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 ABN: 95 641 533 778



# GLAMORGAN SPRING BAY COUNCIL

## Application for Planning Approval

<b>OFFICE USE ONLY</b>	
DATE RECEIVED:	PID:
FEE	RECEIPT No:
DA:	PROPERTY FILE:

### Advice:

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

For visitor accommodation in the General Residential, Low Density Residential, Rural Living, Environmental Living or Village Zone use the sharing economy form available on the Council website.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme provides details of what other information may be required at clause 8.1 and in each applicable Code.

Please provide the relevant details in each applicable section by providing the information or circling Yes or No as appropriate. If relevant details are provided on plans or documents please refer to the drawing number or other documents in 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 application form or what information is required please contact the office.

### Details of Applicant & Owner

Applicant:	ANDY HAMILTON & ASSOCIATES P/L		
Contact person: (if different from applicant)	ANDY HAMILTON		
Address:	PO Box 223 BICHENO 7215	Phone	0418 593300
		Fax:	
Email:	ashassoc@bigpond.com	Mobile:	
Do you wish for all correspondence to be sent solely by email?		Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>

Owner: (if different from applicant)	A BROOKS & AL SHEPPARD		
Address:	27 Mury Lane, Lane Cove 1595	Phone:	
		Fax:	
Email:	andrew_brooks6363@hotmail.com	Mobile:	0418 515077

## Application for Planning Approval

### Details of Site and Application

Please note, if your application is discretionary the following will be placed on public exhibition.

### Site Details

Address / Location of Proposal: <i>9 Diamond Works Rise Bicheno 7215</i>			
Suburb .....		Post Code .....	
Size of site	..... <i>1278</i> ..... m <sup>2</sup>	or	..... Ha
Certificate of Title(s):	<i>CT 142288-43</i>		

Current use of site:	<i>Residential (Vacant)</i>
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### General Application Details

Complete for All Applications

<input type="checkbox"/>	New Dwelling	<input type="checkbox"/>	Change of use
<input type="checkbox"/>	Additions / Alterations to Dwelling	<input type="checkbox"/>	Intensification or modification of use
<input type="checkbox"/>	New Outbuilding or Addition	<input checked="" type="checkbox"/>	Subdivision or boundary adjustment
<input type="checkbox"/>	New Agricultural Building	<input type="checkbox"/>	Minor amendment to existing permit DA ..... / .....
<input type="checkbox"/>	Commercial / Industrial Building	<input type="checkbox"/>	Planning Scheme Amendment

Estimated value of works (design & construction)	\$ <i>10 000</i>
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Describe the order and timing of any staged works:	..... or <i>N/A</i>
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### General Background Information

Please state the name of any Council officers that you have discussed this proposal with:	Officer's name : ..... or N/A	
Is the site listed on the Tasmanian Heritage Register?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Have any potentially contaminating activities ever occurred on the site? <i>If yes, please provide a separate written description of those activities.</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the proposal consistent with any restrictive covenants or Part 5 agreements that apply to the site?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

## Application for Planning Approval

Does the proposal involve any of the following?		
Type of development		Brief written description if not clearly shown on the plans:
Partial or full demolition	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Fencing	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
New or upgraded vehicle / pedestrian access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
New or modified water, sewer, electrical or telecommunications connection	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Retaining walls	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Cut or fill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Signage	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
New car parking	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Vegetation removal	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Existing floor area ..... m <sup>2</sup>	Proposed floor area .....m <sup>2</sup>
--	---

Number of existing car parking on site .....	Number of proposed car parking on site .....
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Describe the width & surfacing of vehicular access (existing or proposed) and how drainage/runoff is collected and discharged:	<i>new conc. drive (shored)</i> <i>min 3.00 wide</i>
If vehicular access is from a road sign-posted at more than 60 km/hr, please state the sight distance in both directions:	..... or N/A
<p>Please note, if a gravel driveway is proposed from a sealed public road please address the following clause (E6.7.6 P1):</p> <p><i>Parking spaces and vehicle circulation roadways must not unreasonably detract from the amenity of users, adjoining occupiers or the quality of the environment through dust or mud generation or sediment transport, having regard to all of the following:</i></p> <p>(i) the suitability of the surface treatment;</p> <p>(ii) the characteristics of the use or development;</p> <p>(iii) measures to mitigate mud or dust generation or sediment transport.</p>	

Will stormwater from buildings and hardstand areas be managed by:  (details should be clearly shown / noted on plans)	Discharge to a main: .....	<input checked="" type="radio"/> Yes / <input type="radio"/> Not applicable
	Discharge to kerb & gutter: .....	<input type="radio"/> Yes / <input type="radio"/> Not applicable
	Discharge to roadside table drain:...	<input type="radio"/> Yes / <input type="radio"/> Not applicable
	Discharge to natural watercourse: ..	<input type="radio"/> Yes / <input type="radio"/> Not applicable
	Retained on site: .....	<input type="radio"/> Yes / <input type="radio"/> Not applicable

## Application for Planning Approval

<b>Materials:</b>			
External building material	Walls:	.....	Roof: .....
External building colours	Walls:	.....	Roof: .....
Fencing materials	.....	Retailing wall materials	.....

### For all outbuildings

Describe for what purpose the building is to be used:	.....
Describe any intended toilet, shower, cooking or heating to be installed:	.....
If the building is to be used wholly or partly as a domestic workshop, what type of tools and machines will be used?	.....

### For all non-residential applications

<b>Hours of Operation</b>						
Current hours of operation	Monday to Friday:	.....	Saturday:	.....	Sunday & Public holidays:	.....
Proposed hours of operation	Monday to Friday:	.....	Saturday:	.....	Sunday & Public holidays:	.....
<b>Number of Employees</b>						
Current Employees Total:		.....	Maximum at any one time:		.....	
Proposed Employees Total:		.....	Maximum at any one time:		.....	

Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency:	..... or N/A
Describe current traffic movements into the site, including the type & timing of heavy vehicle movements & any proposed change:	..... or N/A
Describe any hazardous materials to be used or stored on site:	..... or N/A
Describe the type & location of any large plant or machinery used (refrigeration, generators)	..... or N/A
Describe any retail and/or storage of goods or equipment in outdoor areas:	..... or N/A
Describe any external lighting proposed:	..... or N/A



## Application for Planning Approval


### Personal Information Protection Statement:

The personal information that Council is collecting from you is deemed personal information for the purposes of the *Personal Information Protection Act 2004*. The intended recipients of personal information collected by Council may include its officers, agents or contractors or data service providers. The supply of the information by you is voluntary. If you cannot provide or do not wish to provide the information sought, Council may be unable to process your application. Council is collecting this personal information from you for the purposes of managing, addressing, advising upon and determining the application and other related Council matters.

### 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.
- 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 confirm that I/we are the copyright holder or have the authority to sign on behalf of any person with copyright for documents to this application and authorities Council to provide a copy of this application to any person for assessment or statutory consultation.
- 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.
- I acknowledge that if the application is discretionary that the application will be exhibited in the Council offices and on the Council website.
- 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*.

Signature:		Date:	18-4-18
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### If application is not the owner

If the applicant is not the owner, please list all persons who were notified of this application pursuant to section 52 of the *Land Use Planning and Approvals Act 1993*.

Name:	Method of notification:	Date of notification:
A Brooks & AL Sheppard	Email	18-4-18

### If application is on or affect Council or Crown owned or administered land

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 and that person must also sign this application form below:

I ..... being responsible for the administration of land at ..... declare that I have given permission for the making of this application by ..... for use and/or development involving .....

Signature: ..... Date: .....

*It is the applicant's responsibility to obtain any such consent prior to lodgement. Written requests for consent of the Council must be sent to General Manager. Request for Ministerial consent should be directed to the relevant department.*

# **Application for Planning Approval**

## **CHECKLIST OF APPLICATION DOCUMENTS Taken from Section 8 of the Planning Scheme**

An application must include:

- (a) details of the location of the proposed use or development;
- (b) a copy of the current certificate of title for the site to which the permit sought is to relate, including the title plan and any schedule of easements;
- (c) a full description of the proposed use or development; and
- (d) a description of the manner in which the proposed use or development will operate.

In addition to the above Council may, in order to enable it to consider an application, request such further or additional information as considered necessary or desirable to satisfy Council that the proposal will comply with any relevant standards, including:

- (a) a site analysis and site plan at an acceptable scale showing:
  - (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, and trees and vegetation to be removed;
  - (vii) the location and capacity of any existing services or easements on the site or connected to the site;
  - (viii) existing pedestrian and vehicle access to the site;
  - (ix) the location of existing and proposed buildings on the site;
  - (x) the location of existing adjoining properties, adjacent buildings and their uses;
  - (xi) any natural hazards that may affect use or development on the site;
  - (xii) proposed roads, driveways, car parking areas and footpaths within the site;
  - (xiii) any proposed open space, communal space, or facilities on the site;
  - (xiv) main utility service connection points and easements;
  - (xv) proposed subdivision lot boundaries, where applicable.
- (b) 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 showing:
  - (i) the internal layout of each building on the site;
  - (ii) the private open space for each dwelling;
  - (iii) external storage spaces;
  - (iv) car parking space location and layout;
  - (v) major elevations of every building to be erected;
  - (vi) the relationship of the elevations to natural ground level, showing any proposed cut or fill;
  - (vii) 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;
  - (viii) materials and colours to be used on roofs and external walls.
- (c) where it is proposed to erect buildings, a plan of the proposed landscaping:
  - (i) planting concept;
  - (ii) paving materials and drainage treatments and lighting for vehicle areas and footpaths; and
  - (iii) plantings proposed for screening from adjacent sites or public places.

## **Application for Planning Approval**

### **GUIDELINES FOR DEVELOPMENT IN AREAS WITHIN THE GLAMORGAN SPRING BAY COUNCIL (GSBC) BIODIVERSITY PROTECTION AREA OR IN AREAS CONTAINING NATIVE VEGETATION**

#### **Who should read these guidelines?**

If you are planning to build or undertake a development on a property within the GSBC 'Biodiversity Protection Area' (see below for definition) or land containing any native vegetation, AND your development requires the clearing of any native vegetation (including for driveways and outbuildings), then these guidelines are for you.

#### **What is the GSBC Biodiversity Protection Area?**

The GSBC Biodiversity Protection Area (BPA) incorporates land that is also zoned for a variety of uses, for example, 'rural living' and 'rural resource'. The BPA contains native vegetation and consequently supports 'biodiversity' (or 'natural') values. These values can be classified as high priority, medium priority or low priority depending on the type of vegetation or the species of plants and animals and their habitat that occur on the land.

#### **The purpose of these guidelines**

The purpose of these guidelines is to provide advice in order to save you any unexpected delays in your development – and probably save you time and money in the long run. These guidelines should be considered prior to submitting any Development Application to Council.

#### **Background**

The GSB Municipality is renowned for its unique biodiversity (short for biological diversity) and within it there are many 'hotspots' for threatened species, or in other words, those species that are at risk of extinction. Threatened species include both plants and animals (or flora and fauna). The Municipality also contains a number of vegetation types (or vegetation communities) that are also threatened with risk of extinction. Threatened flora, threatened fauna (including their 'core' habitat) and threatened vegetation communities are protected under various State and/or National legislation.

#### **Requirements for a Development Application**

If your property contains, or is likely to contain, any threatened species or communities that may be impacted by your development, or if you want to clear a substantial area of non-threatened native vegetation, then you are likely to be required to submit to Council a 'Natural Values Survey Report' (also known as an 'Ecological Assessment' or 'Flora and Fauna Report') along with your Development Application.

However, just because your property contains threatened species or communities, or you wish to clear any native vegetation, this does **not** necessarily mean that you cannot undertake the development.

The purpose of a 'Natural Values Survey Report' is to determine the species and communities present in relation to the location of your proposed development and to provide recommendations including:

- How any potential impacts on natural values can be avoided, minimised or remedied on site,
- If the above is not feasible, then how potential impacts can be mitigated and how any residual impacts can be offset,
- Advises whether you will require permits under various legislation.

## **Application for Planning Approval**

### **Determining if you need a 'Natural Values Survey Report'**

#### **Step 1:**

Contact the Natural Resource Management (NRM) Department at GSBC, providing your PID (Property Identification Number) and a broad description of your proposed development.

The NRM Department will make a determination as to whether or not a 'Natural Values Survey Report' will be required. This decision will in no way be an arbitrary decision but will be based on the best current scientific knowledge available through various Government databases. This knowledge is also available to the general public such as through the following links:

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

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

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

If a 'Natural Values Survey Report' is not required then proceed with your Development Application.

#### **Step 2:**

If a 'Natural Values Survey Report' is required then contact a reputable environmental consultant to undertake a survey and provide you with a report.

Any reputable consultant will know that they are required to provide a report that is consistent with DPIPWE's 'Guidelines for Natural Values Surveys – Terrestrial Development Proposals', which can be found at:

<http://dpiipwe.tas.gov.au/Documents/Guidelines%20for%20Natural%20Values%20Surveys%20related%20to%20Development%20Proposals.pdf>

Appropriate consultants are listed in the yellow pages under Environmental Consultants or can be found on the web. It is advisable to ask for quotes from two or more consultants.

#### **Step 3:**

Fill out your Development Application with consideration to the recommendations provided in your 'Natural Values Survey Report'.

#### **Step 4:**

Submit your Development Application together with your 'Natural Values Survey Report' to Council.

#### **Relevant legislation**

Threatened species are protected under one or both of the following pieces of legislation:

- *Tasmanian Threatened Species Protection Act 1995.*
- *Commonwealth Environment Protection and Biodiversity Conservation Act 1999.*

Threatened vegetation communities are protected under the:

- ☒ *Tasmanian Nature Conservation Act 2002.*

Other legislation relevant to the protection and management of native forest:

- ☒ *Tasmanian Forest Practices Act 1985.*

Legislation relating to noxious weeds and their impact on native vegetation:

- ☒ *Tasmanian Weed Management Act 1999.*

**For questions relating to any other aspect of the Development Application process contact the Council's Planning Department on 6256 4777**

### SEARCH OF TORRENS TITLE

VOLUME 142288	FOLIO 43
EDITION 2	DATE OF ISSUE 13-May-2005

SEARCH DATE : 18-Apr-2018

SEARCH TIME : 07.27 PM

### DESCRIPTION OF LAND

Town of BICHENO

Lot 43 on Sealed Plan 142288

Derivation : Part of Lot 3 Sec F f Gtd to E Allen

Prior CT 140786/60

### SCHEDULE 1

C616480 TRANSFER to ANDREW BROOKS and ANNE LOUISE SHEPPARD

Registered 13-May-2005 at 12.01 PM

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 140786 FENCING COVENANT in Schedule of Easements

SP 142288 COVENANTS in Schedule of Easements

SP 142288 FENCING COVENANT in Schedule of Easements

C260458 INSTRUMENT Creating Restrictive Covenants benefitting  
Glamorgan Spring Bay Council Registered 10-Nov-2003  
at noon

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: BICHENO PROPERTY DEVELOPMENTS PTY LTD

FOLIO REFERENCE: CT51321-3  
6T221402-4  
CT140786-60

GRANTEE Part of Lot 3 Sect F f granted to Edith Allen  
(28<sup>A</sup>-2<sup>R</sup>-8<sup>R</sup>)

## PLAN OF SURVEY

BY SURVEYOR A.S. HAMILTON of HOWDEN

LOCATION

### TOWN OF BICHENO

SCALE 1: 500

LENGTHS IN METRES

REGISTERED NUMBER

# SP142288

APPROVED 14 OCT 2004  
EFFECTIVE FROM

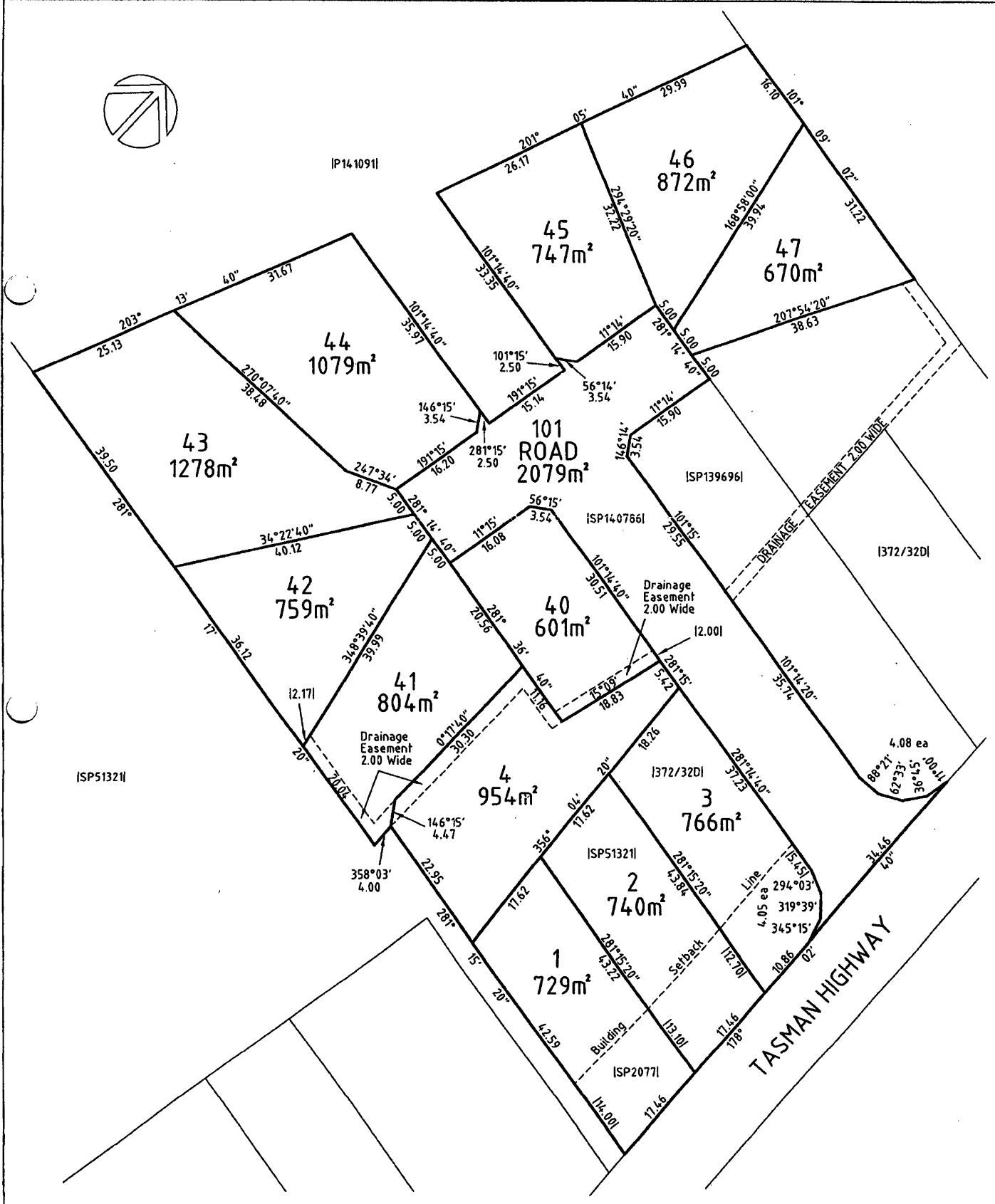
*Alice Kawa*  
Recorder of Titles

MAPSHEET MUNICIPAL  
CODE No. 112 (6036)

LAST FDK 73  
UPI No. FDK 84

LAST PLAN P 221402  
SP140786, SP51321

ALL EXISTING SURVEY NUMBERS TO BE  
CROSS REFERENCED ON THIS PLAN



**Andy Hamilton & Associates Pty Ltd**

**PO Box 223, Bicheno Tasmania 7215**

Harveys Farm Road , Bicheno Tasmania

0418 593 300

ashassoc@bigpond.com

ABN 67126174187

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

Dear Sir

Proposed Subdivision

*9 Diamond Waters Rise, Bicheno*

We hereby request consent for the subdivision in relation to any access or services to be installed through or over Council controlled or owned land in relation to the above proposal. Documentation for same is lodged herewith.

In order to provide this consent can you please sign on page 5 of the standard form application for planning approval included here. The signed form is to then form part of the application.

Yours faithfully

A S Hamilton

Date *18-4-18*

**Andy Hamilton & Associates Pty Ltd**  
**PO Box 12, KINGSTON BEACH, Tas 7050**  
Harveys Farm Road , Bicheno Tasmania  
0418 593 300  
ashassoc@bigpond.com  
ABN 67126174187

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

~~10~~-4-18

Dear Sir

**PROPOSED SUBDIVISION**  
**9 Diamond Waters Rise, BICHENO**

<i>Property Address</i>	9 DIAMOND WATERS RISE BICHENO TAS 7215
<i>Property ID</i>	2545311 <a href="#">View Details</a>
<i>Title Reference</i>	142288/43 <a href="#">View Details</a>
<i>Owners Name</i>	ANDREW BROOKS ANNE LOUISE SHEPPARD
<i>Owners Address</i>	27 MURY ST LANE COVE NSW 1595

Please find proposal plan, services plan, copy of title, title plan and schedule of easements, da form and fire report. Zoning is general residential.

The proposal is to subdivide the existing title into 2 lots with frontage for lot via the right of way shown 4.50 wide over lot 2.

Lot 1 is noted as an internal lot – as such it is proposed the entry be sealed/paved to line A-B shown on the services plan.

**Services**

Both lots have access to full reticulated services – these will be separated /easements provided on the lots. See services plan.

Tas Networks power and comms reticulation runs nearby the site.

Wording in italics below is extracted from the Glamorgan Spring Bay Planning Scheme 2015. Wording in move is by us.



### **10.1.1 Zone Purpose Statements**

#### **10.1.1.1**

To provide for [residential](#) use or [development](#) that accommodates a range of [dwelling](#) types at suburban densities, where full infrastructure services are available or can be provided.

#### **10.1.1.2**

To provide for compatible non-[residential](#) uses that primarily serve the local community.

#### **10.1.1.3**

To provide for the efficient utilisation of services.

### **10.6.1 Lot Design**

#### **Objective:**

To provide for new lots that:

- (a) have appropriate area and dimensions to accommodate [development](#) consistent with the Zone Purpose and any relevant Local Area Objectives or [Desired Future Character](#) Statements;
- (b) contain [building](#) areas which are suitable for [residential development](#), located to avoid hazards;
- (c) are a mix of [lot](#) sizes to enable a variety of [dwelling](#) and household types;
- (d) are capable of providing for a high level of [residential amenity](#) including privacy, good solar [access](#); and passive surveillance of public spaces;
- (e) ensure an average [net density](#) for new suburban areas no less than 15 dwellings per hectare with higher densities close to services, facilities and public transport corridors;
- (f) are not internal lots, except if the only reasonable way to provide for desired [residential](#) density;
- (g) are provided in a manner that provides for the efficient and ordered provision of infrastructure.

#### **Acceptable Solutions**

##### **A1**

The size of each [lot](#) must comply with the minimum and maximum [lot](#) sizes specified in Table 10.1, except if for [public open space](#), a riparian or littoral reserve or [utilities](#).

#### **Performance Criteria**

##### **P1**

The size of each lot must satisfy all of the following:

- (a) variance above the maximum lot size in Table 10.1 only to the extent necessary due to demonstrated site constraints;
- (b) be consistent with any applicable Local Area Objectives or Desired Future Character Statements for the area.

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**A2**

The design of each [lot](#) must provide a minimum [building area](#) that is rectangular in shape and complies with all of the following, except if for [public open space](#), a riparian or littoral reserve or [utilities](#):

- (a) clear of the [frontage](#), side and rear boundary setbacks;
- (b) not subject to any codes in this planning scheme;
- (c) clear of title restrictions such as easements and restrictive covenants;
- (d) has an average slope of no more than 1 in 5;
- (e) the long axis of the [building area](#) faces north or within 20 degrees west or 30 degrees east of north;
- (f) is 10m x 15m in size.

**A3**

The [frontage](#) for each [lot](#) must comply with the minimum and maximum [frontages](#) specified in Table 10.2, except if for [public open space](#), a riparian or littoral reserve or [utilities](#) or if an [internal lot](#).

**A4**

No [lot](#) is an [internal lot](#).

**P2**

The design of each lot must contain a building area able to satisfy all of the following:

- (a) be reasonably capable of accommodating residential use and development;
- (b) meets any applicable standards in codes in this planning scheme;
- (c) enables future development to achieve maximum solar access, given the slope and aspect of the land;
- (d) minimises the need for earth works, retaining walls, and fill and excavation associated with future development;
- (e) provides for sufficient useable area on the lot for both of the following:
  - (i) on-site parking and manoeuvring;
  - (ii) adequate private open space.

**P3**

The frontage of each lot must satisfy all of the following:

- (a) provides opportunity for practical and safe vehicular and pedestrian access;
- (b) provides opportunity for passive surveillance between residential development on the lot and the public road;
- (c) is no less than 6m.

**P4 demonstrated on plan documents**

An internal lot must satisfy all of the following:

- (a) the lot gains access from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land; [relied upon](#)

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- (b) *it is not reasonably possible to provide a new road to create a standard frontage lot;* ✓
- (c) *the lot constitutes the only reasonable way to subdivide the rear of an existing lot;* ✓
- (d) *the lot will contribute to the more efficient utilisation of residential land and infrastructure;* ✓
- (e) *the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;*
- (f) *the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;*
- (g) *passing bays are provided at appropriate distances to service the likely future use of the lot;*
- (h) *the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road;*
- (i) *a sealed driveway is provided on the access strip prior to the sealing of the final plan.*
- (j) *the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.*

**A5**

Subdivision is for no more than 3 lots.

na

**P5**

Arrangement and provision of lots must satisfy all of the following;

- (a) *have regard to providing a higher net density of dwellings along;*
  - (i) *public transport corridors;*
  - (ii) *adjoining or opposite public open space, except where the public open space presents a hazard risk such as bushfire;*
  - (iii) *within 200 m of business zones and local shops;*

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- (b) *will not compromise the future subdivision of the entirety of the parent lot to the densities envisaged for the zone;*
- (c) *staging, if any, provides for the efficient and ordered provision of new infrastructure;*
- (d) *opportunity is optimised for passive surveillance between future residential development on the lots and public spaces;*
- (e) *is consistent with any applicable Local Area Objectives or Desired Future.*

**10.6.4 Services**

**Objective:**

To ensure that the [subdivision](#) of land provides adequate services to meet the projected needs of future [development](#).

**Acceptable Solutions**

**Performance Criteria**

**A1**

**P1**

Each [lot](#) must be connected to a reticulated potable water supply.

No Performance Criteria.

**A2**

**P2**

Each [lot](#) must be connected to a reticulated sewerage system.

No Performance Criteria.

**A3**

**P3**

Each [lot](#) must be connected to a stormwater system able to service the [building area](#) by gravity.

If connection to a stormwater system is unavailable, each lot must be provided with an on-site stormwater management system adequate for the future use and development of the land.

**A4**

**P4**

The [subdivision](#) includes no new [road](#).

The subdivision provides for the installation of fibre ready facilities (pit and pipe that can hold optical fibre line) and the underground provision of electricity supply.



Table 10.1 Lot Size Requirements

	<b>Minimum <u>Lot Size</u>*</b> Not including any fee simple <u>access strip</u>	<b>Maximum <u>Lot Size</u>*</b> Not including any fee simple <u>access strip</u> and any balance lots or lots designated for <u>multiple</u> <u>dwelling</u> s, retirement villages or <u>residential</u> aged care facilities, or non- <u>residential</u> uses
Ordinary <u>lot</u> (i.e. not otherwise specified below)	450m <sup>2</sup>	1000m <sup>2</sup>
Corner lots	550m <sup>2</sup>	1000m <sup>2</sup>
Internal lots	550m <sup>2</sup>	1000m <sup>2</sup>
Lots adjoining or opposite <u>public open space</u> , or Lots within 400m of a public transport corridor, or Lots within 200m walking distance of a business zone, <u>local shop</u> or school.	400m <sup>2</sup>	600m <sup>2</sup>

\*For lots with a slope greater than 1 in 5, the minimum lot size is 750m<sup>2</sup> and the maximum lotsize is 1,000m<sup>2</sup> in all cases.

Table 10.2 Frontage Requirements

	<b>Minimum <u>Frontage</u></b>	<b>Maximum <u>Frontage</u></b>
All lots, unless otherwise specified below.	15m	Not applicable
Corner lots	15m with <u>primary frontage</u> on the higher order <u>road</u> and secondary <u>frontage</u> on lower order <u>road</u> . Where roads are of the same order orient frontages to optimise solar <u>access</u> .	Not applicable
Lots adjoining or opposite <u>public open space</u> , or Lots on a public transport corridor, or Lots within 200m walking distance of a business zone or <u>local shop</u> .	12m	

**Andy Hamilton & Associates Pty Ltd**

**PO Box 12, KINGSTON BEACH, Tas 7050**

Harveys Farm Road , Bicheno Tasmania

0418 593 300

ashassoc@bigpond.com

ABN 67126174187

Both lots have frontage to Diamond Waters Rise as shown with frontage compliance to be determined under the internal lot requirements listed above (P4).

Necessary easements will be fixed at time of survey. The owners have been advised of the lodgement of this proposal.

Please provide an invoice for Council fees in this.

Yours faithfully

A S Hamilton

A handwritten signature in black ink, appearing to be 'A S Hamilton', with a stylized, cursive script.

# **Bushfire Hazard Management Report: Subdivision 9 Diamond Waters Rise, Bicheno**

**Report for:** Andy Hamilton & Associates

**Property Location:** 9 Diamond Waters Rise, Bicheno

**Prepared by:** Scott Livingston  
  
Livingston Natural Resource Services  
12 Powers Road  
Underwood, 7268

**Date:** 6<sup>th</sup> March 2018



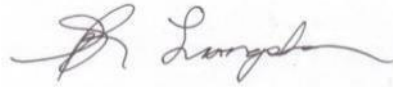
**Client:** Andy Hamilton & Associates  
obo Andrew Brooks & Anne Sheppard

**Property identification:** 9 Diamond Waters Rise, Bicheno  
CT 142288/43 PID 2545311  
Current zoning: General Residential, Glamorgan Spring Bay Interim Planning Scheme 2015.

**Proposal:** A 2 lot subdivision is proposed from existing title CT 142288/43, 9 Diamond Waters Rise, Bicheno

**Assessment** A field inspection of the site was conducted to determine the Bushfire Risk and Bushfire Attack Level.

**Comments:**



Assessment **by:** Scott Livingston

Master Environmental Management, Natural Resource Management Consultant.

Accredited Person under part 4A of the Fire Service Act 1979: Accreditation # BFP-105.



## Contents

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### LIMITATIONS

This report only deals with potential bushfire risk and does not consider any other potential statutory or planning requirements. This report classifies type of vegetation at time of inspection and cannot be relied upon for future development or changes in vegetation of assessed area.

## DESCRIPTION

A 2 lot subdivision is proposed from existing title CT 142288/43, 9 Diamond Waters Rise, Bicheno. The property is zoned General Residential, Glamorgan Spring Bay Planning Scheme, 2015, and has no existing dwellings. The property has frontage to Diamond Waters Rise and is serviced by a reticulated water supply.

Surrounding titles to the north, east and south are managed land (residential) while land to the west, is Rural Resource Zoned land that is forested. An existing track around 6m wide runs along the western boundary of the lot, however this has some fuel load and has been assessed as grassland equivalent.

See Appendix 1 for maps and site plan. Appendix 2 for photos.

## BAL AND RISK ASSESSMENT

The land is considered to be within a Bushfire Prone Area due to proximity of bushfire prone vegetation, greater than 1 ha in area.

### VEGETATION AND SLOPE

Lot 1	North	East	South	West
Vegetation, within 100m Subdivision boundaries	0-100m Managed land	0-100m Managed land	0-100m managed land	0-6m grassland (track) 6-100m forest
Slope (degrees, over 100m)	Flat/ Upslope	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope °

Lot 2	North	East	South	West
Vegetation, within 100m Subdivision boundaries	0-100m Managed land	0-100m Managed land	0-100m managed land	0-6m grassland (track) 6-100m forest
Slope (degrees, over 100m)	Flat/ Upslope	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope °

### **BUILDING AREA BAL RATING**

Setback distances for BAL Ratings have been calculated based on the vegetation that will exist after development and management of land within the subdivision and have also considered slope gradients.

Where no setback is required for fire protection other Planning Scheme setbacks may need to be applied, other constraints to construction such as topography have not been considered.

The BAL ratings applied are in accordance with the Australian Standard AS3959-2009, *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable building, or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

Bushfire Attack Level (BAL)	Predicted Bushfire Attack & Exposure Level
BAL-Low	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m <sup>2</sup>
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m <sup>2</sup>
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m <sup>2</sup>
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m <sup>2</sup>
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front

### **Setbacks**

	Grassland	Forest
<b>BAL 12.5</b>		
Upslope and flat	14m	32m
<b>BAL 19</b>		
Upslope and flat	10m	23m

### **PROPOSED LOT BAL RATING**

Lots 1 & 2 have potential building areas at BAL19, with a reduced building area at BAL 12.5.

Lot	BAL Rating	Setbacks
1 & 2	BAL 12.5	26m from the western boundary
1 & 2	BAL 19	17m from the western boundary

## **HAZARD MANAGEMENT AREAS**

All land within the subdivision to be managed as low threat vegetation, including maintained lawns, gardens and orchards.

## **ROADS**

---

Lots 1 & 2 will have access from Diamond Water Rise. No additional roads required for the subdivision.

## **PROPERTY ACCESS**

---

Access to lots 1 and 2 must comply with the relevant elements of Table E2 Access from the *Interim Planning Directive No. 1.1 Bushfire-Prone Areas Code*. Neither lot is likely to have access in excess of 30m and no access is required to the water supply point (hydrant), therefore no specific design and construction requirements apply.

## **FIRE FIGHTING WATER SUPPLY**

---

The subdivision is serviced by a reticulated supply with hydrants within 120m of all extents of the lots.

## **CONCLUSIONS**

---

A 2 lot subdivision is proposed from the existing title (CT 142288/43) at 9 Diamond Waters Rise, Bicheno. The area is bushfire prone, being less than 100m from vegetation greater than 1ha in size, (forest)

There is sufficient area on lots 1 and 2 to provide building areas for BAL 19 habitable dwellings, with a reduced BAL 12.5 building area available. All areas of the lots to be managed as low threat vegetation at all stages of subdivision.

No additional roads are required, no access is required to the water supply point and property access to the lots 1 and 2 is likely to be less than 30m and therefore no specific design and construction requirements apply.

Lots 1 and 2 will be serviced by a reticulated supply with an existing hydrant within 120m of the building areas and no additional water supply requirements apply.

## REFERENCES

---

Glamorgan Spring Bay Council (2015) *Glamorgan Spring Bay Interim Planning Scheme*.

Standards Australia. (2009). *AS 3959-2009 Construction of Buildings in Bushfire Prone Areas*.

Planning Commission (2017), *Draft Planning Directive No. 5.1 Bushfire-Prone Areas Code (issued as Interim Planning Directive No. 1.1)*

8





Figure 2: Aerial Image





20 m  
 GDA94 MGA55 : 606347E, 5364380N 1:850  
<https://maps.thelist.tas.gov.au/listmap/app/list/map?bookmarkId=258621>

1/1

Figure 3: Proposed Subdivision Pla





*Figure 4: view north east from upper portion of lot.*



*Figure 5: track to west of lot*





*Figure 6: view from property entrance*

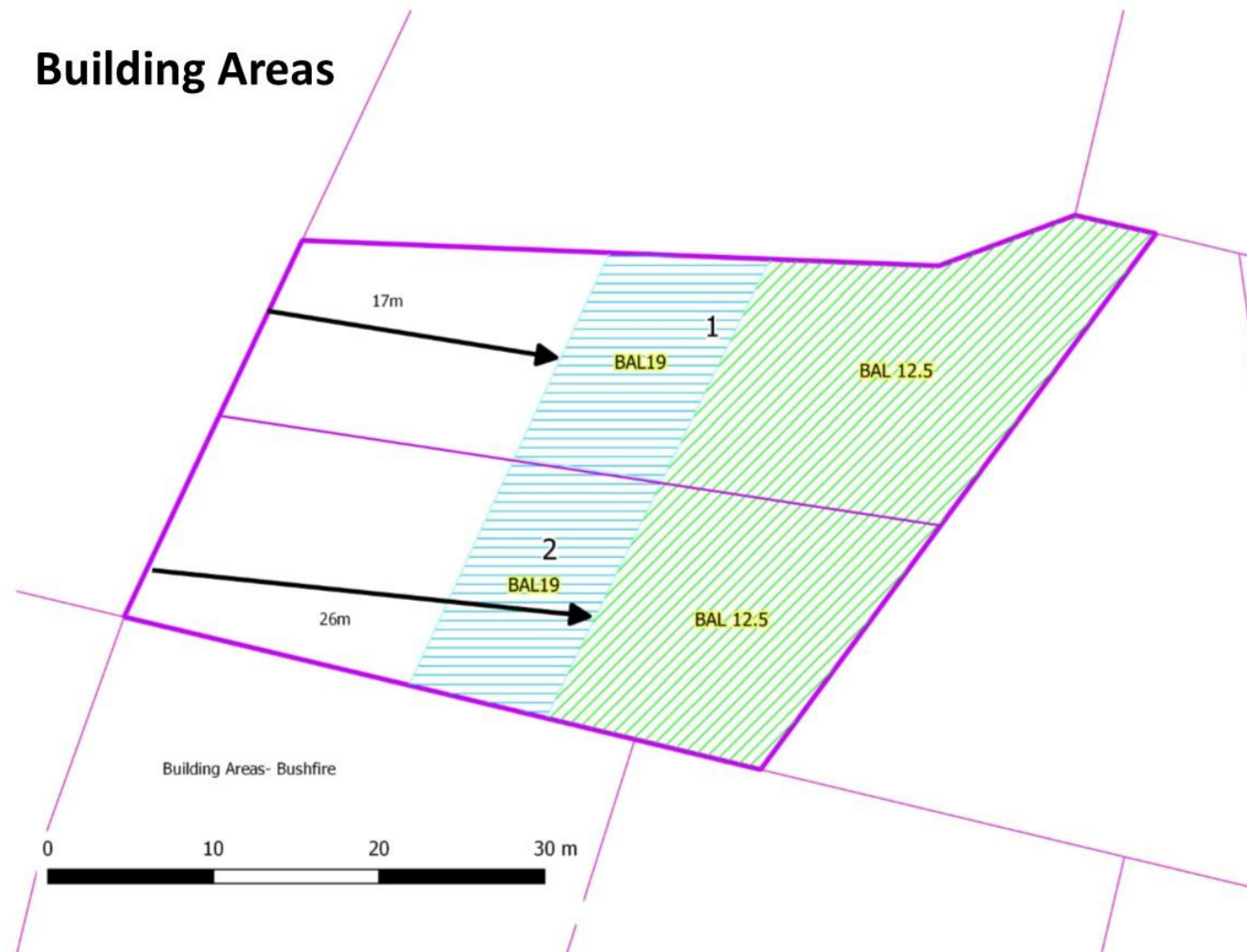


*Figure 7: view of adjoining undeveloped lots and forest from Wedge Tail Circuit*



# Bushfire Hazard Management Plan: Lots 1 & 2 Subdivision of 9 Diamond Waters Rise, Bicheno CT2288/43

## Building Areas



## Construction: BAL 19, BAL 12.5 eastern façade only

Buildings in Bushfire Prone Area to be built in accordance with the Building Code of Australia and Australian Standard AS3959

## Hazard Management Areas (HMA)

All land within the subdivision (Lot1 1-42 to be managed as low threat vegetation, including maintained lawns, gardens and orchards.

## Water Supply

The lots are serviced by a reticulated water supply with 120m of all extents of the lots.

## Property Access

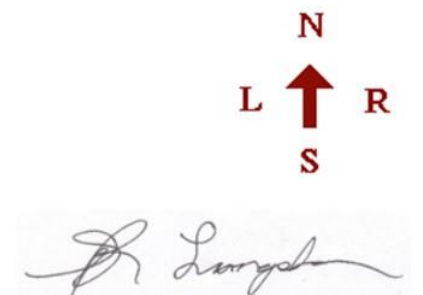
no access is required to the water supply point (hydrant), no specific design and construction requirements apply

It is **important** to prepare your Bushfire Survival Plan, read your Community Protection Plan and know your Nearby Safer Place. These can be obtained from your Council or the Tasmanian Fire Service. For more information, visit [www.fire.tas.gov.au](http://www.fire.tas.gov.au)

### Note:

It should be borne in mind that the measures contained in this Bushfire Management Plan 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.

Scott Livingston  
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C  
Date 6/3/2018  
SRL18/20S



# BUSHFIRE-PRONE AREAS CODE

## CERTIFICATE<sup>1</sup> UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

---

### 1. Land to which certificate applies<sup>2</sup>

***Land that is the Use or Development Site that is relied upon for bushfire hazard management or protection.***

Name of planning scheme or instrument:

Glamorgan Spring Bay Interim Planning Scheme 2015

Street address:

9 Diamond Waters Rise, Bicheno, 7215

Certificate of Title / PID:

CT 142288/43 PID 2545311

***Land that is not the Use or Development Site that is relied upon for bushfire hazard management or protection.***

Street address:

Certificate of Title / PID:

### 2. Proposed Use or Development

---

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

<sup>2</sup> If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

---

**Description of Use or Development:**

2 lot subdivision from 1 existing title

**Code Clauses:**

☐ E1.4 Exempt Development

☐ E1.5.1 Vulnerable Use

☐ E1.5.2 Hazardous Use

**E1.6.1 Subdivision**

☒

### 3. Documents relied upon

**Documents, Plans and/or Specifications**

**Title:**

Plan of Subdivision

**Author:**

Andy Hamilton & Associates

**Date:**

15/2/2018

**Version:**

1

**Bushfire Hazard Report**

**Title:**

Bushfire Hazard Management Report 9 Diamond Waters Rise

**Author:**

Scott Livingston

**Date:**

6/3/2018

**Version:**

1

**Bushfire Hazard Management Plan**

**Title:** Bushfire Hazard Management Plan, 9 Diamond Waters Rise

**Author:** Scott Livingston

**Date:** 6/3/2018

**Version:** 1

#### Other Documents

**Title:**

**Author:**

**Date:**

**Version:**

#### 4. Nature of Certificate

<input type="checkbox"/>	<b>E1.4 – Use or development exempt from this code</b>		
	<b>Assessment Criteria</b>	<b>Compliance Requirement</b>	<b>Reference to Applicable Document(s)</b>
<input type="checkbox"/>	E1.4 (a)	Insufficient increase in risk	

<input type="checkbox"/>	<b>E1.5.1 – Vulnerable Uses</b>		
	<b>Assessment Criteria</b>	<b>Compliance Requirement</b>	<b>Reference to Applicable Document(s)</b>
<input type="checkbox"/>	E1.5.1 P1	Residual risk is tolerable	
<input type="checkbox"/>	E1.5.1 A2	Emergency management strategy	

<input type="checkbox"/>	E1.5.1 A3	Bushfire hazard management plan	
--------------------------	-----------	---------------------------------	--

<input type="checkbox"/>	<b>E1.5.2 – Hazardous Uses</b>		
	<b>Assessment Criteria</b>	<b>Compliance Requirement</b>	<b>Reference to Applicable Document(s)</b>
<input type="checkbox"/>	E1.5.2 P1	Residual risk is tolerable	
<input type="checkbox"/>	E1.5.2 A2	Emergency management strategy	
<input type="checkbox"/>	E1.5.2 A3	Bushfire hazard management plan	

<input type="checkbox"/>	<b>E1.6 – Development standards for subdivision</b>		
	<b>E1.6.1 Subdivision: Provision of hazard management areas</b>		
	<b>Assessment Criteria</b>	<b>Compliance Requirement</b>	<b>Reference to Applicable Document(s)</b>
<input type="checkbox"/>	E1.6.1 P1	Hazard Management Areas are sufficient to achieve tolerable risk	
<input type="checkbox"/>	E1.6.1 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.1 A1 (b)	Provides BAL 19 for all lots	Bushfire Hazard Management Plan, 9 Diamond Waters Rise
<input type="checkbox"/>	E1.6.1 A1 (c)	Consent for Part 5 Agreement	

	<b>E1.6.2 Subdivision: Public and fire fighting access</b>		
	<b>Assessment Criteria</b>	<b>Compliance Requirement</b>	<b>Reference to Applicable Document(s)</b>

<input type="checkbox"/>	E1.6.2 P1	Access is sufficient to mitigate risk	
<input type="checkbox"/>	E1.6.2 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.2 A1 (b)	Access complies with Tables E1, E2 & E3	Bushfire Hazard Management Plan, 9 Diamond Waters Rise

<b>E1.6.3 Subdivision: Provision of water supply for fire fighting purposes</b>			
	<b>Assessment Criteria</b>	<b>Compliance Requirement</b>	<b>Reference to Applicable Document(s)</b>
<input type="checkbox"/>	E1.6.3 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.3 A1 (b)	Reticulated water supply complies with Table E4	Bushfire Hazard Management Plan, 9 Diamond Waters Rise
<input type="checkbox"/>	E1.6.3 A1 (c)	Water supply consistent with the objective	
<input type="checkbox"/>	E1.6.3 A2 (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.3 A2 (b)	Static water supply complies with Table E5	
<input type="checkbox"/>	E1.6.3 A2 (c)	Static water supply is consistent with the objective	



## 5. Bushfire Hazard Practitioner<sup>3</sup>

<b>Name:</b>	Scott Livingston	<b>Phone No:</b>	0438 951 021
<b>Address:</b>	12 Powers Road	<b>Fax No:</b>	
	Underwood	<b>Email</b>	scottlivingston.lnra@gmail.com
	Tasmania	<b>Address:</b>	
			7250
<b>Accreditation No:</b>	BFP – 105	<b>Scope:</b>	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 –

<i>The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4 (a) because there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measure in order to be consistent with the objectives for all the applicable standards identified in Section 4 of this Certificate.</i>	<input type="checkbox"/>
---	--------------------------

or

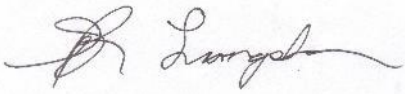
<i>There is an insufficient increase in risk from bushfire to warrant the provision of specific measures for bushfire hazard management and/or bushfire protection in order for the use or development described to be consistent with the objective for each of the applicable standards identified in Section 4 of this Certificate.</i>	<input type="checkbox"/>
--	--------------------------

and/or

<i>The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate.</i>	<input checked="" type="checkbox"/>
--	-------------------------------------

<sup>3</sup> A Bushfire Hazard Practitioner is a person accredited by the Chief Officer of the Tasmania Fire Service under Part IVA of Fire Service Act 1979. The list of practitioners and scope of work is found at [www.fire.tas.gov.au](http://www.fire.tas.gov.au).

**Signed:**  
certifier



**Date:**

6/3/2018

**Certificate No:**

SRL18/20S

# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To:  Owner /Agent

Address

Suburb/postcode

## 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:

9 Diamond Waters Rise

Lot No:

1, 2

Bicheno

7215

Certificate of title No:

The assessable item related to this certificate:

Bushfire Attack Level (BAL)

*(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:

Bushfire Hazard

*(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 Attack Level Assessment Report and Bushfire Hazard Management Plan

Relevant

NA

calculations:

Australian Standard 3959

- Interim Planning Directive No.1.1
- Building Amendment Regulations 2016
- Director of Building Control, Determination
  - Application of Requirements for Building in Bushfire Prone Areas. (Aug 2017)
- Guidelines for development in bushfire prone areas of Tasmania

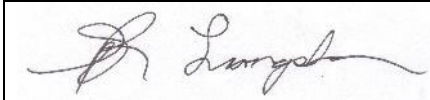
*Substance of Certificate: (what it is that is being certified)*

1. Assessment of the site Bushfire Attack Level (BAL) to Australian Standards 3959
2. Bushfire Hazard Management Plan

*Scope and/or Limitations*



**I certify the matters described in this certificate.**

	<i>Signed:</i>	<i>Certificate No:</i>	<i>Date:</i>
Qualified person:		SRL18/20S	6/3/2018

Andy Hamilton & Associates  
CONSULTING LAND & ENGINEERING SURVEYORS & PLANNERS

PO BOX 223, BICHENO ashassoc@bigpond.com 0418 593300

PROPOSED SUBDIVISION

OWNER: A BROOKS, AL SHEPPARD

MAP REF: LIST

GRANTEE:

TITLE REF CT 142288-43

VICINITY: TOWN OF BICHENO

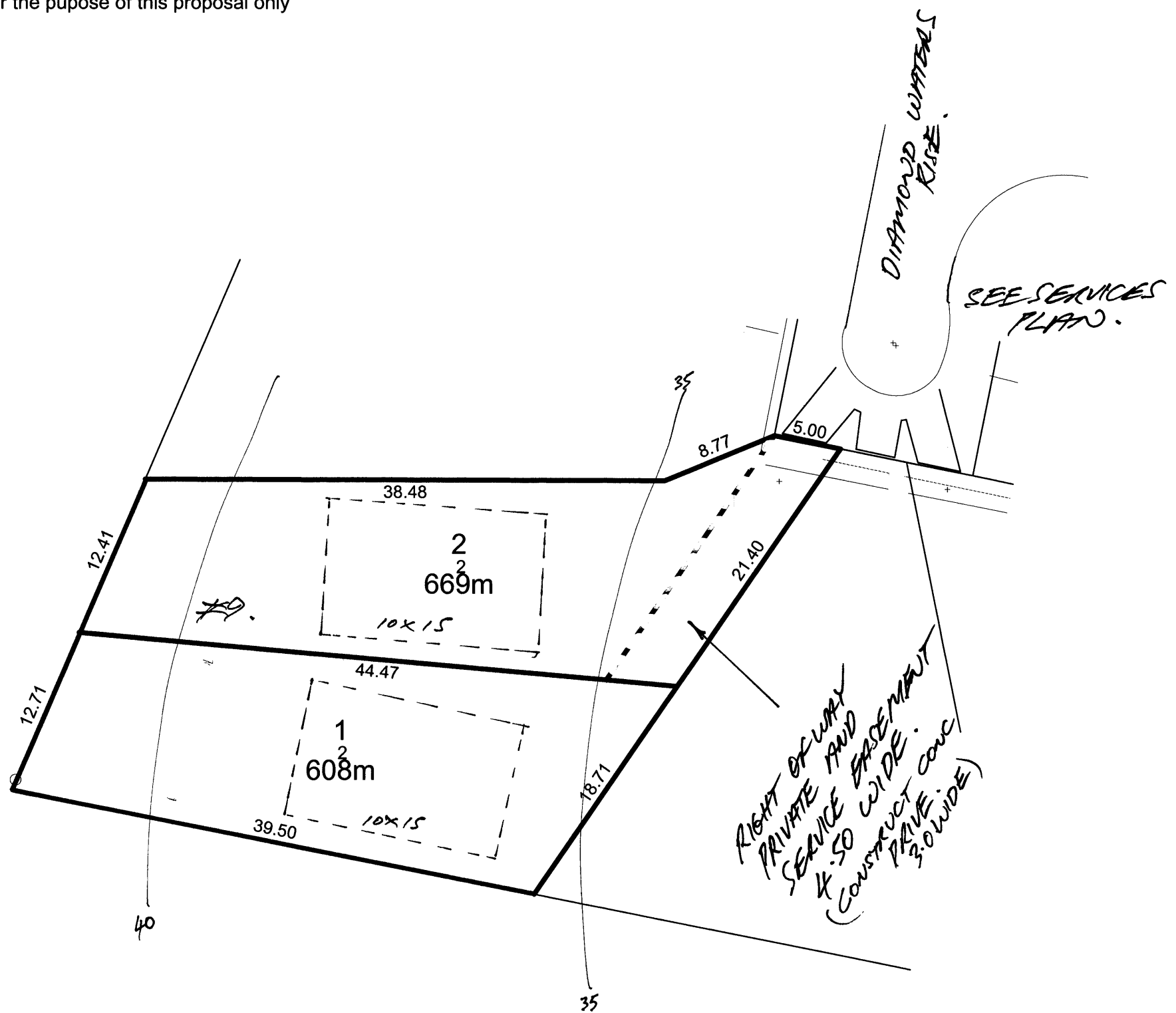
SCALE 1-250 A3

MUNICIPALITY: GLAMORGAN SPRING BAY

Necessary Easements to be fixed on Survey

Dimensions & Areas Subject to Survey

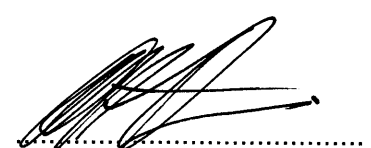
Plan for the purpose of this proposal only



IND. BUILT ENV. 10x15.

REF: 5956

DATE: 18-4-18



REGISTERED SURVEYOR

**Andy Hamilton & Associates Pty Ltd**  
**PO Box 12, KINGSTON BEACH, Tas 7050**  
Harveys Farm Road , Bicheno Tasmania  
0418 593 300  
ashassoc@bigpond.com  
ABN 67126174187

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

~~10~~-4-18

Dear Sir

**PROPOSED SUBDIVISION**  
**9 Diamond Waters Rise, BICHENO**

<i>Property Address</i>	9 DIAMOND WATERS RISE BICHENO TAS 7215
<i>Property ID</i>	2545311 <a href="#">View Details</a>
<i>Title Reference</i>	142288/43 <a href="#">View Details</a>
<i>Owners Name</i>	ANDREW BROOKS ANNE LOUISE SHEPPARD
<i>Owners Address</i>	27 MURY ST LANE COVE NSW 1595

Please find proposal plan, services plan, copy of title, title plan and schedule of easements, da form and fire report. Zoning is general residential.

The proposal is to subdivide the existing title into 2 lots with frontage for lot via the right of way shown 4.50 wide over lot 2.

Lot 1 is noted as an internal lot – as such it is proposed the entry be sealed/paved to line A-B shown on the services plan.

**Services**

Both lots have access to full reticulated services – these will be separated /easements provided on the lots. See services plan.

Tas Networks power and comms reticulation runs nearby the site.

Wording in italics below is extracted from the Glamorgan Spring Bay Planning Scheme 2015. Wording in move is by us.

### **10.1.1 Zone Purpose Statements**

#### **10.1.1.1**

To provide for [residential](#) use or [development](#) that accommodates a range of [dwelling](#) types at suburban densities, where full infrastructure services are available or can be provided.

#### **10.1.1.2**

To provide for compatible non-[residential](#) uses that primarily serve the local community.

#### **10.1.1.3**

To provide for the efficient utilisation of services.

### **10.6.1 Lot Design**

#### **Objective:**

To provide for new lots that:

- (a) have appropriate area and dimensions to accommodate [development](#) consistent with the Zone Purpose and any relevant Local Area Objectives or [Desired Future Character](#) Statements;
- (b) contain [building](#) areas which are suitable for [residential development](#), located to avoid hazards;
- (c) are a mix of [lot](#) sizes to enable a variety of [dwelling](#) and household types;
- (d) are capable of providing for a high level of [residential amenity](#) including privacy, good solar [access](#); and passive surveillance of public spaces;
- (e) ensure an average [net density](#) for new suburban areas no less than 15 dwellings per hectare with higher densities close to services, facilities and public transport corridors;
- (f) are not internal lots, except if the only reasonable way to provide for desired [residential](#) density;
- (g) are provided in a manner that provides for the efficient and ordered provision of infrastructure.

#### **Acceptable Solutions**

##### **A1**

The size of each [lot](#) must comply with the minimum and maximum [lot](#) sizes specified in Table 10.1, except if for [public open space](#), a riparian or littoral reserve or [utilities](#).

#### **Performance Criteria**

##### **P1**

The size of each lot must satisfy all of the following:

- (a) variance above the maximum lot size in Table 10.1 only to the extent necessary due to demonstrated site constraints;
- (b) be consistent with any applicable Local Area Objectives or Desired Future Character Statements for the area.

**Andy Hamilton & Associates Pty Ltd**

PO Box 12, KINGSTON BEACH, Tas 7050

Harveys Farm Road , Bicheno Tasmania

0418 593 300

ashassoc@bigpond.com

ABN 67126174187

**A2**

The design of each [lot](#) must provide a minimum [building area](#) that is rectangular in shape and complies with all of the following, except if for [public open space](#), a riparian or littoral reserve or [utilities](#):

- (a) clear of the [frontage](#), side and rear boundary setbacks;
- (b) not subject to any codes in this planning scheme;
- (c) clear of title restrictions such as easements and restrictive covenants;
- (d) has an average slope of no more than 1 in 5;
- (e) the long axis of the [building area](#) faces north or within 20 degrees west or 30 degrees east of north;
- (f) is 10m x 15m in size.

**A3**

The [frontage](#) for each [lot](#) must comply with the minimum and maximum [frontages](#) specified in Table 10.2, except if for [public open space](#), a riparian or littoral reserve or [utilities](#) or if an [internal lot](#).

**A4**

No [lot](#) is an [internal lot](#).

**P2**

The design of each lot must contain a building area able to satisfy all of the following:

- (a) be reasonably capable of accommodating residential use and development;
- (b) meets any applicable standards in codes in this planning scheme;
- (c) enables future development to achieve maximum solar access, given the slope and aspect of the land;
- (d) minimises the need for earth works, retaining walls, and fill and excavation associated with future development;
- (e) provides for sufficient useable area on the lot for both of the following:
  - (i) on-site parking and manoeuvring;
  - (ii) adequate private open space.

**P3**

The frontage of each lot must satisfy all of the following:

- (a) provides opportunity for practical and safe vehicular and pedestrian access;
- (b) provides opportunity for passive surveillance between residential development on the lot and the public road;
- (c) is no less than 6m.

**P4 demonstrated on plan documents**

An internal lot must satisfy all of the following:

- (a) the lot gains access from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land; [relied upon](#)



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- (b) *it is not reasonably possible to provide a new road to create a standard frontage lot;* ✓
- (c) *the lot constitutes the only reasonable way to subdivide the rear of an existing lot;* ✓
- (d) *the lot will contribute to the more efficient utilisation of residential land and infrastructure;* ✓
- (e) *the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;*
- (f) *the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;*
- (g) *passing bays are provided at appropriate distances to service the likely future use of the lot;*
- (h) *the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road;*
- (i) *a sealed driveway is provided on the access strip prior to the sealing of the final plan.*
- (j) *the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.*

**A5**

Subdivision is for no more than 3 lots.

*na*

**P5**

Arrangement and provision of lots must satisfy all of the following;

- (a) *have regard to providing a higher net density of dwellings along;*
  - (i) *public transport corridors;*
  - (ii) *adjoining or opposite public open space, except where the public open space presents a hazard risk such as bushfire;*
  - (iii) *within 200 m of business zones and local shops;*

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- (b) *will not compromise the future subdivision of the entirety of the parent lot to the densities envisaged for the zone;*
- (c) *staging, if any, provides for the efficient and ordered provision of new infrastructure;*
- (d) *opportunity is optimised for passive surveillance between future residential development on the lots and public spaces;*
- (e) *is consistent with any applicable Local Area Objectives or Desired Future.*

**10.6.4 Services**

**Objective:**

To ensure that the [subdivision](#) of land provides adequate services to meet the projected needs of future [development](#).

**Acceptable Solutions**

**Performance Criteria**

**A1**

**P1**

Each [lot](#) must be connected to a reticulated potable water supply.

No Performance Criteria.

**A2**

**P2**

Each [lot](#) must be connected to a reticulated sewerage system.

No Performance Criteria.

**A3**

**P3**

Each [lot](#) must be connected to a stormwater system able to service the [building area](#) by gravity.

If connection to a stormwater system is unavailable, each lot must be provided with an on-site stormwater management system adequate for the future use and development of the land.

**A4**

**P4**

The [subdivision](#) includes no new [road](#).

The subdivision provides for the installation of fibre ready facilities (pit and pipe that can hold optical fibre line) and the underground provision of electricity supply.

**Table 10.1 Lot Size Requirements**

	<b><u>Minimum Lot Size*</u></b> Not including any fee simple <u>access strip</u>	<b><u>Maximum Lot Size*</u></b> Not including any fee simple <u>access strip</u> and any balance lots or lots designated for <u>multiple</u> <u>dwelling</u> s, retirement villages or <u>residential</u> aged care facilities, or non- <u>residential</u> uses
Ordinary <u>lot</u> (i.e. not otherwise specified below)	450m <sup>2</sup>	1000m <sup>2</sup>
Corner lots	550m <sup>2</sup>	1000m <sup>2</sup>
Internal lots	550m <sup>2</sup>	1000m <sup>2</sup>
Lots adjoining or opposite <u>public open space</u> , or Lots within 400m of a public transport corridor, or Lots within 200m walking distance of a business zone, <u>local shop</u> or school.	400m <sup>2</sup>	600m <sup>2</sup>

\*For lots with a slope greater than 1 in 5, the minimum lot size is 750m<sup>2</sup> and the maximum lot size is 1,000m<sup>2</sup> in all cases.

**Table 10.2 Frontage Requirements**

	<b><u>Minimum Frontage</u></b>	<b><u>Maximum Frontage</u></b>
All lots, unless otherwise specified below.	15m	Not applicable
Corner lots	15m with <u>primary frontage</u> on the higher order <u>road</u> and secondary <u>frontage</u> on lower order <u>road</u> . Where roads are of the same order orient frontages to optimise solar <u>access</u> .	Not applicable
Lots adjoining or opposite <u>public open space</u> , or Lots on a public transport corridor, or Lots within 200m walking distance of a business zone or <u>local shop</u> .	12m	

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Both lots have frontage to Diamond Waters Rise as shown with frontage compliance to be determined under the internal lot requirements listed above (P4).

Necessary easements will be fixed at time of survey. The owners have been advised of the lodgement of this proposal.

Please provide an invoice for Council fees in this.

Yours faithfully

A S Hamilton

A handwritten signature in black ink, appearing to be 'A S Hamilton', with a stylized, cursive script.

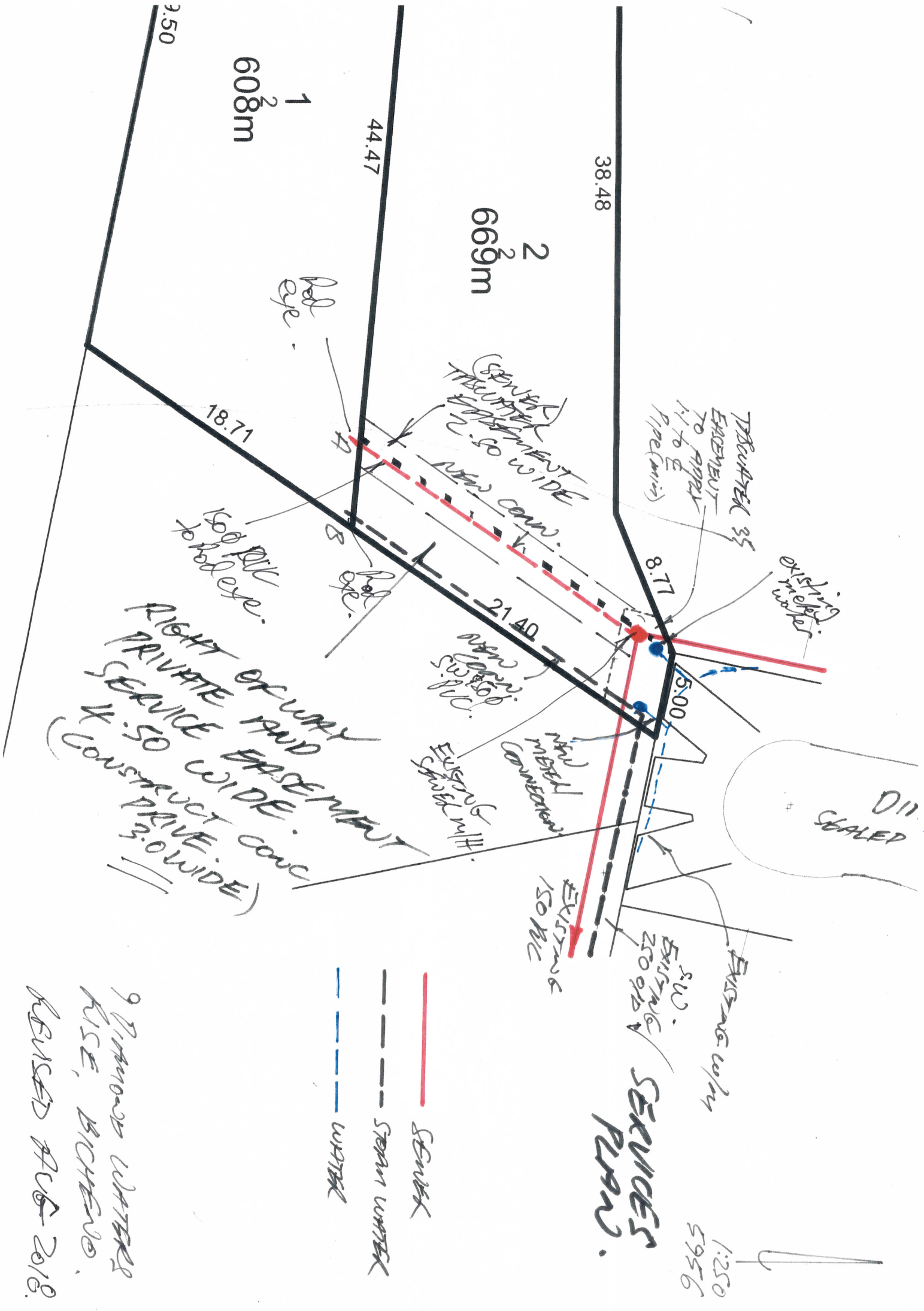




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 REVISED AUG 2018.