

Andy Hamilton & Associates Pty Ltd

PO Box 12, KINGSTON BEACH, Tas 7050

53 Tasman Highway, Bicheno Tasmania

0418 593 300

ashassoc@bigpond.com

ABN 67126174187

The General Manager
Glamorgan Spring Bay Council
PO Box 6
Triabunna 7190

16-6-17

Dear Sir,

**Proposed Subdivision CT 152023-2, CT 170049-10
Springs Road, Lake Leake Road.**

Please find proposal plan for Council Consideration along with full copies of titles and DA form.

The Proposal is to create an 80ha lot (lot 50) with Balances of CT 170049-10 to be treated as shown.

The land is zoned rural resource with subdivision provisions as follows:

Objective:

To prevent further fragmentation and fettering of rural resource land.

Acceptable Solutions

A1

A lot is for public open space, a riparian or littoral reserve, or a Utilities, Emergency services, or Community meeting and entertainment use class, by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority.

Performance Criteria

P1

A lot must satisfy all of the following:

- (a) be no less than 80 ha;*
- (b) have a frontage of no less than 6m;*
- (c) not be an internal lot;*
- (d) be provided with safe vehicular access from a road;*
- (e) provide for the sustainable commercial operation of the land by either:*
 - (i) encompassing sufficient agricultural land and key agricultural infrastructure, as demonstrated by a whole farm management plan;*
 - (ii) encompassing an existing or proposed non-agricultural rural resource use, as demonstrated by a business plan,*
- (f) if containing a dwelling, setbacks to new boundaries satisfy clause 26.4.2;*
- (g) if containing a dwelling, other than the primary dwelling, the dwelling is surplus to rural resource requirements of the lot containing the primary dwelling;*
- (h) if vacant, must:*
 - (i) contain a building area capable of accommodating residential development*

Andy Hamilton & Associates Pty Ltd

PO Box 12, KINGSTON BEACH, Tas 7050

53 Tasman Highway, Bicheno Tasmania

0418 593 300

ashassoc@bigpond.com

ABN 67126174187

satisfying clauses 26.4.2 and 26.4.3;

- (ii) not result in increased demand for public infrastructure or services;*
- (i) be consistent with any Local Area Objectives or Desired Future Character Statements provided for the area.*

Lot 50 is to exceed 50ha as required with entry as shown. Entry to balance lot 51 as shown. Both entries are gravel, off Springs Road, also Gravel, maintained by Council. It is requested that these gravel standard entries be allowed given that Springs Road is same formation.

The north western balance portion (26.5ha) of CT 170049-10 is to be adhered to existing CT152023-2 as shown.

26.1 Zone Purpose

26.1.1 Zone Purpose Statements

26.1.1.1

To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.

26.1.1.2

To provide for other use or development that does not constrain or conflict with resource development uses.

26.1.1.3

To provide for non-agricultural use or development, such as recreation, conservation, tourism and retailing, where it supports existing agriculture, aquaculture, forestry, mining and other primary industries.

26.1.1.4

To allow for residential and other uses not necessary to support agriculture, aquaculture and other primary industries provided that such uses do not:

- (a) fetter existing or potential rural resource use and development on other land;*
- (b) add to the need to provide services or infrastructure or to upgrade existing infrastructure;*
- (c) contribute to the incremental loss of productive rural resources.*

26.1.1.5

To provide for protection of rural land so future resource development opportunities are no lost.

Andy Hamilton & Associates Pty Ltd

PO Box 12, KINGSTON BEACH, Tas 7050

53 Tasman Highway, Bicheno Tasmania

0418 593 300

ashassoc@bigpond.com

ABN 67126174187

<i>Feature</i>	
Disclaimer	<i>While the data in this map are regularly updated, the relevant authority should be consulted prior to making decisions based on the data</i>
Overlay Name	<i>Waterway and Coastal Protection Area</i>
Overlay Code	<i>121.WCP</i>
Planning Scheme Code	<i>121</i>
Planning Scheme	<i>Glamorgan-Spring Bay Interim Planning Scheme 2015</i>
Description	
Class	
Planning Scheme Date	<i>29/07/2015</i>
Comments	

<i>Feature</i>	
Disclaimer	<i>While the data in this map are regularly updated, the relevant authority should be consulted prior to making decisions based on the data</i>
Overlay Name	<i>Scenic Landscape Corridor</i>
Overlay Code	<i>121.SCT</i>
Planning Scheme Code	<i>121</i>
Planning Scheme	<i>Glamorgan-Spring Bay Interim Planning Scheme 2015</i>
Description	<i>100m buffer of major road centerline in rural areas</i>
Class	

The site is subject to limited waterway and coastal protection code ref list.
This overlay is not considered to effect the viability of the lots.

The scenic corridor overlay runs around Tasman Highway and the Lake Leake Road – again, this is not considered to effect viability.

Given implementation of the irrigation scheme, creation of lot 50 provides opportunity for use in this respect. A bushfire report is being prepared by Geosolutions and will be submitted under separate cover shortly.

Necessary easements will be fixed at time of survey – the owners have been notified of the lodgement of this proposal. Please provide an invoice for Council fees in this.

Yours faithfully

A S Hamilton



*Registered Land Surveyors. *Planners and Development Mentors. *Negotiators *Cadastral, Engineering and Hydrographic Surveying.