

Application for Planning Approval

Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:	Nova Land Consulting		
Contact person: (if different from applicant)	James Stewart		
Address:	PO Box 8035		
Suburb:	Trevallyn	Post Code:	7250
Email:	planning@novaland.com.au	Phone: / Mobile:	03 6709 8116

Note: All correspondence with the applicant will be via email unless otherwise advised

Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site <i>(Note: If your application is discretionary, the following will be placed on public exhibition)</i>			
Address of proposal:	9 Jetty Road and 52 Freycinet Drive		
Suburb:	Coles Bay	Post Code:	7215
Size of site: (m ² or Ha)	1014m ² and 984m ²		
Certificate of Title(s):	CT144988/5 & CT108150/8		
Current use of site:	Multiple dwellings (9 Jetty Road) & vacant land (52 Freycinet Drive)		

General Application Details <i>Complete for All Applications</i>	
Description of proposed use or development:	2 lot consolidation
Estimated value of works: (design & construction)	\$ N/A
Is the property on the State Heritage Register? (Tick one)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
For all Non-Residential Applications	
Hours of Operation	
Number of Employees	
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
Describe any hazardous materials to be used or stored on site	
Type & location of any large plant or machinery used (refrigeration, generators)	
Describe any retail and/or storage of goods or equipment in outdoor areas	
Personal Information Protection Statement	

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

Applicant Declaration

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


- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- 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.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

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*.

Applicant Signature:		Date:	25/10/24
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Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	
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If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.

Checklist of application documents:

Taken from Section 6 of the Planning Scheme

An application must include:

- a signed application form;
- any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- details of the location of the proposed use or development;
- a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- a full description of the proposed use or development.

In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

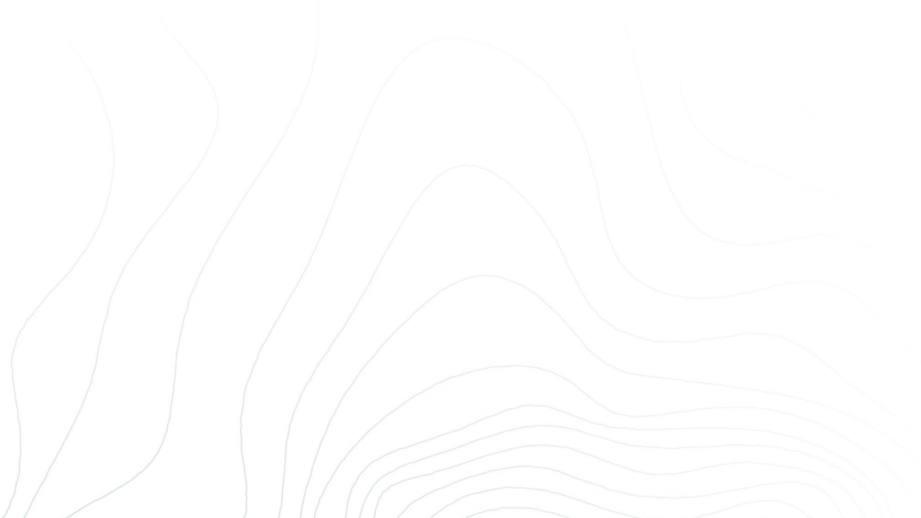
- any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
 - (i) the existing and proposed use(s) on the site;
 - (ii) the boundaries and dimensions of the site;
 - (iii) topography including contours showing AHD levels and major site features;
 - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
 - (v) soil type;
 - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
 - (vii) the location and capacity and connection point of any existing services and proposed services;
 - (viii) the location of easements on the site or connected to the site;
 - (ix) existing pedestrian and vehicle access to the site;
 - (x) the location of existing and proposed buildings on the site;
 - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
 - (xii) any natural hazards that may affect use or development on the site;
 - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
 - (xiv) any proposed open space, common space, or facilities on the site; and
 - (xv) proposed subdivision lot boundaries;
- where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
 - (xvi) the internal layout of each building on the site;
 - (xvii) the private open space for each dwelling;
 - (xviii) external storage spaces;
 - (xix) parking space location and layout;
 - (xx) major elevations of every building to be erected;
 - (xxi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
 - (xxii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
 - (xxiii) materials and colours to be used on roofs and external walls.

PLANNING REPORT

SUBDIVISION CONSOLIDATION (2 LOTS TO 1 LOT)

9 JETTY ROAD AND 52 FREYCINET DRIVE, COLES BAY

OCTOBER 2024



Job Number: L241007

Prepared by: James Stewart (james@novaland.com.au)

Senior Town Planner

Reviewed by: Shay Dowling

Rev. no	Description	Date
1	Draft	21/10/2024
2	Final	25/10/2024



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Contents

1. Introduction.....	3
1.1 Site summary.....	3
1.2 Images.....	4
2. Planning Assessment.....	5
2.1 Planning Scheme Zone Assessment.....	5
2.2 Planning Scheme Code Assessment.....	10
3. Conclusion.....	10
Annexure 1 – Certificate of Title Plan and Folio Text.....	10
Annexure 2 – Subdivision Consolidation Proposal Plan.....	10
Annexure 3 – Bushfire Exemption Letter.....	10

1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approval Act 1993* (the 'Act') to develop land at 9 Jetty Road and 52 Freycinet Drive, Coles Bay (the 'subject site').

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Subdivision Proposal Plan	Nova Land Consulting
Bushfire Hazard Exemption	Nova Land Consulting

1.1 Site summary

Address	9 Jetty Road, Coles Bay & 52 Freycinet Drive, Coles Bay
Property ID	2695635 & 5289288
Title	CT144988/5 & CT108150/8
Land area	1014m ² & 984m ²
Planning Authority	Glamorgan-Spring Bay Council
Covenant/Easements	Not applicable
Existing Access	Jetty Road & Freycinet Drive
Planning Controls	
Zone	Low Density Residential
Overlays	Priority vegetation area, Bushfire-prone areas
Existing development	Multiple dwellings (9 Jetty Road) & vacant land (52 Freycinet Drive)
Existing services and infrastructure	
Water	Reticulated System
Sewer	Onsite sewer
Stormwater	Reticulated System

1.2 Images



Figure 1 - Aerial view of subject site. Source: LISTMAP

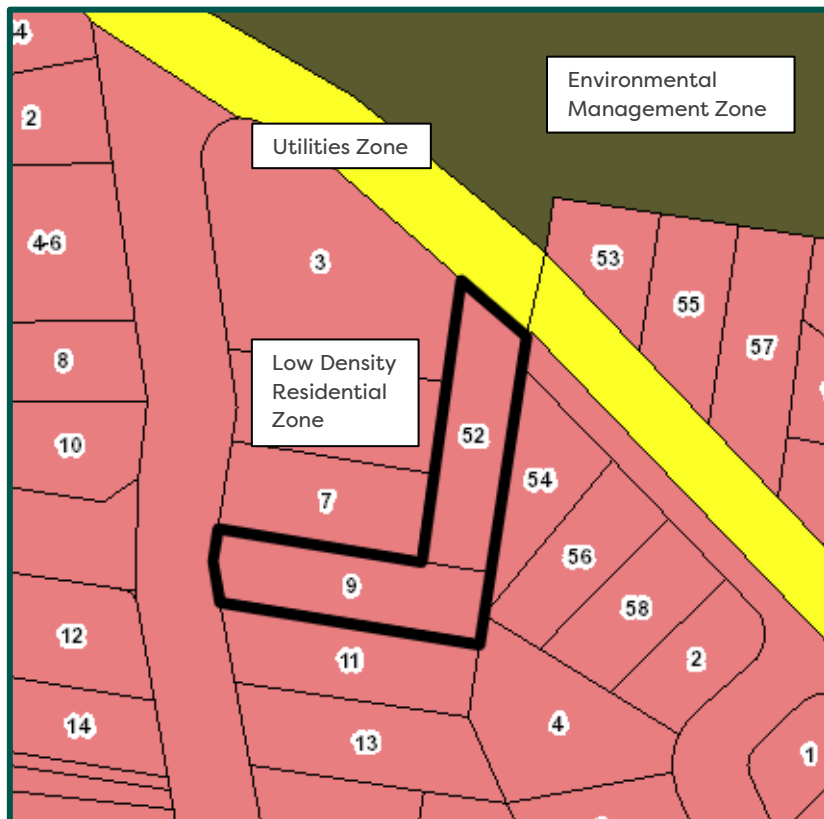


Figure 2 - Zoning of the subject site. Source: LISTMAP

2. Planning Assessment

2.1 Planning Scheme Zone Assessment

10.0 Low Density Residential Zone

10.1 Zone Purpose

The purpose of the Low Density Residential Zone is:

- 10.1.0 To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development.
- 10.1.2 To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts.
- 10.1.3 To provide for Visitor Accommodation that is compatible with residential character.

Response

The proposed does not present a conflict to the purpose of the zone.

10.3 Use Standards

Not applicable.

10.6 Development Standards for Subdivision

10.6.1 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; c) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and d) is orientated to provide solar access for future dwellings. 	
	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 of not less than 1500m² and: <ul style="list-style-type: none"> i. be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> a. all setbacks required by clause 10.4.3 A1 and A2; and b. easements or other title restrictions that limit or 	P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: <ul style="list-style-type: none"> (a) the relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) adequate provision of private open space; (e) the pattern of development existing

<p>restrict development; and</p> <p>ii. existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2;</p> <p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>on established properties in the area; and</p> <p>(f) any constraints to development,</p> <p>(g) and must have an area not less than 1200m².</p>
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Response:

Acceptable solution achieved. The application complies with part d) of the acceptable solution. The application is for a two lot consolidation.

<p>A2</p> <p>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 20m.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, 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:</p> <p>(a) the width of frontage proposed, if any;</p> <p>(b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</p> <p>(c) the topography of the site;</p> <p>(d) the functionality and useability of the frontage;</p> <p>(e) the ability to manoeuvre vehicles on the site; and</p> <p>(f) the pattern of development existing on established properties in the area,</p> <p>(g) and is not less than 3.6m wide.</p>
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Response:

Complies. The new lot will have 20m of frontage to Freycinet Drive, and 15m of frontage to Jetty Road.

<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 distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic; (d) the anticipated nature of vehicles likely to access the site; and (e) the ability for emergency services to access the site.
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Response:

The acceptable solution is achieved. Each lot will have vehicle access according to Council requirements as the road authority.

10.6.2 Roads

<p>Objective:</p>	<p>That the arrangement of new roads within a subdivision provides for:</p> <ul style="list-style-type: none"> (a) safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the 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
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>The subdivision includes no new roads.</p>	<p>P1</p> <p>The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:</p> <ul style="list-style-type: none"> (a) any road network plan adopted by the council; (b) the existing and proposed road hierarchy; (c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision

	<p>potential;</p> <ul style="list-style-type: none"> (d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; (e) minimising the travel distance between key destinations such as shops and services and public transport routes; (f) access to public transport; (g) the efficient and safe movement of pedestrians, cyclists and public transport; (h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the Guide to Road Design Part 6A: Paths for Walking and Cycling 2016; (i) the topography of the site; and (j) the future subdivision potential of any balance lots on adjoining or adjacent land
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Response:

Not applicable. There are no proposed roads in the subdivision.

10.6.3 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:</p> <ul style="list-style-type: none"> (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, <p>unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.</p>		<p>P1</p> <p>No Performance Criterion.</p>

Response:

Acceptable solution achieved. The lots provide an existing water connections that will be retained onsite.

<p>A2</p> <p>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 connection to a reticulated sewerage system.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding 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.</p>
--	--

Response:

Performance criteria is addressed. The multiple dwellings at 9 Jetty Road provide onsite wastewater. The consolidation application will make the total size of the title larger, providing greater opportunities to deal with onsite waste.

<p>A3</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.</p>	<p>P3</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</p> <ul style="list-style-type: none"> (a) the size of the lot; (b) topography of the site; (c) soil conditions; (d) any existing buildings on the site; (e) any area of the site covered by impervious surfaces; and (f) any watercourse on the land.
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Response:

Acceptable solution achieved. The lots have existing connections to the reticulated stormwater system. 9 Jetty Road contains multiple dwellings that direct stormwater to the reticulated system.

2.2 Planning Scheme Code Assessment

C13.0 Bushfire-Prone Areas Code

Response:

The subject site is within an area mapped as Bushfire Prone. The entire subject site is included within the overlay.

A bushfire exemption is provided and accompanies the application for consolidation.

3. Conclusion

The proposed development is for a subdivision to consolidate the titles. The lot meets the minimum lot size and standards and the lot will have appropriate access built or retained. The subdivision meets the provisions of the Code and Zone criteria and a permit from Council is sought.

Annexure 1 – Certificate of Title Plan and Folio Text

Annexure 2 – Subdivision Consolidation Proposal Plan

Annexure 3 – Bushfire Exemption Letter.



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SEARCH OF TORRENS TITLE

VOLUME 108150	FOLIO 8
EDITION 9	DATE OF ISSUE 22-Oct-2019

SEARCH DATE : 24-Oct-2024

SEARCH TIME : 03.41 PM

DESCRIPTION OF LAND

Town of COLES BAY

Lot 8 on Diagram 108150

Derivation : Whole of Lot 8, 0A-0R-39.9Ps, Section A gtd. to
Vida Jean Whelan.

Prior CT 2822/69

SCHEDULE 1

D52574 TRANSFER to KEVIN RUSSELL FRENCH and JANET HALLADAY
FRENCH Registered 05-Nov-2013 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

M787426 MORTGAGE to French Enterprises Pty Ltd Registered
22-Oct-2019 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 144988	FOLIO 5
EDITION 2	DATE OF ISSUE 20-Feb-2013

SEARCH DATE : 24-Oct-2024

SEARCH TIME : 03.45 PM

DESCRIPTION OF LAND

Town of COLES BAY
 Lot 5 on Plan 144988
 Derivation : Whole of Lot 5 Section A Gtd to VE, CR and RG
 Darke
 Prior CT 138202/0

SCHEDULE 1

B481517 TRANSFER to KEVIN RUSSELL FRENCH and JANET HALLADAY
 FRENCH

SCHEDULE 2

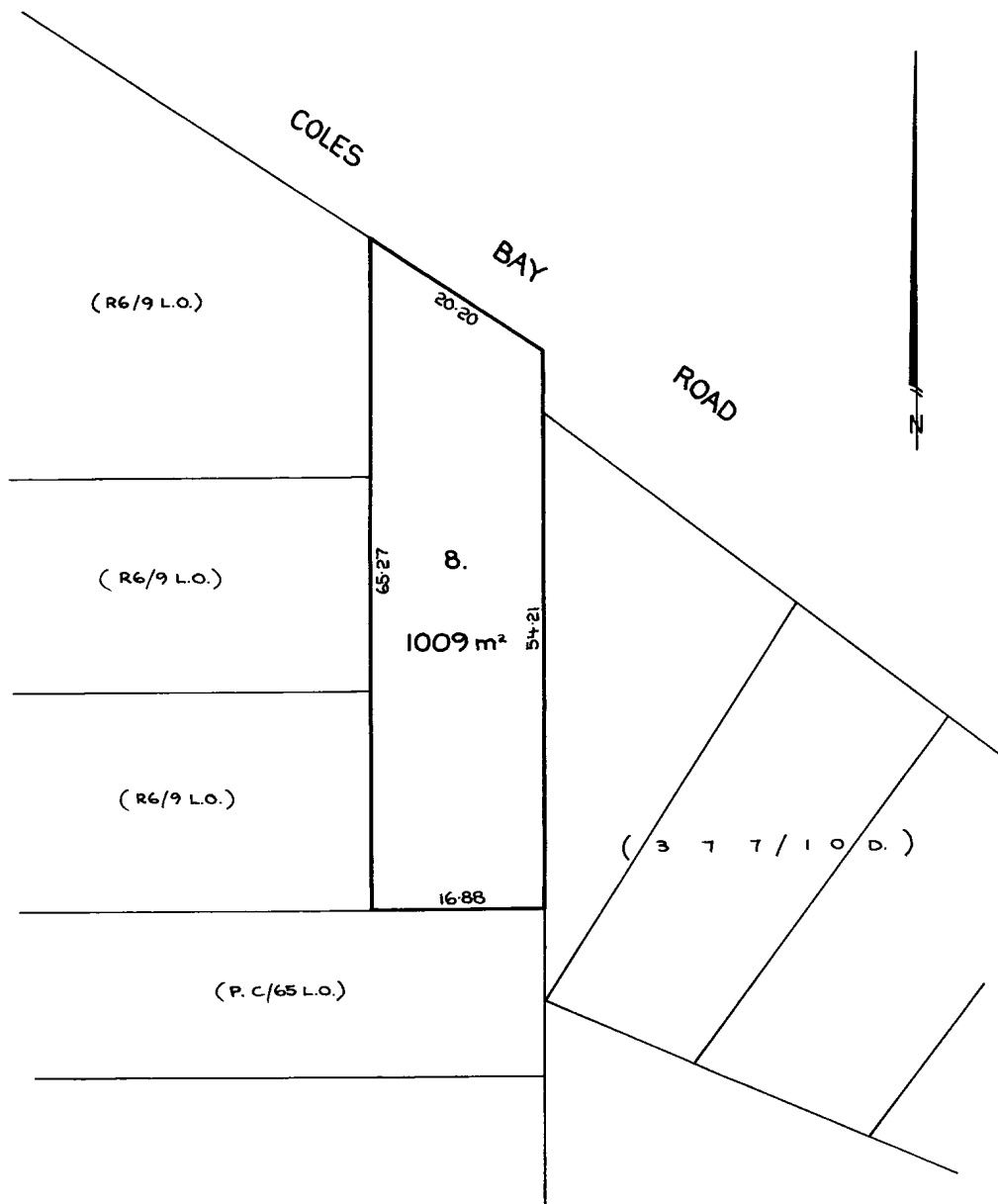
Reservations and conditions in the Crown Grant if any
 D52732 MORTGAGE to French Enterprises Pty Ltd Registered
 20-Feb-2013 at noon
 C644938 APPLICATION for cancellation of a strata plan
 Registered 04-Oct-2005 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

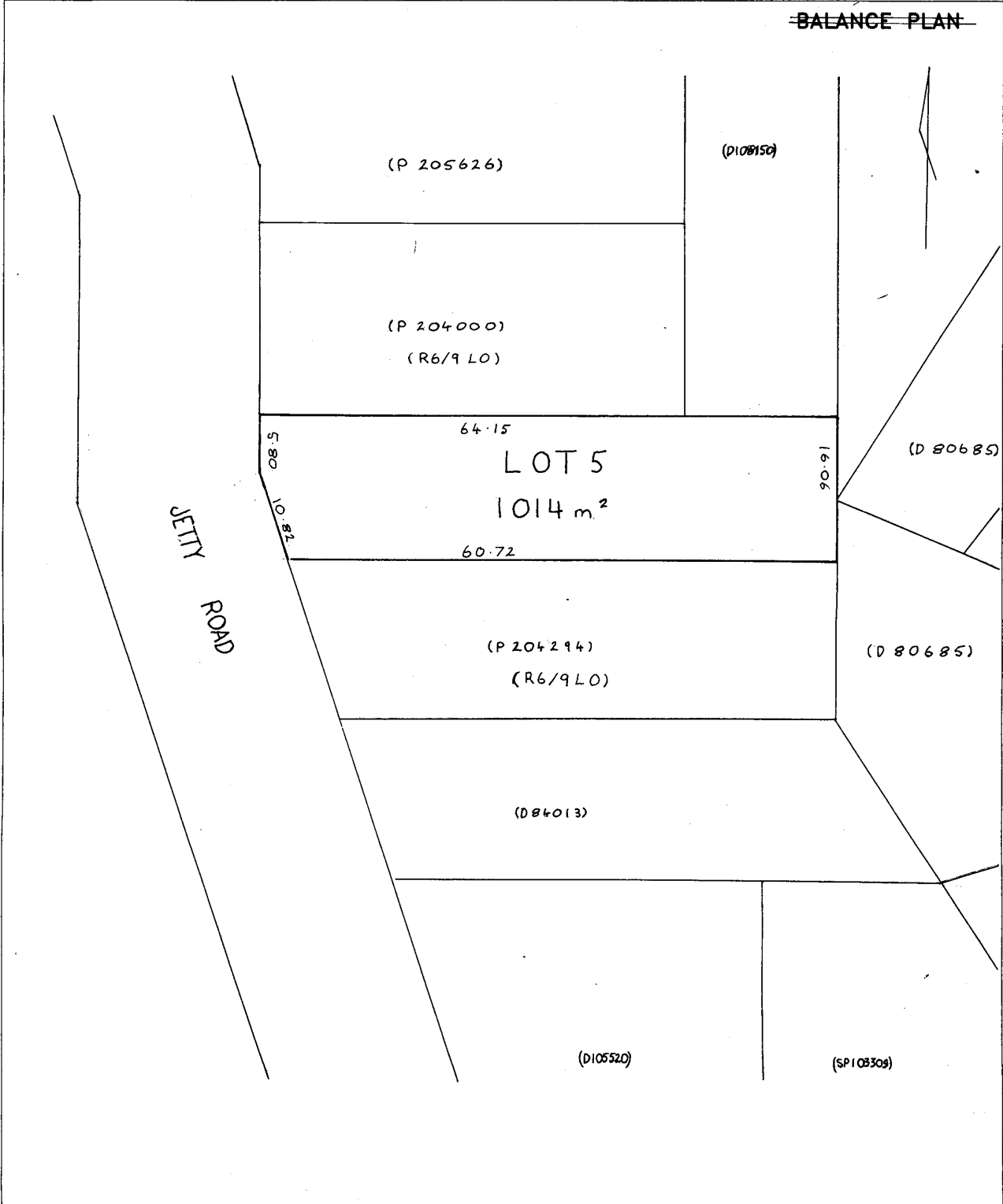
OWNER		PLAN OF TITLE	REGISTERED NUMBER	
FOLIO REFERENCE C.T.2822/69			LOCATION	D108150
GRANTEE			TOWN OF COLES BAY SECTION A COMPILED FROM: (P. C/65 L.O.)	APPROVED 05 OCT 1993
		COMPILED BY	<i>Michael Dini</i> Recorder of Titles	
SCALE 1: 500 LENGTHS IN METRES				
STATE MUNICIPAL CODE No. 16	LAST UPI No. 0096	LAST SURVEY PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

BALANCE PLAN



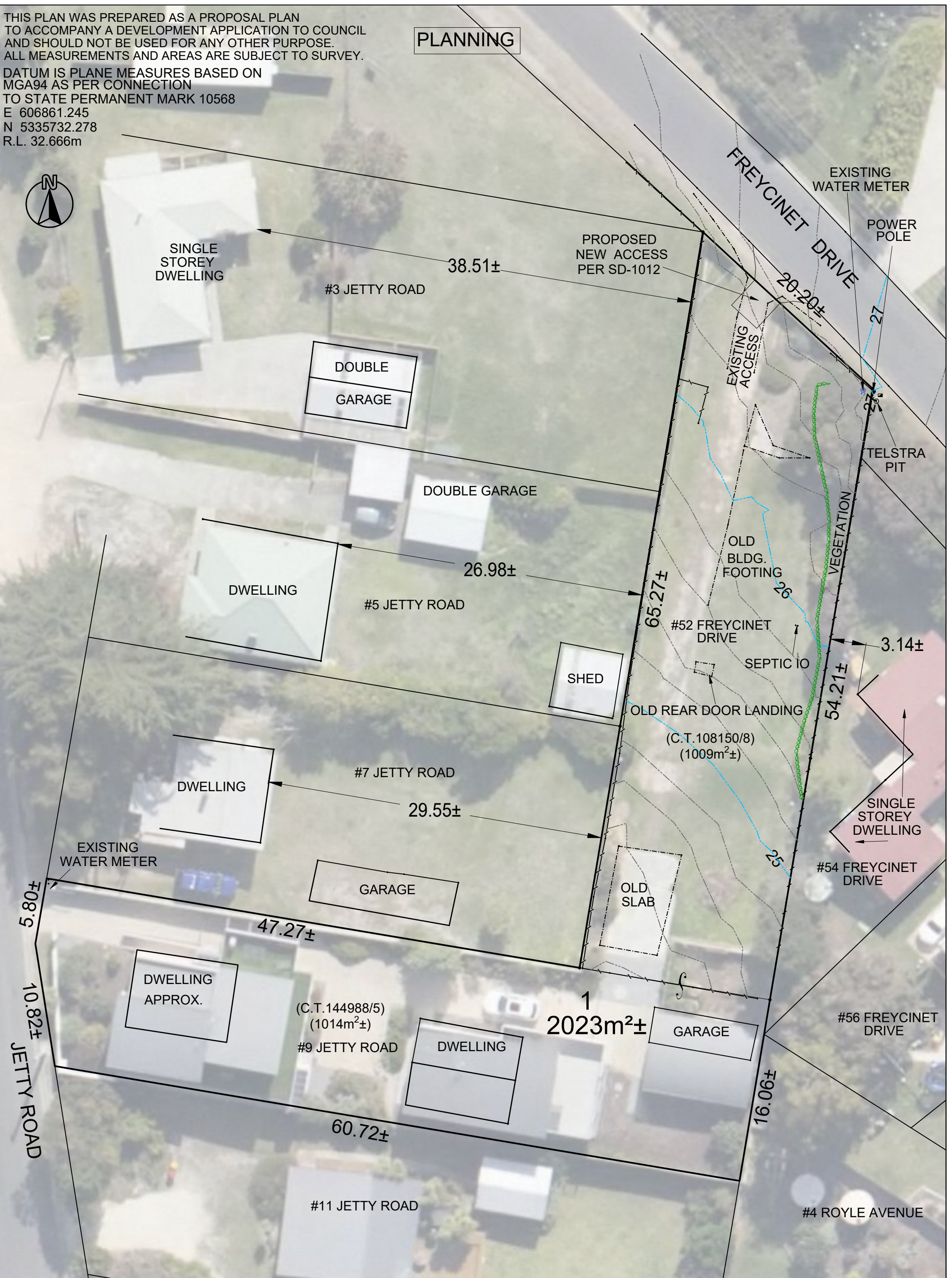
K 9820

OWNER FOLIO REFERENCE F/R 138202/0	PLAN OF TITLE		REGISTERED NUMBER P144988
GRANTEE WHOLE OF LOTS 5 GTD TO VERNARD EDMUND DARKE CYRIL ROBERT DARKE RUPERT GRIFFITHS DARKE	LOCATION TOWN OF COLES BAY	FIRST SURVEY PLAN No. P.204123	APPROVED - 4 OCT 2005 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 112 (6033-32)	LAST UPI No 1600091	LAST PLAN No. STR 138202	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



THIS PLAN WAS PREPARED AS A PROPOSAL PLAN TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY. DATUM IS PLANE MEASURES BASED ON MGA94 AS PER CONNECTION TO STATE PERMANENT MARK 10568
 E 606861.245
 N 5335732.278
 R.L. 32.666m

PLANNING



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 Hobart 7000
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PROPOSED TITLE CONSOLIDATION
 2 LOTS TO 1 LOT
 52 FREYCINET DRIVE & 9 JETTY ROAD, COLES BAY 7215
 C.T.108150/8 & C.T.144988/5

File name
 L241007_Prop_Plan_161024.dwg
 Notes:
 -

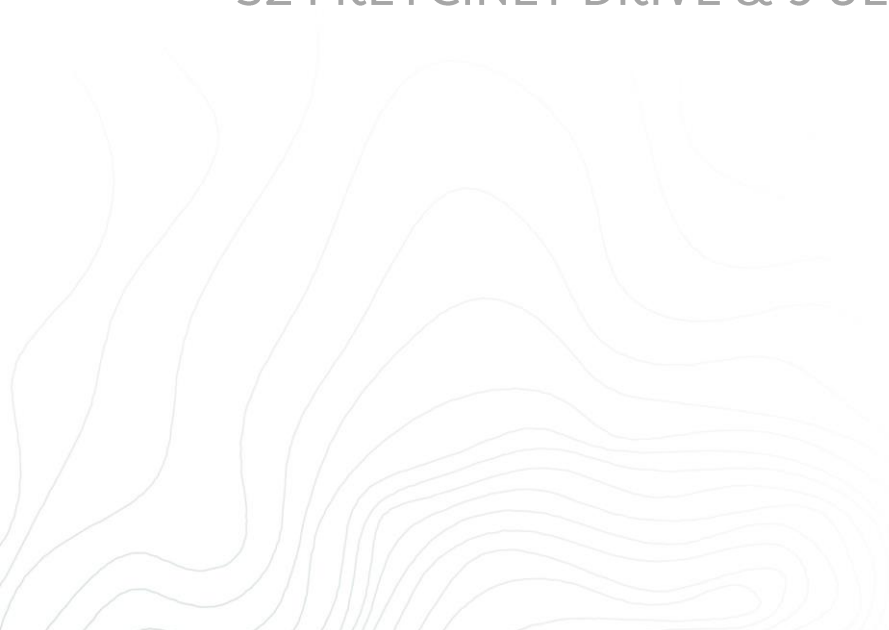
Job Number	L241007
Drawn	ABB
Scale	1:300@A3
Date	16/10/2024
Edition	v1.0
Sheet	1/1

BUSHFIRE HAZARD EXEMPTION

TWO LOT CONSOLIDATION

52 FREYCINET DRIVE & 9 JETTY ROAD, COLES BAY

OCTOBER 2024



NOVA
LAND
CONSULTING

Unlocking land potential.

Job number: L241007

Prepared by: James Stewart
Town Planner & Bushfire Hazard Practitioner BFP 157

Rev. no	Description	Date
1	FINAL	25/10/2024

Disclaimer

This report deals with the potential bushfire risk only, all other statutory assessments sit outside of this report. This report is not to be used for future or further development on the site, other than what has been specifically provided for in the certified plans attached. Nova Land Consulting Pty Ltd accepts no responsibility to any purchaser, prospective purchaser or mortgagee of the property who in any way rely on this report. This report sets out the owner's requirements and responsibilities and does not guarantee that buildings will survive in the event of a bushfire event. If characteristics of the property change or are altered from those which have been identified, the BAL classification may be different to that which has been identified as part of this report. In this event the report is considered to be void.

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Executive Summary

The proposed two (2) lot consolidation is subject to a bushfire threat, with the land impacted by the Bushfire Prone Areas Overlay under the *Tasmanian Planning Scheme – Glamorgan Spring Bay* (the scheme).

It is assessed that there is insufficient increase in risk to warrant a bushfire hazard management plan for this application. This assessment is based on:

- The application will consolidate two existing titles into one, reducing any overall risk.
- The lots are located within a residential area, surrounded by residential dwellings on managed land.
- The lots are currently managed in their entirety. There is no bushfire prone vegetation onsite.
- The lots are within an area serviced by reticulated water, there are buildings within 120m of hydrants on Jetty Road, with additional hydrants on Freycinet Drive.
- Compliant access provisions are available, with hardstand being provided within 3m of existing hydrants on Jetty Road and Freycinet Drive.
- There will be no change to the existing dwellings or reduction of hazard management areas at 9 Jetty Road, Coles Bay.

The consolidation has no impact on water or access provisions to the site. There is no change to existing arrangements.

Council	Glamorgan Spring Bay Council
Zoning	Low Density Residential Zone
Property Details	9 Jetty Road & 52 Freycinet Drive, Coles Bay
Proposal	Two lot consolidation
Conclusions and Recommendations	The proposed Two Lot consolidation is considered exempt under clause C13.4.1 (a) of the Bushfire Prone Areas Code under the <i>Tasmanian Planning Scheme – Glamorgan Spring Bay</i> .

Signed:



Author: James Stewart

Position: Town Planner and Accredited Bushfire Practitioner BFP 157

Contents

1. Proposal.....	4
2. Site Details.....	5
3. Vegetation Classification	6
4. Land Use Planning.....	7
5. Access	8
6. Water	8
7. Slope.....	8
8. Conclusions and Justification	8
9. Recommendations	8
Annexure 1 – Proposal Plan.....	9
Annexure 2 – Bushfire Prone Areas Certificate.....	10

1. Proposal

Application is made for a two lot consolidation of land at 9 Jetty Road & 52 Freycinet Drive, Coles Bay.

The consolidated title will have a total size of 2023m². Frontage is provided via Freycinet Drive and 9 Jetty Road, Coles Bay.

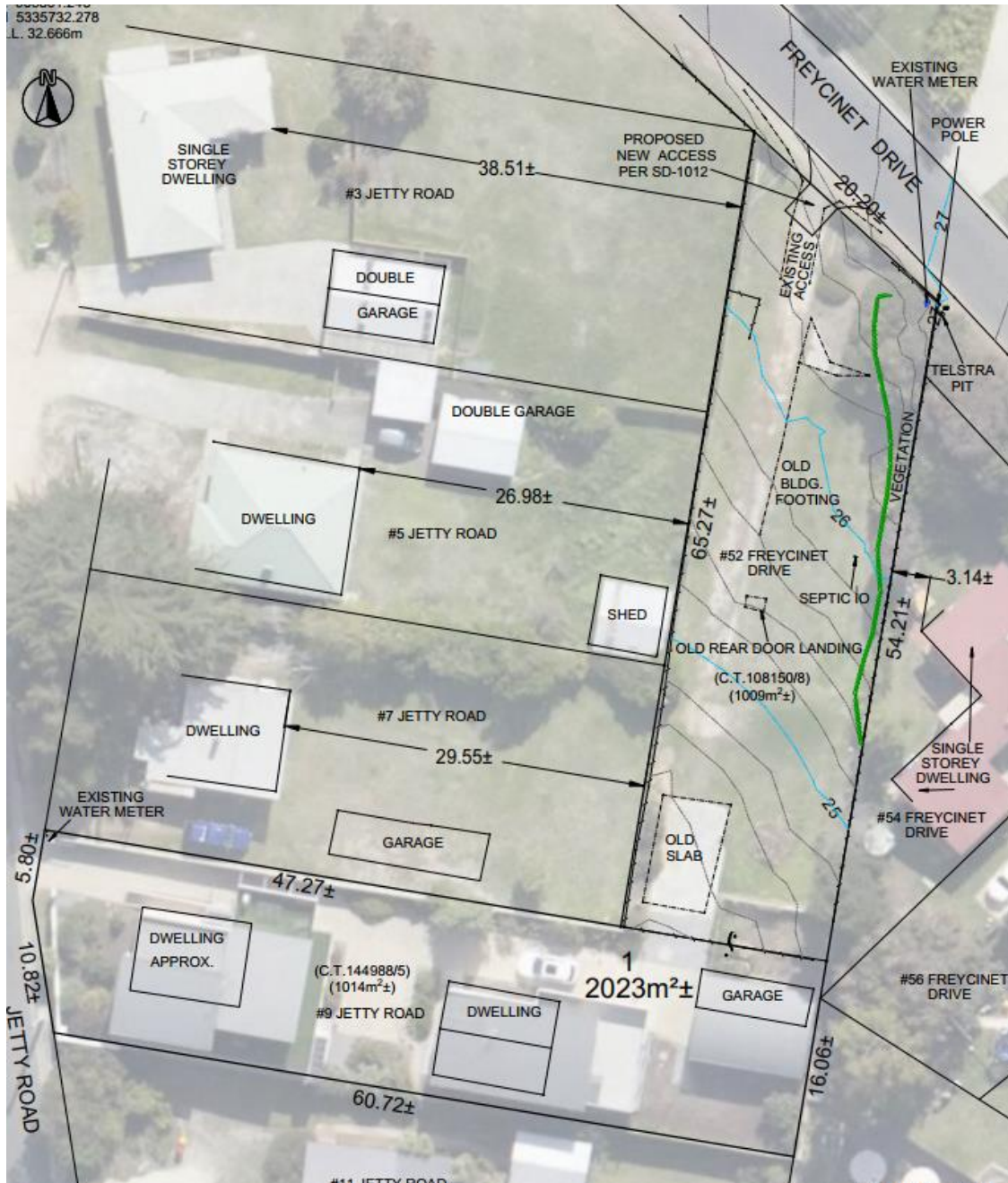


Figure 1 - Proposal plan showing two lot consolidation.

2. Site Details

The subject site is located at 9 Jetty Road, and 52 Freycinet Drive, Coles Bay

The lots are regular in shape. The land at 52 Freycinet Drive is currently vacant with no use or development on site. The site at 9 Jetty Road currently contains existing multiple dwellings with a garage at the rear. Access is provided from the adjoining Council maintained roads.



Figure 2 – Aerial view of subject site.

3. Vegetation Classification

The subject site is completely clear of vegetation and is not assessed as providing any bushfire prone vegetation onsite. The adjoining lots are all classified as managed, containing dwellings with minimal vegetation. The lots are within the town boundaries, characterised by urban development. The site is currently classified as urban land (FUR) as shown on TasVeg 4 identified on LISTMAP.

The closest bushfire threat is identified to the north and west of the site, both of which contain vegetation classified as forest (figure 3). Both these areas are approximately 30m to the north and 50m to the west.

Any bushfire threat would likely come from the north.



Figure 3 - TasVeg 4 mapping for the subject site.

4. Land Use Planning

The subject site is within the Low Density Residential Zone, under the *Tasmanian Planning Scheme – Glamorgan Spring Bay*.

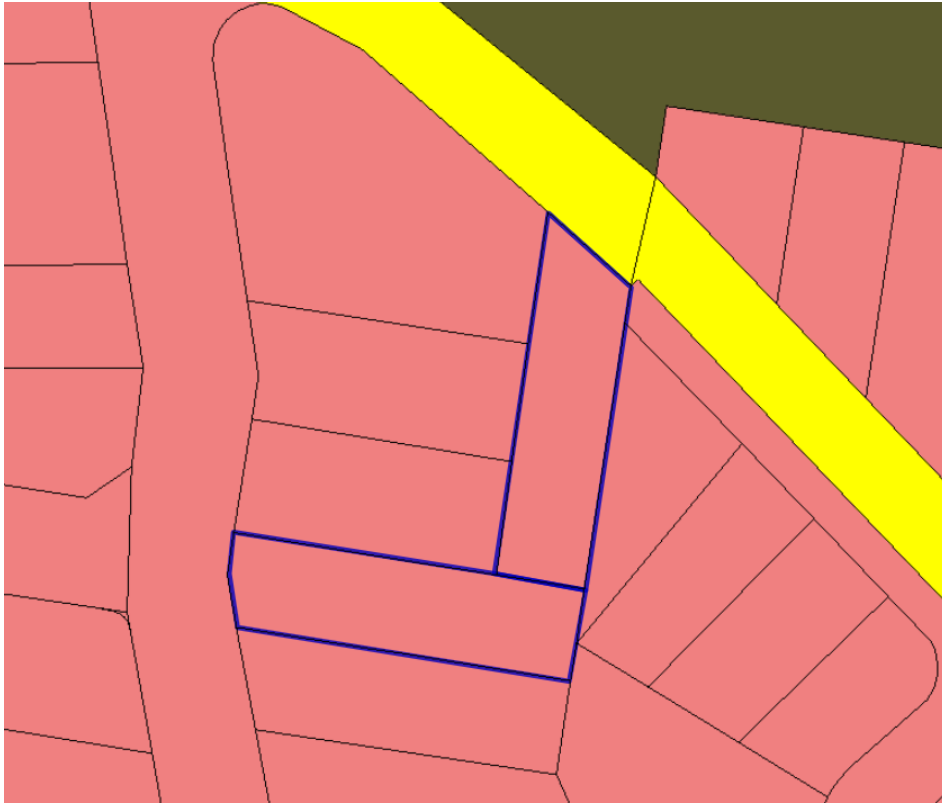


Figure 4 - Zoning of the site and surrounds.

The land is subject to the bushfire prone areas overlay under the scheme, which covers the entirety of the site. While there are a number of other overlays which impact the site, no other overlays are considered relevant to this assessment.



Figure 5 - Subject site showing extent of bushfire prone area overlay mapping.

5. Access

The consolidation will not impact on the existing access arrangements. Existing access is provided via both Freycinet Drive and Jetty Road. Existing dwellings will continue to use the driveway onto Jetty Road.

6. Water

The consolidation will not impact on the properties ability to provide water. There are hydrants located on Freycinet Drive and Jetty Road. Existing dwellings on the site are within 120m of existing hydrants.

7. Slope

The land is flat, sitting at the 25m AHD contour.

8. Conclusions and Justification

C13.0 Bushfire Prone areas code applies, as the consolidation is occurring on land which is mapped as bushfire prone on a planning scheme overlay.

There is however an insufficient increase in risk from the development to warrant the provision of bushfire hazard management measures for the development.

- The application will consolidate two existing titles into one, reducing any overall risk.
- The lots are located within a residential area, surrounded by residential dwellings on managed land.
- The lots are currently managed in their entirety. There is no bushfire prone vegetation onsite.
- The lots are within an area serviced by reticulated water, there are buildings within 120m of hydrants on Jetty Road, with additional hydrants on Freycinet Drive.
- Compliant access provisions are available, with hardstand being provided within 3m of existing hydrants on Jetty Road and Freycinet Drive.
- There will be no change to the existing dwellings or reduction of hazard management areas at 9 Jetty Road, Coles Bay.

The access and water arrangements for the site will not be impacted as a result of the consolidation.

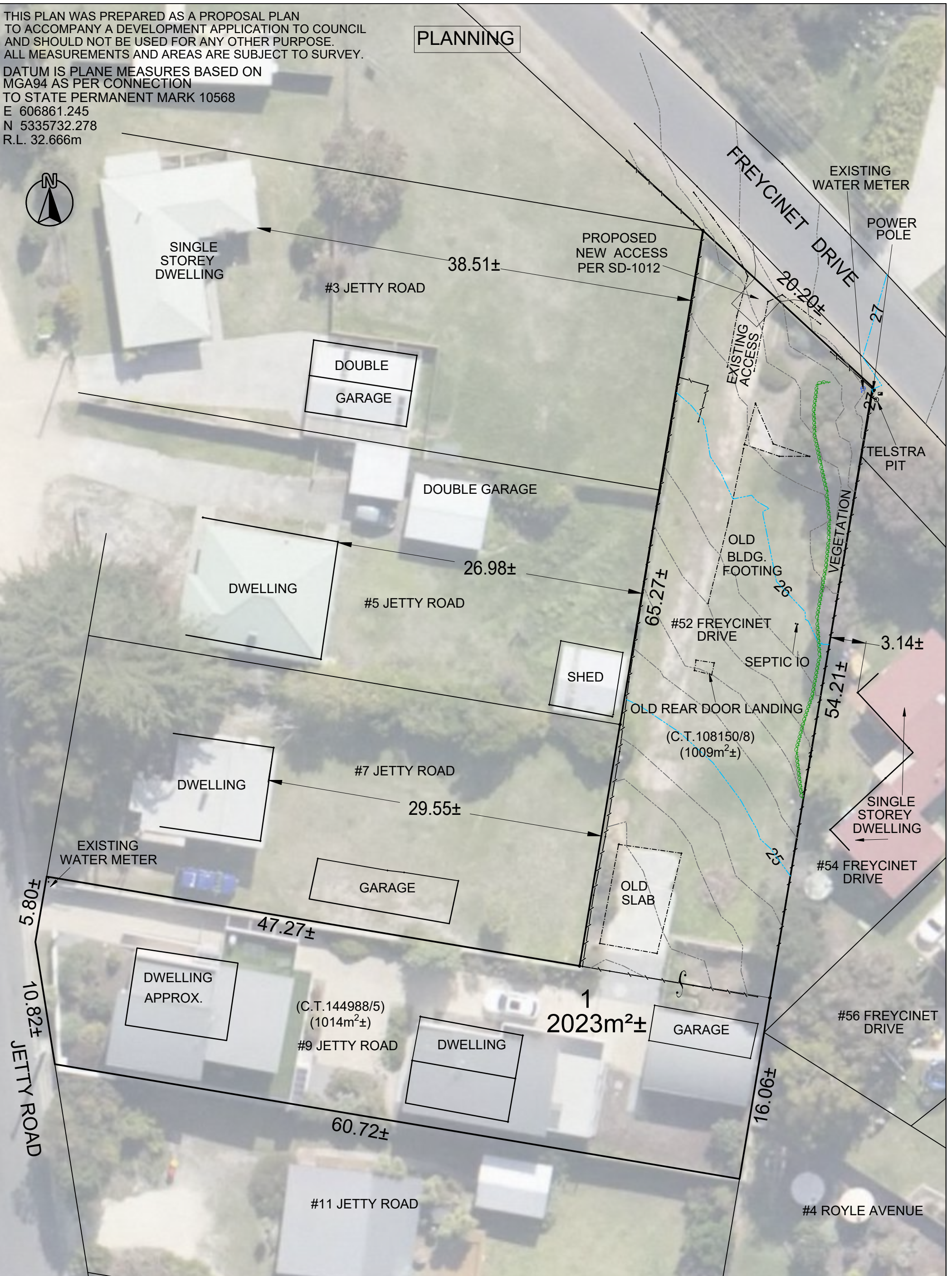
9. Recommendations

The proposed two lot consolidation is considered exempt under clause C13.4.1 (a) of the Bushfire Prone Areas Code under the *Tasmanian Planning Scheme – Glamorgan Spring Bay*

Annexure 1 – Proposal Plan

THIS PLAN WAS PREPARED AS A PROPOSAL PLAN TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY. DATUM IS PLANE MEASURES BASED ON MGA94 AS PER CONNECTION TO STATE PERMANENT MARK 10568
 E 606861.245
 N 5335732.278
 R.L. 32.666m

PLANNING



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 Launceston 7250
 132 Davey Street,
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PROPOSED TITLE CONSOLIDATION
 2 LOTS TO 1 LOT
 52 FREYCINET DRIVE & 9 JETTY ROAD, COLES BAY 7215
 C.T.108150/8 & C.T.144988/5

File name
 L241007_Prop_Plan_161024.dwg
 Notes:
 -

Job Number	L241007
Drawn	ABB
Scale	1:300@A3
Date	16/10/2024
Edition	v1.0
Sheet	1/1

Annexure 2 – Bushfire Prone Areas 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:

9 Jetty Road, Coles Bay. 52 Freycinet Drive, Coles Bay

Certificate of Title / PID:

CT144988/5, PID144988/5, CT108150/8, PID5289288

2. Proposed Use or Development

Description of proposed Use and Development:

2 Lot Consolidation

Applicable Planning Scheme:

Tasmanian Planning Scheme – Glamorgan Spring Bay

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Exemption Report	Nova Land Consulting	25/10/2024	1
Proposed Title Consolidation	Nova Land Consulting	16/10/2024	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 checked="" type="checkbox"/>	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
<input checked="" 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 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 type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input 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 type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk.
<input type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input 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 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:

James Stewart

Phone No:

0467 676 721

Postal Address:

PO BOX 8035, Trevallyn, TAS,
7250

Email Address:

james@novaland.com.au

Accreditation No:

BFP – 157

Scope:

1, 2, 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:

James Stewart

Date:

25/10/2024

Certificate
Number:

NL01824

(for Practitioner Use only)



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