

PUBLIC NOTICE DETAILS

PLANNING APPLICATION DETAILS

Application Number:	DA 2026/09
Application Type:	Discretionary Development Application
Property Location:	10 Arthurs Lake Road, Wilburville
Proposal:	Multiple Dwellings
Advertising Commencement Date:	10 March 2026
Representation Period Closing Date:	24 March 2026
Responsible Officer:	Louisa Brown, Senior Planning Officer

The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal business hours.

Enquiries regarding this Application can be made by contacting Central Highlands Council on (03) 6259 5503 or by emailing development@centralhighlands.tas.gov.au. Please quote the "Application Number" when making your enquiry.

Representations on this application may be made to the General Manager in writing either by:

Post: 19 Alexander Street, Bothwell TAS 7030
Email: development@centralhighlands.tas.gov.au

All representations must include the authors full name, contact number and postal address and be received by 5.00pm on the representation period closing date.



RESIDENTIAL DEVELOPMENT + VISITOR ACCOMMODATION

10 ARTHURS LAKE ROAD, WILBURVILLE TAS 7030

Central Highlands Council

Project No: 240016 | 4/02/2026

Design Intent Architecture + Management

ABN 20 634 099 979

Postal Address: P.O Box 216, Kings Meadows. TAS. 7249

Australian Institute of Architects Registration No: 881

Building Accreditation, No: CC2370X



Project Overview

This application seeks approval for a low-impact residential development at 10 Arthurs Lake Road, Wilburville, comprising three separate buildings arranged as a single integrated dwelling cluster, with the ability for the development to be used from time to time as short term visitor accommodation.

The proposal includes:

- Building 1 – Main Living Pavilion containing kitchen, dining, living and outdoor living areas.
- Buildings 2 and 3 – Sleeping Pavilions, each containing two bedrooms with ensuite bathrooms (4 bedrooms total).
- A detached 6m x 6m storage shed, ancillary to the primary residential use.

While the development is intended predominantly for private personal use, approval is also sought to allow occasional use as Visitor Accommodation, which is a Permitted Use within the Low Density Residential Zone.

The design adopts a deliberate “light touch” approach, with buildings positioned well back from Arthurs Lake Road and screened from view to protect residential amenity and natural landscape values.

Site Description

Property Details

Item	Description
Site Address	10 Arthurs Lake Road, Wilburville TAS 7030
Property ID	3323737
Title Reference	168231/1
Site Area	2.239 ha
Council	Central Highlands Council
Planning Scheme	Tasmanian Planning Scheme – Central Highlands
Zone	Low Density Residential

Applicable Overlays

The site is affected by the following codes:

- Natural Assets Code – Priority Vegetation Area
- Bushfire-Prone Areas Code – Bushfire-Prone Areas



Proposal Description

The proposed development consists of three buildings functioning collectively as one dwelling:

Floor Areas

Building	Use	Area
Building 1	Living Pavilion	93.04m ²
Building 2	Sleeping Pavilion	97.78m ²
Building 3	Sleeping Pavilion	97.78m ²

Total floor area remains modest in scale and compatible with the Low-Density character of Wilburville.

The sleeping pavilions will not be self-contained dwellings; they operate as dedicated bedroom wings associated with the main living pavilion.

A separate storage shed will also be constructed for domestic storage purposes.

Planning Assessment

This section assesses the proposal against the relevant provisions of the Tasmanian Planning Scheme – Central Highlands

Low Density Residential Zone (Clause 10.0)

10.1 Zone Purpose

The purpose of the zone is:

- To provide for residential use where infrastructure and environmental constraints limit density.
- To ensure non-residential uses do not unreasonably affect amenity.
- To provide for Visitor Accommodation compatible with residential character.

Response:

The proposal is consistent with the Low-Density Residential Zone purpose. The development is low scale, widely spaced across a large 2.239ha allotment, and designed to maintain the natural landscape setting. Occasional visitor accommodation use is compatible with the residential character and will not diminish amenity.

Use Table (Clause 10.2)

The proposal includes:

- **Residential Use** – Single dwelling cluster
- **Visitor Accommodation** – Permitted

Both uses are supported within the zone.



Visitor Accommodation Standard (Clause 10.3.2)

Objective

Visitor accommodation must:

- Be compatible with area character
- Not cause unreasonable amenity loss
- Not affect road safety or efficiency

Performance Criterion P1 Response

The proposal satisfies P1 for the following reasons:

- Buildings are not visible from road and neighbouring properties.
- No direct sightlines exist to adjoining dwellings.
- The scale is modest and maintains residential primacy.
- Visitor accommodation use will occur only irregularly.
- No measurable impact on local roads or rights-of-way is expected.

Amenity impacts such as noise, traffic, and privacy intrusion are highly unlikely.

Development Standards for Dwellings

10.4.1 Residential Density

Acceptable Solution requires:

- Minimum 2500m² per dwelling where no reticulated services exist.

Calculation:

Site area = 2.239 ha = 22,390m²

Even if considered multiple dwelling style accommodation:

22,390 ÷ 3 buildings = 7,463m² per building

This far exceeds the required minimum density provisions.

Response:

The development is well within low density expectations.

10.4.2 Building Height

Maximum permitted height: 8.5m

Response:

All proposed buildings are below 8.5m and consistent with low-profile residential forms.

10.4.3 Setbacks

Front Setback Requirement: ≥ 8m

Building setbacks provided:

- Main accommodation buildings: 123.542m
- Shed setback: 75.503m

**Side Setbacks:**

- Main accommodation buildings: 12.431m
- Shed setback: 11.64m

Rear Setbacks:

- Main accommodation buildings: 100.292m

Response:

All buildings significantly exceed the setback standards and will not be visible from Arthurs Lake Road

10.4.4 Site Coverage

Maximum coverage: 30%

Given total floor area under 300m² on a site of 22,390m²:

Site coverage \approx 1.3%

Response:

The proposal is substantially below the maximum allowable coverage and retains extensive open space and vegetation.

10.4.5 Frontage Fencing

No fencing is proposed.

Standard is therefore not applicable.

Natural Assets Code – Priority Vegetation Area (Vegetation Clearing)**Vegetation retention and clearing approach**

The site has been previously cleared in the general location where buildings are proposed. As a result, it is anticipated that very minimal vegetation clearing will be required to facilitate the development.

Any clearing will be restricted to:

- low-level regrowth within the immediate building footprints; and
- minor vegetation removal required for construction access and bushfire compliance measures.

It is noted that, in accordance with BAL-29 requirements, the proposed driveway access will be increased to a minimum width of 4.0 metres, which will require minor clearing of regrowth vegetation along the existing access alignment.

The development has been deliberately clustered to minimise disturbance across the broader 2.239ha allotment and to retain the majority of existing vegetation outside the immediate building and access envelope.

Ongoing site management and landscaping will ensure that vegetation retention remains a key outcome of the proposal while allowing necessary construction and bushfire safety measures to be implemented.



Bushfire-Prone Areas Code (Bushfire Hazard + Management Description)

Bushfire hazard context

The land is mapped as bushfire-prone and is therefore subject to the Bushfire-Prone Areas Code.

A Bushfire Hazard Management Plan (BHMP) is currently being prepared as part of the building approval process by Ground Proof Mapping (GPM). The draft BHMP identifies:

- the proposed Class 1A building footprints;
- the proposed Class 10A shed footprint;
- existing and revised hazard management areas; and
- nominated defendable space requirements.
- Existing building exclusion zones

Recommended BAL and management response

The BHMP recommends a bushfire construction level of BAL-29 for the proposed residential development.

This BAL outcome is supported by the establishment of an appropriate hazard management area surrounding the clustered buildings, and the inclusion of bushfire mitigation measures to be delivered through the building permit stage.

Access and driveway compliance

To meet BAL-29 access requirements and ensure safe emergency service entry and egress, the driveway width will be increased to a minimum of 4.0 metres.

This adjustment will result in minor additional vegetation clearing, limited to regrowth vegetation immediately adjacent to the existing access track. The extent of clearing will remain small and is considered necessary to achieve bushfire safety outcomes.

Water supply and emergency preparedness

The BHMP mapping also identifies a proposed static water supply location to support emergency response arrangements

Planning response

The proposal has been carefully sited and designed to reduce bushfire exposure while maintaining a minimal environmental footprint. Detailed BAL-compliant construction measures, access requirements, defendable space treatments, and final hazard management provisions will be confirmed through the building permit process, consistent with the completed BHMP recommendations.



Conclusion

The proposed residential development at 10 Arthurs Lake Road, Wilburville is consistent with the intent and purpose of the Low Density Residential Zone.

The proposal:

- Provides a low-scale clustered dwelling arrangement across a large rural residential allotment
- Maintains landscape character and protects neighbouring amenity
- Is not visible from the road or adjoining properties
- Complies with all applicable setback, height, density and coverage provisions
- Appropriately supports occasional visitor accommodation use without detriment to local amenity or infrastructure

Accordingly, approval is sought for the proposed development

Yours Sincerely

A handwritten signature in black ink that reads "Heath Clayton". The signature is fluid and cursive, with a large initial "H" and a long, sweeping underline.

Heath Clayton RAIA
Director + Architect
04-02-2026

ARTHURS LAKE HOLIDAY RETREAT

FOR B & M VOTE PTY LTD

10 ARTHURS LAKE ROAD, WILBURVILLE

GENERAL NOTES:

ALL BUILDING WORKS TO COMPLY WITH NATIONAL CONSTRUCTION CODE - BUILDING CODE OF AUSTRALIA VOLUME 2, AUSTRALIAN STANDARDS, BUILDING ACTS & REGULATIONS AND COUNCIL BYLAWS. REFER TO ARCHITECTURAL DRAWINGS FOR NOTES.

ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS.

USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.

THE BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECT SET-OUT OF ALL WORKS.

BUILDING CONTRACTOR TO SITE CHECK DIMENSIONS AND LOCATIONS OF ALL ITEMS ON SITE PRIOR TO AND DURING THE WORKS.

LOCATIONS OF STRUCTURE, FITTINGS, AND SERVICES ON THIS DRAWING ARE INDICATIVE.

BUILDING CONTRACTOR TO CHECK DRAWINGS FOR CO-ORDINATION BETWEEN STRUCTURE, FABRIC, FIXTURES, AND FITTINGS. BUILDING CONTRACTOR SHALL CARRY OUT DIAL BEFORE YOU DIG REFERRAL FOR LOCATIONS OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EARTHWORKS. BUILDING CONTRACTOR SHALL SECURE AND MAKE SAFE THE WORK SITE IN ACCORDANCE WITH WORKSAFE TASMANIA & WHS GUIDELINES & REGULATIONS.

A LAND SURVEYOR IS RECOMMENDED FOR ALL SET-OUT. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES WITH THE DRAWINGS.

DRAWING SCHEDULE

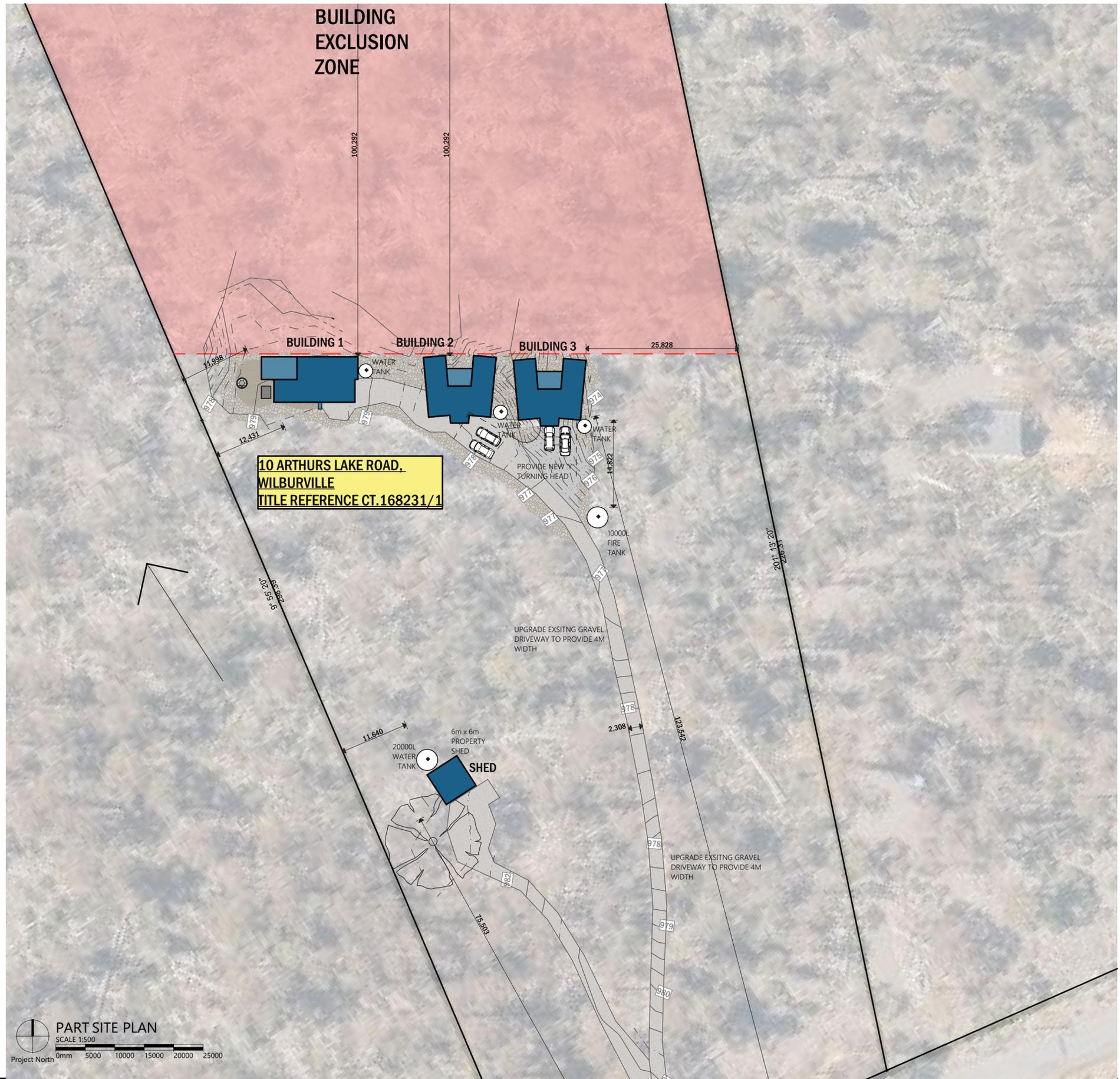
A000	COVER PAGE
A001	SITE PLAN
A100	FLOOR PLAN
A200	ELEVATIONS
A201	3D PERSPECTIVES



Results through Partnership



LOCATION PLAN
SCALE 1:5000
0mm 50000 100000 150000 200000 250000



PART SITE PLAN
SCALE 1:500
0mm 5000 10000 15000 20000 25000



NOTE
THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR MUST READ THESE DRAWINGS IN CONJUNCTION WITH ALL OTHER DRAWINGS AND NOTIFY ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE DESIGNINTEMENT.
DO NOT SCALE DRAWINGS.
THIS DRAWING REFLECTS A DESIGN, BY DESIGN INTENT ARCHITECTURE + MANAGEMENT AND IS TO BE USED ONLY FOR WORK WHEN AUTHORISED IN WRITING BY DESIGN INTENT.
ALL DOCUMENTS HERE WITHIN ARE SUBJECT TO AUSTRALIAN COPYRIGHT LAWS.

Revision ID	Change Name	Transmittal Set Date	checked by	Approved by
P_01	ISSUED FOR CLIENT COMMENT	23/09/2024	HC	HC
P_02	ISSUED FOR CLIENT COMMENT	23/09/2025	HC	HC
DA_01	ISSUED FOR APPROVAL	23/01/2026	HC	HC

PROJECT NAME :
ARTHURS LAKE HOLIDAY RETREAT

ADDRESS: 10 ARTHURS LAKE ROAD, WILBURVILLE

CLIENT : B & M VOTE PTY LTD

DRAWING TITLE :
SITE PLAN

SCALE: AT SCALE WHEN PRINTED AT A2
DATE: 23/01/2026

DESIGN INTENT ARCHITECTURE + MANAGEMENT PTY LTD
ABN: 20 634 099 979 BUILDING ACCREDITATION No. CC2370X AIA: TAS 881
E: health@designintent.com.au T: 0419 312 232 W: designintent.com.au
PROJECT No. 240016 DRAWING NO. A001 REVISION DA_01



GROUND FLOOR PLAN
SCALE 1:100



NOTE
THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR MUST READ THESE DRAWINGS IN CONJUNCTION WITH ALL OTHER DRAWINGS AND NOTIFY ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE DESIGN INTENT.
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Revision ID	Change Name	Transmitted Date	Checked By	Approved By
01		23/01/2024	HC	HC
02	ISSUED FOR CLIENT COMMENT	23/01/2024	HC	HC
P_03	ISSUED FOR CLIENT COMMENT	23/01/2024	HC	HC
P_04	ISSUED FOR CLIENT COMMENT	23/01/2024	HC	HC
P_05	ISSUED FOR CLIENT COMMENT	23/01/2024	HC	HC
DA_01	ISSUED FOR APPROVAL	23/01/2024	HC	HC

PROJECT NAME:
ARTHURS LAKE HOLIDAY RETREAT

ADDRESS: 10 ARTHURS LAKE ROAD, WILBURVILLE

CLIENT: B & M VOTE PTY LTD

DRAWING TITLE:
FLOOR PLAN

SCALE: AT SCALE WHEN PRINTED AT A1

DATE: 23/01/2024

DESIGN INTENT ARCHITECTURE & MANAGEMENT PTY LTD
ABN: 20 634 059 979 BUILDING ACCREDITATION No. CC2370X AML TAS 881
E: hello@designintent.com.au T: 0419 312 232 W: www.designintent.com.au

PROJECT No. DRAWING NO. REVISION
240016 A100 DA_01

STATUS APPROVAL



1 NORTH ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



2 SOUTH ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



Results through Partnership

NOTE
THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR MUST READ THESE DRAWINGS IN CONJUNCTION WITH ALL OTHER DRAWINGS AND NOTIFY ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE DESIGN INTENT.
DO NOT SCALE DRAWINGS.
THIS DRAWING REFLECTS A DESIGN, BY DESIGN INTENT ARCHITECTURE + MANAGEMENT AND IS TO BE USED ONLY FOR WORK WHEN AUTHORISED IN WRITING BY DESIGN INTENT.
ALL DOCUMENTS HERE WITHIN ARE SUBJECT TO AUSTRALIAN COPYRIGHT LAWS.

Revision ID	Change Name	Transmittal Set Date	checked by	Approved by
DA_01	ISSUED FOR APPROVAL	23/01/2026	HC	HC

PROJECT NAME :
ARTHURS LAKE HOLIDAY RETREAT
ADDRESS: 10 ARTHURS LAKE ROAD, WILBURVILLE
CLIENT : B & M VOTE PTY LTD

DRAWING TITLE :
ELEVATIONS
SCALE: AT SCALE WHEN PRINTED AT A2
DATE: 23/01/2026

DESIGN INTENT ARCHITECTURE + MANAGEMENT PTY LTD
ABN: 20 634 099 979 BUILDING ACCREDITATION No. CC2370X AIA: TAS 881
E.health@designintent.com.au T. 0419 312 232 W. designintent.com.au
PROJECT No. 240016 **DRAWING NO.** **REVISION**
STATUS APPROVAL **A200** **DA_01**



NOTE
 THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR MUST READ THESE DRAWINGS IN CONJUNCTION WITH ALL OTHER DRAWINGS AND NOTIFY ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE DESIGNINTENT.
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 ALL DOCUMENTS HERE WITHIN ARE SUBJECT TO AUSTRALIAN COPYRIGHT LAWS.

Revision ID	Change Name	Transmittal Set Date	checked by	Approved by
DA_01	ISSUED FOR APPROVAL	23/01/2026	HC	HC

PROJECT NAME :
ARTHURS LAKE HOLIDAY RETREAT

ADDRESS: 10 ARTHURS LAKE ROAD, WILBURVILLE

CLIENT : B & M VOTE PTY LTD

DRAWING TITLE :
3D PERSPECTIVES

SCALE: AT SCALE WHEN PRINTED AT A2

DATE: 23/01/2026

DESIGN INTENT ARCHITECTURE + MANAGEMENT PTY LTD
 ABN: 20 634 099 979 BUILDING ACCREDITATION No. CC2370X AIA: TAS 881
 E: health@designintent.com.au T: 0419 312 232 W: www.designintent.com.au

PROJECT No. 240016 **DRAWING NO.** A201 **REVISION** DA_01

STATUS APPROVAL

Registered Number

SP 168231

COUNCIL APPROVAL

(Insert any qualification to the permit under section 83(5), section 109 or section 111 of the Local Government (Building & Miscellaneous Provisions) Act 1993)

The subdivision shown in this plan is approved

~~UNDER SECTION 111 TO ENABLE ALL LOTS ON THE PLAN TO FORM SINGLE PARCELS~~

Council will not provide a means of drainage, water or sewer services to all lots shown on this plan of survey.

All lots shown on this plan of survey are only suitable for the on-site disposal of wastewater using a licensed Aerated Wastewater Treatment System or modified trench septic or other approved system.

In witness whereof the common seal of *Central Highlands Council* has been affixed, pursuant to a resolution of the Council of the said municipality passed the *9* day of *July* 20*14*, in the presence of us



Member */*

Member */*

Council Delegate *[Signature]* Council Reference *DA 2012/27*

NOMINATIONS

For the purpose of Section 88 of the Local Government (Building & Miscellaneous Provisions) Act 1993 the owner has nominated

GRAHAM WOODHOUSE CONVEYANCING Solicitor to act for the owner

L.C. MACKENZIE & ASSOCIATES PTY LTD Surveyor to act for the owner

OFFICE EXAMINATION: Indexed Computed *ND 26/8/14* Examined *ND 26/8/14*

TASMANIAN LAND TITLES OFFICE

Blank Instrument Form

Land Titles Act 1980



D128449

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
168231	1		

REQUEST TO AMEND SEALED PLAN NO. SP168231

TO: The Recorder of Titles
Land Titles Office
134 Macquarie Street
HOBART TAS 7000

IN THE MATTER of section 103 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*

The Central Highlands Council requests that Sealed Plan No. SP168231 be amended in the following terms:

AMENDMENT TO PLAN

- That the area marked "A B E F" shown on Lot 1 on the Sketch Plan prepared by Cromer & Partners attached herewith and marked with the letter "A" be amended to reflect "A B C D" in accordance with the Sketch Plan prepared by Cromer & Partners attached herewith and marked with the letter "A".

AND that the said Folio of the Register issued pursuant to the said Sealed Plan No. 168231 be amended accordingly and that all consequential amendments necessary to give effect to this petition be made.

The Common Seal of the CENTRAL HIGHLANDS COUNCIL has been affixed in the presence of:

[Signature]



Land Titles Office Use Only

REGISTERED

28 NOV 2014

Version 1

[Signature]
RECORDER OF TITLES

THE BACK OF THIS FORM MUST NOT BE USED

"A"

CROMER & PARTNERS
Registered Consulting Surveyors
& Independent Property Advisors

11/15 Gladstone St, Battery Point, 7004
PH 0419 353 414
e-mail: terry@cromersurveyors.com.au
www.cromersurveyors.com.au

REGISTERED OWNER: DAVIS, TERRY JAMES
CURRENT TITLE REF: CT168231/1
MUNICIPALITY: CENTRAL HIGHLANDS
GRANTEE: 950 AC 6TD JOHN JONES
PROPOSED PETITIN TO AMEND: AS RELATES TO THE HATCHED PORTION ON THE TITLE

PETITION TO AMEND

THIS PLAN REFLECTS AN APPLICATION TO AMEND SPI68231
THE INTENT OF THE APPLICATION IS TO ADJUST THE AREA OF NO BUILDING TO BETTER REFLECT THE SUBDIVISION PERMIT
D:\AAAFILES\B\Brett01\Cad\Brett01_05.pro

Date: 31/10/2014

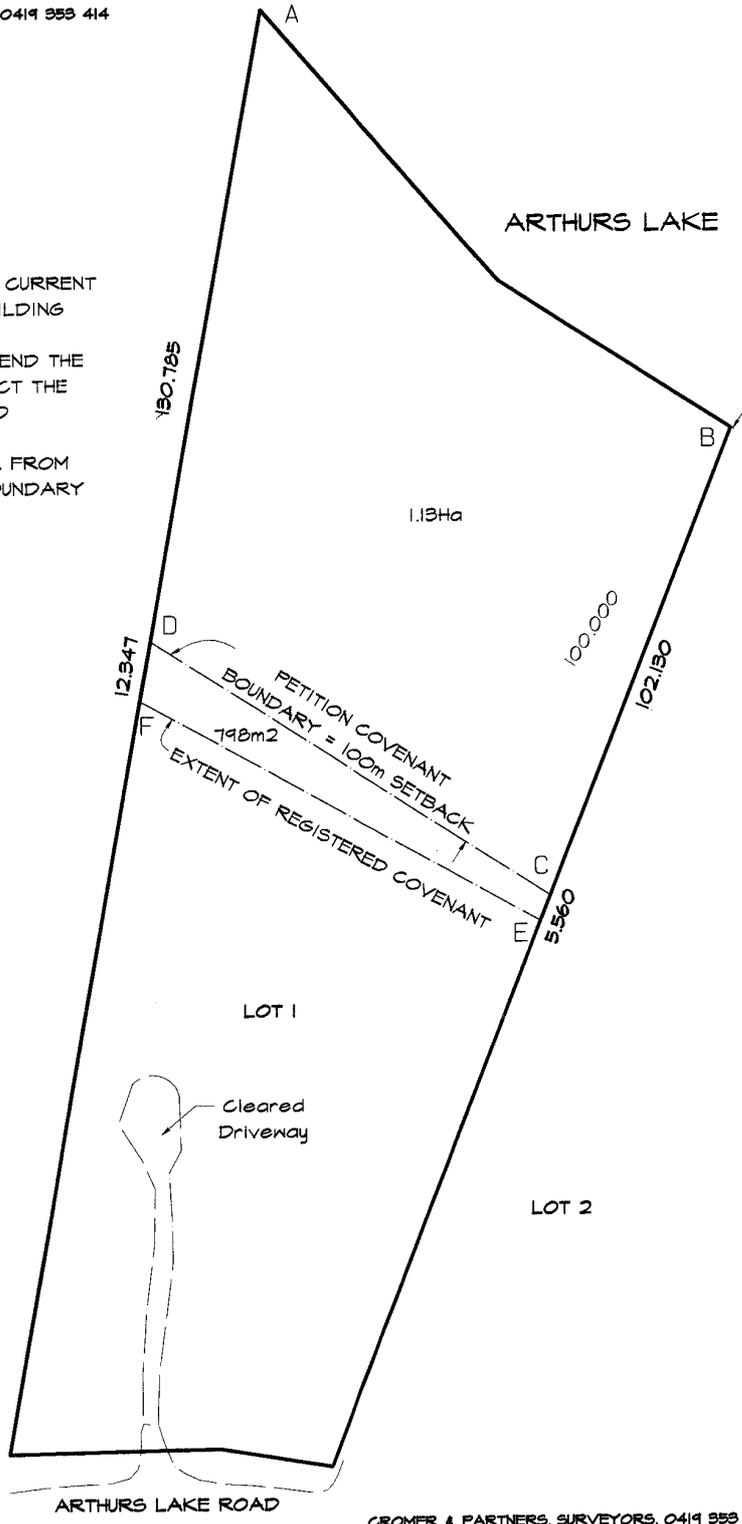
Scale: 1 : 1000

Ref: BRETTO1

CROMER & PARTNERS, SURVEYORS, 0419 353 414



A, B, E, F REFLECTS THE CURRENT COVENANT OF NO BUILDING
THE PETITION IS TO AMEND THE COVENANT TO REFLECT THE AREA A, B, C, D
CD IS 100m SETBACK FROM THE ARTHURS LAKE BOUNDARY



CROMER & PARTNERS, SURVEYORS, 0419 353 414

CROMER & PARTNERS, SURVEYORS, 0419 353 414

CROMER & PARTNERS, SURVEYORS, 0419 353 414

TASMANIAN LAND TITLES OFFICE

Notification of Agreement
under the

Land Use Planning and Approvals Act 1993
(Section 71)



DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
33300	1	33300	2

REGISTERED PROPRIETOR:
Terry James Davis (Company Director) of C/- Level 14, 40 Mount Street North Sydney NSW

PLANNING AUTHORITY:
Central Highlands Council

THIS DEVELOPMENT AGREEMENT is made this day of 8 day of April 2013

BETWEEN

Terry James Davis (Company Director) of C/- Level 14, 40 Mount Street North Sydney NSW
(hereinafter called "The owner")
of the first part

AND

Central Highlands Council a body corporate constituted by the Local Government Act 1993
(hereinafter called "The planning authority")
of the other part

REGISTERED

Land Titles Office Use Only

08 AUG 2013

LUA

Version 1

Shirley Kawa

Stamp Duty

RECITALS

- a) The planning authority is the planning authority administering the Central Highlands Planning Scheme (planning scheme)
- b) The owner is the registered proprietor of the land situate 5814 Highland Lakes Road, Arthurs Lake Road, Wilburville in Tasmania and described in the above folios of the register (subject land) which is the area covered by the planning scheme
- c) The owner in the development application have sought approval from the planning authority of a plan of subdivision (subdivision) of the subject land.
- d) The planning authority has approved the owners' application in respect of the subdivision subject to the conditions set out in a notice of determination (notice of determination) of a development application permit no. DA 2012/27 dated the 16th day of October 2012, a copy of which is attached to this agreement and marked A.
- e) The planning authority as a condition of approval of the subdivision has stipulated that certain conditions of approval be incorporated in an agreement made in accordance with PART 5 of the Land Use Planning Approvals Act 1993 (Act)

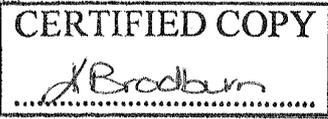
NOW THIS DEED WITNESSETH:

- 1. The owner covenants with the planning authority as follows:-
 - 1.1 To comply with all conditions of the permit.
 - 1.2 To permit the Council to carry out any work required by the permit and not carried out in accordance with the permit, and reimburse the Council for its reasonable expenses of undertaking such work
 - 1.3 To ensure that any residential use or development of the subject land is to be carried out and maintained in accordance with the recommendations of Tasfire (1995), Planning Conditions and Guidelines for Subdivisions in Bushfire Prone Areas, Tasmania Fire Service, Hobart and constructed in accordance with Level 1 of Standards Australia (1999): AS 3959: Construction of Buildings in Bushfire Prone Areas Standards Australia, Sydney.
 - 1.4 To advise any successor in title of the existence of this agreement and its terms and conditions, to the intent that the burden of these covenants run with and bind the subject land and every part of it.
- 2. The owner acknowledges that the disposition of any interest in the subject land will be subject to this agreement and that this agreement will bind all future holders of any interest in the subject land just as it binds the owner.
 - 2.1 The owner acknowledges that this agreement may be registered by the Recorder of Titles pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 and covenants to reimburse to the Council the stamp duty payable on the agreement and the costs of registration of the agreement. and also the fees associated with any notice by the Council to the Recorder or Titles notifying the ending of this agreement.

Land Titles Office Use Only

LUA Version 1

Stamp Duty



EXECUTED AS A DEED

Signed by the said)
Terry James Davis)
in the presence of.....)

Witness Signature.....

Print Witness Full Name..... CAROLYN FERNYHOUGH

Address of Witness..... 1274 JAPPEL PITT ST
KIRRIBILLI NSW 2061

Dated this 8th day of April 2013

I/We Lyn Eyles
of **Central Highlands Council**

the abovenamed Planning Authority, certify that the above particulars are correct and that attached is a certified executed copy of the agreement between the abovenamed parties, notice of which is to be registered against the abovementioned folio of the Register.

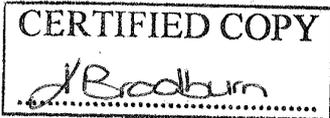
The abovenamed Planning Authority holds the original executed Agreement.

Signed
(on behalf of the Planning Authority)

Land Titles Office Use Only

LUA Version 1

Stamp Duty



A

PLANNING PERMIT DA 2012/27

In accordance with Division 2 of Part 4 of the *Land Use and Planning Approvals Act 1993*, the Central Highlands Council (Planning Authority) grants a permit -

To: Ireneinc Planning
Of: 49 Tasma Street
NORTH HOBART TAS 7000

For land described as:

Part of 5814 Highland Lakes Road, Arthurs Lake Road, Wilburville (CT 33300/1 & 33300/2)

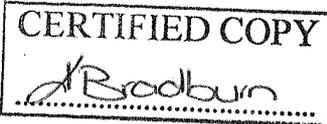
This Permit allows for:

The land to be developed by the subdivision of 27 lots and balance and ancillary site works substantially in accordance with the information and particulars set out in the development application and the endorsed drawings.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT: -

General

1. The subdivision layout 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 permit unless, as the applicant and the only person with a right of appeal, you notify Council in writing that you propose to commence the use or development before this date, in accordance with Section 53 of the *Land Use Planning and Approvals Act 1993*.
3. Prior to the sealing of the final plan of survey a Traffic Impact Assessment (TIA), prepared by a suitably qualified professional, is to be submitted to and approved by Council's General Manager. The TIA must address the impact of traffic generated by the proposal on the intersection of Arthurs Lake Road and Poatina Road and the sight distances at that intersection. Any works required by the recommendations of the TIA must be completed at the cost of the developer.
4. No personal access, boat ramps, jetties or like structures shall be allowed to be constructed on the foreshore of Arthurs Lake.



Staged development

5. The subdivision development must not be carried out in stages except in accordance with a staged development plan submitted to and approved by Council's General Manager.

Easements

6. Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council's General Manager. The cost of locating and creating the easements shall be at the subdivider's full cost.

Endorsements

7. The final plan of survey must be noted that Council cannot or will not provide a means of drainage, water or sewer services to all lots shown on the plan of survey.

Covenants

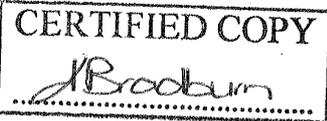
8. Covenants or other similar restrictive controls that conflict with any provisions or seek to prohibit any use provided within the planning scheme must not be included or otherwise imposed on the titles to the lots created by this permit, either by transfer, inclusion of such covenants in a Schedule of Easements or registration of any instrument creating such covenants with the Recorder of Titles, unless such covenants or controls are expressly authorised by the terms of this permit or the consent in writing of the Council's General Manager.
9. A covenant or other restrictive control must be established to restrict building, access/track construction, wastewater disposal, removal of vegetation or use of fertilisers and other chemicals within the building exclusion zone and shall be registered on the relevant lot titles in accordance with the approved plan.

Public open space

10. Land shown as public open space on the final plan of survey must be transferred to the Central Highlands Council by Memorandum of Transfer submitted with the final plan of survey.
11. To protect the existing peat areas from suffering continued land degradation, no vehicular access to the foreshore is to be made through the Public Open Space; this area is to be fenced with appropriate low height fencing constructed in natural materials to prevent vehicles gaining entry.

Bushfire management

12. An agreement pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* must be entered into prior to the sealing of the final plan of survey to require any residential use or development to be carried out and maintained in accordance with the recommendations of Tasfire (1995), *Planning Conditions and Guidelines for Subdivisions in Bushfire Prone Areas*, Tasmanian Fire Service, Hobart and constructed in accordance with Level 1 of Standards Australia (1999): AS 3959: Construction of Buildings in Bushfire Prone Areas Standards Australia, Sydney.
13. Agreements made pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993* must be prepared by the applicant on a blank instrument form to the satisfaction of the Council and registered with the Recorder of Titles. The subdivider must meet all costs associated with the preparation and registration of the Part 5 Agreement.



Natural Values

14. Prior to construction commencing, a ground survey of the site is to be undertaken by a suitably qualified professional in accordance with the Guidelines for Natural Values Assessments (DPIPWE). A report on the findings of the survey must be submitted to and approved by Council's General Manager prior to construction. The survey is to include, but is not limited to, the following:
- a) Nesting habitat for masked owls in the form of mature tree hollows;
 - b) Denning habitat for the Tasmanian devil;
 - c) Potential habitat for Ptunarra brown butterfly;
 - d) Threatened flora previously recorded on the site; and
 - e) Exact location of the eagle nest and if it is active and a survey for other unknown nests.

Weed Management Plan

15. Prior to the carrying out of any works approved or required by this approval, the subdivider must provide a Weed Management Plan detailing measures to control any identified weeds on the site and measures 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 General Manager and of the Regional Weed Management Officer, Department of Primary Industries, Parks, Water and Environment.

Final Plan

16. A fee as adopted by Council resolution from time to time, must be paid to Council prior to the sealing of each stage of the final plan of survey.
17. A final plan of survey and two (2) copies must be provided together with the schedule of easements as necessary.
18. All conditions of this permit must be satisfied before the Council seals the final plan. It is the subdivider's responsibility to arrange any required inspections and to advise Council in writing that the conditions of the permit have been satisfied. The final plan of survey will not be dealt with until this advice has been provided.

Water Quality

19. Temporary run-off, erosion and sediment controls must be installed and maintained at full operational capacity to the satisfaction of Council's General Manager until the land is effectively rehabilitated and stabilised after completion of the development.

Environmental Health

20. The final plan of survey must be endorsed that the lots are only suitable for the on-site disposal of wastewater using a licensed Aerated Wastewater Treatment System or modified trench septic or other approved system.

Telecommunications, electrical and gas reticulation

21. Where provided, electrical reticulation and telecommunication reticulation must be installed in accordance with the requirements of the responsible authority and the satisfaction of Council's General Manager.

Access

22. A separate vehicle access must be provided from the road carriageway to each lot. Accesses must be of a gravel formation with a minimum width of 3 metres at the property boundary and located and constructed in accordance with the standards shown on standard drawings SD-1009 Rural Roads - Typical Standard Access and SD-1012 Intersection and Domestic Access Sight

Distance Requirements prepared by the IPWE Aust. (Tasmania Division) and the satisfaction of Council's General Manager.

Roadwork's

23. The corners of each road intersection must be splayed or rounded by chords of a circle with a radius of not less than 6.00 metres in accordance with Sections 85(d)(viii) and 108 of the *Local Government (Building & Miscellaneous Provisions) Act 1993* and the requirements of the Council's General Manager.
24. Roadwork's and drainage must be constructed in accordance with the standard drawings prepared by the IPWE Aust. (Tasmania Division) and to the requirements of Council's General Manager.
25. The proposed subdivision road is to be constructed/upgraded to an unsealed rural road standard in accordance with the standards shown on standard drawings SD-1008 Rural Roads - Typical Cross Section prepared by the IPWE Aust. (Tasmania Division) (attached) and to the requirements of Council's General Manager with a minimum road reserve of 18.00 metres and 25 metres at the cul-de-sac. The minimum construction standard must include:
 - All weather construction;
 - minimum trafficable width of 6.00 metres with at least 1.00 metre consolidated, formed, surfaced and drained shoulders; and
 - stormwater drainage as required.
26. All roads or footways must be shown as "Road" or "Footway" on the final plan of survey and transferred to the Central Highlands Council by Memorandum of Transfer submitted with the final plan.

Engineering drawings

27. Engineering design drawings are to be submitted for approval by Council's General Manager. Engineering Drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by the General Manager.
28. Approved Engineering Plans will remain valid for a period of 2 years from the original date of approval.

Construction amenity

29. Any works relating to the development must be carried out between the following hours:

Monday to Friday	7.00am to 6.00pm
Saturday	9.00am to 6.00pm
Sundays & Public Holidays	10.00am to 6.00pm

Construction

30. The subdivider must provide not less than 48 hours written notice to Council's General Manager before commencing construction works on site or within a council roadway. The written notice must be accompanied by evidence of payment of the Building and Construction Industry Training Levy where the cost of the works exceeds \$12,000.
31. The subdivider must provide not less than 48 hours written notice to Council's General Manager before reaching any stage of works requiring inspection by Council unless otherwise agreed by the Council's General Manager.

Defects Liability Period

32. The subdivision must be placed onto a 6 month statutory defects liability period in accordance with section 86 of the *Local Government (Buildings and Miscellaneous Provisions) Act 1993*, Councils Specification and Policy following the completion of the works in accordance with the approved engineering plans and permit conditions.

J. Bradburn

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT: -

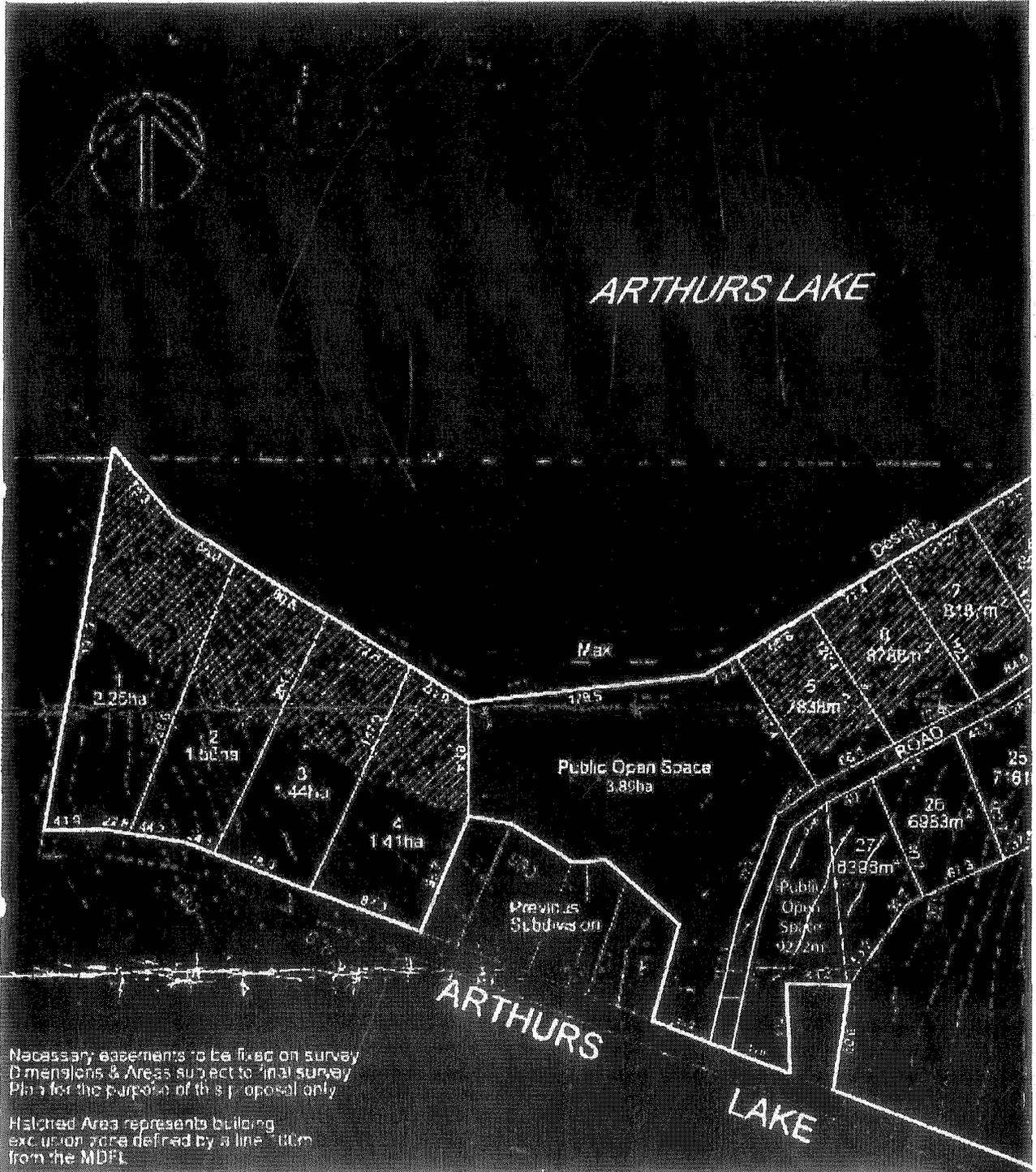
- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. Appropriate temporary control measures include, but are not limited to, the following:
- Minimise site disturbance and vegetation removal;
 - Diversion of up-slope run-off around 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;
 - Rehabilitation of all disturbed areas as soon as possible.
- C. In the event that any suspected item of archaeological significant is inadvertently encountered during works associated with development of the site, then the activity creating the disturbance should cease immediately, and the *Aboriginal Relics Act 1975* will apply for reporting and management.
- D. The issue of this permit does not ensure compliance with the provisions of the *Threatened Species Protection Act 1995* or the *Commonwealth Environmental Protection and Biodiversity Protection Act 1999*. The applicant may be liable to complaints in relation to any non-compliance with these Acts and may be required to apply to the Policy and Conservation Assessment Branch of the Department of Primary Industries, Parks, Water & Environment or the Commonwealth Minister for a permit.
- E. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.

Dated 16 October 2012

J. Bradburn

for Jacquie Tyson
Planning Consultant

J. Bradburn



Necessary easements to be fixed on survey
 Dimensions & Areas subject to final survey
 Plan for the purpose of this proposal only

Hatched Area represents building
 excision zone defined by a line 100m
 from the MDPL

PLAN OF SUBDIVISION

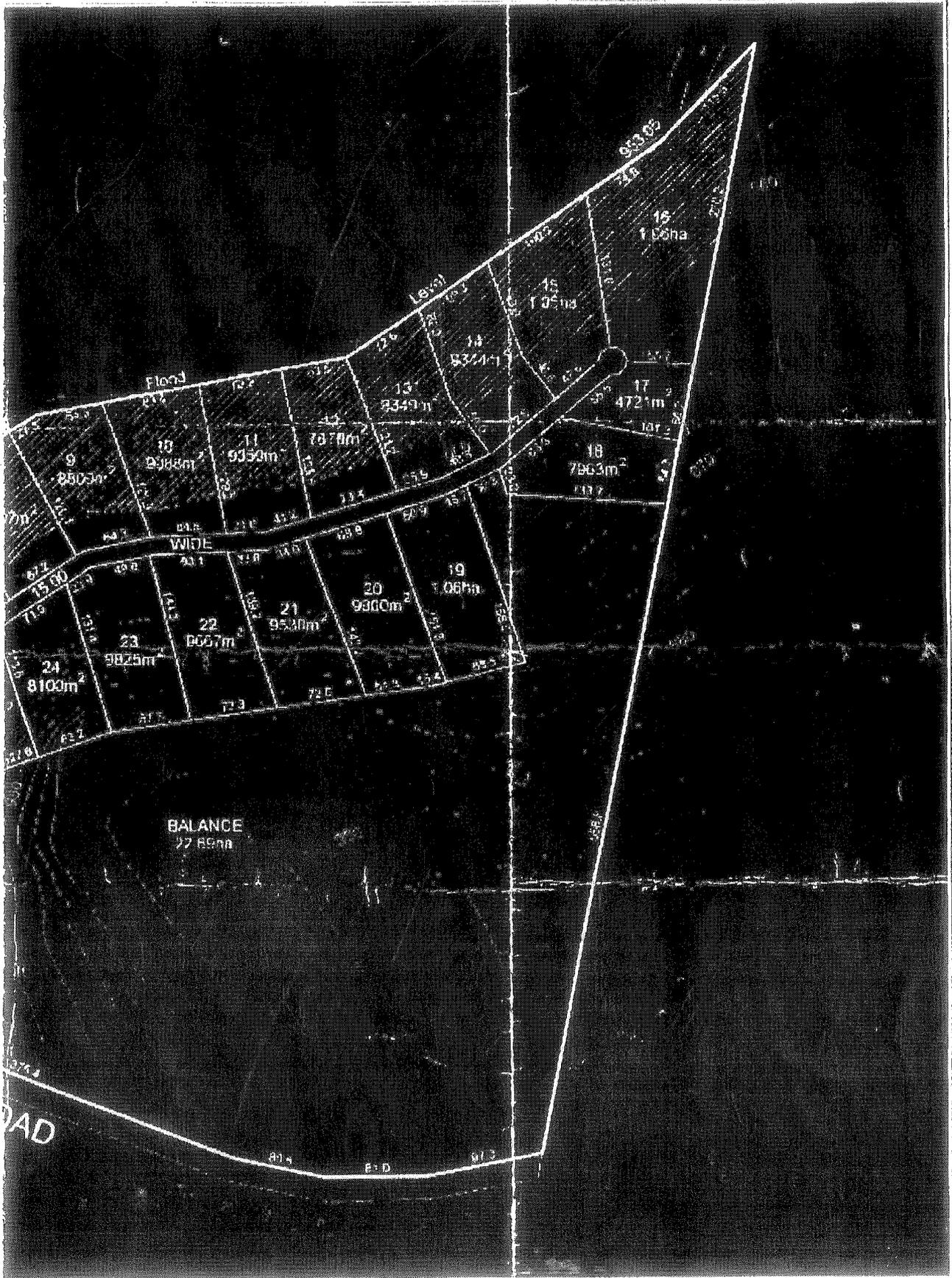
OWNER:
GRANTEE: Part of 250 ac gld to A. Norton & part of 950 ac gld to J. Jones
TITLE REF: 1. CT333001 2. CT333002
VICINITY: Arthurs Lake
MAP REF: 1:25000, 4834 Victoria

DATE: June 2012
AERIAL: TASMAP - PC349 Photo 234, Scale 1:42000, 16 Nov. 2001

SCALE: 1:4000 (A3)

CERTIFIED COPY

A. Brodburn



TASMANIAN LAND TITLES OFFICE

Notification of Agreement under the

Land Use Planning and Approvals Act 1993 (Section 71)



D102056

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
Portion Only, being Lots Sealed Plan 168231 33300	1, 2, 3, 4, 5, 6 ; formerly ±	7, 8, 9, 10, 11, 12, 13, 14 ; comprised in 33300	15 & 16 on Amended 2 10/9/2014 <i>Alia Kawa</i> RECORDER OF TITLES

REGISTERED PROPRIETOR:

Terry James Davis C/- Level 14, 40 Mount Street, North Sydney in New South Wales

PLANNING AUTHORITY:

Central Highlands Council

Dated this 3rd day of September 2014

I/We Lyn Eyles

of **Central Highlands Council**

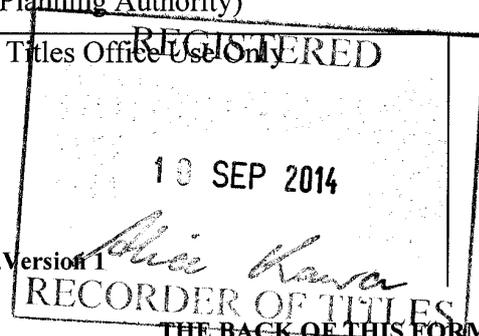
the abovenamed Planning Authority, certify that the above particulars are correct and that attached is a certified executed copy of the agreement between the abovenamed parties, notice of which is to be registered against the abovementioned folio of the Register.

The abovenamed Planning Authority holds the original executed Agreement.

Signed *Lyn Eyles*
(on behalf of the Planning Authority)

Land Titles Office Use Only

LUA



Version 1

THE BACK OF THIS FORM MUST NOT BE USED

Stamp Duty

J Brodburn

TASMANIAN LAND TITLES OFFICE

Notification of Agreement
under the



Land Use Planning and Approvals Act 1993
(Section 71)

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
Portion Only, being Lots Sealed Plan <i>168231</i> 33300	1, 2, 3, 4, 5, 6, formerly 4	7, 8, 9, 10, 11, 12, 13, 14, comprised in 33300	15 & 16 on 2

REGISTERED PROPRIETOR:

Terry James Davis C/- Level 14, 40 Mount Street, North Sydney in New South Wales

PLANNING AUTHORITY:

Central Highlands Council

THIS DEVELOPMENT AGREEMENT is made this day of *12th* day of *June* 2014

BETWEEN

Terry James Davis C/- Level 14, 40 Mount Street, North Sydney in New South Wales
(hereinafter called "The owner") of the first part

AND

The Central Highlands Council a body corporate constituted by the Local Government Act 1993
(hereinafter called "The planning authority") of the other part

RECITALS

a) The planning authority is the planning authority administering the Central Highlands Planning Scheme 1998 (planning scheme)

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J. Bradburn

~~..b)...~~The owner is the registered proprietor of the land situate at Wilburville Road, Wilburville in Tasmania and described in the above mentioned folios of the register (subject land) which is the area covered by the planning scheme

- c) The owner in the development application have sought approval from the planning authority of a plan of subdivision (subdivision) of the subject land.
- d) The planning authority has approved the owners' application in respect of the subdivision subject to the conditions set out in a notice of determination (notice of determination) of a development application permit no. DA2012/27 dated the 16th day of October 2012, a copy of which is attached to this agreement and marked A.
- e) The planning authority as a condition of approval of the subdivision has stipulated that certain conditions of approval be incorporated in an agreement made in accordance with PART 5 of the Land Use Planning Approvals Act 1993 (Act)

NOW THIS DEED WITNESSETH:

1. The owner covenants with the planning authority as follows:-

1.1 That any residential use or development on the property is be carried out and maintained in accordance with the recommendations of "Bushfire Planning Group (2005), Guidelines for Development in Bushfire Prone Areas; Living with Fire in Tasmania, Tasmanian Fire service, Hobart" and constructed in accordance with Level 1 of Standards Australia (1999): AS 3959: Construction of Buildings in Bushfire Prone Areas Standards Australia, Sydney.

1.2 To advise any successor in title of the existence of this agreement and its terms and conditions, to the intent that the burden of these covenants run with and bind the subject land and every part of it.

2. The owner acknowledges that the disposition of any interest in the subject land will be subject to this agreement and that this agreement will bind all future holders of any interest in the subject land just as it binds the owner.

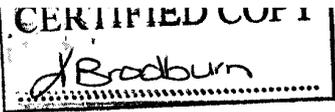
2.1 The owner acknowledges that this agreement may be registered by the Recorder of Titles pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 and covenants to reimburse to the Council the stamp duty payable on the agreement and the costs of registration of the agreement. and also the fees associated with any notice by the Council to the Recorder or Titles notifying the ending of this agreement.

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EXECUTED AS A DEED

SIGNED by the Registered Proprietor
Terry James Davis
in the presence of

Normal Signature of Witness
Print Witness Full Name
Print Witness Address

JOJIE LUNN
113 ALLORA ST
SUFFOLK PARK 2481

Dated this 29 day of MAY 2014

I/We Lyn Eyles
of **Central Highlands Council**

the abovenamed Planning Authority, certify that the above particulars are correct and that attached is a certified executed copy of the agreement between the abovenamed parties, notice of which is to be registered against the abovementioned folio of the Register.

The abovenamed Planning Authority holds the original executed Agreement.

Signed
(on behalf of the Planning Authority)



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