areas are gentle to moderate (<10 degrees) and may have some influence on the bushfire attack at the sites.

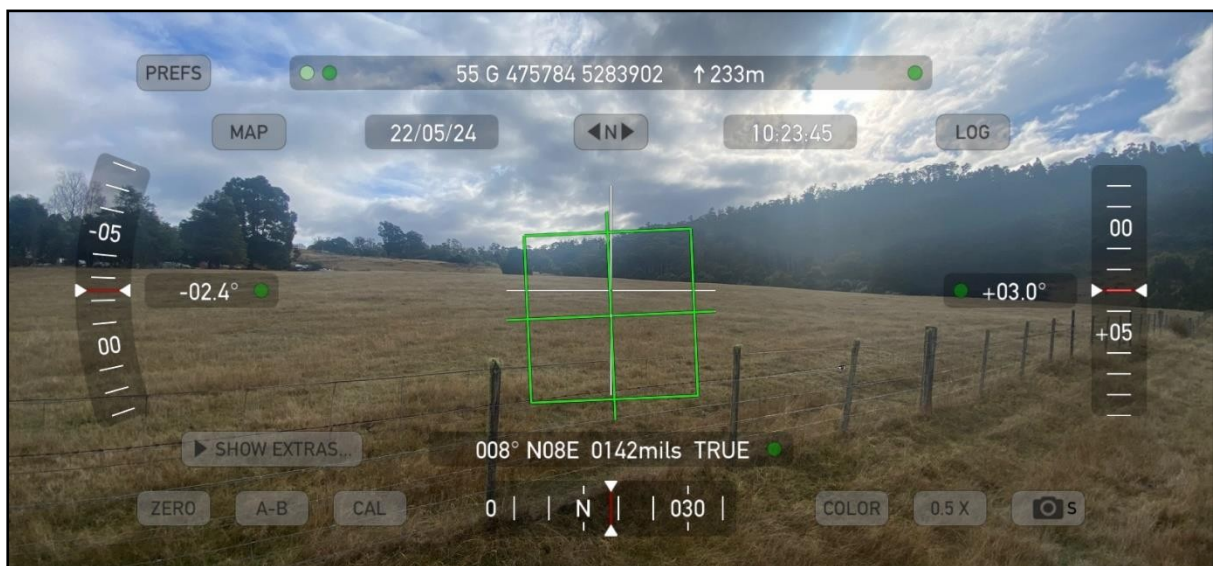


Figure 3. Grassland vegetation within and adjacent to the balance lot looking north from at the building areas within lots 1 and 2..



Figure 4. Grassland vegetation within lot 2 looking west from the building area within lot 2.



Figure 5. Grassland vegetation within the balance lot from the building area within lot 1, existing residential development within FR: 43479/1 (background) and existing shed on balance lot (middle ground)

4.3 Bushfire Attack Level

An assessment of vegetation and topography was undertaken within and adjacent to the proposed building areas on each lot. A bushfire attack level assessment as per AS3959-2018 was completed which has determined setbacks for each building area from bushfire-prone vegetation which do not exceed BAL-19 of AS3959-2018 (appendix B). The building areas and bushfire attack levels are identified on the BHMP.

5.0 Bushfire Prone Areas Code

Code C13 of the planning scheme articulates requirements for the provision of hazard management areas, standards for access and firefighting water supplies and requirements for hazard management for staged subdivisions.

5.1 Hazard Management Areas

Hazard management areas are required to be established and/or maintained for all lots, they provide an area around the building within which fuels are managed to reduce the impacts of direct flame contact, radiant heat and ember attack on the site. FR 43479/1 has an existing hazard management area which will require ongoing maintenance.

The Bushfire Hazard Management Plan (BHMP) shows building areas (for habitable buildings) and associated Hazard Management Areas for each lot, guidance for establishment and maintenance of HMA's is provided below.

This subdivision is to occur as a single stage. Each proposed lot can accommodate a hazard management area with sufficient separation from bushfire-prone vegetation not exceeding the requirements for BAL-19 of AS3959-2018. This means that each lot is not dependant on adjacent land use or management for bushfire mitigation.

5.1.1 Building areas

Building areas for habitable buildings are shown on the BHMP. Each lot has been assessed and a Bushfire Attack Level (BAL) assigned to it. If future buildings are located within the building area and comply with the minimum hazard management areas widths for the building area, the buildings may be constructed to the bushfire attack level assigned to that lot. If associated structures like sheds or other non-habitable buildings exist or are proposed, they do not need to conform to a BAL unless they are within 6 metres of the habitable building. The building area for FR: 43479/1 contains the footprint of existing residential development.

5.1.2 Hazard Management Area requirements

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation which provides access to a fire front for firefighting, is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following strategies;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;
- Avoid or minimise the use of flammable mulches (especially against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers;
- Remove or prune larger trees to establish and maintain horizontal separation between tree canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access and water supply points;
- Use low-flammability plant species for landscaping purposes where possible;
- Clear out any accumulated leaf and other debris from roof gutters and other debris accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees and shrubs may provide protection from wind borne embers and radiant heat under some circumstances if other fuels are appropriately managed.

5.2 Public and firefighting Access

5.2.1 Public Roads and Fire Trails

There is no proposal for the construction of new public roadways or fire trails, in this circumstance there are no applicable standards for the construction of new public roads or fire trails.

5.2.2 Property access (for building compliance Lots 1, 2, 3, and balance lot)

Proposed property access will be required to be used to access a static firefighting water supply and connection point, consistent with table C13.2 of the Bushfire-prone Areas Code property access is required to comply with the following standards:

- a) All-weather construction;
- b) Load capacity of at least 20 tonnes, including for bridges and culverts;
- c) Minimum carriageway width of 4 metres;
- d) Minimum vertical clearance of 4 metres;
- e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- f) Cross falls of less than 3° (1:20 or 5%);
- g) Dips less than 7° (1:8 or 12.5%) entry and exit angle;
- h) Curves with a minimum inner radius of 10 metres;
- i) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and
- j) Terminate with a turning area for fire appliances provided by one of the following:
 - (i) A turning circle with a minimum inner radius of 10 metres;
 - (ii) A property access encircling the building; or
 - (iii) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.
- k) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 100 metres (applicable to Lots 1, 2, & 3 only)

5.2.2 Property access – FR: 43479/1

There is existing property access to the existing dwelling on FR: 43479/1 which provides safe access and egress for occupants and emergency services personnel and will provide access to a static water supply with hardstand. In this circumstance there is an insufficient increase in risk from bushfire to warrant any further property access requirements.

5.3 Water supplies for firefighting

The building areas are not serviced by a reticulated water supply system. Therefore, dedicated static firefighting water supplies will be provided in accordance with table 1 below. The firefighting water supplies for lots 1, 2, 3 and balance lot will be required at the time of construction of a new dwelling, the firefighting water supply for FR: 43479/1 will be required prior to the sealing of titles.

Table 1. Requirements for Static Water Supplies dedicated for Firefighting.

Element		Requirement
A.	Distance between building area to be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the firefighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area
B.	Static Water Supplies	A static water supply: (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems; (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959:2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a firefighting water point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm; (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: (i) Visible; (ii) Accessible to allow connection by firefighting equipment; (iii) At a working height of 450 – 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles.
D.	Signage for static water connections	The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: (a) comply with water tank signage requirements within AS 2304:2019; or (b) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.
E.	Hardstand A hardstand area for fire appliances must be provided:	(a) No more than three metres from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

6.0 Compliance

6.1 Planning Compliance

Table 2 summarises the compliance requirements for subdivisions in bushfire prone areas against Code C13 as they apply to this proposal. A planning certificate has been issued for the associated BHMP as being compliant with the relevant standards as outlined below and is located in appendix D.

Table 2. Compliance: Code C13 of the Tasmanian Planning Scheme – Central Highlands

Clause	Compliance
C13.4 Use or development exempt from this code	Not applicable.
C13.5 1 Vulnerable Uses	Not applicable.
E13.5.2 Hazardous Uses	Not applicable
C13.6.1 Subdivision: Provision of hazard management areas	<p>The Bushfire Hazard Management Plan is certified by an accredited person. Each lot within the subdivision has a building area and associated hazard management area shown which does not exceed BAL-19 construction standards. Hazard management areas are able to be contained within each individual lot, therefore there is no requirement for part 5 agreements or easements to facilitate hazard management.</p> <p>The proposal is compliant with the acceptable solution at A1(b).</p>
C13.6.2 Subdivision: Public and firefighting access	<p>There is no proposal for the construction of new public roadways or fire trails as part of this development. Minimum standards for property access have been specified for lots 1, 2, 3 & Balance Lot consistent with table C13.2. There is an insufficient increase in risk from bushfire for FR: 43479/1 to warrant any further property access requirements.</p> <p>The Bushfire Hazard Management Plan is certified by an accredited person.</p> <p>The proposal is compliant with the acceptable solution at A1(b) (lots 1, 2, 3 & balance lot) and A1(a).</p>
C13.6.3 Subdivision: Provision of water supply for firefighting purposes	<p>The building areas are not serviced by a reticulated water supply system with fire hydrants. In this circumstance dedicated static firefighting water supplies will be provided for all lots in accordance table C13.5, FR: 43479/1 will require the firefighting water supply prior to the sealing of titles.</p> <p>The proposal is compliant with the acceptable solution at A2(b)</p>

6.2 Building Compliance (for future development)

Future residential development may not require assessment for bushfire management requirements at the planning application stage. Subsequent building applications will require demonstrated compliance with the Directors Determination. If future development is

undertaken in compliance with the Bushfire Hazard Management Plan associated with this report, a building surveyor may rely upon it for building compliance purposes if it is not more than 6 years old.

7.0 Summary

The proposed development occurs within a bushfire-prone area. The vegetation is classified as Grassland and Forest, with the highest risk is presented by vegetation to the north and north-west of the building areas.

A bushfire hazard management plan has been developed and shows building areas with hazard management areas and construction standards, the location proposed property access and requirements for the provision of firefighting water supplies. The firefighting water supply for FR: 43479/1 will be required prior to the sealing of titles.

8.0 Limitations Statement

This Bushfire Hazard Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the applicant. To the best of GES's knowledge, the information presented herein represents the Client's requirements at the time of printing of the report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that described in this report. In preparing this report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible bushfire hazard condition and does not provide a guarantee that no loss of property or life will occur as a result of bushfire. As stated in AS3959-2018 "It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions". In addition, no responsibility is taken for any loss which is a result of actions contrary to AS3959-2018 or the Tasmanian Planning Commission Bushfire code.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required. No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third party.

9.0 References

Building Amendment (Bushfire-Prone Areas) Regulations 2014

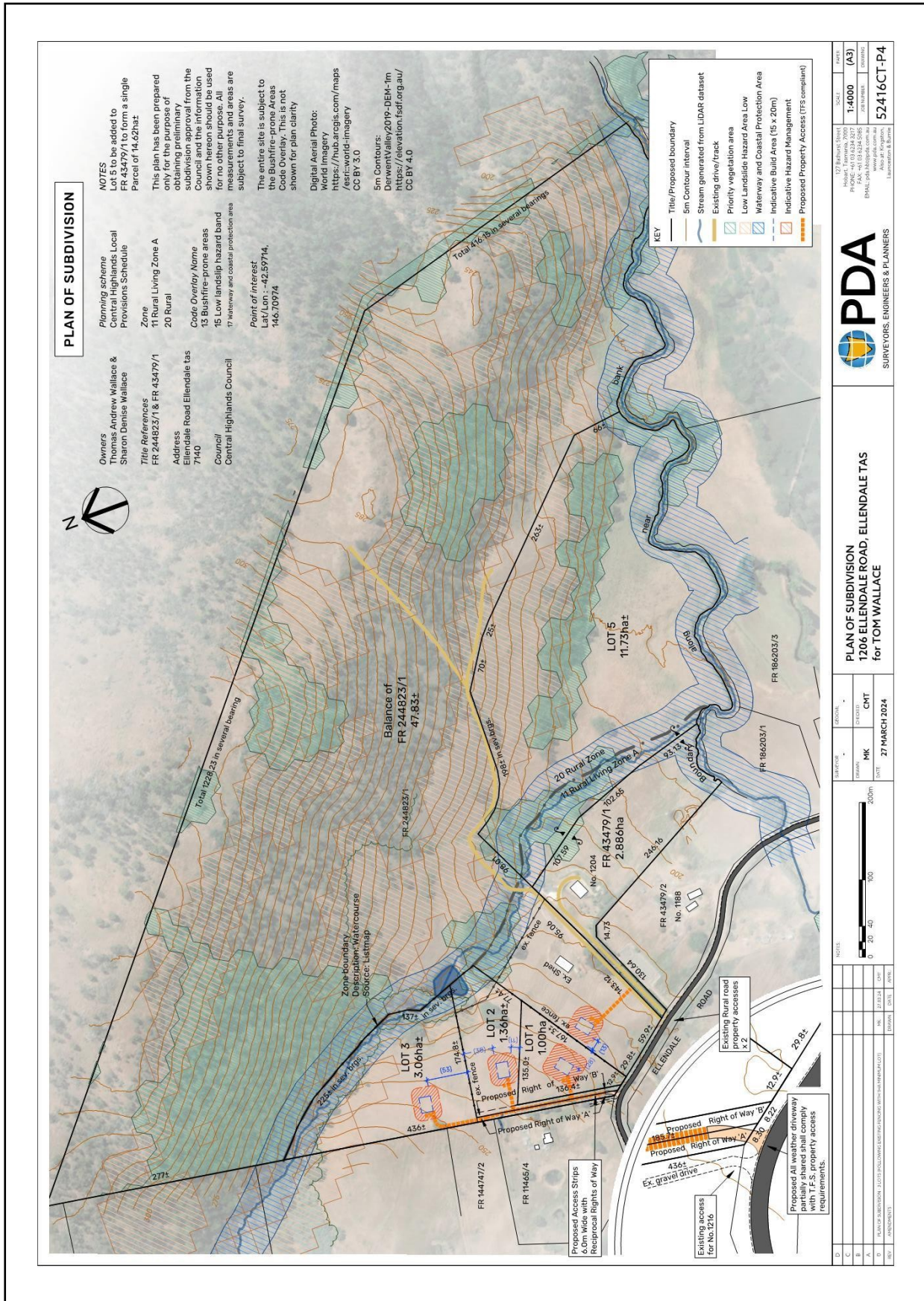
Determination, Director of Building Control – Requirements for Building in Bushfire-Prone Areas, version 2.2, 6th February 2020. Consumer, Building and Occupational Services, Department of Justice, Tasmania

Standards Australia 2018, *Construction of buildings in bushfire prone areas*, Standards Australia, Sydney.

Tasmanian Planning Commission 2017, *Planning Directive No.5.1 – Bushfire prone Areas Code*. Tasmanian Planning Commission, Hobart. 20th July 2022.

Tasmanian Planning Scheme – Southern Midlands.

Appendix A - Site Plan



Appendix B – Bushfire Attack Level assessment tables

Table 1. Bushfire Attack Level Assessment for Lot 1.

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North-east	Grassland	>0 to 5° downslope	0 to 100 metres	16 metres	BAL-12.5
	--	--	--		
	--	--	--		
	--	--	--		
South-east	Grassland	>10° to 15° downslope	0 to 100 metres	22 metres	BAL-12.5
	--	--	--		
	--	--	--		
	--	--	--		
South-west	Grassland	>5° to 10° downslope	0 to 70 metres	19 metres	BAL-12.5
	Exclusion 2.2.3.2 (e, f) [^]	flat 0°	70 to 80 metres		
	Grassland [^]	>0 to 5° downslope	80 to 100 metres		
	--	--	--		
North-west	Grassland [^]	upslope	0 to 100 metres	14 metres	BAL-12.5
	--	--	--		
	--	--	--		
	--	--	--		

[^] Vegetation classification as per AS3959-2018 and Figures 2.4(A) to 2.4 (H).

^{*} Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

^{^^} Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Appendix B – Bushfire Attack Level assessment tables

Table 2. Bushfire Attack Level Assessment for Lot 2

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland	flat 0°	0 to 100 metres	14 metres	BAL-12.5
	--	--	--		
	--	--	--		
	--	--	--		
East	Grassland	>10° to 15° downslope	0 to 90 metres	22 metres	BAL-12.5
	Forest [^]	flat 0°	90 to 100 metres		
	--	--	--		
	--	--	--		
South	Grassland	>0 to 5° downslope	0 to 100 metres	16 metres	BAL-12.5
	--	--	--		
	--	--	--		
	--	--	--		
West	Grassland [^]	upslope	0 to 100 metres	14 metres	BAL-12.5
	--	--	--		
	--	--	--		
	--	--	--		

[^] Vegetation classification as per AS3959-2018 and Figures 2.4(A) to 2.4 (H).

^{*} Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

^{^^} Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 1. Bushfire Attack Level Assessment for Lot 3.

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland	flat 0°	0 to 100 metres	14 metres	BAL-12.5
	--	--	--		
	--	--	--		
	--	--	--		
East	Grassland	>10° to 15° downslope	0 to 55 metres	22 metres	BAL-12.5
	Forest [^]	flat 0°	55 to 100 metres		
	--	--	--		
	--	--	--		
South	Grassland	>0 to 5° downslope	0 to 100 metres	16 metres	BAL-12.5
	--	--	--		
	--	--	--		
	--	--	--		
West	Grassland [^]	upslope	0 to 100 metres	14 metres	BAL-12.5
	--	--	--		
	--	--	--		
	--	--	--		

[^] Vegetation classification as per AS3959-2018 and Figures 2.4(A) to 2.4 (H).

^{*} Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

^{^^} Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 4. Bushfire Attack Level Assessment for FR: 43479/1 (existing development)

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland	flat 0°	0 to 70 metres	14 metres	BAL-12.5
	Forest [^]	upslope	70 to 100 metres		
	--	--	--		
	--	--	--		
East	Grassland	>0 to 5° downslope	0 to 100 metres	16 metres	BAL-12.5
	--	--	--		
	--	--	--		
	--	--	--		
South	Low Open Woodland	>5° to 10° downslope	0 to 100 metres	19 metres	BAL-12.5
	--	--	--		
	--	--	--		
	--	--	--		
West	Grassland [^]	upslope	0 to 100 metres	14 metres	BAL-12.5
	--	--	--		
	--	--	--		
	--	--	--		

[^] Vegetation classification as per AS3959-2018 and Figures 2.4(A) to 2.4 (H).

^{*} Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

^{^^} Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 5. Bushfire Attack Level Assessment for Balance Lot

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North-east	Grassland	flat 0°	0 to 100 metres	14 metres	BAL-12.5
	--	--	--		
	--	--	--		
	--	--	--		
South-east	Grassland	>5° to 10° downslope	0 to 100 metres	19 metres	BAL-12.5
	--	--	--		
	--	--	--		
	--	--	--		
South-west	Grassland	flat 0°	0 to 70 metres	14 metres	BAL-12.5
	Exclusion 2.2.3.2 (e, f) [^]	flat 0°	70 to 80 metres		
	Grassland [^]	flat 0°	80 to 100 metres		
	--	--	--		
North-west	Grassland [^]	upslope	0 to 100 metres	14 metres	BAL-12.5
	--	--	--		
	--	--	--		
	--	--	--		

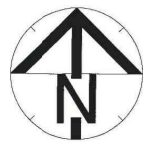
[^] Vegetation classification as per AS3959-2018 and Figures 2.4(A) to 2.4 (H).

^{*} Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

^{^^} Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Appendix C

Bushfire Hazard Management Plan



BUSHFIRE HAZARD MANAGEMENT PLAN

Bushfire Hazard Management Plan, 1204 Ellendale Road, Ellendale. June 2024. J10343v1. Tasmanian Planning Scheme -Central Highlands

Compliance Requirements

Property Access

Property access length is 30 metres or greater; and access is required for a fire appliance to connect to a firefighting water point.

The following design and construction requirements apply to property access:

- (a) All-weather construction;
- (b) Load capacity of at least 20 tonnes, including for bridges and culverts;
- (c) Minimum carriageway width of 4 metres;
- (d) Minimum vertical clearance of 4 metres;
- (e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- (f) Cross falls of less than 3° (1:20 or 5%);
- (g) Dips less than 7° (1:8 or 12.5%) entry and exit angle;
- (h) Curves with a minimum inner radius of 10 metres;
- (i) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and
- (j) Terminate with a turning area for fire appliances provided by one of the following:
 - (i) A turning circle with a minimum outer radius of 10 metres;
 - (ii) A property access encircling the building; or
 - (iii) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long
- (k) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 100 metres (applicable to Lots 1, 2, & 3 only)

Water Supplies for Firefighting

The site is not serviced by a reticulated water supply, therefore a dedicated, static firefighting water supply will be provided in accordance with the following:

- A) Distance between building area to be protected and water supply
The following requirements apply:
- (a) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and
 - (b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

B) Static Water Supplies

- A static water supply:
- (a) May have a remotely located offtake connected to the static water supply;
 - (b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
 - (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;
 - (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and
 - (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:
 - (i) metal;
 - (ii) non-combustible material; or
 - (iii) fibre-cement a minimum of 6 mm thickness.

C) Fittings and pipework associated with a fire fighting water point for a static water supply must:

- (a) Have a minimum nominal internal diameter of 50mm; (2) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
- (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
- (c) Be metal or lagged by non-combustible materials if above ground;
- (d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);
- (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;
- (f) Ensure the coupling is accessible and available for connection at all times;
- (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);
- (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
- (i) Where a remote offtake is installed, ensure the offtake is in a position that is:
 - (i) Visible;
 - (ii) Accessible to allow connection by fire fighting equipment;
 - (iii) At a working height of 450 – 600mm above ground level; and
 - (iv) Protected from possible damage, including damage by vehicles.

D) Signage for static water connections

The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service

Building Area 30m x 30m

Static Water Supply Point

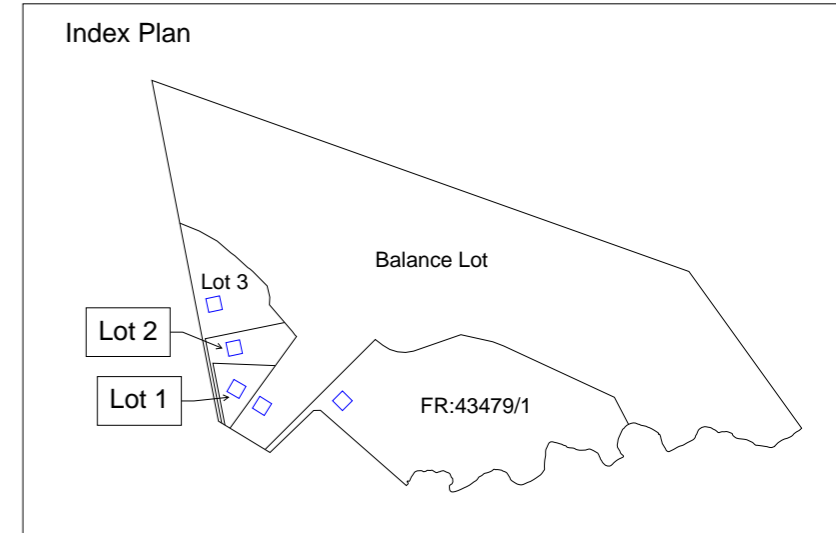
Hazard Management Area

E) Hardstand

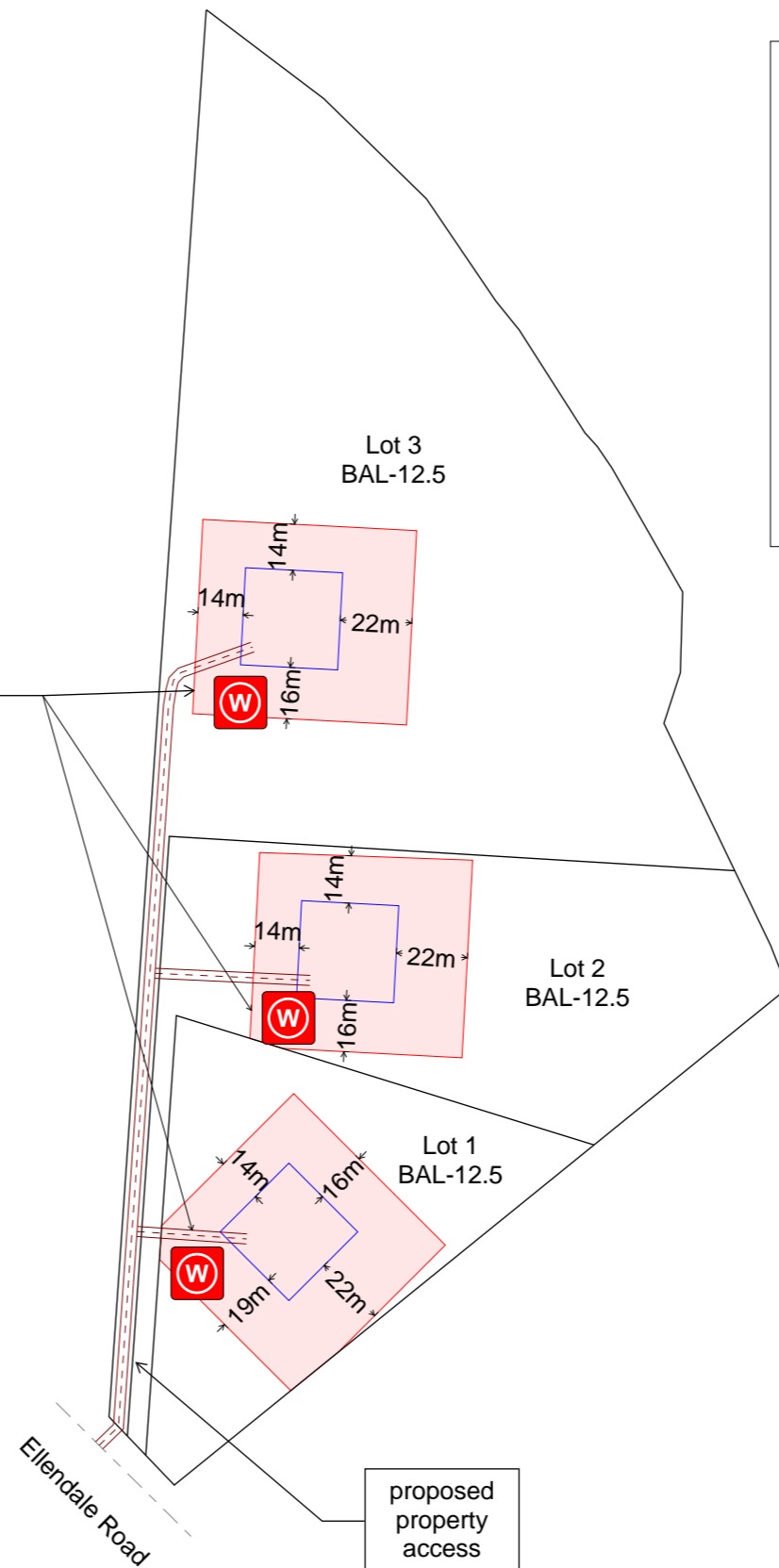
- A hardstand area for fire appliances must be provided:
- (a) No more than three metres from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
 - (b) No closer than six metres from the building area to be protected;
 - (c) With a minimum width of three metres constructed to the same standard as the carriageway; and
 - (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

Hazard Management Areas

A hazard management area is required to be established and maintained for the life of the building and is shown on this BHMP. Guidance for the establishment and maintenance of the hazard management area is also provided.



indicative static water supply connection point, hardstand and turning area




Hazard Management Area

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following actions;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;
- Remove pine bark and other flammable mulch (especially from against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide (vertical separation between fuel layers);
- Prune larger trees to maintain horizontal separation between canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access and water supply points;
- Use low-flammability species for landscaping purposes where appropriate;
- Clear out any accumulated leaf and other debris from roof gutters and other accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees may provide protection from wind borne embers and radiant heat under some circumstances.

Certification No. J10343



Mark Van den Berg
Acc. No. BFP-108
Scope 1, 2, 3A, 3B, 3C.

<p>Do not scale from these drawings. Dimensions to take precedence over scale. Written specifications to take precedence over diagrammatic representations.</p>	<p>PDA Surveyors, Engineers & Planners 127 Bathurst Street, Hobart, Tas., 7000</p>	<p>C.T.: 43479/1 & 244823/1</p>	<p>Date : 4/06/2024</p>	<p>Bushfire Hazard Management Plan 1204 Ellendale Road, Ellendale. June 2024. J10343v1. Bushfire Management Report 1204 Ellendale Road, Ellendale. June 2024. J10343v1.</p>	<p>Drawing Number: A01</p>	<p>Sheet 1 of 2 Prepared by: MvdB 45</p>
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BUSHFIRE HAZARD MANAGEMENT PLAN

Bushfire Hazard Management Plan, 1204 Ellendale Road, Ellendale. June 2024. J10343v1. Tasmanian Planning Scheme -Central Highlands



GEO-ENVIRONMENTAL

SOLUTIONS

29 Kirksway Place, Battery Point. T| 62231839 E| office@geosolutions.net.au

Compliance Requirements

Property Access

Property access length is 30 metres or greater; and access is required for a fire appliance to connect to a firefighting water point.

The following design and construction requirements apply to property access:

- (a) All-weather construction;
- (b) Load capacity of at least 20 tonnes, including for bridges and culverts;
- (c) Minimum carriageway width of 4 metres;
- (d) Minimum vertical clearance of 4 metres;
- (e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- (f) Cross falls of less than 3° (1:20 or 5%);
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Water Supplies for Firefighting

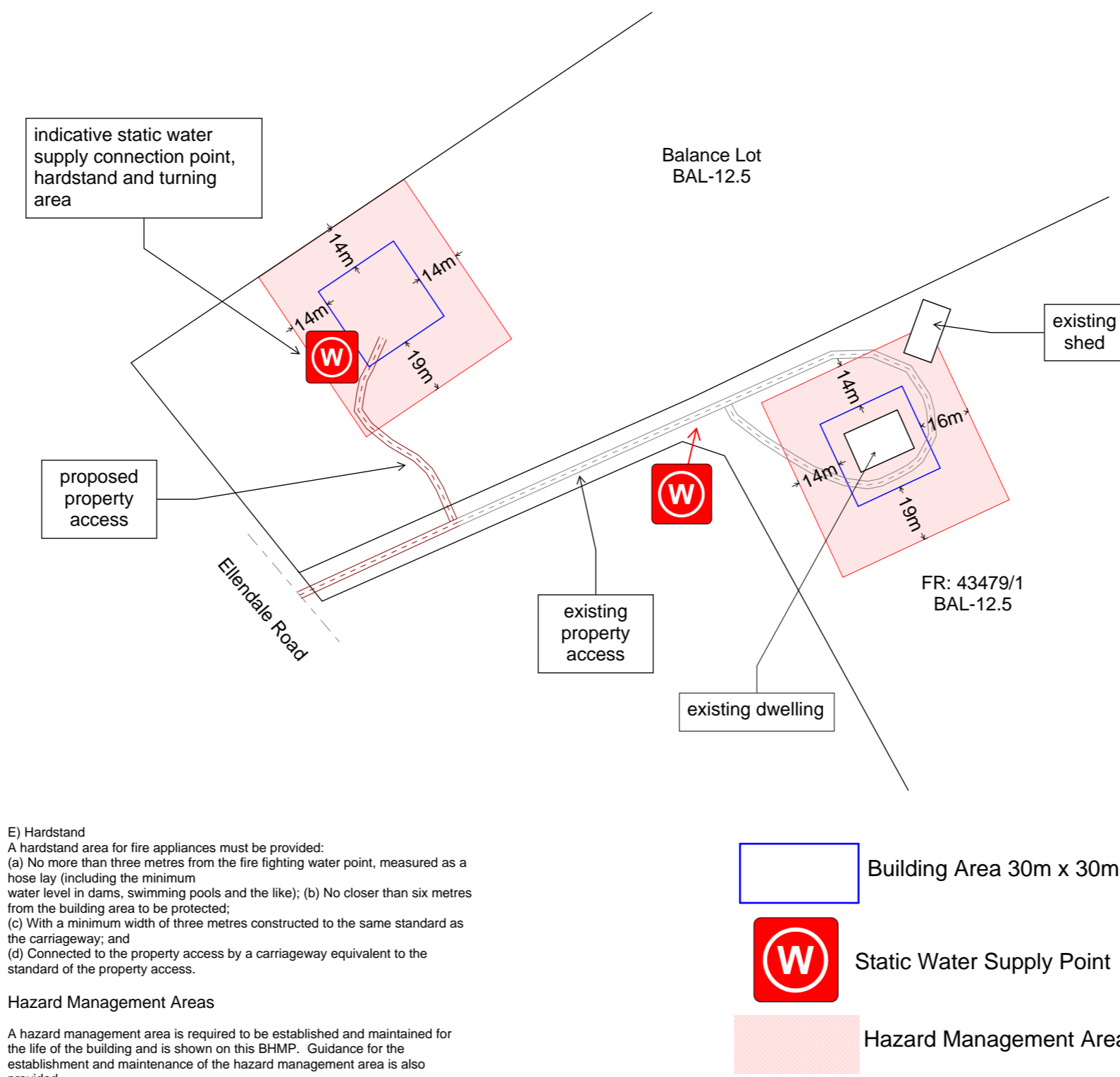
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- A) Distance between building area to be protected and water supply
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- B) Static Water Supplies
A static water supply:
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- C) Fittings and pipework associated with a fire fighting water point for a static water supply must:
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 - (c) Be metal or lagged by non-combustible materials if above ground;
 - (d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);
 - (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;
 - (f) Ensure the coupling is accessible and available for connection at all times;
 - (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);
 - (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
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 - (iii) At a working height of 450 – 600mm above ground level; and
 - (iv) Protected from possible damage, including damage by vehicles.

- D) Signage for static water connections
The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service



- E) Hardstand
A hardstand area for fire appliances must be provided:
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 - (b) No closer than six metres from the building area to be protected;
 - (c) With a minimum width of three metres constructed to the same standard as the carriageway; and
 - (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

Hazard Management Areas
A hazard management area is required to be established and maintained for the life of the building and is shown on this BHMP. Guidance for the establishment and maintenance of the hazard management area is also provided.

Note:
Static water supply for FR:43479/1 required prior to the sealing of titles

- Hazard Management Area**
A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following actions;
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 - Remove pine bark and other flammable mulch (especially from against buildings);
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 - Prune low-hanging tree branches (<2m from the ground) to provide (vertical separation between fuel layers);
 - Prune larger trees to maintain horizontal separation between canopies;
 - Minimise the storage of flammable materials such as firewood;
 - Maintain vegetation clearance around vehicular access and water supply points;
 - Use low-flammability species for landscaping purposes where appropriate;
 - Clear out any accumulated leaf and other debris from roof gutters and other accumulation points.
- It is not necessary to remove all vegetation from the hazard management area, trees may provide protection from wind borne embers and radiant heat under some circumstances.

Certification No. J10343

Mark Van den Berg
Acc. No. BFP-108
Scope 1, 2, 3A, 3B, 3C.

Do not scale from these drawings. Dimensions to take precedence over scale. Written specifications to take precedence over diagrammatic representations.	PDA Surveyors, Engineers & Planners 127 Bathurst Street, Hobart, Tas., 7000	C.T.: 43479/1 & 244823/1	Date : 4/06/2024	Bushfire Hazard Management Plan 1204 Ellendale Road, Ellendale. June 2024. J10343v1. Bushfire Management Report 1204 Ellendale Road, Ellendale. June 2024. J10343v1.	Drawing Number: A01	Sheet 2 of 2 Prepared by: MvdB 46
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Appendix D

Planning Certificate

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

1204 Ellendale Road, Ellendale

Certificate of Title / PID:

FR: 43479/1 & FR: 244823/1

2. Proposed Use or Development

Description of proposed Use and Development:

Three lot plus Balance subdivision and boundary adjustment

Applicable Planning Scheme:

Tasmanian Planning Scheme – Central Highlands

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan of Subdivision	PDA Surveyors	27/03/2024	52416CT-P4
Bushfire Hazard Report 1204 Ellendale Road, Ellendale. June 2024. J10343v1.	Mark Van den Berg	04/06/2024	1
Bushfire Hazard Management Plan 1204 Ellendale Road, Ellendale. June 2024. J10343v1.	Mark Van den Berg	04/06/2024	1

¹ This document is the approved form of certification for this purpose and must not be altered from its original form.

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

<input type="checkbox"/> E1.4 / C13.4 – Use or development exempt from this Code	
Compliance test	Compliance Requirement
<input type="checkbox"/> E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/> E1.5.1 / C13.5.1 – Vulnerable Uses	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/> E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/> E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<input type="checkbox"/> E1.5.2 / C13.5.2 – Hazardous Uses	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/> E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input type="checkbox"/> E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input checked="" type="checkbox"/> E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/> E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/> E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance').
<input type="checkbox"/> E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input checked="" type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk (43479/1)
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables (Lots 1, 2, 3 & balance)

<input checked="" type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant table.
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:

Mark Van den Berg

Phone No:

03 62231839

Postal Address:

29 Kirksway Place
Battery Point Tas. 7004

Email Address:

mvandenberg@geosolutions.net.au

Accreditation No:

BFP – 108

Scope:

1, 2, 3a, 3b & 3c

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name:

Mark Van den Berg

04/06/2024

Certificate
Number:

J10343v1

(for Practitioner Use only)

Appendix E

Certificate of Others

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Owner /Agent
 Address
 Suburb/postcode

Form **55**

Qualified person details:

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

Qualifications and Insurance details: *(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

Speciality area of expertise: *(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

Details of work:

Address: Lot No:
 Certificate of title No:
The assessable item related to this certificate: *(description of the assessable item being certified)*
Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: *(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)*

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work:

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Report 1204 Ellendale Road, Ellendale. June 2024. J10343v1. Bushfire Hazard Management Plan 1204 Ellendale Road, Ellendale. June 2024. J10343v1. And Form 55
Relevant calculations:	Not Applicable.
References:	Determination, Director of Building Control Requirements for Building in Bushfire-Prone Areas (transitional), version 2.2 6 th February 2020. Consumer, Building and Occupational Services, Department of Justice, Tasmania. Building Amendment (Bushfire-Prone Areas) Regulations 2014 Standards Australia 2018, Construction of buildings in bushfire prone areas, Standards Australia, Sydney.

Substance of Certificate: (what it is that is being certified)

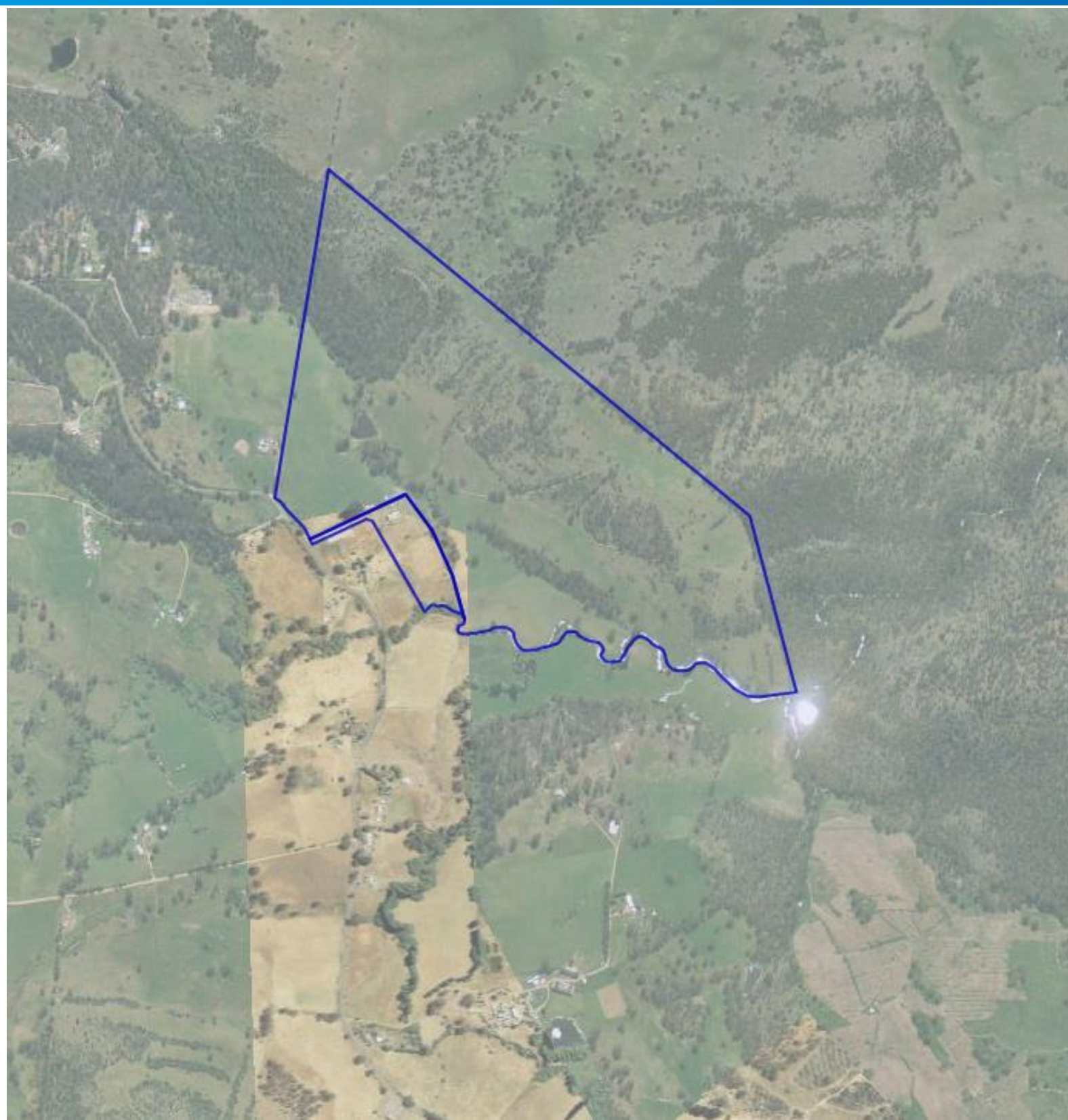
The Bushfire Attack Level for building areas is **BAL-12.5**. All specifications of the Bushfire hazard management plan and report to be implemented for compliance.

Scope and/or Limitations

Scope: This report was commissioned to identify the Bushfire Attack Level for the existing property. Limitations: The inspection has been undertaken and report provided on the understanding that;-1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report. 2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development. 3. Impacts of future development and vegetation growth have not been considered.

I certify the matters described in this certificate.

Qualified person: *Signed:*  *Certificate No:* *Date:*



Planning Compliance Report

1204 ELLENDALE ROAD, ELLENDALE

Subdivision: 3 Lots

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PDA Contributors

Planning	Payal Patel	16 June 2024
Review & Approval		

Revision History

Revision	Description	Date
0		

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EXECUTIVE SUMMARY

Property Address	1204 Ellendale Road, Ellendale Tas 7140
Proposal	Subdivision: 3 Lots.
Land Area	69.37ha±
Land Owner/s	Thomas Andrew Wallace - Sharon Denise Wallace
Clients	Tom Wallace

PID / CT	7674358, 7516237	244823/1, 43479/1
Planning Ordinance	Tasmanian Planning Scheme - Central Highlands	
Land Zoning	<i>Rural Living Zone (A)</i> <i>Rural Zone</i>	
Specific Areas Plans	<i>None</i>	
Code Overlays	<i>Natural Assets Code - Priority Vegetation Area</i> <i>Natural Assets Code - Waterway & Coastal Protection Area.</i> <i>Bushfire-prone Areas Code</i> <i>Landslip Hazard Code -low landslide hazard bands</i>	

Use Status	Residential
Application Status	Discretionary

1. Introduction/Context

Council approval is sought for a 3 lot Subdivision at 1204 Ellendale Road, Ellendale (CT 244823/1, 43479/1). In support of the proposal the following associated documents have been provided in conjunction with this planning assessment:

- The Title Plan and Folio, Schedule of Easement: (CT 244823/1, 43479/1)
- Proposed Plan of Subdivision: PDA-52416CT-P4
- Bushfire Hazard Assessment & Bushfire Hazard Management Plan prepared by Mark Ven Den Berg

1.1. The Land



Figure 1. Existing aerial image of the subject land (LISTmap, 2024)

The subject land is located at 1204 Ellendale Road, Ellendale, consists of two subject titles CT 244823/1 and CT43479/1 with an area of 66.44ha± and 2.90ha± respectively. The subject land is inclusive of gentle hills, bush land, pasture, creeks and an existing residence with associated outbuildings. The zone boundary within the subject land is divided by a tributary offset of Montos creek. Land south of watercourse is zoned Rural Living (A) and north is zoned Rural. The existing

residence is located within the Rural Living Zone. Access from Ellendale Road to the existing residence is located within the Rural Living Zone.

1.2. Existing Development

The subject land at 1204 Ellendale Road, Ellendale contains an existing residential dwelling, garage and garden sheds. The subject land has over 100m of frontage to Ellendale Road and is accessible from the existing property access for FR43479/1.

1.3. Natural Values

Natural Values are present on the subject land inclusive of small tributary which crosses through the subject land and sparse vegetation area which covers a north east portion of the site. Forested areas will remain undisturbed on steeper rocky sections of the lot.

2. The Proposal

A Planning Permit for a 3 Lot Subdivision is sought, in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and Clause 6.8.1 (b) of the *Tasmanian Planning Scheme – Central Highlands*.

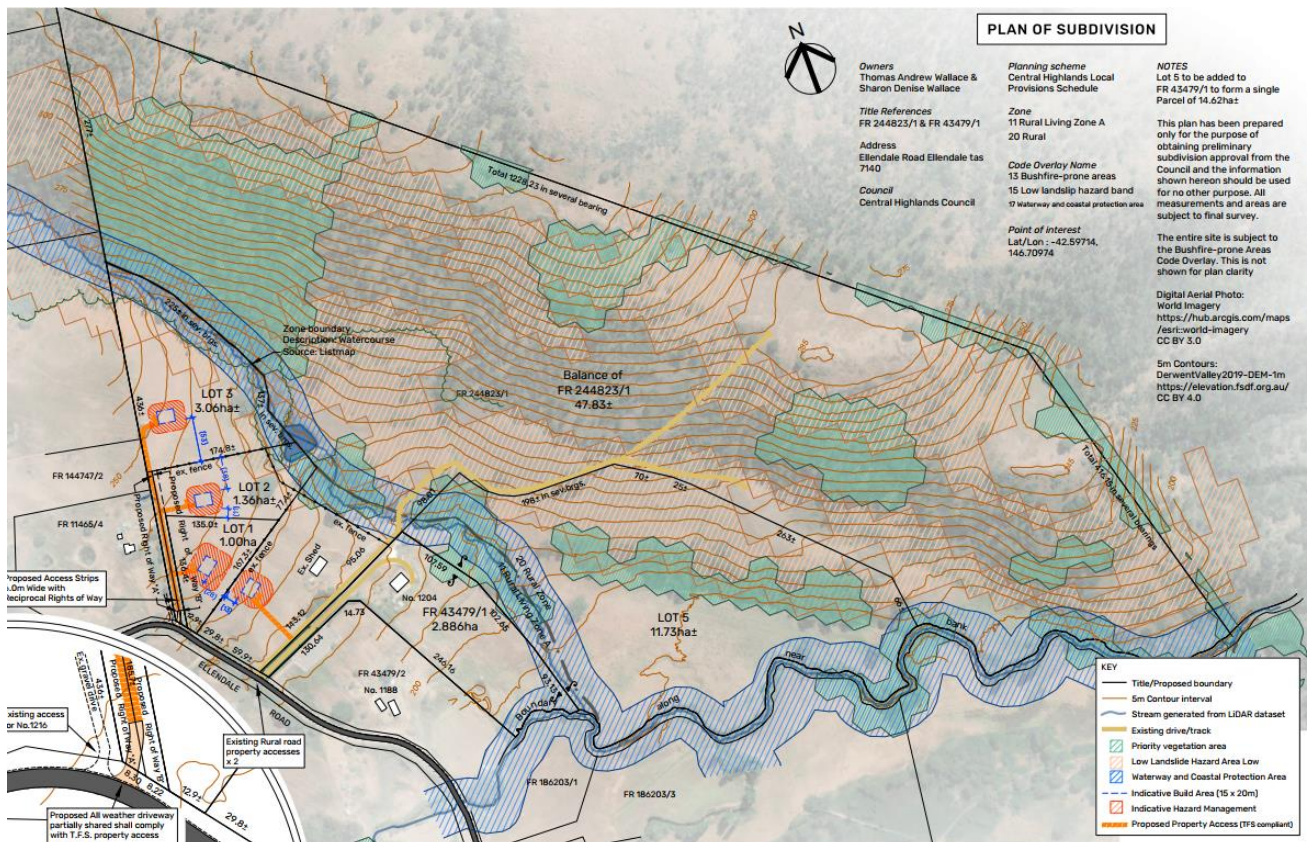


Figure 2. Proposed Plan of Subdivision

It is proposed that the title CT 244823/1 be subdivided into 3 lots (Lot 1, 2 and 3), 43479/1 be consolidated with Lot 5, as illustrated on the plan of subdivision. The proposed new boundary is

situated in alignment with the existing zone boundary. Proposed Lots 1, 2 and 3 are contained within the Rural Living Zone, whilst Lot 5 and balance of FR244823/1 encompasses all of the Rural Zone and a section of the Rural Living Zone.

It is proposed that lot 1 have an area of 1ha, Lot 2 have an area of 1.36ha and lot 3 have an area of 3.06ha. Lot 5 is to be consolidated with 43479/1 to form a single parcel of 14.62ha, containing the existing residential dwelling, access and services. Proposed lots 1, 2 and 3 are provided with frontage and access along Ellendale Road via proposed right of way, as illustrated on the plan of subdivision.

3. Planning Assessment

This current proposal for subdivision has been developed in accordance with the *Tasmanian Planning Scheme - Central Highlands*.

3.1. Use Class

Use Class – Residential

3.2 Zoning

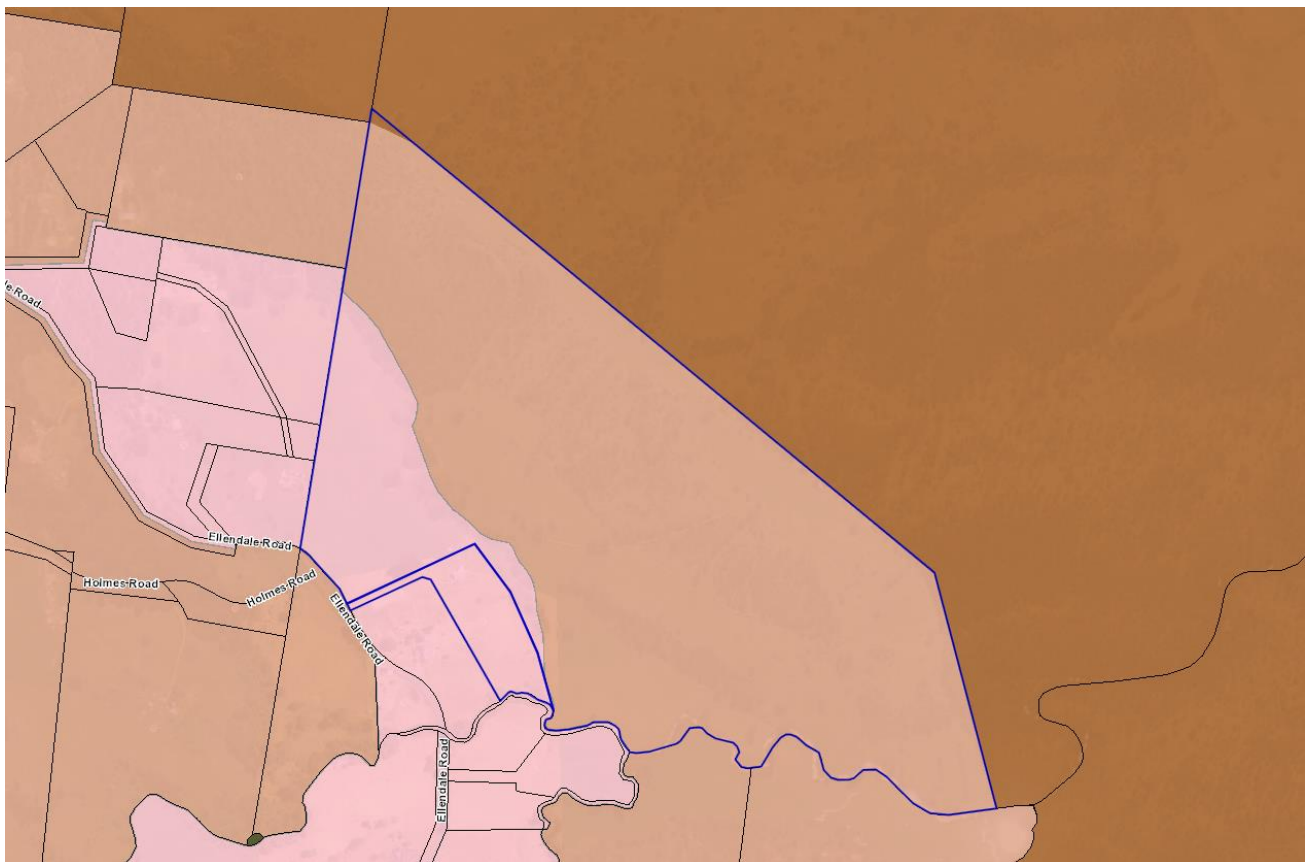


Figure 3. Zoning identification of the subject land and surrounds (LISTmap, 2024)

The subject land is located within the **Rural Living Zone (pink)** and **Rural Zone (light brown)**, whilst is also adjacent to the Rural Living, Agricultural and Rural Zones, as shown in Figure 3 above.

3.3 Zone Standards

11.0 Rural Living Zone

11.5 Development Standards for Subdivision

11.5.1 Lot design

Objective:	
That each lot: <ul style="list-style-type: none"> (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; and (c) contains areas which are suitable for residential development. 	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: <ul style="list-style-type: none"> (a) have an area not less than specified in Table 11.1 and: <ul style="list-style-type: none"> (i) be able to contain a minimum area of 15m x 20m clear of: <ul style="list-style-type: none"> a. all setbacks required by clause 11.4.2 A2 and A3; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 11.4.2 A2 and A3; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone. 	P1
Comment: A1 (a) is met: <ul style="list-style-type: none"> (a) Each lot proposed on the plan of subdivision has an area not less than 1ha as required in table 11.1. of the scheme and; <ul style="list-style-type: none"> (i) Proposed lot 1, 2 and 3 are provided with a building area of 15m x 20m clear of; <ul style="list-style-type: none"> a. all setbacks required by clause 11.4.2 A2 and A3 and; b. is not restricted by any title restrictions that limit development on the land. (ii) The existing dwelling contained on FR43479/1 is clear of all setbacks as required by clause 11.4.2 A2 and A3. 	
A2	P2

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 40m.

Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:

- (a) the width of frontage proposed, if any;
- (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;
- (c) the topography of the site;
- (d) the functionality and useability of the frontage;
- (e) the ability to manoeuvre vehicles on the site; and
- (f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.

Comment:

A2 is not met: Proposed Balance of FR244823/1 have frontage of more than 40m to Ellendale Road and hence meets acceptable solution A2. However, as proposed Lot 1, 2, 3 and FR43479/1 is provided with a frontage which is less than 40m, the performance criteria are addressed below.

P2 is met: as Lot 1, 2 and 3 are provided with 12.9m, 8.22m, and 8.3m of frontage respectively and maintains the existing access for FR43479/1, which is sufficient for the residential use, with regard to the following criterions;

- (a) Proposed Lot 1, 2 and 3 are provided with 12.9m, 8.22m, and 8.3m of frontage respectively;
- (b) The proposed access strip will be 6m wide with a Reciprocal Rights of Way to be shared between Lot 1, 2 and 3 as their principal means of access;
- (c) The access to Lot 1, 2 and 3 with slight slopy topography of the land is suitable for the sealed rural residential all-weather access;
- (d) The usability of the frontage is sufficient for the use and further is consistent with the surrounding pattern of development;
- (e) Each lot is provided with a frontage of more than 8m and lot size of more than 1ha, which provides sufficient area for vehicles to manoeuvre.
- (f) The frontage and access proposed for Lot1, 2 and 3 is consistent with surrounding properties and is not less than 3.6m in width.

<p>A3</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p>P3</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the length of the access; (c) the distance between the lot or building area and the carriageway; (d) the nature of the road and the traffic; (e) the anticipated nature of vehicles likely to access the site; and (f) the ability for emergency services to access the site.
--	--

Comment:

A3 is met: as proposed Lot 1, 2 and 3 are provide with a new access to Ellendale Road and Lot FR43479/1 is to utilise the existing vehicular access. All new accesses are to be constructed in accordance with the requirements of the road authority.

11.5.2 Roads

Objective:

That the arrangement of new roads with a subdivision provides:

- (a) safe, convenient and efficient connections to assist accessibility and mobility of the community;
- (b) adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and
- (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

Acceptable Solutions

Performance Criteria

A1

The subdivision includes no new roads.

P1

Comment:

A1 is met: The subdivision includes no new roads.

11.5.3 Services

Objective:

That the subdivision of land provides services for the future use and development of the land.

Acceptable Solutions

Performance Criteria

A1

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:

- (a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or
- (b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service,

unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.

P1

No Performance Criterion.

Comment:

A1 is not applicable: as no water connection is available within 30m of the frontage to either lot. Existing dwelling on FR43479/1 is connected to water tanks, which are located within title boundaries. Lot1, 2 and 3 have sufficient area to accommodate future water supply service when required.

A2

Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must:

- (a) be connected to a reticulated sewerage system; or
- (b) be connected to a reticulated sewerage system if the frontage of each lot is within 30m of a reticulated sewerage system and can be connected by gravity feed.

P2

Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.

Comment:

A2 is not met: as no reticulated sewer system is available.

P2 is met: as proposed lot 1 ,2 and 3 are capable of accommodating an onsite wastewater treatment system that is adequate for future residential use and development of the land. Whilst, FR43479/1 contains an existing onsite wastewater treatment system (septic) which is suitable for the existing residential use.

20.0 Rural Zone

20.5 Development Standards for Subdivision

20.5.1 Lot design

Objective:

To provide for subdivision that:

- (a) relates to public use, irrigation or Utilities; or

(b) facilitates use and development for allowable uses in the zone.

Acceptable Solutions	Performance Criteria
<p>A1 Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities or irrigation infrastructure; (c) be for the consolidation of a lot with another lot provided each lot is within the same zone; or (d) be not less than 40ha with a frontage of no less than 25m and existing buildings are consistent with the setback and separation distance required by clause 20.4.2 A1 and A2. 	<p>P1 Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have sufficient useable area and dimensions suitable for the intended purpose, excluding Residential or Visitor Accommodation, that: <ul style="list-style-type: none"> (i) requires the rural location for operational reasons; (ii) minimises the conversion of agricultural land for a non-agricultural use; (iii) minimises adverse impacts on non-sensitive uses on adjoining properties; and (iv) is appropriate for a rural location; or (b) be for the excision of an existing dwelling or Visitor Accommodation that satisfies all of the following: <ul style="list-style-type: none"> (i) the balance lot provides for the sustainable operation of a Resource Development use, having regard to: <ul style="list-style-type: none"> a. not materially diminishing the agricultural productivity of the land; b. the capacity of the balance lot for productive agricultural use; and c. any topographical constraints to agricultural use; (ii) an agreement under section 71 of the Act is entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot; (iii) the existing dwelling or Visitor Accommodation must meet the setbacks required by subclause 20.4.2 A2 or P2 in relation to setbacks to new boundaries; (iv) it is demonstrated that the new lot will not unreasonably confine or restrain the operation of any

	<p>adjoining site used for agricultural use; and</p> <p>(c) be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> (i) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (ii) the topography of the site; (iii) the functionality and useability of the frontage; (iv) the anticipated nature of vehicles likely to access the site; (v) the ability to manoeuvre vehicles on the site; (vi) the ability for emergency services to access the site; and (vii) the pattern of development existing on established properties in the area.
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Comment:

A1 is not met: as proposed boundary adjustment between FR43479/1 and consolidation of Lot 5 will result in 14.62ha, therefore the performance criteria are addressed below:

P1 is met:

- (a) The proposed boundary adjustment between FR43479/1 and consolidation of Lot 5 is to allow additional land for existing stock on site.
 - (i) Proposed livestock grazing requires rural location and given the owner currently has surplus cleared land (Lot 5) within Balance of 2244823/1, this consolidation of Lot 5 and FR43479/1 is purely onsite management of available natural resources.
 - (ii) The subject land is not suitable for large-scale agricultural use given the land is classified as Class 6 within Land Capability. However, the proposed subdivision does not further diminish the existing productivity of the land and the proposal contrary supports hobby farm scale.
 - (iii) No foreseen impact on adjoining property is anticipated due to on-ground natural barriers such as Monotos Creek and Jones River being the title boundaries.
 - (iv) The proposal deems appropriate for boundary adjustment within rural location to support livestock.
- (c) FR43479/1 will retain existing access and does not anticipate any change with nature of vehicles anticipated to access the site as the scale of this stock grazing can be considered minimal.

A2

Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.

P2

Each lot, or a lot proposed in a plan of subdivision, is provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

- (a) the topography of the site;
- (b) the distance between the lot or building area and the carriageway;
- (c) the nature of the road and the traffic, including pedestrians; and
- (d) the pattern of development existing on established properties in the area.

Comment:

A2 is met: as FR43479/1 will retain existing vehicular access constructed in accordance with the requirement of the road authority.

3.4 Codes

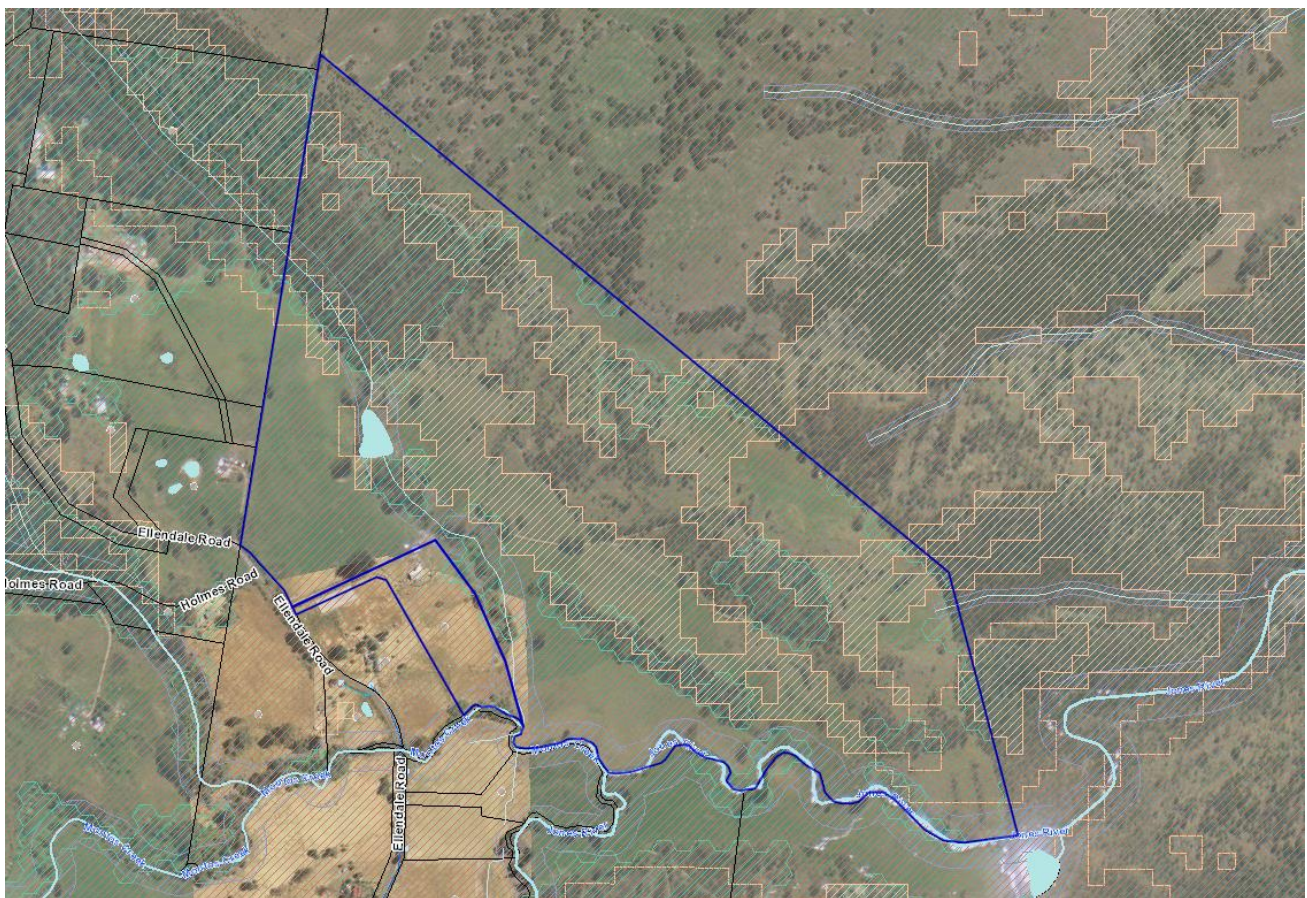


Figure 5. Scheme Overlay identification of the subject land and surrounds (LISTmap, 2024)

The subject land is overlaid with the **Natural Assets Code, Bushfire-prone Areas Code and Landslip Hazard Code - Medium/low landslide hazard bands** as illustrated in Figure 5. The

proposed 3 lot subdivision requires the following Codes under the Tasmanian Planning Scheme
 - Central Highlands to be considered;

Code	Comments:
C1.0 Signs Code	N/A
C2.0 Parking and Transport Code	<i>Applicable - Please refer to planning assessment below.</i>
C3.0 Road and Railway Assets Code	N/A
C4.0 Electricity Transmission Infrastructure Protections Code	N/A
C5.0 Telecommunications Code	N/A
C6.0 Local Historic Heritage Code	N/A
C7.0 Natural Assets Code	<i>Applicable - Please refer to planning assessment below.</i>
C8.0 Scenic Protections Code	N/A
C9.0 Attenuation Code	N/A
C10.0 Coastal Erosions Hazard Code	N/A
C11.0 Coastal inundation Hazard Code	N/A
C12.0 Flood-prone Areas Hazard Code	N/A
C13.0 Bushfire-prone Areas Code	<i>Please refer to BHA prepared by Mark Van Den Berg.</i>
C14.0 Potentially Contaminated Land Code	N/A
C15.0 Landslip Hazard Code	<i>Accordance with clause C15.4 (e) the development for subdivision is exempt from this code as the land is within a low/medium landslip hazard band and is not inclusive of significant works.</i>
C16.0 Safeguarding of Airports Code	N/A

3.5 Code Standards

C2.0 Parking and Transport Code

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 Solutions	Performance Criteria

<p>A1</p> <p>The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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: <p style="margin-left: 40px;"> $N = A + (C - B)$ N = Number of on-site car parking spaces required A = Number of existing on site car parking spaces 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. </p>	<p>P1</p>
--	------------------

Comment:

A1 is met: as the proposal complies with criterion (d)(ii). The site relates to an intensification of an existing use. The FR43479/1 contains an existing parking area that has capacity to contain more than the required parking specified in table C2.1. Proposed Lot 1, 2 and 3 are vacant, however there is sufficient area for a future residential development to meet the requirements of table C2.1.

C2.6.1 Construction of parking areas

Objective:	
That parking areas are constructed to an appropriate standard.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>All parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> (a) be constructed with a durable all-weather pavement; 	P1

- (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.

Comment:

A1 is met: as it is proposed that the new accesses be constructed with durable all-weather pavement to minimise the entry of water to the driveway and restrict abrasion from traffic.

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 Solutions

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

Comment:

A1 is met: as no more than 1 access is provided per lot. The access to the FR43479/1 is an existing and is to be utilised by the existing residence, whilst proposed Lot 1, 2 and 3 are each provided with a new shared access.

C7.0 Natural Assets Code

C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area

Objective:

That:

- (a) works associated with subdivision within a waterway and coastal protection area or a future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets; and
- (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural assets.

Acceptable Solutions

Performance Criteria

<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must:</p> <ul style="list-style-type: none"> (a) be for the creation of separate lots for existing buildings; (b) be required for public use by the Crown, a council, or a State authority; (c) be required for the provision of Utilities; (d) be for the consolidation of a lot; or (e) not include any works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area. 	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must minimise adverse impacts on natural assets, having regard to:</p> <ul style="list-style-type: none"> (a) the need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area; and (b) future development likely to be facilitated by the subdivision.
<p>Comment:</p> <p>A1 (e) is met: The proposed building area will be located more than 50m offset from waterbody and does not include any works, building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area.</p>	

C7.0 Natural Assets Code

C7.7.2 Subdivision within a priority vegetation area

<p>Objective:</p>	
<p>That:</p> <ul style="list-style-type: none"> (a) works associated with subdivision will not have an unnecessary or unacceptable impact on priority vegetation; and (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority vegetation. 	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must:</p> <ul style="list-style-type: none"> (a) be for the purposes of creating separate lots for existing buildings; (b) be required for public use by the Crown, a council, or a State authority; (c) be required for the provision of Utilities; (d) be for the consolidation of a lot; or 	<p>P1</p>

(e) not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area.

Comment:

A1 (e) is met: The proposed subdivision does not include any works, building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area.

4. Conclusion

The planning assessment and supporting documentation provided, demonstrates that the development proposal for a 3-lot subdivision at 1204 Ellendale Road, Ellendale, meets all requirements of the *Tasmanian Planning Scheme - Central Highlands*.

Yours faithfully,



PAYAL PATEL

**On behalf of
PDA Surveyors, Engineers and Planners**

5. Contact

For any enquiries, please contact one of our offices:

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31/07/2024

DA 2024/43

To whom it may concern...

I have owned and lived at this property for nearly 40 years now.

I would like to raise some serious concerns about a planned subdivision DA 2024/43 lodged recently.

a subdivision – which entails running a road, that services 4 proposed housing blocks – directly adjacent to our boundary fence.

We are greatly concerned that this has the potential to increase traffic noise and disturbance quite close to our existing residence.

We are greatly concerned there will be a lack of privacy and security with cars passing, and if houses are built close to the boundary.

A housing subdivision this close to our residence will greatly diminish our ability to enjoy the rural lifestyle that we have established and enjoyed for decades. And this includes all the sights, sounds and smells of the rural lifestyle – horses, tractors, chainsaws, fire hazard reduction burnoffs, shooting vermin wallabies and rabbits and the like.

If we wanted neighbours this close, we would have opted for a Housing Commission house in the suburbs of New Norfolk.

We also have concerns about maintaining the wallaby proof integrity of our current boundary fence – particularly as I have had NO financial or physical support from ANY of the neighbouring property owners. If these fences are disturbed – it will potentially lead to the need for increased firearms use on the property for vermin reduction.

We have had cordial discussions with the DA applicants recently voicing our concerns and discussed the viability of establishing a planted corridor along the boundary – to provide visual screening – for the mutual benefit of all parties. If this development must go ahead (which I still think will have a detrimental effect on our rural lifestyle and set a poor precedent for the area) can there be a provision inserted to guarantee the establishment of a planted screening corridor to separate the properties in question.

Thank you for your time, and we hope you will inform us of your decision as soon as you can.