



GLAMORGAN/SPRING BAY COUNCIL
NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE: **536 Okehampton Road, Triabunna**
CT 155176/1 & 178990/1

PROPOSAL: **Outbuilding with Amenities**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received before midnight on 20 November 2025.

APPLICANT: **All Urban Planning**
DATE: **08/10/2025**
APPLICATION NO: **DA 2025 / 176**

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

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:			
Suburb:		Post Code:	
Size of site: (m ² or Ha)			
Certificate of Title(s):			
Current use of site:			

General Application Details *Complete for All Applications*

Description of proposed use or development:		
Estimated value of works: (design & construction)	\$	
Is the property on the State Heritage Register? (Tick one)	Yes	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:	<i>Frazer Read</i>	Date: 8/10/2025	
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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.

SEARCH OF TORRENS TITLE

VOLUME 178990	FOLIO 1
EDITION 2	DATE OF ISSUE 23-Aug-2024

SEARCH DATE : 07-Jul-2025

SEARCH TIME : 02.53 PM

DESCRIPTION OF LAND

Parish of TRIABUNNA Land District of PEMBROKE
Lot 1 on Sealed Plan 178990
Derivation : Part of 1560 Acres Gtd. to T D Lord, Part of 102
Acres Gtd. to T D Lord and Whole of Lot 1000, 7124m2 on Sealed
Plan 178990, The Crown
Prior CTs 155176/2 and 178990/1000

SCHEDULE 1

N204257 TRANSFER to OKEHAMPTON PASTORAL PTY LTD Registered
23-Aug-2024 at noon

SCHEDULE 2

M840091 Land is limited in depth to 15 metres, excludes
minerals and is subject to reservations relating to
drains sewers and waterways in favour of the Crown
M840096 Land is limited in depth to 15 metres, excludes
minerals and is subject to reservations relating to
drains sewers and waterways in favour of the Crown
SP178990 EASEMENTS in Schedule of Easements
M840096 FENCING PROVISION in Transfer
C880059 INSTRUMENT creating Restrictive Covenants pursuant to
section 34 Nature Conservation Act 2002 (affecting
part of the said land within described) Registered
20-Oct-2009 at noon
N209036 MORTGAGE to Commonwealth Bank of Australia
Registered 23-Aug-2024 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>OWNER CAPE HERBERT PTY LTD THE CROWN</p> <p>FOLIO REFERENCE F/R 155176/2; SECTION 27A APPL. (M84.0091)</p> <p>GRANTEE PART OF 1560 ACRES AND PART OF 102 ACRES GRANTED TO THOMAS DAUNT LORD & WHOLE OF LOT 1000 (7124m²) THE CROWN (SP178990)</p>	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR CRAIG BRADLEY ROGERSON ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0418-120-796</p> <p>LAND DISTRICT OF PEMBROKE PARISH OF TRIABUNNA</p> <p>SCALE 1: 15,000 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER</p> <p>SP178990</p> <p>APPROVED EFFECTIVE FROM ...30 MAR 2021...</p> <p><i>[Signature]</i> Recorder of Titles</p>
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LOT 1 IS COMPILED FROM FR155176/2 AND THIS SURVEY

ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN

598.5ha
1
-NOT INCLUDING PUBLIC ROAD-

(P51974)
(1/198 L.O.)
(SP155176)

INDEX PLAN

TASMAN SEA

WATER

HIGH

Knobbs Creek

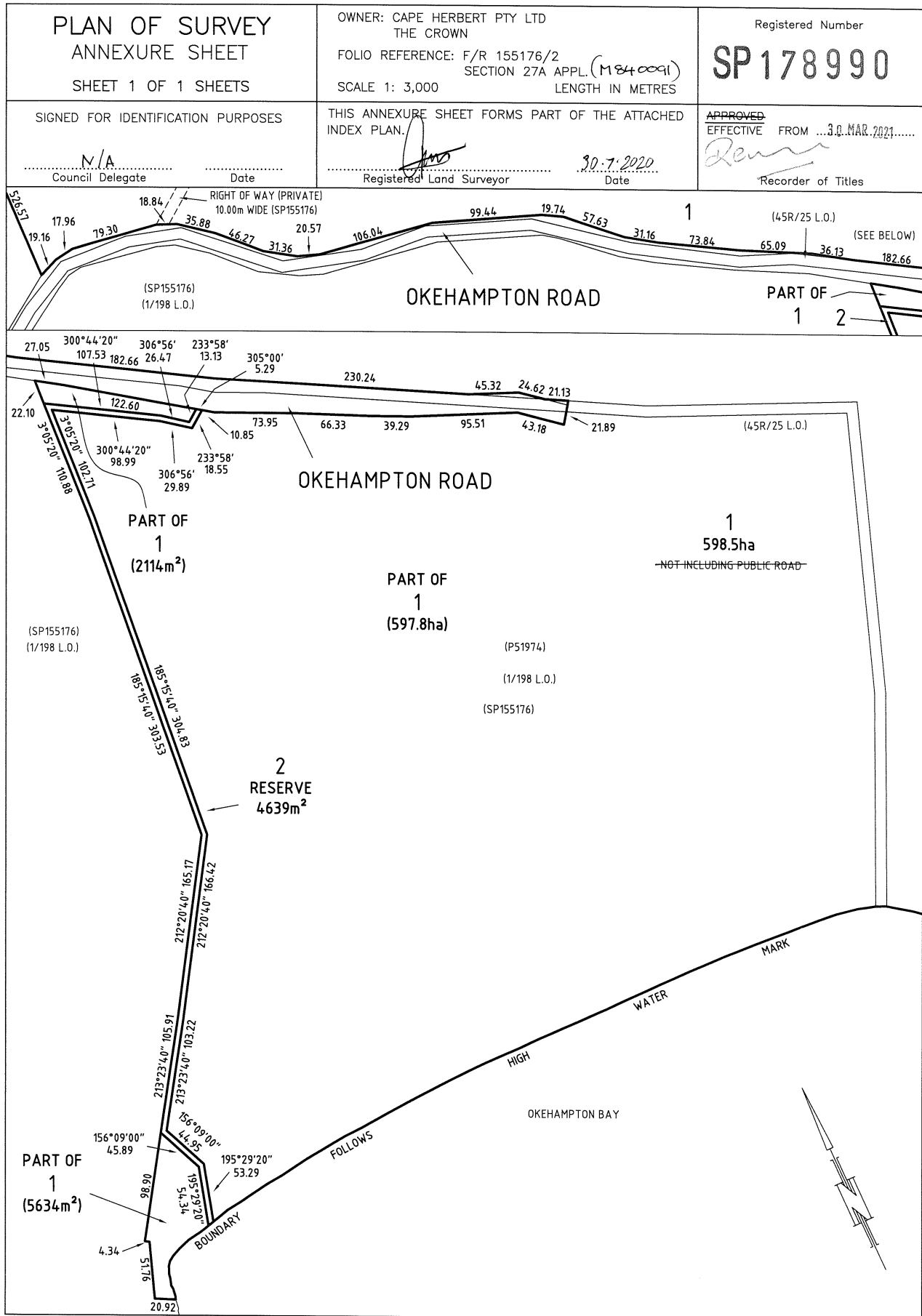
SI 10914

[Signature]
Registered Land Surveyor

30-7-2020
Date

.....
Council Delegate

.....
Date



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 178990

PAGE 1 OF 1 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 1 on the Plan is subject to a Right of Carriageway over the land marked RIGHT OF WAY (PRIVATE) 10.00m WIDE shown on the Plan (appurtenant to Lot 1 on Sealed Plan 155176).

Signed by Timothy William Baker
being and as Director General of Lands.
and pursuant to an Instrument of
Authorisation dated 6 August 2019.
in the presence of:

Signature of witness

Signature

Name of witness (block letters)

Address of witness

Occupation

JOSEPHINE DOERING
EXECUTIVE OFFICER
134 MACQUARIE ST
HOBART TAS 7000

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: The Crown and Cape Herbert Pty Ltd FOLIO REF: 155176/2 SOLICITOR & REFERENCE: Crown Solicitor (OCS 15895-20 CWB)	PLAN SEALED BY: THE CROWN DATE: REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	



PHOTO OF THE ENTRANCE. BUILDING DESIGNED BY ARCHIER

POD RELOCATION


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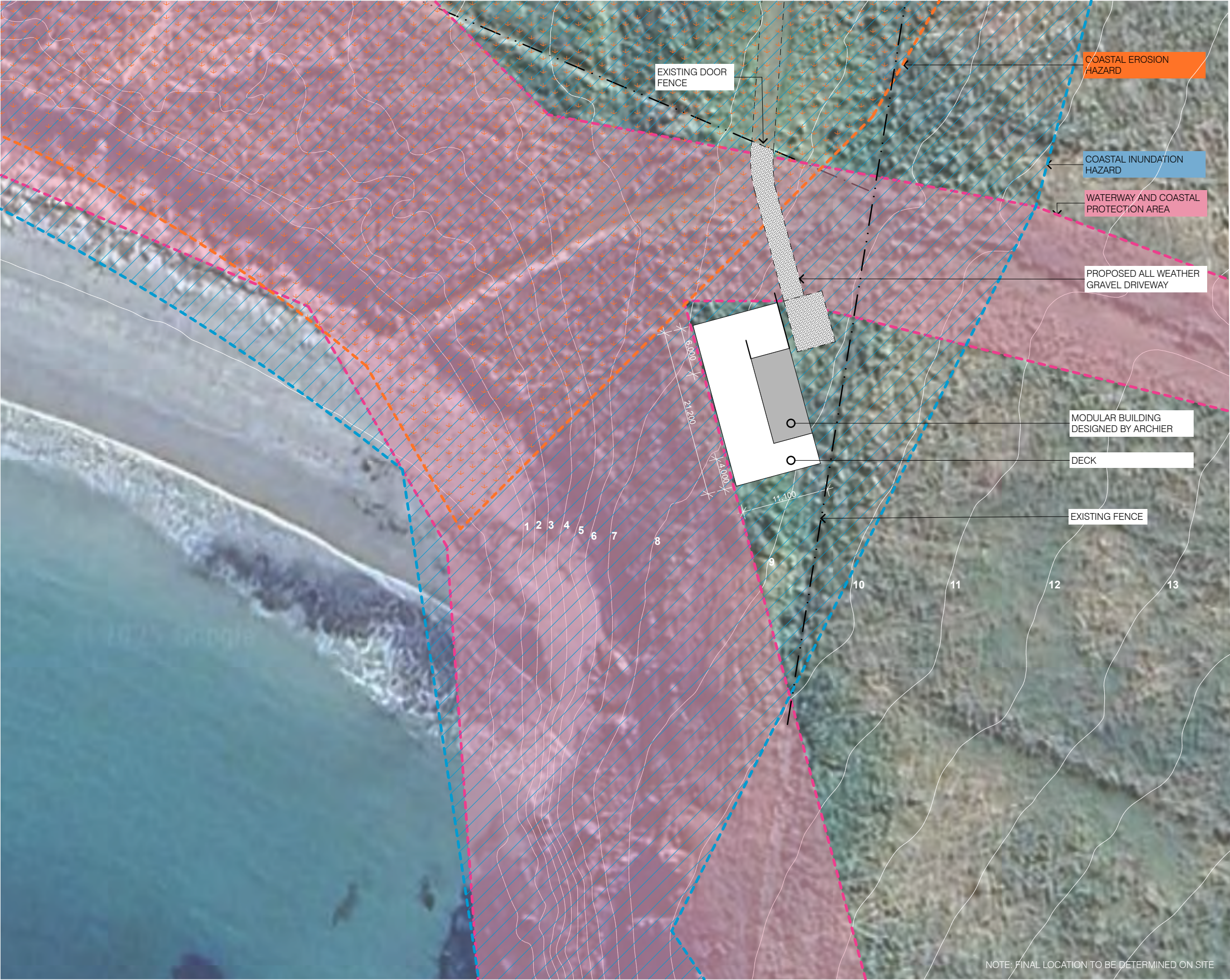
- DA00 COVER SHEET
- DA01 LOCATION PLAN
- DA02 SITE PLAN
- DA03 FLOOR PLAN
- DA04 ROOF PLAN
- DA05 ELEVATIONS

VI VA DESIGN ARCHITECTURE Phone: +61 (0) 488 069435 Contact: belen@vivacollective.com	Project Name POD RELOCATION		Project Address 336 OKEHAMPTON ROAD TRIBUNNA TAS 7190		Issue	Date	Description	Issue	Date	Description	Issue	Date	Description	Scale	1:1.09, 1:0.99	Drawing no. DA00 Title COVER SHEET	Revision no.
														Date	25/9/2025		
	Client GREG WOOLLEY OKEHAMPTON PASTORAL PTY LTD													Status	PLANNING APPLICATION		
														Figured dimensions take precedence to scale readings. Verify all dimensions on site. Report any discrepancies to the Architect before proceeding with the work.			
														Copyright ©			



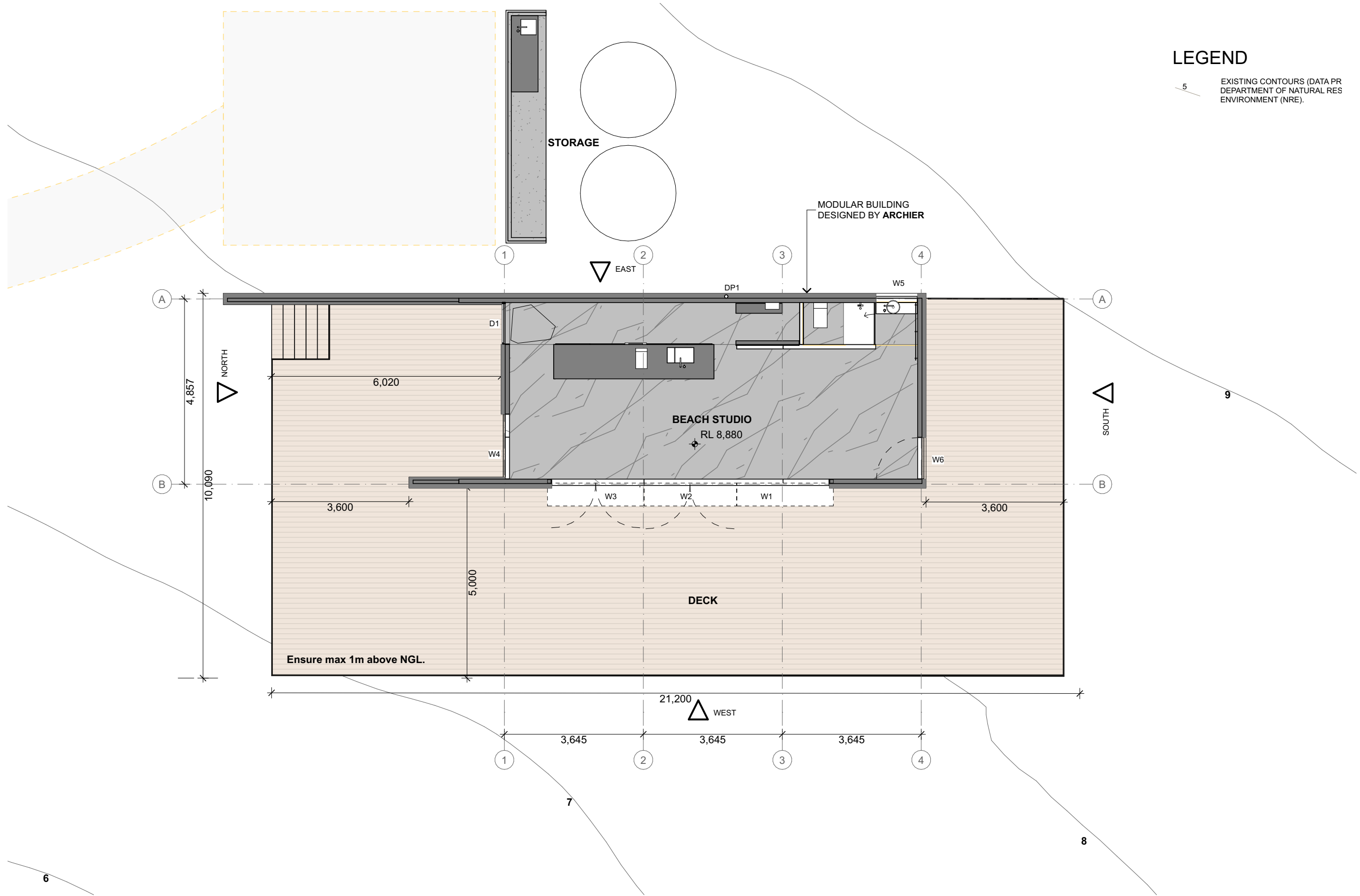
LOCATION PLAN
1:20000

VI VA DESIGN ARCHITECTURE Phone: +61 (0) 488 069435 Contact: belen@vivacollective.com	Project Name POD RELOCATION Client GREG WOOLLEY OKEHAMPTON PASTORAL PTY LTD	Project Address 336 OKEHAMPTON ROAD TRIBUNNA TAS 7190	Issue	Date	Description	Issue	Date	Description	Issue	Date	Description	Scale 1:5000, 1:20000	Drawing no. DA01 Title LOCATION PLAN	Revision no.	
												Date 25/9/2025			
												Status DRAFT			
												<small>Figured dimensions take precedence to scale readings. Verify all dimensions on site. Report any discrepancies to the Architect before proceeding with the work. Copyright ©</small>			



SITE PLAN
1:500

VI VA DESIGN ARCHITECTURE Phone: +61 (0) 488 069435 Contact: belen@vivacollective.com	Project Name POD RELOCATION		Project Address 336 OKEHAMPTON ROAD TRIBUNNA TAS 7190		Issue	Date	Description	Issue	Date	Description	Issue	Date	Description	Scale 1:500	Drawing no. DA02 Title SITE PLAN	Revision no. <div>N</div>	
														Date 25/9/2025			
	Client GREG WOOLLEY OKEHAMPTON PASTORAL PTY LTD													Status PLANNING APPLICATION			
																	Figured dimensions take precedence to scale readings. Verify all dimensions on site. Report any discrepancies to the Architect before proceeding with the work. <div>Copyright ©</div>




LEGEND

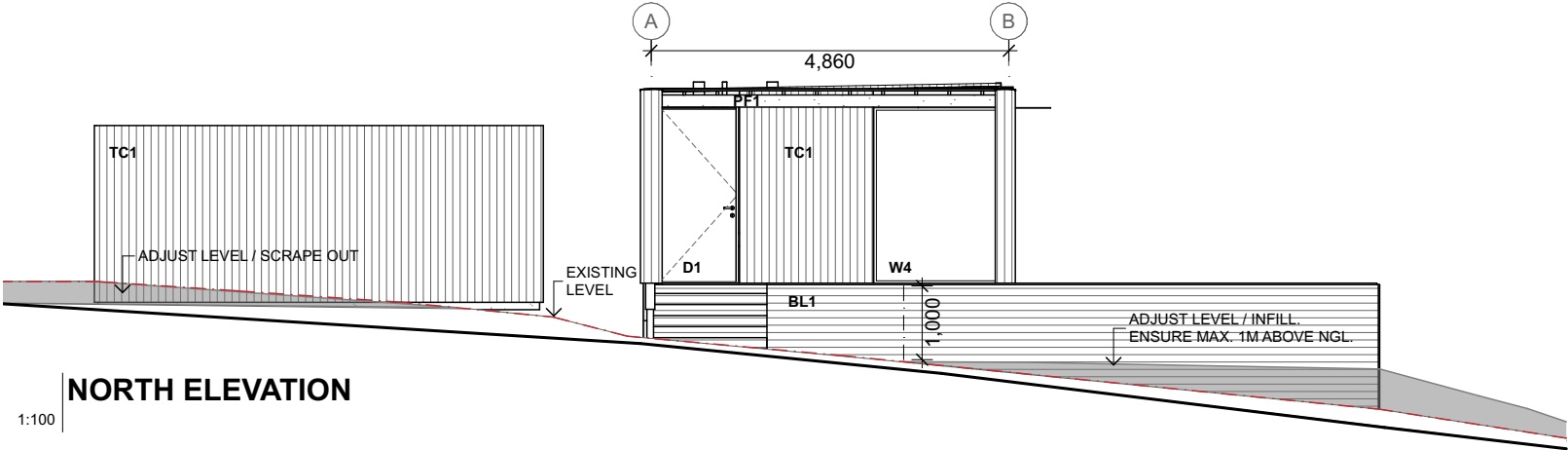
5 EXISTING CONTOURS (DATA PR
DEPARTMENT OF NATURAL RES
ENVIRONMENT (NRE).

FLOOR PLAN

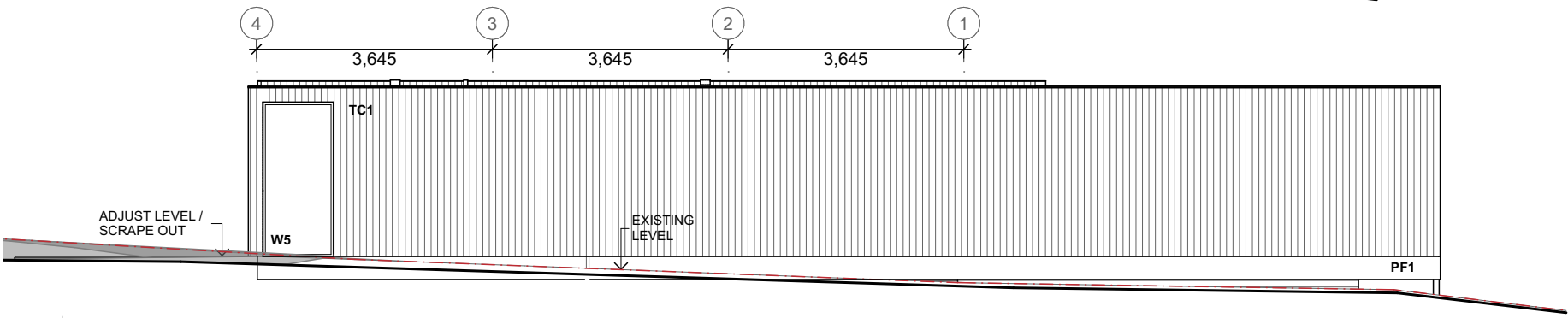
1:100

VI VA DESIGN ARCHITECTURE Phone: +61 (0) 488 069435 Contact: belen@vivacollective.com	Project Name POD RELOCATION		Project Address 336 OKEHAMPTON ROAD TRIBUNNA TAS 7190		Issue	Date	Description	Issue	Date	Description	Issue	Date	Description	Scale	1:1, 1:100	Drawing no. DA03 Title FLOOR PLAN 	Revision no.
														Date	25/9/2025		
	Client GREG WOOLLEY OKEHAMPTON PASTORAL PTY LTD													Status	PLANNING APPLICATION		
														Figured dimensions take precedence to scale readings. Verify all dimensions on site. Report any discrepancies to the Architect before proceeding with the work. <small>Copyright ©</small>			

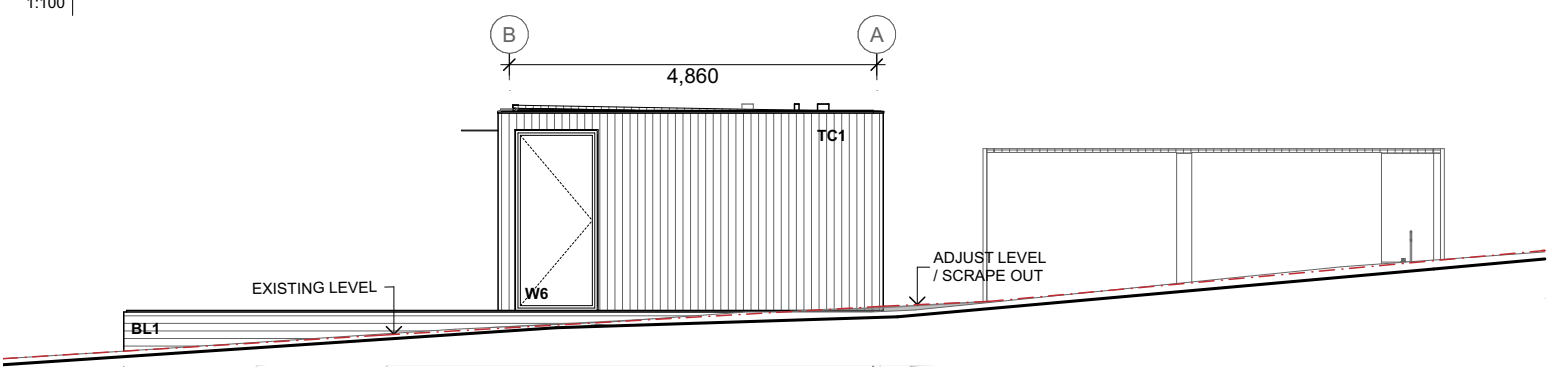
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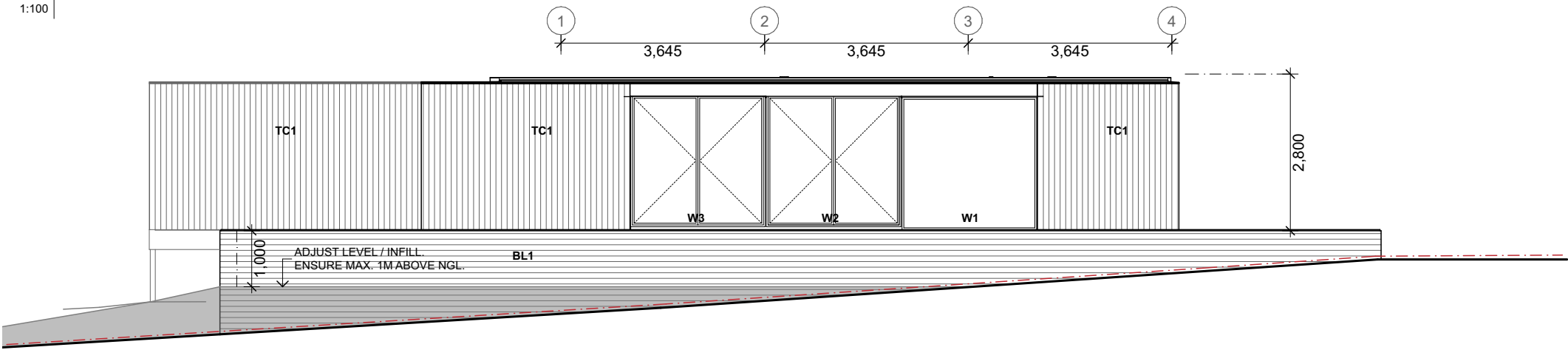
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

MATERIAL LEGEND

- BB1 Blackbutt Benchtop
- BL1 Blackbutt Decking
- CO1 Concrete Sealed
- CO2 Concrete Pads
- KL1 KlipLok Roof Sheetting
- PF1 Black Paint Finish
- PW1 Structural Ply Bracing
- ST1 Steel
- ST5 Stone Pavers
- TC1 Timber Cladding
- TW1 Timber Window Frames

NOTE: EXISTING MODULAR BUILDING DESIGN BY ARCHIER.
NEW LOCATION AND NEW DECK EXTENT.

VI VA DESIGN ARCHITECTURE Phone: +61 (0) 488 069435 Contact: belen@vivacollective.com	Project Name POD RELOCATION	Project Address 336 OKEHAMPTON ROAD TRIBUNNA TAS 7190	Issue	Date	Description	Issue	Date	Description	Issue	Date	Description	Scale 1:1	Drawing no. DA05 Title ELEVATIONS Revision no.
												Date 25/9/2025	
												Status PLANNING APPLICATION	
	Client GREG WOOLLEY OKEHAMPTON PASTORAL PTY LTD											Figured dimensions take precedence to scale readings. Verify all dimensions on site. Report any discrepancies to the Architect before proceeding with the work. Copyright ©	

8 October 2025

Mr James Bonner
Senior Planner
Planning and Development
Glamorgan Spring Bay Council
PO Box 6
TRIABUNNA 7190

Dear James,

Application for a Planning Permit – ancillary day use building – 536 Okehampton Road, Triabunna

All Urban Planning Pty Ltd has been engaged by Okehampton Pastoral Pty Ltd, the owner of 'Okehampton' to prepare the following planning assessment for a new ancillary day use building to be sited at the southern end of the farm on the shores of Okehampton Bay at 536 Okehampton Road, Triabunna.



Figure 1– Site Plan (source annotated from theList)

The proposed building will be used in the same way as the approved day use building under Planning Permit DA2024/00136 at the northern end of the site.

The Site

The proposal relates to the rural property know as ‘Oakhampton’ at 536 Okehampton Road, Triabunna. The land is contained in certificates of title 178990/1 and 155176/1 and has a combined area of 1,385.1 ha. The proposed ancillary day use building is to be constructed on CT178990/1 only.

The property is owned by the applicant, Okehampton Pastoral Pty Ltd.

Address	Title	Approx Area
536 Okehampton Road (the coastal title)	178990/1	598.3ha

CT 178990/1 has frontage to the Council Road Casement of Okehampton Road.

The title is subject to a restrictive covenant under section 34 of the Nature Conservation Act 2002.

The purpose of the covenant is to protect the Natural Values of the land within the green area highlighted in Figure 2 below. The proposed building is well clear of this covenanted area.



Figure 2 – Conservation covenanted area. (Source: theList)

The Proposal

The proposal is for a 11m x 4.8m relocated building incorporating a basic room with kitchenette, amenities and surrounding deck areas at the southern end of the property near Okehampton Bay. The purpose of the building is to provide day shelter at the southern end of the large property, approximately 250m from the main dwelling on the property and 2km from the ancillary day use building at the northern end of the property.

The building will be accessed from the existing formed vehicle access from the end of Okehampton Road. An uncovered parking area for 2 vehicles is to be sited adjacent to the north of the building and a wastewater disposal unit, south of the building.



Figure 3 – Proposed Site Plan (Source: Vi Va Design Architecture)

The Planning Scheme

Under Clause 6.10.1 of the planning scheme the planning authority must, in addition to the matters required by ss51(2) of the Act, take into consideration:

- (a) all applicable standards and requirements in this planning scheme; and*
- (b) any representations received pursuant to and in conformity with ss57(5) of the Act, but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised.*

A standard is applicable if the site is within the relevant zone, specific area plan or an area where a site-specific qualification applies and the standard deals with a matter that could affect or be affected by the proposed development; cl.5.6.2.

A standard is defined to mean the objective for a particular planning issue and the means for satisfying that objective through either an acceptable solution or corresponding performance criterion.

Compliance with a standard is achieved by complying with either the acceptable solution or corresponding performance criterion; cl.5.6.3.

The objective of the standard may be considered to help determine whether the proposed use or development complies with the performance criterion of that standard; cl.5.6.4.

Discretionary uses are to be determined with regard to the zone purpose, any relevant local area objective for the applicable zone, the purpose of any applicable code and any relevant specific area plan purpose or local area objective of an applicable specific area plan; cl.6.10.2.

The Zone

The land is zoned Rural. The Zone Purpose Statements under Clause 20.1 are as follows:

20.1.1 To provide for a range of use or development in a rural location:

- (a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;*
- (b) that requires a rural location for operational reasons;*
- (c) is compatible with agricultural use if occurring on agricultural land;*
- (d) minimises adverse impacts on surrounding uses.*

20.1.2 To minimise conversion of agricultural land for non-agricultural use.

20.1.3 To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.

The Use

The proposed building to be used as a day use ancillary space to the primary residence on the site (a Single Residential Dwelling) is a Discretionary Use in the zone in cases such as this where there is no restriction on dwellings by way of a Section 71, Part 5 agreement on title.

Use Standards

Discretionary Uses (20.3.1)

Objective:

That the location, scale and intensity of a use listed as Discretionary:

- (a) is required for operational reasons;*
- (b) does not unreasonably confine or restrain the operation of uses on adjoining properties;*
- (c) is compatible with agricultural use and sited to minimise conversion of agricultural land; and*
- (d) is appropriate for a rural location and does not compromise the function of surrounding settlements.*

Acceptable Solution	Performance Criteria
<p>A1</p> <p><i>A use listed as Discretionary, excluding Residential, is for an alteration or extension to an existing use, if:</i></p> <p><i>(a) the gross floor area does not increase by more than 30% from that existing at the effective date; and</i></p> <p><i>(b) the development area does not increase by more than 30% from that existing at the effective date.</i></p>	<p>P1</p> <p><i>A use listed as Discretionary, excluding Residential, must require a rural location for operational reasons, having regard to:</i></p> <p><i>(a) the nature, scale and intensity of the use;</i></p> <p><i>(b) the importance or significance of the proposed use for the local community;</i></p> <p><i>(c) whether the use supports an existing agricultural use;</i></p> <p><i>(d) whether the use requires close proximity to infrastructure or natural resources; and</i></p> <p><i>(e) whether the use requires separation from other uses to minimise impacts.</i></p>
<p>Assessment:</p> <p>A1/P1 do not relate to the proposed residential use.</p>	
<p>A2</p> <p><i>No Acceptable Solution</i></p>	<p>P2</p>

	<p><i>A use listed as Discretionary must not confine or restrain existing use on adjoining properties, having regard to:</i></p> <p><i>(a) the location of the proposed use;</i></p> <p><i>(b) the nature, scale and intensity of the use;</i></p> <p><i>(c) the likelihood and nature of any adverse impacts on adjoining uses;</i></p> <p><i>(d) whether the proposed use is required to support a use for security or operational reasons; and</i></p> <p><i>(e) any off site impacts from adjoining uses.</i></p>
<p>Assessment:</p> <p>The proposed modest, ancillary day use space to provide shelter at the southern end of the property is located well clear of any adjoining properties and therefore will in no way confine or restrict existing use on adjoining properties.</p> <p>It is considered that the proposal comfortably satisfies P2.</p>	
<p>A3</p> <p><i>No Acceptable Solution</i></p>	<p>P3</p> <p><i>A use listed as Discretionary, located on agricultural land, must minimise conversion of agricultural land to non-agricultural use and be compatible with agricultural use, having regard to:</i></p> <p><i>(a) the nature, scale and intensity of the use;</i></p> <p><i>(b) the local or regional significance of the agricultural land; and</i></p> <p><i>(c) whether agricultural use on adjoining properties will be confined or restrained.</i></p>
<p>Assessment:</p> <p>The proposed ancillary structure is to be sited at the periphery of the site and will not affect the ongoing grazing use of the Class 4 land as shown in Figure 4 below.</p>	

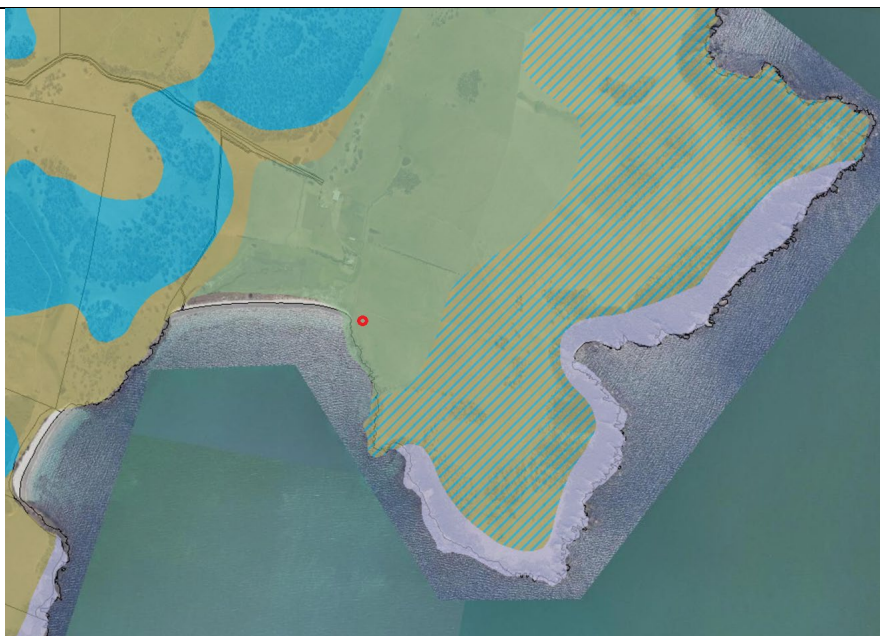


Figure 4 – Land Capability (theList)

The Guidelines for Classification of Agricultural Land in Tasmania, DPIPWE 1999, describe Class 5 land as follows:

CLASS 4 Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimise degradation.

It is considered that the low-level ancillary use of this structure will have negligible impact on the agricultural productivity of the land identified as having grazing capability and therefore satisfies P3.

A4

No Acceptable Solution

P4

A use listed as Discretionary, excluding Residential, must be appropriate for a rural location, having regard to:

- (a) the nature, scale and intensity of the proposed use;*
- (b) whether the use will compromise or distort the activity centre hierarchy;*
- (c) whether the use could reasonably be located on land zoned for that purpose;*

	<p><i>(d) the capacity of the local road network to accommodate the traffic generated by the use; and</i></p> <p><i>(e) whether the use requires a rural location to minimise impacts from the use, such as noise, dust and lighting.</i></p>
<p>Assessment:</p> <p>This standard does not apply to the proposed ancillary residential use.</p>	

Development Standards for Buildings and Works

20.4.1 Building Height

Objective:

To provide for a building height that:

(a) is necessary for the operation of the use; and

(b) minimises adverse impacts on adjoining properties.


Acceptable Solution	Performance Criteria
<p>A1</p> <p><i>Building height must be not more than 12m.</i></p>	<p>P1</p> <p><i>Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to:</i></p> <p><i>(a) the proposed height of the building;</i></p> <p><i>(b) the bulk and form of the building;</i></p> <p><i>(c) the separation from existing uses on adjoining properties; and</i></p> <p><i>(d) any buffers created by natural or other features.</i></p>
<p>Assessment:</p> <p>The proposal with a maximum height of approximately 4m is well below the 12m permitted height and complies with A1.</p>	

20.4.2 Setbacks

Objective:

That the siting of buildings minimises potential conflict with use on adjoining sites

Acceptable Solutions	Performance Criteria
<p>A1</p> <p><i>A1 Buildings must have a setback from all boundaries of:</i></p> <p><i>(a) not less than 5m; or</i></p> <p><i>(b) if the setback of an existing building is within 5m, not less than the existing building.</i></p>	<p>P1</p> <p><i>Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to:</i></p> <p><i>(a) the bulk and form of the building;</i></p> <p><i>(b) the nature of existing use on the adjoining properties;</i></p> <p><i>(c) separation from existing use on the adjoining properties; and</i></p> <p><i>(d) any buffers created by natural or other features.</i></p>
<p>Assessment:</p> <p>The proposed building will be well setback from all boundaries and complies with the 5m Permitted setback under A1.</p>	
<p>A2</p> <p><i>Buildings for a sensitive use must be separated from an Agriculture Zone a distance of:</i></p> <p><i>(a) not less than 200m; or</i></p> <p><i>(b) if an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.</i></p>	<p>P2</p> <p><i>Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use within the Agriculture Zone, having regard to:</i></p> <p><i>(a) the size, shape and topography of the site;</i></p> <p><i>(b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties;</i></p> <p><i>(c) the location of existing buildings on the site;</i></p>

	<p>(d) the existing and potential use of adjoining properties;</p> <p>(e) any proposed attenuation measures; and</p> <p>(f) any buffers created by natural or other features</p>
<p>Assessment:</p> <p>The proposed ancillary building will be setback approximately 700m from the closest Agriculture Zone to the west and complies with A2.</p>  <p><i>Figure 5 – 700m setback to the Agricultural Zone</i></p>	

20.4.3 Access for new dwellings

Objective:

That new dwellings have appropriate vehicular access to a road maintained by a road authority

Acceptable Solutions	Performance Criteria
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<p>A1</p> <p><i>New dwellings must be located on lots that have frontage with access to a road maintained by a road authority</i></p>	<p>P1</p> <p><i>New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority that is appropriate, having regard to:</i></p> <p><i>(a) the number of users of the access;</i></p> <p><i>(b) the length of the access;</i></p> <p><i>(c) the suitability of the access for use by the occupants of the dwelling;</i></p> <p><i>(d) the suitability of the access for emergency services vehicles;</i></p> <p><i>(e) the topography of the site;</i></p> <p><i>(f) the construction and maintenance of the access;</i></p> <p><i>(g) the construction, maintenance and usage of the road; and</i></p> <p><i>(h) any advice from a road authority.</i></p>
<p>Assessment:</p> <p>Not applicable. The proposal is for an ancillary structure to the existing residential use of the site rather than a new dwelling.</p>	

Planning Scheme Codes

The location of the proposed ancillary building is within the following mapped code overlays:

- Bushfire Prone Area
- Coastal inundation investigation area

The proposed on grade access road extension and part of the proposed on grade parking are will encroach within a waterway and coastal protection area.

The proposal is considered in relation to these and codes below.



Figure 6- Planning Scheme Overlays maps (Source: Vi Va Design Architecture)

Parking and Sustainable Transport Code

The proposed ancillary structure does not increase the car parking requirements of the planning scheme.

Local Historic Heritage Code

The property is not listed on the Tasmanian Heritage Register or listed as a Local Heritage Place under the planning scheme. This code does not apply.

Natural Assets Code

The proposed ancillary building is not located within a priority vegetation area, waterway and coastal protection area or coastal refugia area. The proposed minor access works will transit the mapped waterway protection area as shown in Figure 6 above.

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area - Response to P1.1

The only component of the proposal within the mapped overlay is the minor access works, which are limited in scale and designed to traverse the waterway protection area in the most direct and efficient manner. The works will avoid unnecessary cut and fill, will not impede natural flow or drainage, and will be constructed to minimise erosion, sedimentation and runoff. Riparian vegetation disturbance will be minimised, and natural bank conditions and in-stream habitat will be retained where practicable. Given the limited extent of works, and their design in accordance with environmental best practice and the Wetlands and Waterways Works Manual, the proposal will not result in an unacceptable impact on natural assets.

Scenic Protection Code

The site is not located within a Scenic Protection Area or Scenic Road corridor. This code therefore does not apply.

Coastal Erosion Hazard Code

The proposed ancillary structure is not located within a Coastal erosion hazard area and this code does not apply.

Coastal Inundation Hazard Code

The area in the vicinity of the proposed ancillary building is subject to a Coastal inundation investigation area as shown in Figure 6 above. The proposal however sited between the 7 and 9m AHD contours is well above 2.5m AHD and this code therefore does not apply (Clause C11.2.3).

Bushfire-Prone Areas Hazard Code

This code does not apply to the proposed ancillary building that does not involve a hazardous or vulnerable use or subdivision.

Landslip Hazard Code

The proposal is not located within a landslide hazard area and this code does not apply.

Conclusion

The proposal is for a modest ancillary building at the southern end of this large farm holding to provide day use shelter. The building is to be sited at the periphery of the site and will not compromise the grazing or low level cropping potential of this Class 4 agricultural land.

The building (located at approximately 7-9m AHD) is to be sited well above the 2.5m AHD threshold for consideration of use and development with the mapped Coastal inundation investigation area and that code does not apply.

The proposal is considered to satisfy the relevant provisions of the planning scheme and is recommended for approval as a discretionary application following public advertising pursuant to Section 57 of the Act.

I would be pleased to discuss as necessary

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Frazer Read'. The signature is stylized with a large 'F' and a cursive 'Read'.

Frazer Read
Principal
All Urban Planning Pty Ltd

28 October 2025

Tiara Williams
Glamorgan Spring Bay Council
PO Box 6
TRIABUNNA 7190

Dear Tiara,

Further Information - DA2025/176 -outbuilding with amenities - 536 Okehampton Road, Triabunna

I refer to your request for further information dated 17 October 2025 and respond in relation to each matter as follows:

1. Natural Values Code – Waterway and Coastal Protection Area

The following assessment is provided of the proposed access works within the waterway and coastal protection area.

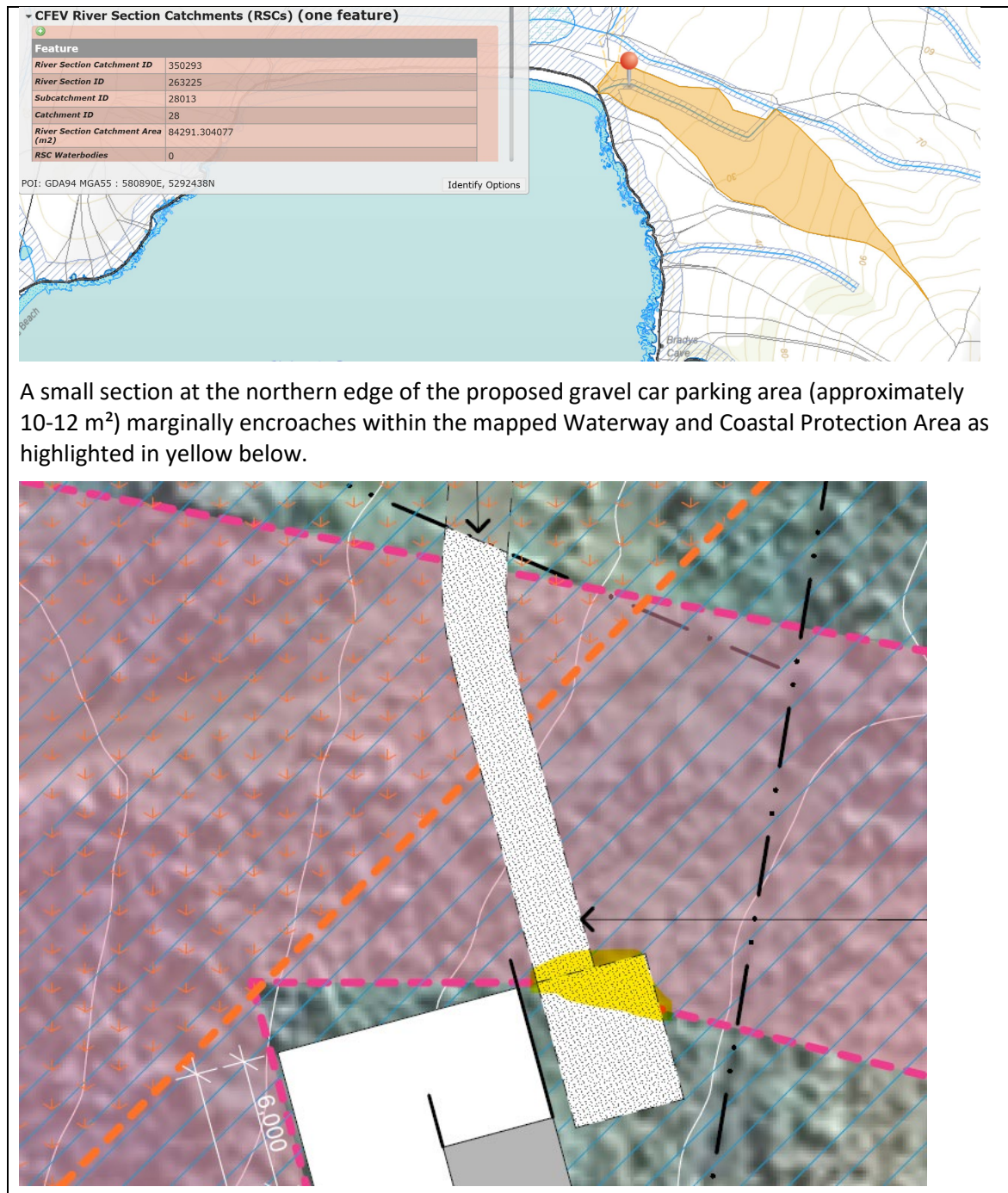
C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

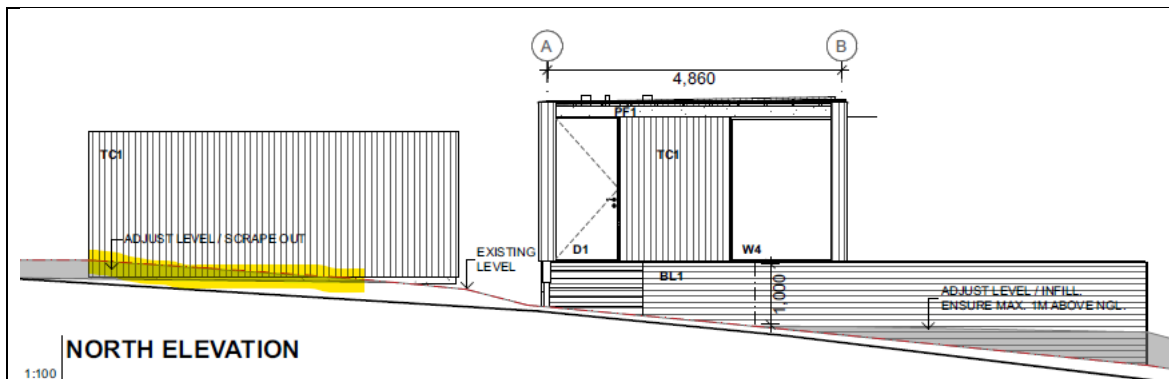
Objective:

That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.

Acceptable Solution	Performance Criteria
<p>A1</p> <p><i>Buildings and works within a waterway and coastal protection area must:</i></p> <p>(a) <i>be within a building area on a sealed plan approved under this planning scheme;</i></p> <p>(b) <i>in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or</i></p> <p>(c) <i>if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not</i></p>	<p>P1.1</p> <p><i>Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:</i></p> <p>(a) <i>impacts caused by erosion, siltation, sedimentation and runoff;</i></p> <p>(b) <i>impacts on riparian or littoral vegetation;</i></p> <p>(c) <i>maintaining natural streambank and streambed condition, where it exists;</i></p>

<p><i>more than 20% of the area of the facility existing at the effective date.</i></p>	<p><i>(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;</i></p> <p><i>(e) the need to avoid significantly impeding natural flow and drainage;</i></p> <p><i>(f) the need to maintain fish passage, where known to exist;</i></p> <p><i>(g) the need to avoid land filling of wetlands;</i></p> <p><i>(h) the need to group new facilities with existing facilities, where reasonably practical;</i></p> <p><i>(i) minimising cut and fill;</i></p> <p><i>(j) building design that responds to the particular size, shape, contours or slope of the land;</i></p> <p><i>(k) minimising impacts on coastal processes, including sand movement and wave action;</i></p> <p><i>(l) minimising the need for future works for the protection of natural assets, infrastructure and property;</i></p> <p><i>(m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and</i></p> <p><i>(n) the guidelines in the Tasmanian Coastal Works Manual.</i></p>
<p>Assessment:</p> <p>The proposed minor access works relate to a Class 4 tributary with a catchment of approximately 8ha (see excerpt from theList below).</p> <p>The works involve a small extension to the existing track to achieve an all-weather standard, with a crossing width of the minor tributary less than 5 metres. These works therefore comply with Acceptable Solution A1(b).</p>	





This component does not meet A1 and is assessed against Performance Criterion P1.1.

The car parking area involves minimal excavation (up to approximately 300mm depth), with no retaining structures or fill. The design avoids vegetation removal and generally follows the natural landform to maintain existing drainage patterns. The works:

- minimise soil disturbance and avoid vegetation clearance, satisfying (a), (b) and (i);
- maintain natural drainage and streambank stability, satisfying (c), (d), and (e);
- do not impede flow or fish passage and avoid any filling of wetland areas, satisfying (f) and (g);
- are located contiguous to the existing access track, satisfying (h);
- respond appropriately to topography with only minor alteration of natural contours, satisfying (j);
- are well removed from tidal areas and will not alter coastal processes, satisfying (k); and
- will not require any future stabilisation or protective works, satisfying (l).
- Construction will adopt best-practice erosion and sediment control measures consistent with the Wetlands and Waterways Works Manual and Tasmanian Coastal Works Manual, satisfying (m) and (n).

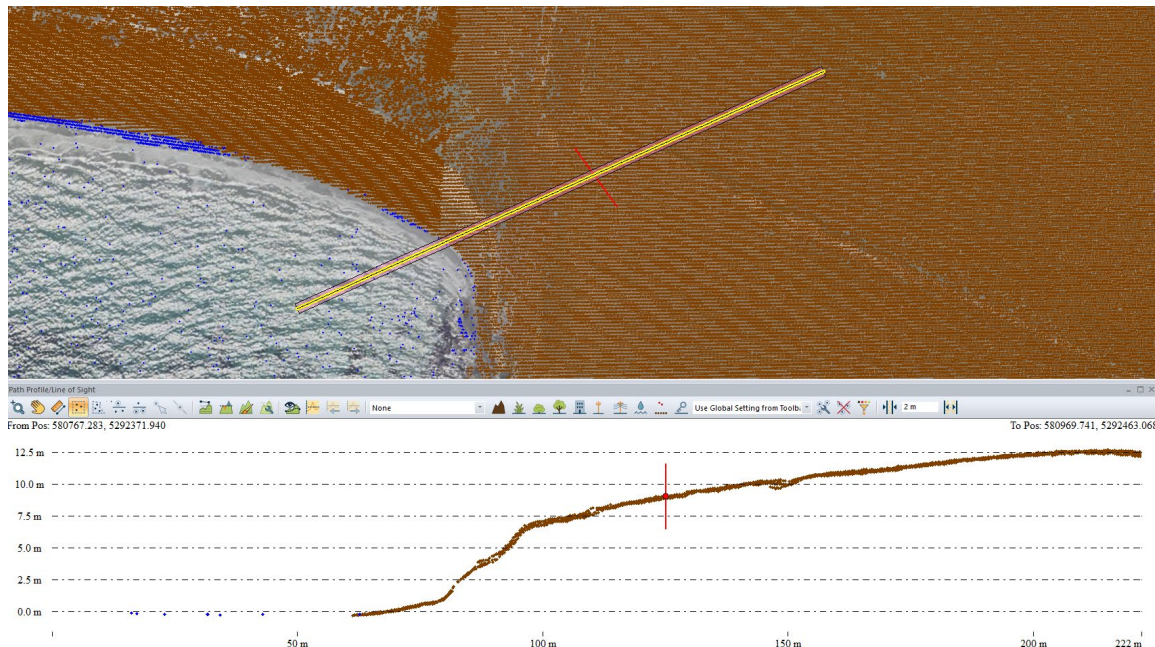
Given the very small scale, minor excavation and avoidance of natural vegetation or flow disturbance, the works are considered to avoid or minimise adverse impacts on natural assets and therefore satisfy Performance Criterion P1.1.

Conclusion:

The new crossing of a Class 4 watercourse complies with A1(b), and the minor encroachment of the gravel car parking area satisfies P1.1. The proposal will not have an unnecessary or unacceptable impact on the natural values of the waterway or coastal environment.

2. Coastal Inundation Code

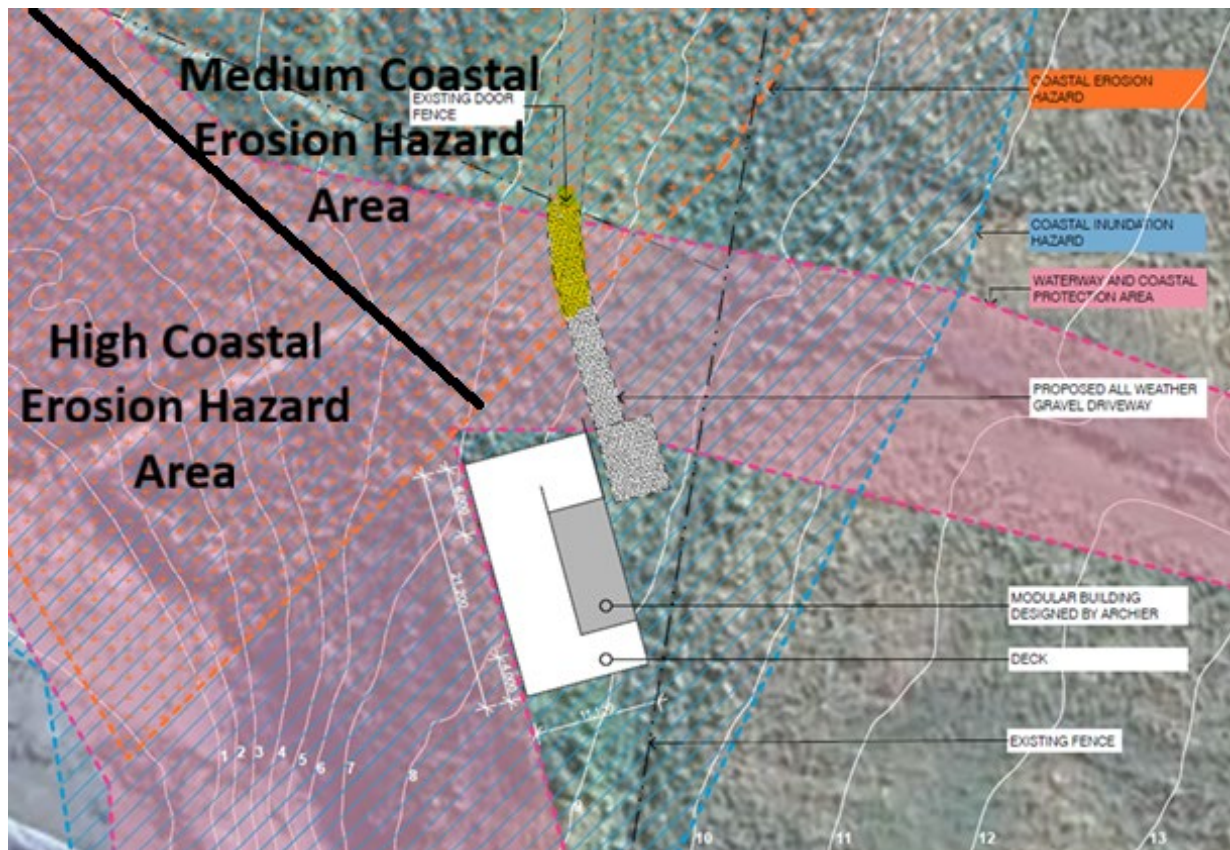
Please see the attached explanation from Adam Sward from NRE Tas confirming the origin and accuracy of the contour data and that the proposed site is well above 2.5m AHD (estimated to be above 7.5m AHD).



While Adam is not a qualified surveyor, he is a spatial science practitioner (GIS). I consider that he is suitably qualified for the purposes of confirming the elevation of the site above 2.5m AHD under C11.2.3.

3. Access within the High Coastal Erosion Code Overlay

The proposal involves a small extension of the existing access road through the Coastal Erosion Hazard Area as highlighted in yellow below.



These works are located within the Medium Coastal Erosion Hazard Area (Clear of the High Coastal Erosion Hazard Area and are therefore exempt under Clause C10.4.1(a).

Yours sincerely,

Frazer Read
Principal
All Urban Planning Pty Ltd

Tasmania – East Coast Aerial Survey LiDAR Acquisition

Department of Primary Industries, Parks, Water and Environment

Project Summary

The East Coast project area, including several Human Settlement Areas, was captured by Photomapping Services using our Optech Gemini LiDAR system (Airborne Laser Scanning) between the 11th and 13th of December 2020. The data was captured in order to provide unclassified and classified laser, intensity images and DEM.



Figure 1.1: East Coast project area overlaid with index

1. Data supplied

- Classified laser points as LAS v1.2 tiles (AHD)
- Classified laser points as LAS v1.2 tiles (Ellipsoidal)
- Unclassified laser points as LAS v1.2 swaths (Ellipsoidal)
- 1m DEM as GeoTIFF
- Intensity image mosaic as ECW with 5:1 compression
- Tile index as ESRI shapefile
- Flightlines as ESRI shapefile

Tile Naming:

Tile naming for **Rural** 1km tiles is as follows:

EastCoast2020-C1-AHD_XXXXXXXX_GDA2020_55.las	(Classified LAS - AHD)
EastCoast2020-C1-ELL_XXXXXXXX_GDA2020_55.las	(Classified LAS – Ellipsoidal)
EastCoast2020-UNC-ELL_XXXXXXXX_GDA2020_55.las	(Unclassified LAS Swaths - Ellipsoidal)
EastCoast2020-DEM-1m_XXXXXXXX_GDA2020_55.tif	(DEM)
EastCoast2020-INT-1m-Mosaic_GDA2020_55.ecw	(Intensity Image Mosaic)

Tile naming for **Human Settlement** 1km tiles is as follows:

Buckland2020-C2-AHD_XXXXXXXX_GDA2020_55.las	(Classified LAS - AHD)
Buckland2020-C2-ELL_XXXXXXXX_GDA2020_55.las	(Classified LAS – Ellipsoidal)
Buckland2020-DEM-1m_XXXXXXXX_GDA2020_55.tif	(DEM)
Buckland2020-INT-1m-Mosaic_GDA2020_55.ecw	(Intensity Image Mosaic)

2. LiDAR Metadata

Acquisition Start Date	11 th April 2019
Acquisition End Date	13 th April 2019
Device Name	Optech 'ALTM Galaxy'
IMU / GPS	Trimble AP60 with AIMU-M4IMU (IMU-57) / Trimble AV39
Flying Height (AGL)	1620m
Swath Width	1200m
Flight Direction	SE – NW
Side Overlap	30%
Laser Scan Rate	400kHz
Laser Scan Angle	+/- 20 deg
Horizontal Datum	GDA2020
Vertical Datum	AHD
Map Projection	MGA Zone 55
Description of Aerotriangulation Process	onboard IMU and GPS
Description of Rectification Process	43 supplied survey marks
Vertical Accuracy	±0.3m @ 2 σ
Horizontal Accuracy	Human Settlement: ±0.5m @ 2 σ Rural: ±1.0m @ 2 σ
Surface Type	Unclassified laser swaths Classified laser tiles DEM Intensity mosaic
Average Point Separation	0.5m
Laser Return Types	1 st through to 4 th
Data Thinning	No
Limitations of Data	
Processing / Derivation Lineage	LiDAR data captured using onboard GPS, IMU and a network of ground basestations. Trajectories and laser data adjusted to AHD. LiDAR data is classified into multiple ground and non-ground classes.

3. Project Accuracy

3.1 Laser Accuracy

Airborne survey position was computed from the onboard Applanix dual frequency GPS receiver supplemented by corrections from the Applanix IMU in conjunction with a network of local GPS base stations.

3.2 Achieving AHD

The supplied survey marks were used to adjust the laser to AHD.

3.4 Ground Control

A comparison between the supplied ground survey marks and the adjusted laser ground heights for East Coast is listed below:

Point	Easting	Northing	AHD	Difference to laser
SPM10961	576706.746	5311865.306	3.494	0.066
SPM10963	575050.683	5289637.079	2.514	0.125
SPM3300	576729.619	5296068.407	24.488	0.157
SPM3422	558107.972	5282498.874	82.839	0.203
SPM3444	576204.758	5298930.898	35.739	0.074
SPM4532RM1	576813.177	5312172.178	4.128	-0.017
SPM4533RM1	576880.699	5312285.482	2.873	-0.039
SPM4540	581023.862	5316638.751	23.060	0.024
SPM4541	581145.392	5316726.828	19.271	0.083
SPM4549	583243.995	5322184.387	7.634	0.041
SPM6447RM1	577482.700	5309895.996	9.276	-0.053
SPM6812	555924.035	5287250.298	190.953	0.189
SPM6813	557794.533	5284985.011	94.110	0.134
SPM8500RM1	558660.328	5282340.476	92.544	0.061
SPM8516	575141.487	5293211.145	1.684	-0.073
SPM8517	575829.997	5293138.301	16.845	-0.089
SPM8519	576502.191	5291460.567	61.936	-0.162
SPM8894RM1	572889.813	5289434.685	23.657	0.091
SPM9261	575601.841	5294816.287	12.729	-0.024
SPM9265	574873.837	5293628.060	7.591	-0.098
SPM9308	575595.435	5292745.840	21.493	-0.091
SPM9312	574756.516	5294305.920	14.444	-0.036
SPM9908	571725.277	5286977.328	16.198	-0.037
SPM9909	571936.484	5287244.588	3.847	0.020
SPM9910	572604.985	5286850.343	4.049	0.012
SPM9911	571936.183	5288519.897	9.464	0.016
SPM9912	572242.994	5288997.898	6.368	-0.046
SPM9913	572632.583	5288924.807	1.541	0.029
SPM9914	575099.651	5293624.064	7.405	-0.104
SPM9915	575417.759	5293462.726	4.835	-0.076
SPM9916	575525.564	5294230.890	6.135	-0.105
SPM9917	576329.252	5293003.610	21.91	-0.036

SPM9918	575378.437	5292575.020	27.275	-0.085
SPM9919	571920.441	5287793.434	1.307	0.051
SPM9920	574538.295	5285575.598	10.525	-0.098
ST206	577542.052	5291841.057	153.617	0.128
ST210	581542.886	5291833.954	157.182	0.036
ST518	575765.477	5291567.070	3.610	0.102
ST519	574986.695	5293138.974	1.844	-0.037
ST520	573795.548	5291779.278	2.647	0.114
ST521	574967.802	5288924.465	7.273	-0.034
ST523	573861.998	5287061.398	5.311	-0.049
ST776	584727.520	5320684.541	16.887	-0.137

Average Dz	0.005
Minimum Dz	-0.162
Maximum Dz	0.203
Average Magnitude	0.076
Root Mean Square	0.090
Std Deviation	0.090

3.5 Fundamental Vertical Accuracy

Tested 0.176m fundamental vertical accuracy at 95% confidence level in open terrain using $RMSE_z \times 1.9600$.

4. Deliverable Descriptions

4.1 Classified Laser (LAS v1.2)

The adjusted laser cloud was classified to meet the ASPRS Classification Scheme. This process involved automatic classification using customised macros, followed by evaluation of the ground classification and manual re-classification of any significant anomalies to meet Level 1 Classification requirements for Rural areas and Level 2 for Human Settlement areas. Any water bodies were classified at this stage into the 'water' class.

The classes utilised were:

1	Default	
2	Ground	
3	Low Vegetation	(0.1m – 0.3m above ground surface)
4	Medium Vegetation	(0.3m – 2.0m above ground surface)
5	High Vegetation	(> 2.0m above ground surface)
6	Buildings	
9	Water	
10	Bridge	

Classified laser is supplied as LAS v1.2 in 1km² tiles with all standard attributes including intensity values, return number and GPS time.

4.2 Digital Elevation Model (GeoTIFF)

A 1m triangulated grid was produced from the classified laser classes of ground and water (with a maximum triangle of 100m). The DEM is supplied in 1km² tiles as GeoTIFF.

4.3 Intensity Images (ECW Mosaic)

Intensity rasters were generated from the first return laser points. The images are supplied as a ECW mosaic with 5:1 compression.

5. Additional Services

Photomapping Services are the mapping and airborne imagery specialists with a focus on delivering spatial solutions including: Photogrammetry, Aerial Photography and Digital Imagery, LiDAR Airborne Laser Scanning, GIS Data Capture, Revision and Management and Cartography and Custom Map Production.

For this project Photomapping Services can provide various other products derived from the LiDAR data.

For further information contact:

Peter Saunders
Photomapping Services
Ph: (03) 9328 3444

From: [Frazer Read](#)
To: [Frazer Read](#)
Subject: FW: OKE - Pod Relocation - Contours question
Date: Tuesday, 28 October 2025 3:08:37 PM
Attachments: [mase001.png](#)
[PodReloc2025_LiDAR_Report.pdf](#)

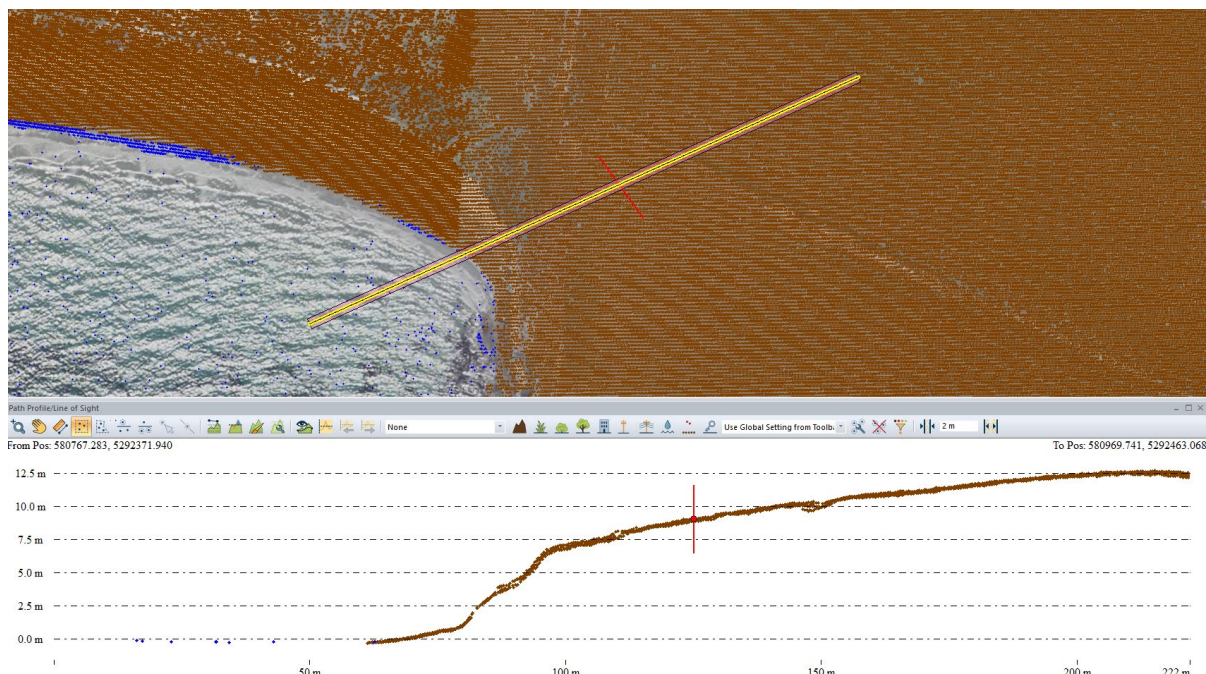
De: "Sward, Adam" <Adam.Sward@nre.tas.gov.au>
Fecha: 28 de octubre de 2025, 9:27:08 a. m. GMT+10
Para: Belén Chirivella <belen@vivacollective.com>
Cc: Scott van Tuil <scott@vivacollective.com>
Asunto: RE: OKE - Pod Relocation - Contours question

Hi Belén,

I don't hold any surveying qualifications, rather our team's role is to procure imagery and elevation data and assist the public with the supply of basic GIS information. For that reason, I'm not in a position to provide authoritative advice on whether the proposed dwelling is above 3 m AHD.

However, I can clarify a few details about the data supplied:

- The contours provided were generated from a 1 m ground surface Digital Elevation Model (DEM) derived from LiDAR point cloud data captured in 2019.
- The LiDAR capture specifications were ± 1 m horizontal and ± 0.3 m vertical accuracy.
- I've attached the metadata document from the capture contractor, which includes a comparison of LiDAR points against survey marks. The tested points fell within the stated accuracy specifications.
- The screenshot below shows the approximate location of the proposed dwelling overlaid on the LiDAR ground points. Based on this, the site appears well above 3 m AHD. The blue water points at 0 m suggest no significant accuracy issues with the dataset in this area.



For formal confirmation, I recommend consulting a qualified surveyor or planner. All of the source LiDAR data is publicly available for download via [ELVIS](#), which may assist someone with the appropriate expertise to verify the elevation more precisely.

Thanks,
Adam

From: Belén Chirivella <belen@vivacollective.com>
Sent: Monday, 27 October 2025 9:09 PM
To: Sward, Adam <Adam.Sward@nre.tas.gov.au>
Cc: Scott van Tuil <scott@vivacollective.com>
Subject: Fwd: OKE - Pod Relocation - Contours question

Hello Adam,

Hope you are great!

Following up on my previous email, our planner (see email below) has asked if you could please confirm, via email or similar, the expected accuracy of the contours, and in particular, that the site is above 3m AHD.

I've attached the documentation for your reference showing the pod's location.

Kind regards,

Belén Chirivella Viña | ARCHITECT

VI VA
DESIGN ARCHITECTURE

Belén +61 (0) 488 069 435
Scott +61 (0) 402 781 190

Begin forwarded message:

From: Frazer Read <Frazer@allurbanplanning.com.au>
Subject: Re: OKE - Pod Relocation - Planning question
Date: 27 October 2025 at 4:05:47 pm AEST
To: Belén Chirivella <belen@vivacollective.com>
Cc: Scott van Tuil <scott@vivacollective.com>

Thanks Belen, do you think you could get something from Adam confirming the expected accuracy of the contours and in particular that the site is above 3m AHD ?
Regards

Frazer Read

Principal

Call (0800) 1109158? Email frazier@allurbanplanning.com.au
111 Marshfield Ave. Sandy Bay Tasmania 7505
allurbanplanning.com.au

