Public Notification of Application for Planning Permit

Land Use Planning and Approvals Act 1993

If you access this website you have agreed to the following Terms and Conditions:

The information on this website is provided for the purpose of encouraging public participation in the planning application process in accordance with the objectives of the *Land Use Planning and Approvals Act 1993*.

The content of this website (which includes downloadable material) is subject to copyright and is protected by law. Circular Head Council grants you a non-exclusive licence to reproduce the contents of this website in your web browser for the sole purpose of viewing the content. Circular Head Council does not and cannot authorise the reproduction, re-distribution or re-use of any of the information or documents within this application on this website in any form or for any purpose.
Any personal information contained in the application and documents are collected by Circular Head Council for the purposes only of assessing and determining the permit application in accordance with the *Land Use Planning and Approvals Act 1993.*

Such personal information may be protected by the *Personal Information Protection Act 2004* and must not be used for any other purpose.

The Application will only be available until the conclusion of the public notification period.

For help finding the property and zoning information in Circular Head the following link can be used to the Land Information System Tasmania (the LIST).

http://maps.thelist.tas.gov.au/listmap/app/list/map?bookmarkId=18634#.U-1DpC_Bd8I.email

For the Tasmanian Planning Scheme – Circular Head please see

https://www.planning.tas.gov.au/other-resources/Tasmanian-planning-scheme

Application documents are available below.

APPLICATION FOR PLANNING PERMIT

(s.*57(3) Land Use Planning and Approvals Act 1993*)

Tasmanian Planning Scheme – Circular Head

Application No	SA 2026/002
Location	19 Wells Road & Main Road, Stanley
Applicant/Owner	PDA Surveyors, Engineers, & Planners/ S W & T M L Charles, M E & D J Bellinger, N Bellinger
Use Class	Residential
Proposal	Subdivision (4 Lots & Minor Boundary Adjustment) Dwelling and Shed and associated works

Application(s) may be viewed during office hours at the Council Office, 33 Goldie St, Smithton till the date listed below. In accordance with s***.57(5)*** of the Act, any person may make written representation to the General Manager, PO Box 348 SMITHTON 7330 or council@circularhead.tas.gov.au and be received by 5.00pm **12/11/2026**.

Paul Gardner
GENERAL MANAGER
Ph: 03 6452 4800
www.circularhead.tas.gov.au

7435090

33 Goldie Street
PO Box 348
SMITHTON TAS 7330
council@circularhead.tas.gov.au
(03) 6452 4800
www.circularhead.tas.gov.au

APPLICATION FOR PERMIT

LAND USE PLANNING AND APPROVALS ACT 1993

Tasmanian Planning Scheme – Circular Head

Office Use: Date Received: 12/03/2026 Application No: SA 2026/002 PID: 7435090 & 2864400

To: Planning Authority Circular Head Council PO Box 348 SMITHTON TAS 7330

DETAILS OF PROPOSED DEVELOPMENT OR USE

Address:	19 Wells Road & Main Road, Stanley TAS			
			Postcode:	7331
	Lot No:		Certificate of Title No:	104402/1 & 36739/1

Description

Subdivision (4 Lots & Minor Boundary Adjustment), House & Shed Development

Includes:

- ☐ New Use/Change of use
- ☒ Subdivision
- ☒ New Buildings
- ☐ Alterations
- ☐ Demolition

Value of work (Inc GST) $ 700,000 ☐ Contract Price ☒ Estimate

Existing Use of Site:

APPLICANT / OWNER DETAILS

Please note that all applicants need to sign this form. If the application is by an owner, all title owners listed on the title need to be on the form and sign this form.

Applicant(s): PDA Surveyors Engineers & Planners OBO S & T Charles and M & D Bellinger

Address: 6 Queen Street, BURNIE TAS 7320

Postcode:

Email: planning@pda.com.au Phone: 03 6431 4400 Mobile:

☐ Applicant owns the property (Tick if Yes – If No then complete the owner details below)

Owner(s): Stuart Charles, Tara Charles, Mitchell Bellinger & Danielle Bellinger, Neville Bellinger

Address: 882 Back Line Rd, FOREST TAS 7330 & PO Box 27, Stanley

Postcode:

Email: stuart@jsjseafood.com.au bellinger.mitchell@yahoo.com Phone: 0429 792 728 Mobile:

☒ Applicant(s) listed above declare that the owner(s) of the property have been notified of the intention to make this application.

Signed By: Date: 12/03/2026

COUNCIL OR CROWN LAND

Must be signed if Council or Crown Land and accompanied with a letter of permission and a copy of delegation.

Signed By: Date:

☐ Minister (or delegate) of the responsible State Department or ☐ General Manager (or delegate)

33 Goldie Street
PO Box 348
SMITHTON TAS 7330
council@circularhead.tas.gov.au
(03) 6452 4800
www.circularhead.tas.gov.au

APPLICATION FOR PERMIT

LAND USE PLANNING AND APPROVALS ACT 1993

Tasmanian Planning Scheme – Circular Head

DESIGNER DETAILS

Designer Name: Category:

Address:

Postcode:

Email: Phone: Mobile:

Accreditation No:

DOCUMENTS AND CERTIFICATES PROVIDED

The following specified documents and certificates are provided with this application together with any necessary information to demonstrate compliance with applicable provision of the planning scheme. A separate checklist is available from Council. The Planning Scheme provisions can be viewed at www.iplan.tas.gov.au OR https://iplan.tas.gov.au/pages/plan/book.aspx?exhibit=tpscir follow the links through to Circular Head

	Document or Certificate Description	***Prepared By***
❑	Full copy of the current Certificate of Title including plan and any schedule of easements	
❑	A full description of the proposed use or development and	
❑	A description of how the proposed use or development will operate	
❑	All applicable information listed in clause 6.1.3 including: **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**	

LISTED REPORTS, PLANS AND SUPPORTING INFORMATION ACCOMPANYING THIS APPLICATION

	54613 Planning Compliance Report	
	Bushfire Report - Scott Livingston	
	House/Shed plans (25172 Charles_DA)	

Copyright Authority: Unless a written refusal of authority to copy documents relating to this application is provided, the Council and the Crown (Tasmanian State Government) departments and agencies may provide a partial or complete copy of any documents relating to this application, to any person for the purpose of assessment. Notwithstanding this these documents may be displayed publicly in accordance with the provisions of the Land Use Planning and Approvals Act 1993, including display on a website.

DECLARATION

I/We declare the information and details supplied in this application are a true and accurate description of the proposed development.

I/We hereby give/have arranged permission for Council Officers to enter the property to conduct inspections for this application.

Applicant(s): PDA Surveyors Engineers & Planners OBO S & T Charles and M & D Bellinger

Signed: Date: 12/03/2026

Please Note: All applicants need to sign this form. If the application is by an owner, all title owners listed on the title need to be on the form and to sign this form.

Privacy Statement

The personal information on this form is required by Council for building purposes under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend or personal information at any time. How we use this information is explained in our Privacy Policy, which is available at www.circularhead.tas.gov.au or at the Council office.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
104402	1
EDITION	DATE OF ISSUE
5	24-May-2021

SEARCH DATE : 12-Mar-2026
SEARCH TIME : 10.08 am

DESCRIPTION OF LAND

Town of STANLEY
Lot 1 on Diagram 104402
Being the land described in Conveyance No. 30/4468
Excepting thereout Lots 1 & 2 on D.21635, Lot 1 on D.23362, Lot 1 on D.34305, Lot 1 on D.37993, & Lot 1 on D.102418
Derivation : Part of 20,000A-0R-0Ps. Gtd. to V.D.L. Company
Prior CT 105547/1

SCHEDULE 1

M835147 ASSENT to NEVILLE JOHN BELLINGER Registered 24-May-2021 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
28/8877 CONVEYANCE: Benefiting Easement: Right of Way over the land marked Right of Way A.B. on D105547
23/5976 CONVEYANCE: Benefiting Easement: Right to enter upon and use for pastoral purposes over the land in D34310
35/5830 CONVEYANCE: Benefiting Easement: Right to enter upon and use for pastoral purposes over the land in D34305
61/1021 CONVEYANCE: Burdening Easement: Right of Way (appurtenant to the Northwest Regional Water Authority) over the land marked Right of Way B.C. on D105547
61/1021 CONVEYANCE: Burdening Easement: Water Supply Pipeline Easement (appurtenant to the Northwest Regional Water Authority) over the land marked Water Supply Pipeline Easement 5.00 metres wide on D105547
64/4771 CONVEYANCE: Burdening Easement: Water Supply Pipeline Easement (appurtenant to the Northwest Regional Water Authority) over the land marked Water Supply Pipeline Easement 10.00 metres wide on D105547

UNREGISTERED DEALINGS AND NOTATIONS

Department of Natural Resources and Environment Tasmania
www.thelist.tas.gov.au

187960 Plan - Pending Lodged by AD-DESIGN+CONSULTING (ON BEHALF OF STATE GROWTH), LEVEL 5 147 MACQUARIE STREET, HOBART TAS 7000 on 01-Nov-2024 BP: 187960

N162087 NOTICE to TREAT Pursuant to Section 11 of the Land Acquisition Act 1993. Lodged by OVG - Acquisitions on 12-Mar-2026 BP: N162087

K 9174

Owner:	PLAN OF TITLE of land situated in the TOWN OF STANLEY LAND DISTRICT OF WELLINGTON PARISH OF FORD.	Registered Number: D.104402
Title Reference: ~~CONV. 30-4468~~ C.T. 105547-1	COMPILED FROM D.105547	Approved 15 OCT 1993
Grantee:	COMPILED BY ~~SCALE 1:~~ NOT TO SCALE	Recorder of Titles

SKETCH BY WAY OF ILLUSTRATION ONLY

LENGTHS ARE IN METRES

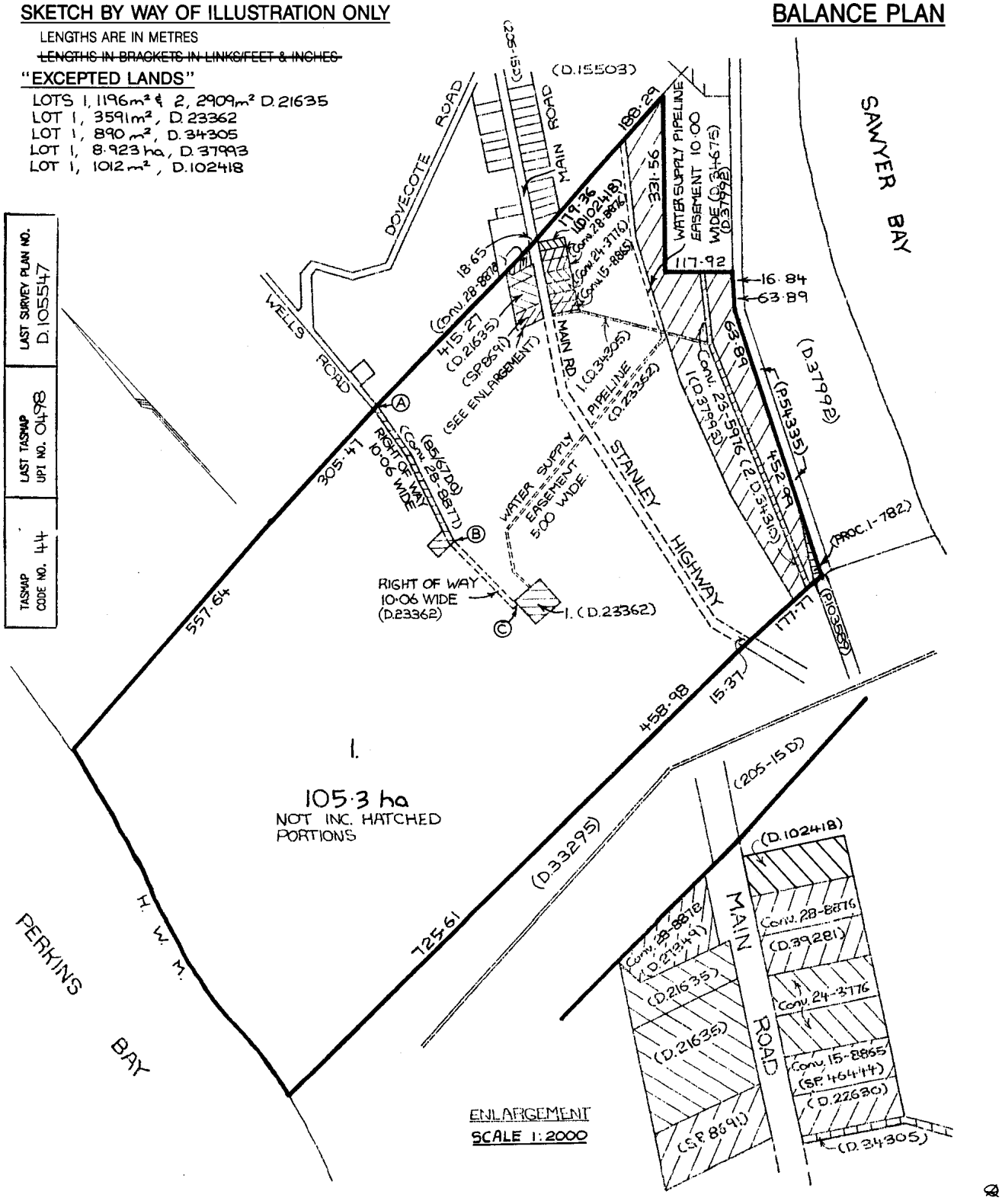
~~LENGTHS IN BRACKETS IN LINKS/FEET & INCHES~~

"EXCEPTED LANDS"

LOTS 1, 1196m² & 2, 2909m² D.21635
LOT 1, 3591m², D.23362
LOT 1, 890m², D.34305
LOT 1, 8.923ha, D.37993
LOT 1, 1012m², D.102418

LAST SURVEY PLAN NO. D.105547
LAST TASMAP UPI NO. 0498
TASMAP CODE NO. 44

BALANCE PLAN



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
36739	1
EDITION	DATE OF ISSUE
4	25-June-2025

SEARCH DATE : 12-Mar-2026
SEARCH TIME : 10.09 am

DESCRIPTION OF LAND

Town of STANLEY
Lot 1 on Diagram 36739
Derivation : Part of 20,000 Acres Gtd. to The Van Diemens Land Company
Prior CT 3958/99

SCHEDULE 1

N255760 TRANSFER to STUART WALTER CHARLES and TARA MAREE LYNNE CHARLES (jointly as between themselves) of fifty undivided 1/100 shares and MITCHELL EDWARD BELLINGER and DANIELLE JAYNE BELLINGER (jointly as between themselves) of fifty undivided 1/100 shares as tenants in common Registered 25-June-2025 at noon

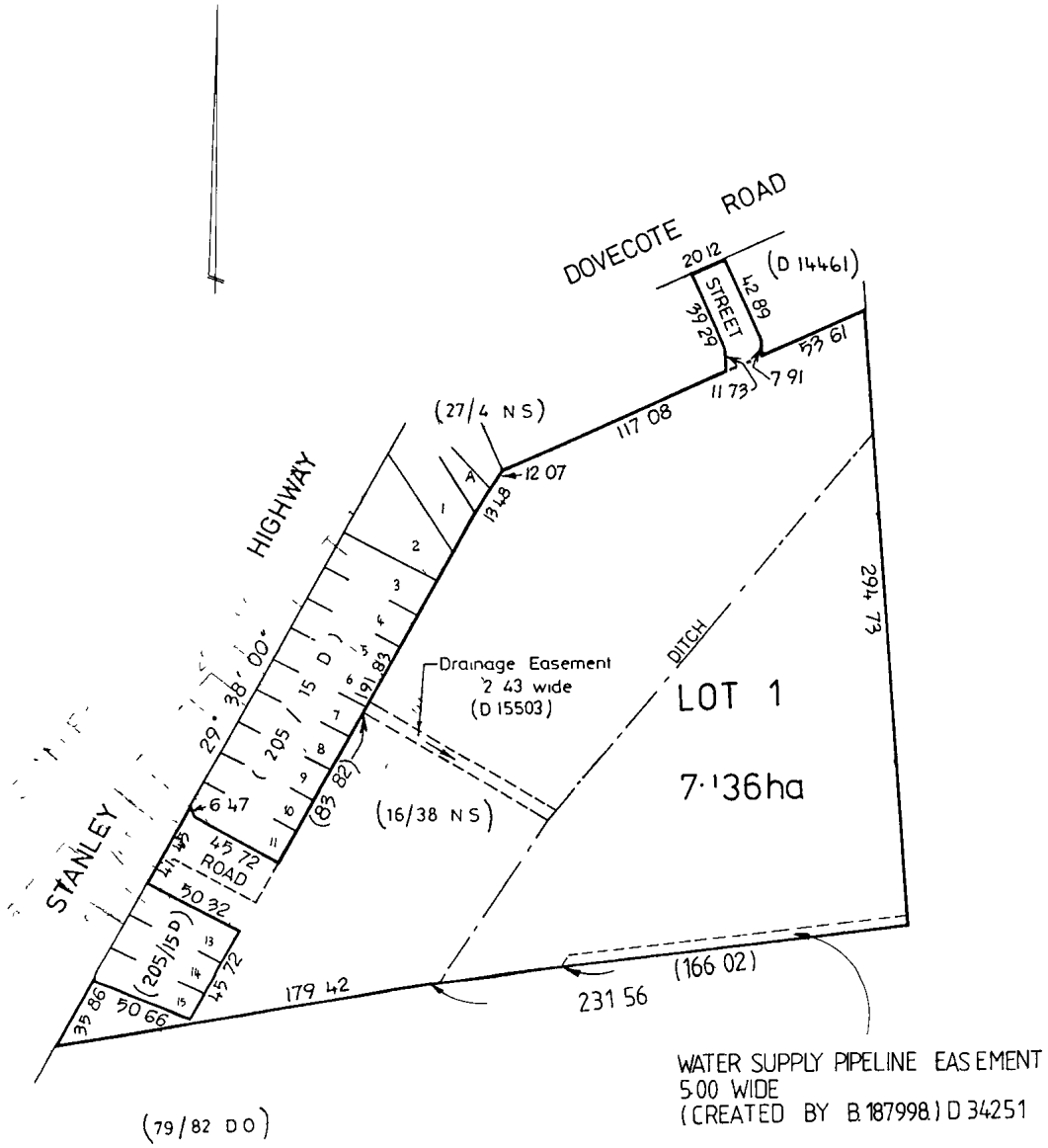
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
A729042 BURDENING EASEMENT: set forth therein for the Warden Councillors and Electors of Municipality of Circular Head over the Drainage Easement 2.43 metres wide on Diagram No. 36739
B187998 BURDENING EASEMENT: an easement set forth therein for the North West Regional Water Authority over the Water Supply Pipeline Easement 5.00 wide on Diagram No. 36739
A784679 ADHESION ORDER under Section 477A of the Local Government Act 1962 Registered 04-May-1982 at noon
E417741 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 25-June-2025 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner	PLAN OF TITLE of land situated in the TOWN OF STANLEY	Registered Number D.36739
Title Reference CT 3958-99	COMPILED FROM 16/38 N.S., D 15503	Approved
Grantee	SCALE 1 2500 MEASUREMENTS IN METRES	Recorder of Titles



PDA
SURVEYORS, ENGINEERS & PLANNERS



Planning Compliance Report

19 Wells Road and Main Road, Stanley

Subdivision (4 Lots & Minor Boundary Adjustment), New Dwelling & Outbuilding 54613 I October 2025

This document has been prepared for the sole use of the client and for a specific purpose, as expressly stated in the document. PDA Engineers, Surveyors & Planners undertakes no duty nor accepts any responsibility to any third party not being the intended recipient of this document. The information contained in this document has been carefully compiled based on the clients' requirements and PDA Engineers, Surveyors & Planners experience, having regard to the assumptions that PDA Engineers, Surveyors & Planners can reasonably be expected to make in accordance with sound professional principles. PDA Engineers, Surveyors & Planners may also have relied on information provided by the client and/or other external parties to prepare this document, some of which may not have been verified. Subject to the above conditions, PDA Engineers, Surveyors & Planners recommends this document should only be transmitted, reproduced or disseminated in its entirety.

PDA CONTRIBUTORS

Document Control	Author	Position
Planning	Micheal Wells	Senior Planner
Review & Approval		

REVISION HISTORY

Revision	Description	Date
0	First Issue	28 July 2025
1	Inclusion of House	9 October 2025

ENGAGEMENT & COSTS, FEES, CHARGES & INVOICING DIRECTIONS

© PDA Surveyors, Engineers & Planners

This document is and shall remain the property of PDA Surveyors, Engineers & Planners (the Agent). Unauthorised use of this document in any form whatsoever is prohibited. This document is issued for the party which commissioned it and for specific purposes connected with the above-captioned project only. It should not be relied upon by any other party or used for any other purpose. We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

PDA Engineers, Surveyors & Planners has been engaged by S&T Charles and M & D Bellinger (the Permit Holder) to prepare documentation for a planning permit for a Subdivision (4 Lots & Minor Boundary Adjustment), New Dwelling and Outbuilding located on land known as 19 Wells Road & Main Road, Stanley. Any Permit issued is affixed to land and not to any individual or Agent of the Permit Holder.

The services rendered by the Agent are strictly limited to the preparation of documentation in order to obtain planning permissions only. The Agent is not to be considered as the "Permit Holder" as part of any permit condition issued by any Authority and is not responsible for any costs, fees or charges incurred through a Permit Holder enacting a permit condition. All costs, fees and charges including invoices associated with this use or development is borne of the Permit Holder only and is to be addressed to the Permit Holder only.

In such circumstances where the primary Permit Holder named above sells land or otherwise relinquishes the land; the new permit holder is the party responsible for all costs, fees, charges and invoices incurred by enacting any permit issued that is affixed to the land.

In granting any permit or consent for this development the issuing or consenting Authority hereby agree and are bound

EXECUTIVE SUMMARY

PROPERTY ADDRESS	19 Wells Road & Main Road, Stanley
PROPOSAL	Subdivision (4 Lots & Minor Boundary Adjustment), New Dwelling & Outbuilding

PID/s	7435090 & 2864400
CT/s	104402/1 & 36739/1
PLANNING ORDINANCE	Tasmanian Planning Scheme – Circular Head Council
LAND ZONING	Agriculture & General Residential
SPECIFIC AREAS PLANS	Not applicable to this application
CODE OVERLAYS	CODES
	C2.0 – Parking and Sustainability Transport Code C3.0 – Road and Railway Asset Code C7.0 - Natural Assets Code C8.0 - Scenic Protection Code C10.0 - Coastal Erosion Hazard Code C11.0 - Coastal Inundation Hazard Code C13.0 - Bushfire-Prone Areas Code C15.0 - Landslip Hazard Code

THE LAND – SITE

TITLE & DESCRIPTION

The Certificate of Title for the subject site is C/T: 104402/1 & 36739/1, PID: 7435090 & 2864400. A copy of the title is provided as Annexure A.

The street address is 19 Wells Road & Main Road, Stanley and S&T Charles and M & D Bellinger and N Bellinger are the property owners.



Figure 1 – Location of land 19 Wells Road & Main Road, Stanley

The total land involved in the application is featured in the submission plans and fronts onto Wells Road & Main Road.

EXISTING USE AND DEVELOPMENT

The current use of land is agricultural use.

Currently there is a dwelling and associated sheds located on CT: 104402/1. Within this allotment there is a small 'battleaxe' allotment to the north and a municipal water tank and communication towers south of the subject dwelling and shed.

No dwellings or structures are currently located on the allotment to the east of Main Road.

DRAINAGE

Drainage to the site is via the following method:

- Stormwater is disposed of through on-site tanks with an overflow that is distributed through a soakage area within the allotment.
- The site has an existing waste water system and no changes to the system are proposed by this development.

ACCESS

Access to the site is via the following method:

- Access to the subject land is off Wells Road is via a single lane access which is 9.6m wide
- Access off Main Road is via unformed accesses and requires upgrades as part of this proposal

RETICULATED SERVICES

The following describes the reticulated services that service the immediate area:

- Water reticulation is available to the subject site
- Sewer reticulation is available to the subject site
- Stormwater reticulation is available to the subject site
- Telephone services are available within the subject area
- Overhead electricity reticulation is available within the subject area
- NBN Fixed Wireless (FW) is available in the subject area.
- Gas reticulation is not available to the subject site.

PROPOSAL

The proponents are seeking to develop land which features a Subdivision (4 Lots & Minor Boundary Adjustment), New Dwelling and Outbuilding with new dwelling and outbuilding within the Circular Head municipal area under the Tasmanian Planning Scheme.

The purpose of this proposal is to created 2 residential sized allotments that front onto Main Road (910m^2 & 916m^2 respectively) and 2 larger allotments to the east being 3.48ha and 3.46ha respectively. As part of this proposal a boundary is being adjusted between Lot 3 and the Balance to facilitate a suitable access to lot 3 of the plan.

The balance land is accessible from Main Road further to the south by rural road crossovers adjacent to a cattle underpass. There is also a frontage in the general residential zone off main road which currently contains a Colourbond. The balance of this title (western side of the road) is accessible off Wells Road at the top of Green Hills.

As such the proponents are applying to the Council, as the Planning Authority, to utilise its discretion and approve the development in accordance with the provisions of Section 57 of the Land Use Planning and Approvals Act 1993.

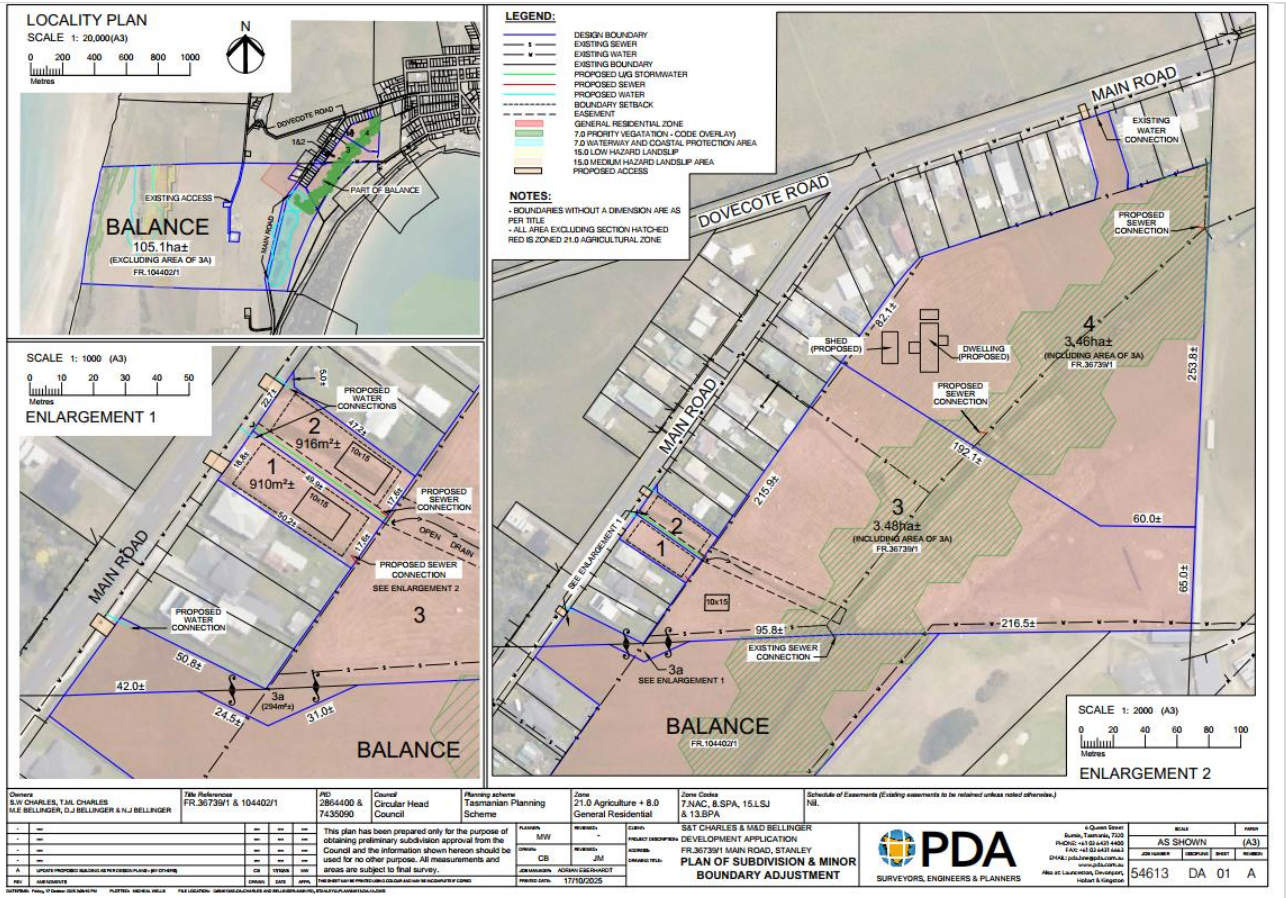


Figure 2 – Proposal Overview 19 Wells Road & Main Road, Stanley

SITE ANALYSIS

CURRENT ZONING

The land is situated within 2x zone boundaries which are:

Agriculture and General Residential zone.

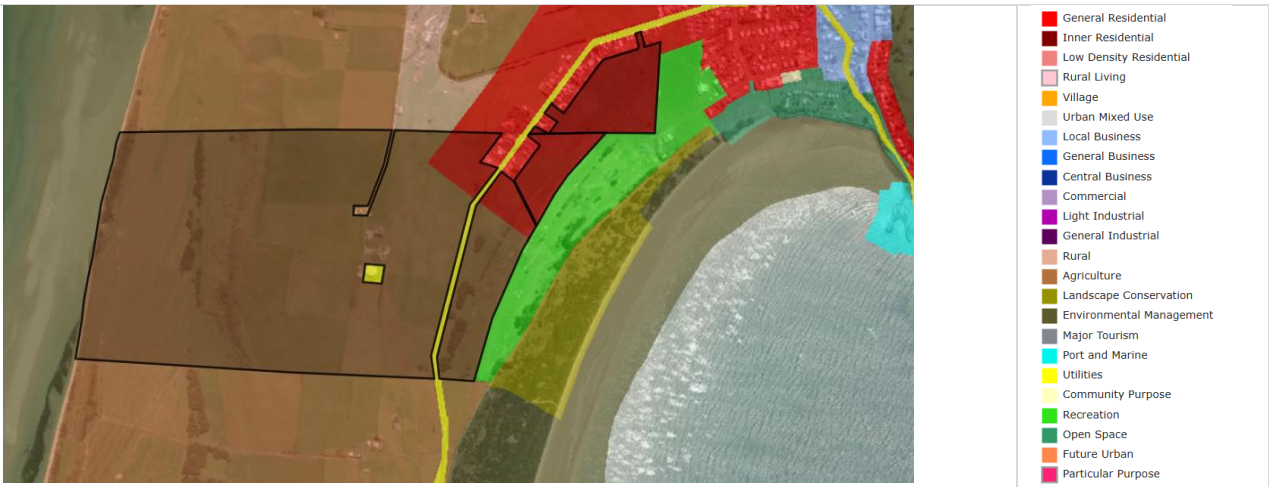


Figure 3 – Current Zoning - 19 Wells Road & Main Road, Stanley – source: www.thelist.tas.gov.au

TOPOGRAPHY

The following is a "Hillshade Grey" image with existing cadastral parcel overly to demonstrate the topographical context of the land and surrounding properties.

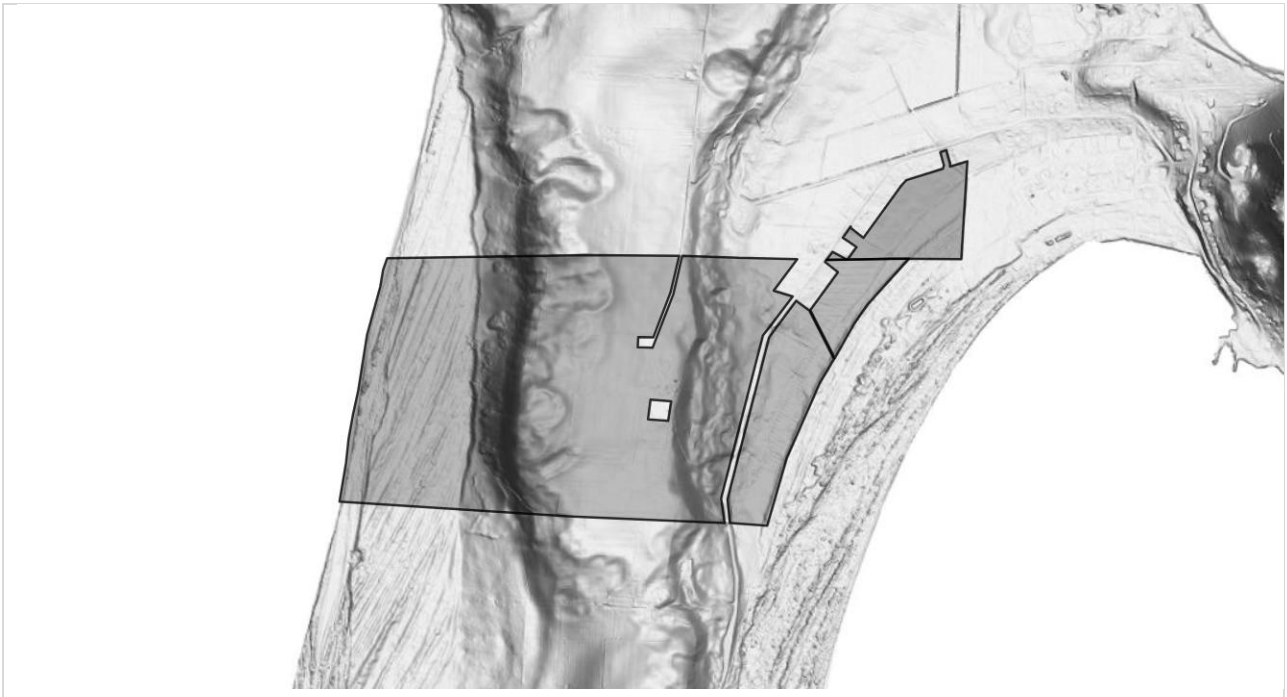


Figure 4 – Hillshade Grey with existing cadastral parcel overlay - 19 Wells Road & Main Road, Stanley – source: www.thelist.tas.gov.au

SURROUNDING PROPERTY USE

The surrounding land use is described as:

- Land to the north is agricultural uses;
- East is recreational uses;
- South is agricultural uses; and
- West is a water course / water body.

LAND CAPABILITY

The following is a basemap with existing cadastral parcel overly to show the known soil profiles within proximity to the use/development. It is intended to identify areas of high soil quality to address the provisions of the State Policy - Protection of Agricultural Land Policy 2009 which aims to conserve and protect prime agricultural land from non-agricultural development, ensuring its continued availability for farming.

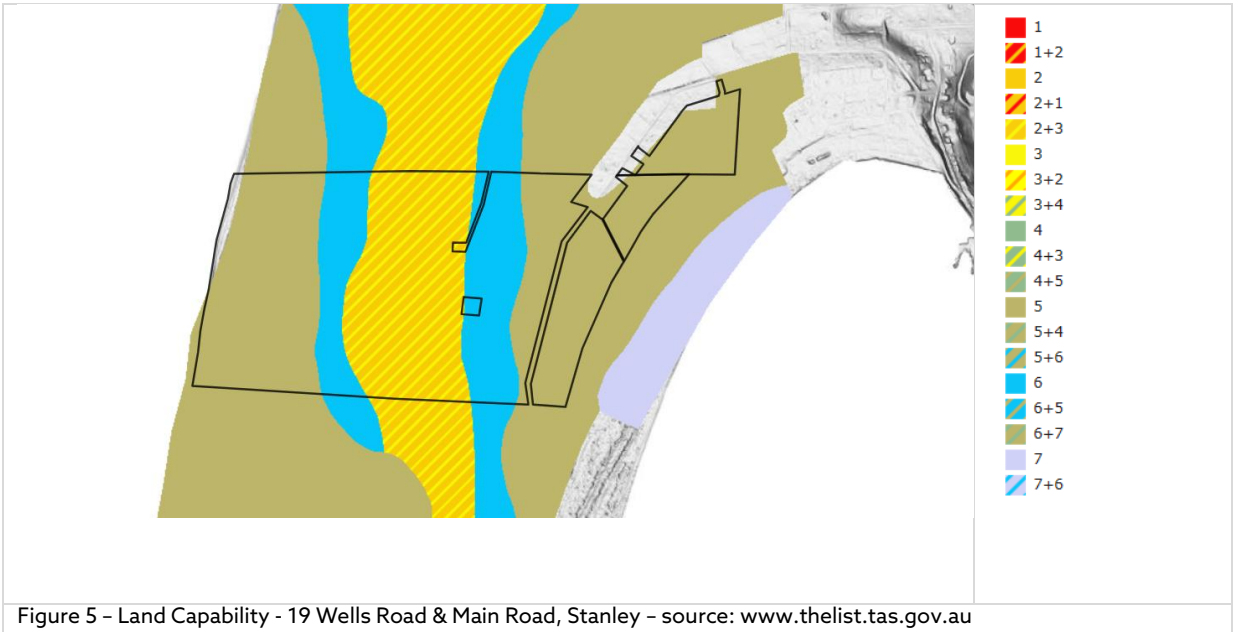


Figure 5 – Land Capability - 19 Wells Road & Main Road, Stanley – source: www.thelist.tas.gov.au

The land is within a delineated area of the Land Capability Survey Tasmania by RM Morton and CJ Grose; Department of Primary Industry and Fisheries: Tasmania 1997. The soil classification is identified above.

THREATENED FLORA AND FAUNA POINTS

The following is a basemap with existing cadastral parcel overly to show the known locations of threatened Flora and Fauna within proximity to the use/development. It is intended to identify ecological assessments that determine the presence, location, and conservation status of plants and animals, especially for threatened species.

The Threatened Species Protection Act 1995 (TSP Act) is to protect and manage threatened native flora and fauna by providing a legal framework for their conservation.

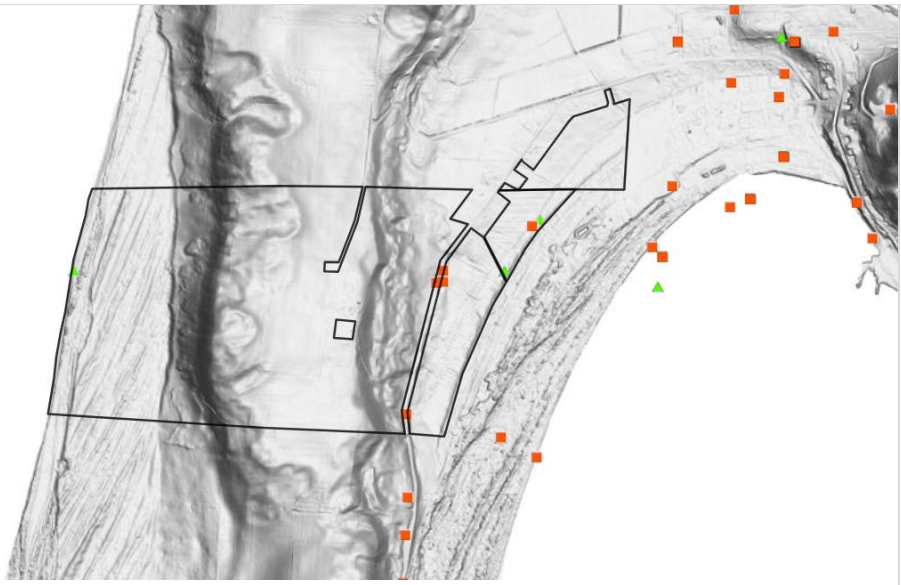


Figure 6 – Fauna and Flora Points - 19 Wells Road & Main Road, Stanley – source: www.thelist.tas.gov.au

Threatened species have been located within close proximity to site however they remain unaffected by this proposal.

GROUNDWATER BORE HOLES AND FEATURES

The following is a basemap with existing cadastral parcel overly to show the known natural and constructed groundwater bore locations and features. It is intended to identify the locations of bore holes relative to site works and waste water system disposal areas (where applicable) for the protection of ground water which is increasingly being considered as a part of future water supply options for towns and communities, especially as surface water availability faces pressure from climate change.

Groundwater quality is primarily governed by the Environmental Management and Pollution Control Act 1994 (EMPCA) and the State Policy on Water Quality Management 1997. The earlier Groundwater Act 1985 also plays a role in the assessment and conservation of groundwater resources.

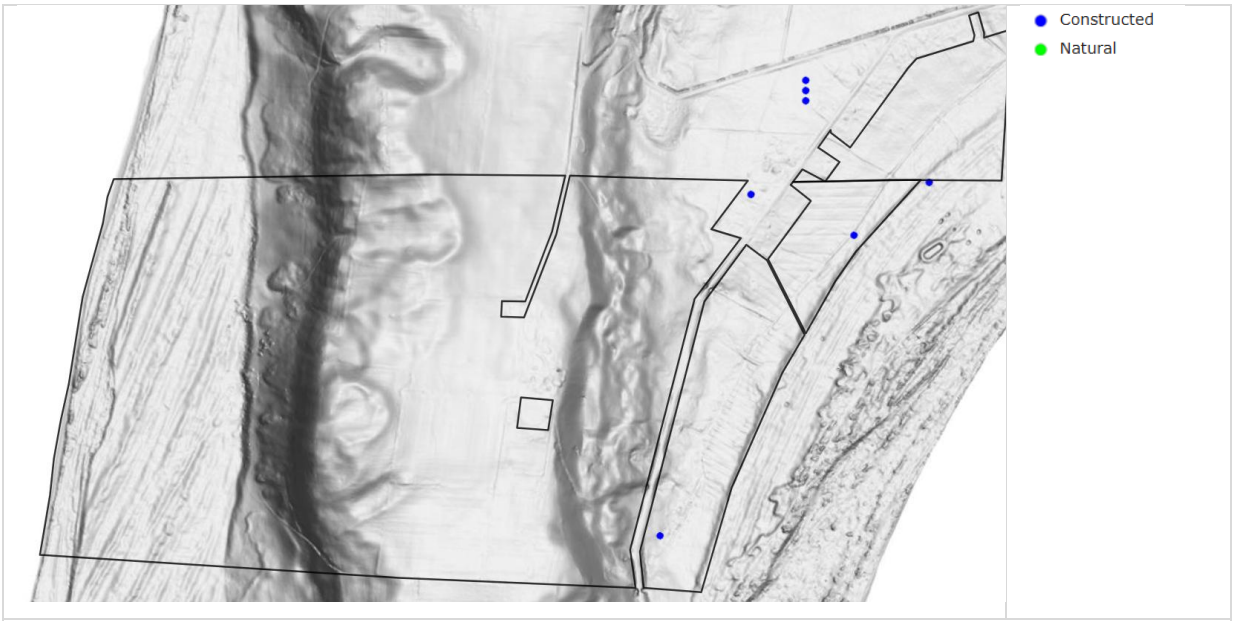


Figure 7 – Groundwater Bores and Features within proximity to site - 19 Wells Road & Main Road, Stanley – source: www.thelist.tas.gov.au

Groundwater bores or features have been located within close proximity to site however they remain unaffected by this proposal.

Feature Details	Bore Details #1	Bore Details #2
Featured ID:	329	319
Date Drilled:	11/07/1964	5/06/1964
Depth:	12.2m	11.4m
Last Operating Status:	Unknown	Unknown
Last Operating Status Date:	10/04/2013	5/06/1964

ACID SULFATE SOILS SITES

The following is a basemap with existing cadastral parcel overly to show the known locations of confirmed results of Acid Sulfate Soils (ASS) within proximity to the site. It is intended to identify naturally occurring in coastal and some inland low-lying areas of Tasmania, where they form from sulfate-rich sediments and organic matter. These soils are generally harmless until disturbed, at which point the contained iron sulfides oxidise and release sulfuric acid into the environment.

The risk assessment processes to address the ASS impacts is through a general environmental duty within the Environmental Management and Pollution Control Act 1994.

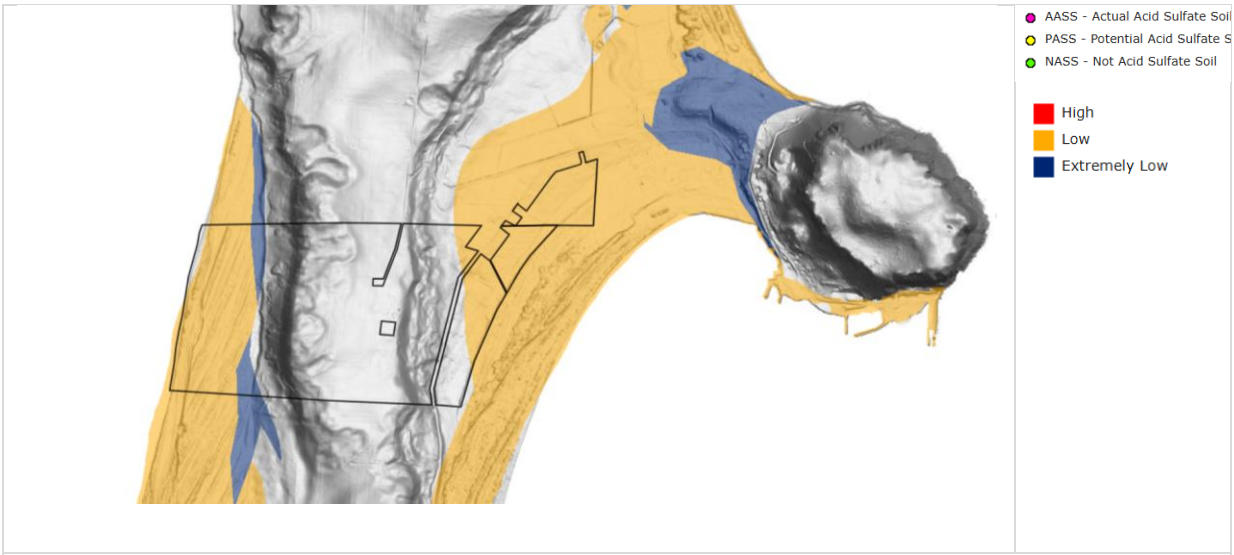


Figure 8 – Acid Sulfate Soils Sites within proximity to site - 19 Wells Road & Main Road, Stanley – source: www.thelist.tas.gov.au

Acid sulfate soils have been identified on site however they are listed as having a low and extremely low probability rating assigned by DPIPWE and can be managed on site if encountered.

TASMANIAN HERITAGE REGISTER

The following is a basemap with existing cadastral parcel overly to show the known locations of Tasmanian Heritage Registered properties within proximity to the site. It is intended to document, celebrate, and legally protect places of historic significance to the state of Tasmania, acknowledging their importance for history, culture, and identity ensuring these significant places are recognized and their heritage values are safeguarded from development and change as seen through the Historic Cultural Heritage Act 1995.

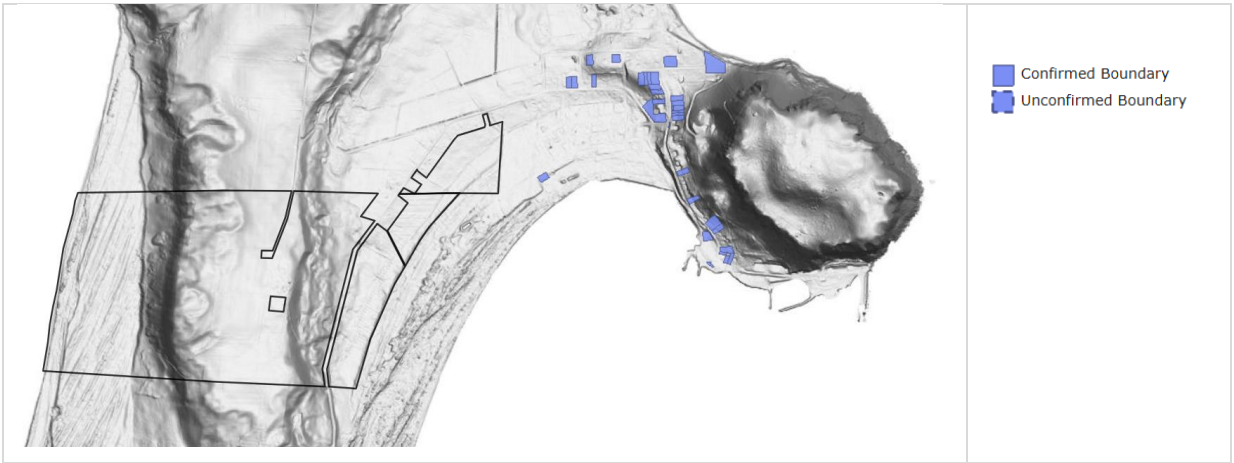


Figure 9 – Tasmanian Heritage Register - 19 Wells Road & Main Road, Stanley – source: www.thelist.tas.gov.au

No Heritage Listings have been identified within site or within close proximity to site.

LAND OVERLAYS

The following is a basemap with existing cadastral parcel overly demonstrate what overlays are applicable to the application. Further details are discussed in the Codes section seen below.

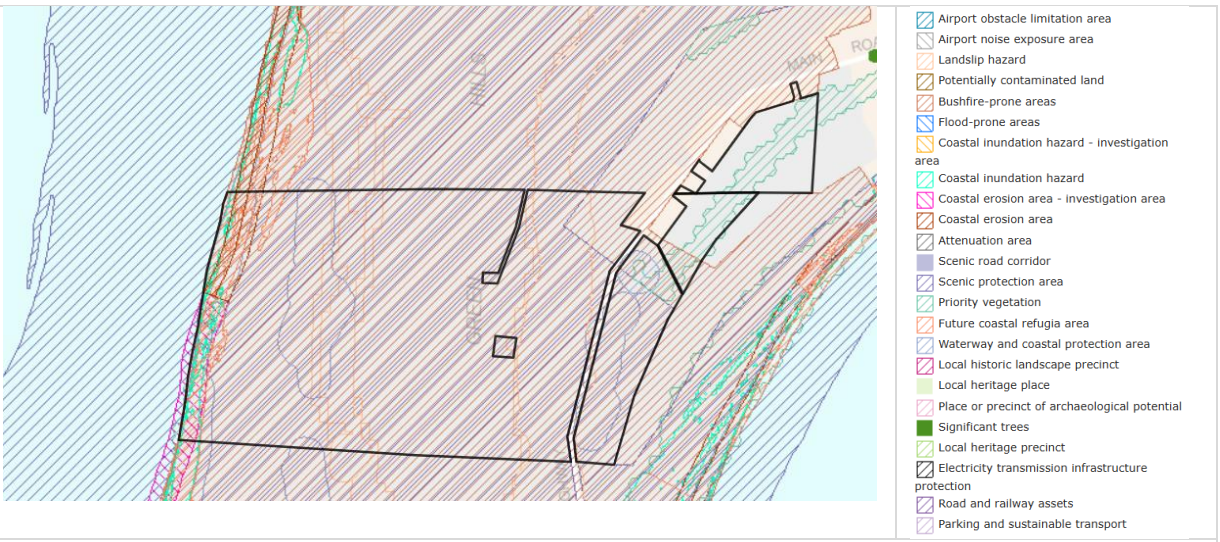


Figure 10 – Planning Scheme Overlays, 19 Wells Road & Main Road, Stanley – source: www.thelist.tas.gov.au

Overlays featured in Figure 9 above are discussed in greater detail in the Codes section of this report.

PLANNING SCHEME PROVISIONS

The applicable planning instrument is the Tasmanian Planning Scheme and where applicable, with the Local Area Provisions of the Circular Head Council. The subject land is zoned as Agriculture & General Residential.

The relevant sections of the Planning Scheme are listed below for discussion. The relevant issue and item identifier is provided and states whether the proposal meets the Acceptable Solutions (AS) or the Performance Criteria (PC) for each relevant section.

The clauses that are not applicable to the proposal have not been discussed.

The applicable Scheme standards for development in the Agriculture & General Residential Zone are described in the following relevant sections of the Scheme.

MINOR BOUNDARY ADJUSTMENT

Not applicable to this application.

ZONE PROVISIONS

Below is a list of the zones that are contained within the Tasmanian Scheme. The relevant zone/s that apply to the subject land feature the responses to clauses applicable to the application:

8.0 GENERAL RESIDENTIAL ZONE

8.1 Zone Purpose

The purpose of the General Residential Zone is:

8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
8.1.3 To provide for non-residential use that:
(a) primarily serves the local community; and
(b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off-site impacts.
8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

8.2 Use Table

The classified use of the proposal is "Residential*" as described in Table 8.2 of the Scheme and is assigned a Discretionary use class under the Scheme.

Uses marked with an "*" have planning scheme qualifications associated with that use. Refer to the Table of Uses within the Scheme for details.

8.3 Use Standards

8.3.1 Discretionary uses - Not applicable to this application

8.3.2 Visitor Accommodation - Not applicable to this application

8.4 Development Standards for Dwellings

8.4.1 Residential density for multiple dwellings - Not applicable to this application

8.4.2 Setbacks and building envelope for all dwellings

Objective:
The siting and scale of dwellings:
(a) provides reasonably consistent separation between dwellings and their frontage within a street;
(b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings;
(c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and
(d) provides reasonable access to sunlight for existing solar energy installations.

Acceptable Solution	Performance Criteria
A1 *Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:*	*P1* *A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.*

(a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; *(b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;* *(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or* *(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.*	
Response Acceptable Solution The proposed building setbacks comply with the acceptable solutions criteria as demonstrated on the submission plans.	
Acceptable Solution	Performance Criteria
A2 *A garage or carport for a dwelling must have a setback from a primary frontage of not less than:* *(a) 5.5m, or alternatively 1m behind the building line;* *(b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or* *(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.*	*P2* *A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.*
Response Acceptable Solution	

The roofed parking area for the dwelling complies with the acceptable solutions criteria as demonstrated on the submission plans.

Acceptable Solution	Performance Criteria
A3 *A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:* *(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:* *(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and* *(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and* *(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:* *(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or* *(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).*	*P3* *The siting and scale of a dwelling must:* *(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:* *(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;* *(ii) overshadowing the private open space of a dwelling on an adjoining property;* *(iii) overshadowing of an adjoining vacant property; or* *(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;* *(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and* *(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:* *(i) an adjoining property; or* *(ii) another dwelling on the same site.*

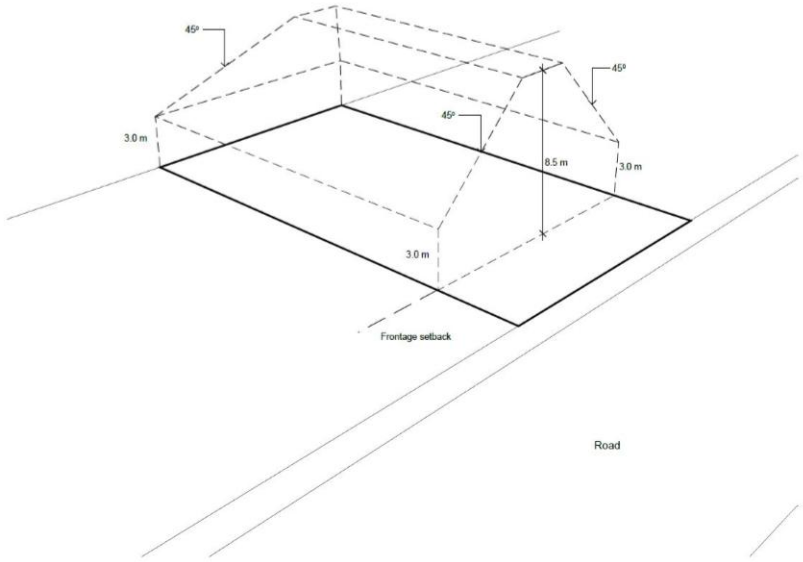


Figure 8.1 Building envelope as required by clause 8.4.2 A3(a) and clause 8.5.1 A2(a)

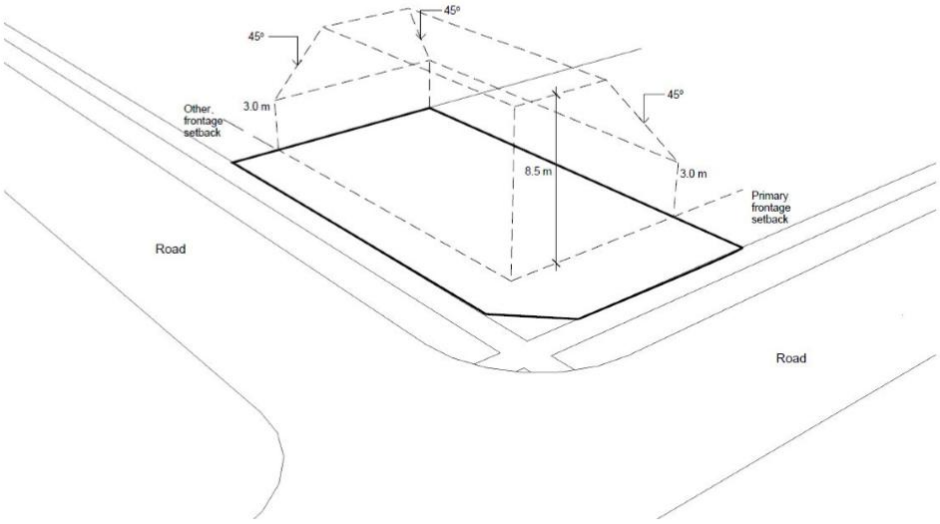


Figure 8.2 Building envelope for corner lots as required by clause 8.4.2 A3(a) and clause 8.5.1 A2(a)

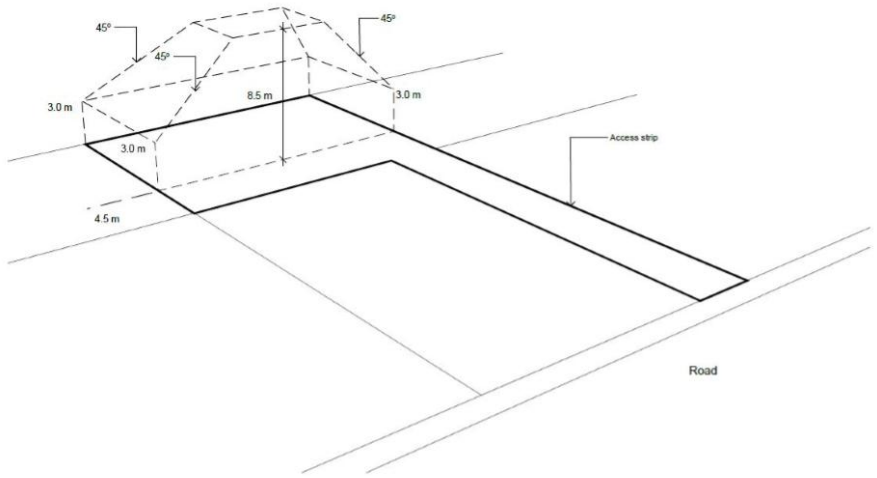


Figure 8.3 Building envelope for internal lots as required by clause 8.4.2 A3(a) and clause 8.5.1 A2(a)

Response

Acceptable Solution

The dwelling is contained within the building envelope as demonstrated on the submission plans.

8.4.3 Site coverage and private open space for all dwellings

Objective:

That dwellings are compatible with the amenity and character of the area and provide:

(a) for outdoor recreation and the operational needs of the residents;
(b) opportunities for the planting of gardens and landscaping; and
(c) private open space that is conveniently located and has access to sunlight.

Acceptable Solution	Performance Criteria
A1 *Dwellings must have:* *(a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and* *(b) for multiple dwellings, a total area of private open space of not less than 60m2 associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).*	*P1* *Dwellings must have:* *(a) site coverage consistent with that existing on established properties in the area;* *(b) private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate:* *(i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for*

	this purpose within the development; and *(ii) operational needs, such as clothes drying and storage; and* (c) *reasonable space for the planting of gardens and landscaping.*

Response

Acceptable Solution

The site coverage is not more than 50% as demonstrated on the submission plans. A1(b) is not applicable to this proposal.

Acceptable Solution	Performance Criteria
A2 *A dwelling must have private open space that:* *(a) is in one location and is not less than:* *(i) 24m2; or* *(ii) 12m2, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);* *(b) has a minimum horizontal dimension of not less than:* *(i) 4m; or* *(ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);* *(c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and* *(d) has a gradient not steeper than 1 in 10.*	*P2* *A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:* *(a) conveniently located in relation to a living area of the dwelling; and* *(b) orientated to take advantage of sunlight.*

Response

Acceptable Solution

The dwelling has a POS that is in one location and not less than 24m2 as demonstrated on the submission plans. The POS has a horizontal dimension of not less than 4m and is on a gradient not steeper than 1 in 10.

8.4.4 Sunlight to private open space of multiple dwellings - Not applicable to this application

8.4.5 Width of openings for garages and carports for all dwellings - Not applicable to this application

Objective:
To reduce the potential for garage or carport openings to dominate the primary frontage.

Acceptable Solution	Performance Criteria
A1 *A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).*	*P1* *A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.*
Response Acceptable Solution Not applicable – the proposed garage is not within 12m of the primary frontage of the site.	

8.4.6 Privacy for all dwellings

Objective:
To provide a reasonable opportunity for privacy for dwellings.

Acceptable Solution	Performance Criteria
A1 *A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:* *(a) side boundary, unless the balcony, deck, roof terrace, parking space, or*	*P1* *A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of:* *(a) a dwelling on an adjoining property or its private open space; or* *(b) another dwelling on the same site or its private open space.*

carport has a setback of not less than 3m from the side boundary; *(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and* *(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:* *(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or* *(ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.*	

Response

Acceptable Solution

Not applicable to this application - the proposal does not contain a FFL above 1m from FGL.

Acceptable Solution	Performance Criteria
A2 *A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):* *(a) the window or glazed door:* *(i) is to have a setback of not less than 3m from a side boundary;* *(ii) is to have a setback of not less than 4m from a rear boundary;* *(iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and* *(iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private*	*P2* *A window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to:* *(a) a window or glazed door, to a habitable room of another dwelling; and* *(b) the private open space of another dwelling.*

open space of another dwelling on the same site. *(b) the window or glazed door:* *(i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;* *(ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or* *(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.*	

Response

Acceptable Solution

Not applicable to this application - the proposal does not contain a FFL above 1m from FGL.

Acceptable Solution	Performance Criteria
A3 *A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:* *(a) 2.5m; or* *(b) 1m if:* *(i) it is separated by a screen of not less than 1.7m in height; or* *(ii) the window, or glazed door, to a habitable room has a*	*P3* *A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.*

sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.	

Response
Acceptable Solution
Not applicable - the proposal is not a multiple dwelling.

8.4.7 Frontage fences for all dwellings - Not applicable to this application

8.4.8 Waste storage for multiple dwellings - Not applicable to this application

8.5 Development Standards for Non-dwellings - Not applicable to this application

8.5.1 Non-dwelling development - Not applicable to this application

8.5.2 Non-residential garages and carports - Not applicable to this application

8.6 Development Standards for Subdivision

8.6.1 Lot design

Objective:
That each lot:
(a) has an area and dimensions appropriate for use and development in the zone;
(b) is provided with appropriate access to a road;
(c) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and
(d) is orientated to provide solar access for future dwellings.

Acceptable Solution	Performance Criteria
A1 *Each lot, or a lot proposed in a plan of subdivision, must:* *(a) have an area of not less than 450m2 and:* *(i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of:* *a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and*	*P1* *Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:* *(a) the relevant requirements for development of buildings on the lots;* *(b) the intended location of buildings on the lots;* *(c) the topography of the site;* *(d) the presence of any natural hazards;* *(e) adequate provision of private open space; and*

b. easements or other title restrictions that limit or restrict development; and *(ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2;* *(b) be required for public use by the Crown, a council or a State authority;* *(c) be required for the provision of Utilities; or* *(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.*	*(f) the pattern of development existing on established properties in the area.*
Response Acceptable Solution Each lot proposed in the plan of subdivision is not less than 450m2 and complies with the provisions listed under A1(a).	
Acceptable Solution	Performance Criteria
A2 *Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.*	*P2* *Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:* *(a) the width of frontage proposed, if any;* *(b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;* *(c) the topography of the site;* *(d) the functionality and useability of the frontage;* *(e) the ability to manoeuvre vehicles on the site; and* *(f) the pattern of development existing on established properties in the area,* *and is not less than 3.6m wide.*
Response	

Acceptable Solution
Each lot proposed in the plan of subdivision has a frontage of not less than 12m.
Lot 1 – 18.8m
Lot 2 – 22.7m
Lot 3 – 30.29m
Lot 4 – 19.03m
Balance – unchanged

Acceptable Solution	Performance Criteria
A3 *Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.*	*P3* *Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:* *(a) the topography of the site;* *(b) the distance between the lot or building area and the carriageway;* *(c) the nature of the road and the traffic;* *(d) the anticipated nature of vehicles likely to access the site; and* *(e) the ability for emergency services to access the site.*

Response
Acceptable Solution
Each lot of the proposed subdivision provides vehiclular access from the boundary of the lot to the road in accordance with Council's Tasmanian Standard Drawings prepared by IPWEA and LGAT (as amended).

Acceptable Solution	Performance Criteria
A4 *Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.*	*P4* *Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to:* *(a) the size, shape and orientation of the lots;* *(b) the topography of the site;* *(c) the extent of overshadowing from adjoining properties;* *(d) any development on the site;* *(e) the location of roads and access to lots; and*

	(f) the existing pattern of subdivision in the area.

Response
Acceptable Solution
Not applicable to this application - the proposed subdivision does not contain a new road.

8.6.2 Roads

Objective:
That the arrangement of new roads within a subdivision provides for:
(a) safe, convenient and efficient connections to assist accessibility and mobility of the community;
(b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and
(c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

Acceptable Solution	Performance Criteria
A1 *The subdivision includes no new roads.*	*P1* *The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:* *(a) any road network plan adopted by the council;* *(b) the existing and proposed road hierarchy;* *(c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential;* *(d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;* *(e) minimising the travel distance between key destinations such as shops and services and public transport routes;* *(f) access to public transport;* *(g) the efficient and safe movement of pedestrians, cyclists and public transport;* *(h) the need to provide bicycle infrastructure on new arterial and*

	collector roads in accordance with the Guide to Road Design Part 6A: Paths for Walking and Cycling 2016; *(i) the topography of the site; and* *(j) the future subdivision potential of any balance lots on adjoining or adjacent land.*
Response Acceptable Solution The proposed plan of subdivision does not contain new roads complying with A1 above.	

8.6.3 Services

Objective:
That the subdivision of land provides services for the future use and development of the land.

Acceptable Solution	Performance Criteria
A1 *Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.*	*P1* *A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a limited water supply service, having regard to:* *(a) flow rates;* *(b) the quality of potable water;* *(c) any existing or proposed infrastructure to provide the water service and its location;* *(d) the topography of the site; and* *(e) any advice from a regulated entity.*
Response Acceptable Solution Each lot contained within the plan of subdivision has a connection to a full water supply service as demonstrated on the submission plans.	
Acceptable Solution	Performance Criteria
A2 *Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.*	*P2* *No Performance Criterion.*
Response Acceptable Solution	

Each lot contained within the plan of subdivision has a connection to a reticulated sewerage system as demonstrated on the submission plans.	
Acceptable Solution	Performance Criteria
A3 *Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.*	*P3* *Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:* *(a) the size of the lot;* *(b) topography of the site;* *(c) soil conditions;* *(d) any existing buildings on the site;* *(e) any area of the site covered by impervious surfaces; and* *(f) any watercourse on the land.*
Response Acceptable Solution Each lot contained within the plan of subdivision has a connection to a public stormwater system as demonstrated on the submission plans.	

21.0 AGRICULTURE ZONE

21.1 Zone Purpose

The purpose of the Agriculture Zone is:

21.1.1 To provide for the use or development of land for agricultural use.

21.1.2 To protect land for the use or development of agricultural use by minimising:

(a) conflict with or interference from non-agricultural uses;

(b) non-agricultural use or development that precludes the return of the land to agricultural use; and

(c) use of land for non-agricultural use in irrigation districts.

21.1.3 To provide for use or development that supports the use of the land for agricultural use.

21.2 Use Table

The classified use of the proposal is Residential* as described in Table 21.2 of the Scheme and is assigned a Discretionary use class under the Scheme.

Uses marked with an "*" have planning scheme qualifications associated with that use. Refer to the Table of Uses within the Scheme for details.

21.3 Use Standards

21.3.1 Discretionary uses - Not applicable to this application

21.4 Development Standards for Buildings and Works

21.4.1 Building height - Not applicable to this application

21.4.2 Setbacks - Not applicable to this application

21.4.3 Access for new dwellings - Not applicable to this application

21.5 Development Standards for Subdivision

21.5.1 Lot design

Objective:

To provide for subdivision that:

(a) relates to public use, irrigation infrastructure or Utilities; and

(b) protects the long-term productive capacity of agricultural land.

Acceptable Solution	Performance Criteria
A1 *Each lot, or a lot proposed in a plan of subdivision, must:* *(a) be required for public use by the Crown, a council or a State authority;* *(b) be required for the provision of Utilities or irrigation infrastructure; or* *(c) be for the consolidation of a lot with another lot provided both lots are within the same zone.*	*P1* *Each lot, or a lot proposed in a plan of subdivision, must:* *(a) provide for the operation of an agricultural use, having regard to:* *not materially diminishing the agricultural productivity of the land;* *(i) the capacity of the new lots for productive agricultural use;* *(ii) any topographical constraints to agricultural use; and* *(iii) current irrigation practices and the potential for irrigation;* *(b) be for the reorganisation of lot boundaries that satisfies all of the following:* *(i) provides for the operation of an agricultural use, having regard to:* *a. not materially diminishing the agricultural productivity of the land;*

	b. the capacity of the new lots for productive agricultural use; *c. any topographical constraints to agricultural use; and* *d. current irrigation practices and the potential for irrigation;* *(ii) all new lots must be not less than 1ha in area;* *(iii) existing buildings are consistent with the setback required by clause 21.4.2 A1 and A2;* *(iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use; and* *(v) it does not create any additional lots; or* *(c) be for the excision of a use or development existing at the effective date that satisfies all of the following:* *(i) the balance lot provides for the operation of an agricultural use, having regard to:* *a. not materially diminishing the agricultural productivity of the land;* *b. the capacity of the balance lot for productive agricultural use;* *c. any topographical constraints to agricultural use; and* *d. current irrigation practices and the potential for irrigation;* *(ii) an agreement under section 71 of the Act is entered into and*

	registered on the title preventing future Residential use if there is no dwelling on the balance lot; *(iii) any existing buildings for a sensitive use must meet the setbacks required by clause 21.4.2 A2 or P2 in relation to setbacks to new boundaries; and* *(iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use.*

Response

Performance Criteria

The application for subdivision is spread across 2 zones. All works involving the creation of new allotments or the modification of boundaries is being done in the General Residential Zone. Land zoned as Agriculture is not being modified.

As such the application is consistent with P1(b) above.

Acceptable Solution	Performance Criteria
A2 *Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.*	*P2* *Each lot, or a lot proposed in a plan of subdivision, is capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:* *(a) the topography of the site;* *(b) the distance between the lot or building area and the carriageway;* *(c) the nature of the road and the traffic, including pedestrians; and* *(d) the pattern of development existing on established properties in the area.*

Response

Acceptable Solution

Each lot of the proposed subdivision provides vehicular access from the boundary of the lot to the road in accordance with Council's Tasmanian Standard Drawings prepared by IPWEA and LGAT (as amended).

SPECIFIC AREAS PLANS

The following is the relevant specific area/s plan for the municipal area that relates to the proposal:

Circular Head - - Not applicable to this application

CODES

The following Codes that have been determined as "Not Applicable" or "Exempted" are indicated as such. The relevant Code/s that apply to the subject application feature the responses to clauses applicable to the proposal.

C1.0 Signs Code

Not applicable to this application

C2.0 Parking and Sustainable Transport Code

Parking and Sustainable Transport

No Planning Scheme Code Overlays are located on the subject land.



Parking and Sustainable Transport, 19 Wells Road & Main Road, Stanley – source: www.thelist.tas.gov.au

C2.1 Code Purpose

The purpose of the Parking and Sustainable Transport Code is:

C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development.

C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.

C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.

C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.

C2.1.5 To ensure that parking spaces and accesses meet appropriate standards.

C2.1.6 To provide for parking precincts and pedestrian priority streets.

C2.5 Use Standards

C2.5.1 Car parking numbers

Objective:

That an appropriate level of car parking spaces are provided to meet the needs of the use.

Acceptable Solution	Performance Criteria
A1 *The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:* *(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;* *(b) the site is contained within a parking precinct plan and subject to Clause C2.7;* *(c) the site is subject to Clause C2.5.5; or* *(d) it relates to an intensification of an existing use or development or a change of use where:* *(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or* *(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:* *N = A + (C- B)*	*P1.1* *The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:* *(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;* *(b) the ability of multiple users to share spaces because of:* *(i) variations in car parking demand over time; or* *(ii) efficiencies gained by consolidation of car parking spaces;* *(c) the availability and frequency of public transport within reasonable walking distance of the site;* *(d) the availability and frequency of other transport alternatives;* *(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;* *(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;* *(g) the effect on streetscape; and* *(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development, or* *P1.2*

N = Number of on-site car parking spaces required *A = Number of existing on site car parking spaces* *B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1* *C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.*	*The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:* *(a) the nature and intensity of the use and car parking required;* *(b) the size of the dwelling and the number of bedrooms; and* *(c) the pattern of parking in the surrounding area.*

Response

Acceptable Solution

Each lot of the proposed subdivision has sufficient space to provide for a building envelope, private open space and quantity of car parking spaces as specified in Table C2.1

C2.5.2 Bicycle parking numbers - Not applicable to this application

C2.5.3 Motorcycle parking numbers - Not applicable to this application

C2.5.4 Loading Bays - Not applicable to this application

C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone - Not applicable to this application

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

Objective:

That parking areas are constructed to an appropriate standard.

Acceptable Solution	Performance Criteria
A1 *All parking, access ways, manoeuvring and circulation spaces must:* *(a) be constructed with a durable all weather pavement;* *(b) be drained to the public stormwater system, or contain stormwater on the site; and* *(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete,*	*P1* *All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:* *(a) the nature of the use;* *(b) the topography of the land;* *(c) the drainage system available;* *(d) the likelihood of transporting sediment or debris from the site onto a road or public place;* *(e) the likelihood of generating dust; and* *(f) the nature of the proposed surfacing.*

pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.	

Response

Acceptable Solution

Parking, access ways and manoeuvring and circulation spaces are constructed with a durable all weather pavement as identified on the submission plans. Drainage also identified on the plans drains to a public stormwater system.
The surface seal has a road standard structural integrity and is of an impervious nature so as to not create mud or boggy conditions complying with A1(c).

C2.6.2 Design and layout of parking areas

Objective:

That parking areas are designed and laid out to provide convenient, safe and efficient parking.

Acceptable Solution	Performance Criteria
A1.1 *Parking, access ways, manoeuvring and circulation spaces must either:* *(a) comply with the following:* *(i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;* *(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;* *(iii) have an access width not less than the requirements in Table C2.2;* *(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;* *(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;* *(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and*	*P1* *All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:* *(a) the characteristics of the site;* *(b) the proposed slope, dimensions and layout;* *(c) useability in all weather conditions;* *(d) vehicle and pedestrian traffic safety;* *(e) the nature and use of the development;* *(f) the expected number and type of vehicles;* *(g) the likely use of the parking areas by persons with a disability;* *(h) the nature of traffic in the surrounding area;*

(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or *(b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.* *A1.2* *Parking spaces provided for use by persons with a disability must satisfy the following:* *(a) be located as close as practicable to the main entry point to the building;* *(b) be incorporated into the overall car park design; and* *(c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.* *(d) the proposed means of parking delineation; and* *(e) the provisions of Australian Standard AS 2890.1:2004 Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.*	

Response

Acceptable Solution

Parking, access, manoeuvring and circulation spaces are designed in accordance with AS2890 Parts 1 to 6 as demonstrated in the submission plans complying with A1.1(a)(i). A1.1(a)(ii) is not applicable to this application.

Access width/s to the proposal is in accordance with Table C2.2 and car parking spaces are in accordance with Table C2.3.

The proposal has a vertical clearance above the parking, access and manoeuvring areas of not less than 2.1m. Car parking complies with AS2890 Parts 1-6

C2.6.3 Number of accesses for vehicles

Objective:

That:

(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;

(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and

(c) the number of accesses minimise impacts on the streetscape.

Acceptable Solution	Performance Criteria
A1 *The number of accesses provided for each frontage must:* *(a) be no more than 1; or* *(b) no more than the existing number of accesses,* *whichever is the greater.*	*P1* *The number of accesses for each frontage must be minimised, having regard to:* *(a) any loss of on-street parking; and* *(b) pedestrian safety and amenity;* *(c) traffic safety;* *(d) residential amenity on adjoining land; and* *(e) the impact on the streetscape.*
Response Acceptable Solution The proposal provides for a single access to the frontage.	

Acceptable Solution	Performance Criteria
A2 *Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.*	*P2* *Within the Central Business Zone or in a pedestrian priority street, any new accesses must:* *(a) not have an adverse impact on:* *(i) pedestrian safety and amenity; or* *(ii) traffic safety; and* *(b) be compatible with the streetscape.*
Response Acceptable Solution Not applicable - the proposal is not within the Central Business Zone and is not within a pedestrian priority street.	

C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone - Not applicable to this application

C2.6.5 Pedestrian access - Not applicable to this application

C2.6.6 Loading bays - Not applicable to this application

C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone - Not applicable to this application

C2.6.8 Siting of parking and turning areas - Not applicable to this application

C2.7 Parking Precinct Plan

C2.7.1 Parking precinct plan - Not applicable to this application

C3.0 Road and Railway Assets Code

Road and Railway Corridors

No Planning Scheme Code Overlays are located on the subject land.



Roads and Railways Corridors, 19 Wells Road & Main Road, Stanley – source: www.thelist.tas.gov.au

C3.1 Code Purpose

The purpose of the Road and Railway Assets Code is:

C3.1.1 To protect the safety and efficiency of the road and railway networks; and

C3.1.2 To reduce conflicts between sensitive uses and major roads and the rail network.

C3.5 Use Standards

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

Objective:

To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.

Acceptable Solution	Performance Criteria
A1.1 *For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:* *(a) a new junction;* *(b) a new vehicle crossing; or* *(c) a new level crossing; or*	*P1* *Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:*

A1.2 *For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority; or* *A1.3* *For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority; and* *A1.4* *Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:* *(a) the amounts in Table C3.1; or* *(b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road;* *A1.5* *Vehicular traffic must be able to enter and leave a major road in a forward direction.*	*(a) any increase in traffic caused by the use;* *(b) the nature of the traffic generated by the use;* *(c) the nature of the road;* *(d) the speed limit and traffic flow of the road;* *(e) any alternative access to a road;* *(f) the need for the use;* *(g) any traffic impact assessment; and* *(h) any advice received from the rail or road authority.*

Response

Acceptable Solution

The application is accompanied by the road authorities written consent for the proposal complying with A1.2.

Vehicular traffic is able to enter and egress the major road in a forward direction complying with A1.5.

C3.6 Development Standards for Buildings or Works

C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area - Not applicable to this application

C3.7 Development Standards for Subdivision

C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area

Objective:

To minimise the effects of noise, vibration, light and air emissions on lots for sensitive uses from existing and future major roads and the rail network.

Acceptable Solution	Performance Criteria
A1 *A lot, or a lot proposed in a plan of subdivision, intended for a sensitive use*	***P1*** *A lot, or a lot proposed in a plan of subdivision, intended for sensitive uses must*

must have a building area for the sensitive use that is not within a road or railway attenuation area.	*be sited, designed or screened to minimise the effects of noise, vibration, light and air emissions from the existing or future major road or rail network, having regard to:* *(a) the topography of the site;* *(b) any buffers created by natural or other features;* *(c) the location of existing or proposed buildings on the site;* *(d) the frequency of use of the rail network;* *(e) the speed limit and traffic volume of the road;* *(f) any noise, vibration, light and air emissions from the rail network or road;* *(g) the nature of the road;* *(h) the nature of the intended uses;* *(i) the layout of the subdivision;* *(j) the need for the subdivision;* *(k) any traffic impact assessment;* *(l) any mitigating measures proposed;* *(m) any recommendations from a suitably qualified person for mitigation of noise; and* *(n) any advice received from the rail or road authority.*

Response

Acceptable Solution

The building area on the existing lot intended for the sensitive use is not within the road/rail attenuation area as seen on the submission plans.

C4.0 Electricity Transmission Infrastructure Protection Code

Not applicable to this application

C5.0 Telecommunications Code

Not applicable to this application

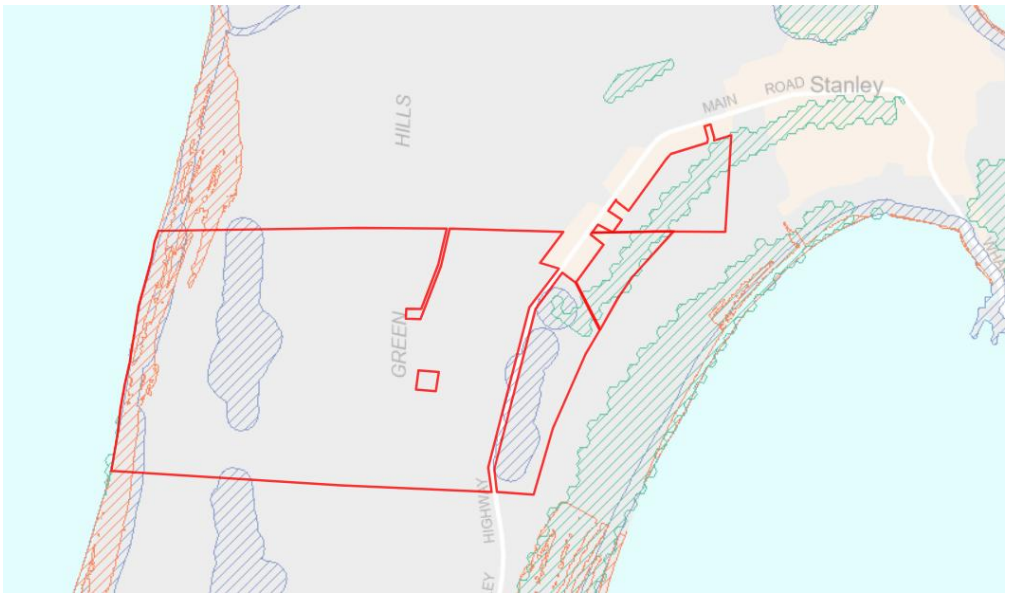
C6.0 Local Historic Heritage Code

Not applicable to this application

C7.0 Natural Assets Code

Natural Assets

A Planning Scheme Overlay has been identified for the subject site.



Natural Assets, 19 Wells Road & Main Road, Stanley – source: www.thelist.tas.gov.au

C7.1 Code Purpose

The purpose of the Natural Assets Code is:

C7.1.1 To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.

C7.1.2 To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.

C7.1.3 To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.

C7.1.4 To minimise impacts on identified priority vegetation.

C7.1.5 To manage impacts on threatened fauna species by minimising clearance of significant habitat.

C7.5 Use Standards

C7.5.1 There are no Use Standards in this code.

C7.6 Development Standards for Buildings and Works

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area - Not applicable to this application

C7.6.2 Clearance within a priority vegetation area - Not applicable to this application

C7.7 Development Standards for Subdivision

C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area

Objective:

That:

(a) works associated with subdivision within a waterway and coastal protection area or a future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets; and

(b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural assets.

Acceptable Solution	Performance Criteria
A1 *Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must:* *(a) be for the creation of separate lots for existing buildings;* *(b) be required for public use by the Crown, a council, or a State authority;* *(c) be required for the provision of Utilities;* *(d) be for the consolidation of a lot; or* *(e) not include any works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area.*	*P1* *Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must minimise adverse impacts on natural assets, having regard to:* *(a) the need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area; and* *(b) future development likely to be facilitated by the subdivision.*
Response Performance Criteria	

The proposal places building areas and bushfire hazard management areas in sections of the site that respond to topographic/natural constraints that cause the least effect on natural assets whilst limiting potential for future development complying with P1

C7.7.2 Subdivision within a priority vegetation area

Objective:

That:

(a) works associated with subdivision will not have an unnecessary or unacceptable impact on priority vegetation; and

(b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority vegetation.

Acceptable Solution	Performance Criteria
A1 *Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must:* *(a) be for the purposes of creating separate lots for existing buildings;* *(b) be required for public use by the Crown, a council, or a State authority;* *(c) be required for the provision of Utilities;* *(d) be for the consolidation of a lot; or* *(e) not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area.*	*P1.1* *Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for:* *(a) subdivision for an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmanian Fire Service or an accredited person;* *(b) subdivision for the construction of a single dwelling or an associated outbuilding;* *(c) subdivision in the General Residential Zone or Low Density Residential Zone;* *(d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;* *(e) subdivision involving clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or* *(f) subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.*

	P1.2 *Works association with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:* *(a) the design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards;* *(b) any particular requirements for the works and future development likely to be facilitated by the subdivision;* *(c) the need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future habitable buildings;* *(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;* *(e) any on-site biodiversity offsets; and* *(f) any existing cleared areas on the site.*

Response

Acceptable Solution

The proposed subdivision does not include any works, building area, bushfire hazard management area, services or vehicular access in a priority vegetation area complying with A1(e).

C8.0 Scenic Protection Code

The proposal is exempted under Clause C8.4.1(f) as it is for development and works associated with road construction (crossovers) within a scenic road corridor. The proposal includes crossovers from the road surface to the property boundary and connections to the lots from utilities within the road reserve.

C9.0 Attenuation Code

Not applicable to this application

C10.0 Coastal Erosion Hazard Code

Coastal Erosion

A Planning Scheme Overlay has been identified for the subject site.



Coastal Erosion, 19 Wells Road & Main Road, Stanley – source: www.thelist.tas.gov.au

C10.1 Code Purpose

The purpose of the Coastal Erosion Hazard Code is:

C10.1.1 To ensure that use or development subject to risk from coastal erosion is appropriately located and managed, so that:

(a) people, property and infrastructure are not exposed to an unacceptable level of risk;

(b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised;

(c) it does not increase the risk from coastal erosion to other land or public infrastructure; and

(d) works to protect land from coastal erosion are undertaken in a way that provides appropriate protection without increasing risks to other land.

C10.1.2 To provide for appropriate use or development that relies upon a coastal location to fulfil its purpose.

C10.5 Use Standards

C10.5.1 Use within a high coastal erosion hazard band - Not applicable to this application

C10.5.2 Uses located within a non-urban zone and within a low or medium coastal erosion hazard band - Not applicable to this application

C10.5.3 Critical use, hazardous use or vulnerable use - Not applicable to this application

C10.5.4 Uses located within a coastal erosion investigation area - Not applicable to this application

C10.6 Development Standards for Buildings and Works

C10.6.1 Buildings and works, excluding coastal protection works, within a coastal erosion hazard area - Not applicable to this application

C10.6.2 Coastal protection works within a coastal erosion hazard area - Not applicable to this application

C10.6.3 Buildings and works located within a coastal erosion investigation area - Not applicable to this application

C10.7 Development Standards for Subdivision

C10.7.1 Subdivision within a coastal erosion hazard area

Objective:
That subdivision within a coastal erosion hazard area does not create opportunity for use or development that cannot achieve and maintain a tolerable risk from coastal erosion.

Acceptable Solution	Performance Criteria
A1 *Each lot, or a lot proposed in a plan of subdivision, within a coastal erosion hazard area, must:* *(a) be able to contain a building area, vehicle access, and services, that are wholly located outside a coastal erosion hazard area;* *(b) be for the creation of separate lots for existing buildings;* *(c) be required for public use by the Crown, a council or a State authority; or* *(d) be required for the provision of Utilities,* *and not be located on an actively mobile landform.*	*P1* *Each lot, or a lot proposed in a plan of subdivision, within a coastal erosion hazard area must not create an opportunity for use or development that cannot achieve and maintain a tolerable risk from coastal erosion, having regard to:* *(a) any increase in risk from coastal erosion for adjacent land;* *(b) the level of risk to use or development arising from an increased reliance on public infrastructure;* *(c) the need to minimise future remediation works;*

	(d) any loss or substantial compromise, by coastal erosion, of access to the lot on or off site; *(e) the need to locate building areas outside the coastal erosion hazard area;* *(f) any advice from a State authority, regulated entity or a council; and* *(g) the advice contained in a coastal erosion hazard report,* *and works must not be located on actively mobile landforms unless for engineering or remediation works to protect land, property and human life.*

Response

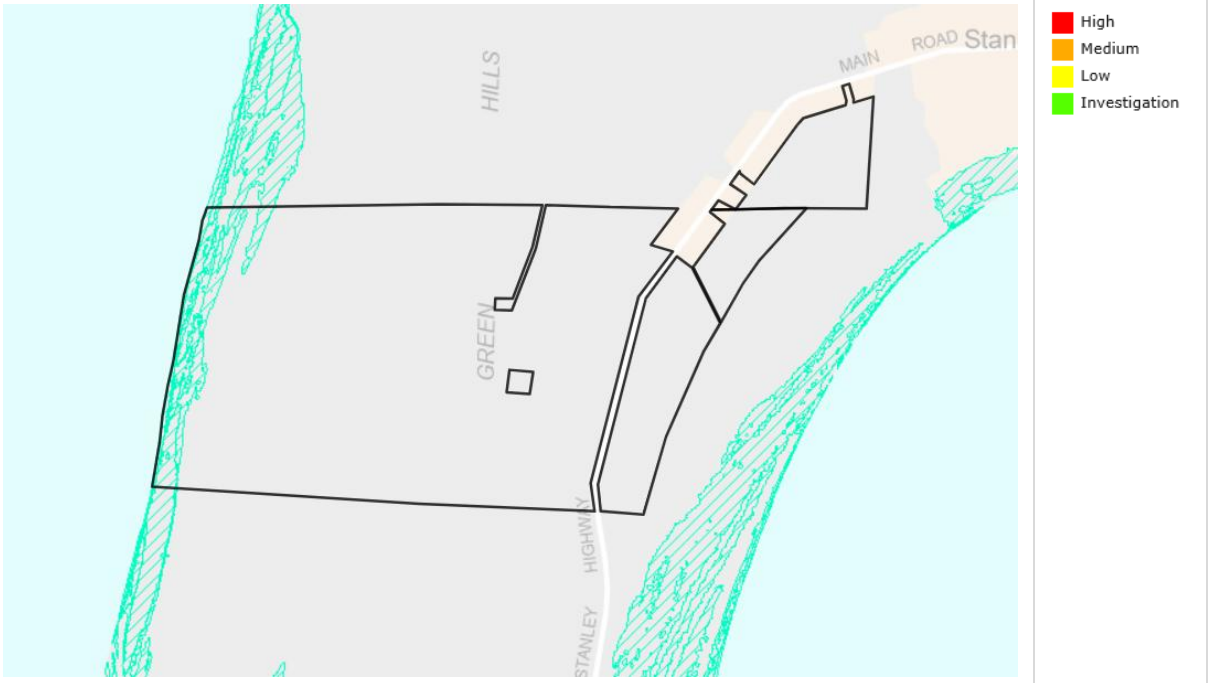
Acceptable Solution

The proposed subdivision is able to contain a building area, vehicle access and services wholly located outside of the coastal erosion area complying with A1(a).

C11.0 Coastal Inundation Hazard Code

Coastal Inundation

A Planning Scheme Overlay has been identified for the subject site.



Coastal Inundation, 19 Wells Road & Main Road, Stanley – source: www.thelist.tas.gov.au

C11.1 Code Purpose

The purpose of the Coastal Inundation Hazard Code is:

C11.1.1 To ensure that use or development subject to risk from coastal inundation is appropriately located and managed so that:

(a) people, property and infrastructure are not exposed to an unacceptable level of risk;

(b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised;

(c) it does not increase the risk from coastal inundation to other land or public infrastructure; and

(d) works to protect land from coastal inundation are undertaken in a way that provides appropriate protection without increasing risks to other land.

C11.1.2 To provide for appropriate use or development that relies upon a coastal location to fulfil its purpose.

C11.5 Use Standards

C11.5.1 Uses within a high coastal inundation hazard band - Not applicable to this application

C11.5.2 Uses located within a non-urban zone and within a medium coastal inundation hazard band - Not applicable to this application

C11.5.3 Uses located within a non-urban zone and within a low coastal inundation hazard band - Not applicable to this application

C11.5.4 Critical use, hazardous use or vulnerable use - Not applicable to this application

C11.6 Development Standards for Buildings and Works

C11.6.1 Buildings and works, excluding coastal protection works, within a coastal inundation hazard area - Not applicable to this application

C11.6.2 Coastal protection works within a coastal inundation hazard area - Not applicable to this application

C11.7 Development Standards for Subdivision

C11.7.1 Subdivision within a coastal inundation hazard area

Objective:

That subdivision within a coastal inundation hazard area does not create an opportunity for use or development that cannot achieve and maintain a tolerable risk from coastal inundation.

Acceptable Solution	Performance Criteria
A1 *Each lot, or a lot proposed in a plan of subdivision, within a coastal inundation hazard area, must:*	*P1* *Each lot, or a lot proposed in a plan of subdivision within a coastal inundation hazard area must not create an opportunity*

(a) be able to contain a building area, vehicle access, and services, that are wholly located outside a coastal inundation hazard area; *(b) be for the creation of separate lots for existing buildings;* *(c) be required for public use by the Crown, a council or a State authority; or* *(d) be required for the provision of Utilities.*	*for use or development that cannot achieve and maintain a tolerable risk from coastal inundation, having regard to:* *(a) any increase in risk from coastal inundation for adjacent land;* *(b) the level of risk to use or development arising from an increased reliance on public infrastructure;* *(c) the need to minimise future remediation works;* *(d) any loss or substantial compromise, by coastal inundation, of access to the lot on or off site;* *(e) the need to locate building areas outside the coastal inundation hazard area;* *(f) any advice from a State authority, regulated entity or a council; and* *(g) the advice contained in a coastal inundation hazard report.*
Response Acceptable Solution The proposed subdivision is able to contain a building area, vehicle access and services wholly located outside of the coastal inundation area complying with A1(a).	

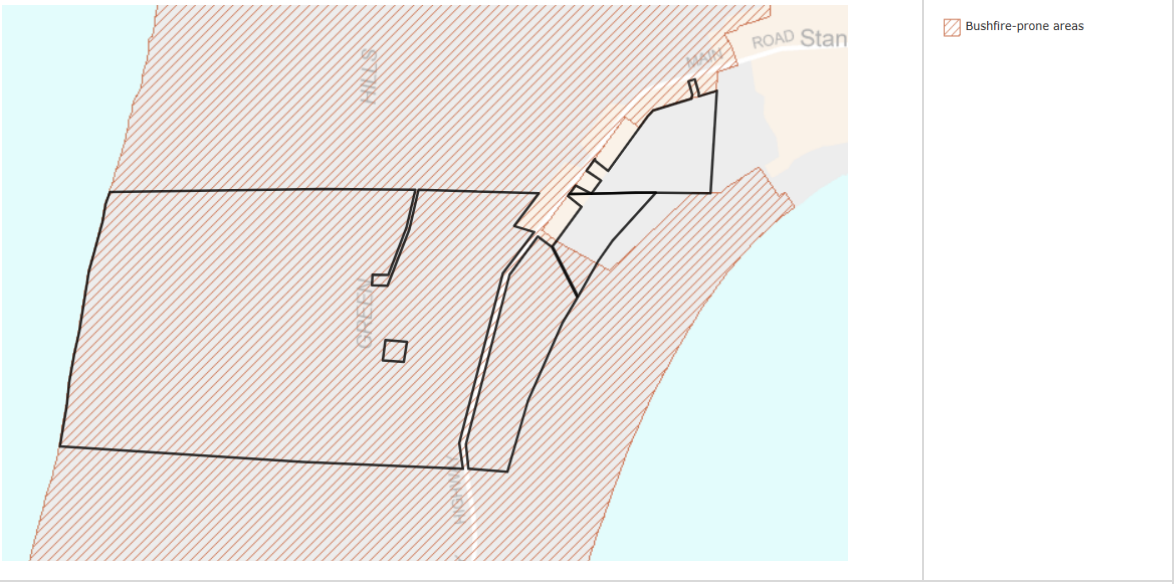
C12.0 Flood-Prone Areas Hazard Code

Not applicable to this application

C13.0 Bushfire-Prone Areas Code

Bushfire-Prone Area

A Planning Scheme Overlay has been identified for the subject site.



Bushfire Prone Area, 19 Wells Road & Main Road, Stanley – source: www.thelist.tas.gov.au

C13.1 Code Purpose

The purpose of the Bushfire-Prone Areas Code is:

C13.1.1 To ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

C13.5 Use Standards

C13.5.1 Vulnerable uses - Not applicable to this application

C13.5.2 Hazardous uses - Not applicable to this application

C13.6 Development Standards for Subdivision - Certified by a Bushfire Assessor/TFS - See Report

C14.0 Potentially Contaminated Land Code

Not applicable to this application

C15.0 Landslip Hazard Code

The proposal is exempted under C15.4.1(a) as it is located on a Low or Medium hazard band and the use of land that is not a critical use, hazardous use or a vulnerable use.

C16.0 Safeguarding of Airports Code

Not applicable to this application

CONCLUSION

This supporting documentation demonstrates that the proposal being a Subdivision (4 Lots & Minor Boundary Adjustment), New Dwelling and Outbuilding supports and furthers the Planning Scheme aims and objectives, relevant Clauses and Schedules as set out for development within the Agriculture & General Residential Zone.

Where the proposal does not comply with the Acceptable Solution (AS) it has been demonstrated that the Performance Criteria (PC) are satisfied meeting the objective of the relevant provision and there is not an unreasonable loss of amenity as a consequence of this proposal.

With the above in mind, a planning permit for a Subdivision (4 Lots & Minor Boundary Adjustment), New Dwelling and Outbuilding at 19 Wells Road & Main Road, Stanley is respectfully sought from the Planning Authority.

PDA
SURVEYORS, ENGINEERS & PLANNERS

Contact

For any enquiries, please contact one of our offices:

HOBART
A: 127 Bathurst Street, Hobart Tasmania 7000
P: (03) 6234 3217
E: Hobart@pda.com.au

HUONVILLE
A: 8/16 Main Street, Huonville, TAS 7109 - (By appointment)
P: (03) 6264 1277
E: Huon@pda.com.au

EAST COAST
A: 3 Franklin Street, Swansea TAS 7190 - (By appointment)
P: (03) 6130 9099
E: East@pda.com.au

LAUNCESTON
A: 3/23 Brisbane Street, Launceston, TAS 7250
P: (03) 6331 4099
E: Launceston@pda.com.au

BURNIE
A: 6 Queen Street, Burnie, TAS 7320
P: (03) 6431 4400
E: Burnie@pda.com.au

DEVONPORT
A: 77 Gunn Street, Devonport, TAS 7310
P: (03) 6423 6875
E: Devonport@pda.com.au

WALTER SURVEYS
A: 127 Bathurst Street, Hobart, TAS 7000 (Civil Site Surveying and Machine Control)
P: 0419 532 669 (Tom Walter)

E: Enquiries@waltersurveys.com.au

Bushfire Hazard Management Report: Subdivision

Report for: **PDA Surveyors Engineers & Planners**

Property **Main Road Stanley**

Prepared by: Scott Livingston
Livingston Natural Resource Services

Date: 23th February 2025
Version 2



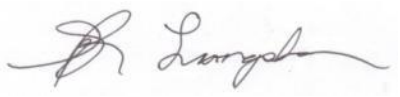
Summary

Client: SW& TML Charles, ME & DJ Bellinger

Property identification: Main Road, Stanley, CT 36739/1, PID 2864400

Proposal: A 4 lot subdivision is proposed from existing title CT 137675/1, Main Road, Stanley.

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

VERSION ..... **Error! Bookmark not defined.**

DESCRIPTION 3

BAL AND RISK ASSESSMENT 3

ROADS 5

PROPERTY ACCESS 5

FIRE FIGHTING WATER SUPPLY 6

CONCLUSIONS 7

REFERENCES 7

APPENDIX 1 – MAPS 8

APPENDIX 2 – PHOTO ..... **Error! Bookmark not defined.**

APPENDIX 3 –BUSHFIRE HAZARD MANAGEMENT PLAN 11

CERTIFICATE UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993 12

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM ..... **Error! Bookmark not defined.**

Figure 1: Location existing lot 9

Figure 2: Aerial Image 9

Figure 3: Proposed Subdivision Plan (new lot numbers) 10

Figure 4: Approved subdivision layout (old lot numbers) ..... **Error! Bookmark not defined.**

Figure 5: Building Areas ..... **Error! Bookmark not defined.**

Figure 6: Staging Hazard Management Areas (1-4) ..... **Error! Bookmark not defined.**

Figure 7: north from Main Road, (source Google Maps Streetview) ..... **Error! Bookmark not defined.**

Figure 8: North from Main / Dovecote Rd intersection (source Google Maps Streetview) ..... **Error! Bookmark not defined.**

Version	Date	Notes
1	12/12/2025	
2	23/2/2026	Add proposed dwelling

.

DESCRIPTION

A boundary adjustment is proposed between 137675/1 & 1044021/1. That boundary adjustment is not required to address the Bushfire Prone Areas Code. A 4 lot subdivision is proposed from the revised title CT 137675/1. The bushfire Prone Areas Code will apply to that title as a subdivision. A dwelling is proposed on lot 4. The area is mapped as bushfire prone in planning scheme overlays.

137675/1 title is pasture with no existing buildings. Land to the north and northwest is residential, land to the east and south east is low threat (show grounds) and to the southwest is grassland.
The subdivision has frontage to Main Road and is serviced by a reticulated water supply.

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

BAL AND RISK ASSESSMENT

The land is mapped as Bushfire Prone in Planning Scheme Overlays.

VEGETATION AND SLOPE

Lot		Northwest	Northeast	Southeast	Southwest
1, 2	Vegetation within 100m lot boundaries	0-20m low threat, 20-100m grassland	0-100m low threat	0-14 m to be maintained on lot 3, 14-100m grassland	0-100m low threat
	Slope (degrees, over 100m)	Flat/ Upslope	Flat/ Upslope	Down slope 0-5°	Flat/ Upslope
	BAL Rating: vegetation with proposed management	BAL Low	BAL Low	BAL 12.5	BAL Low
	BAL rating with setbacks and HMA	BAL 12.5			
3	Vegetation within 100m lot boundaries	0-70m low threat, 70-100 grassland	0-100m grassland	0-100m low threat	0-100mlow threat

	Slope (degrees, over 100m)	Flat/ Upslope	Flat/ Upslope	Down slope 0-5°	Flat/ Upslope
	BAL Rating: existing vegetation	BAL Low	BAL FZ	BAL Low	BAL Low
	BAL rating with setbacks and HMA	BAL 12.5			
4 Proposed dwelling	Vegetation within proposed dwelling	0-30m grassland on lot 30- 100 low threat	0-100m grassland on lot	0-100m grassland	0-21m grassland on lot, 21-100m grassland
	Slope (degrees, over 100m)	Flat/ Upslope	Flat/ Upslope	Down slope 0-5°	Flat/ Upslope
	BAL Rating	BAL 12.5	BAL 12.5	BAL 12.5	BAL 12.5
	HMA	14m	14m	16m	14m

BAL 12.5 rating for al of lots 1 & 2 relies on the maintenance of at least a 14m strip on Lot 3 as low threat when grasses are cured, a narrow band of rough ground along the given high grazing levels this is unlikely to be needed in most years due to either grazing hay/silage production and or lack of growth in summer

Building Areas for 4 are provided as proof of concept additional area would be available subject of a revised report and BHMP.

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 building constraints such as topography have not been considered.

The BAL ratings applied are in accordance with the Australian Standard AS3959-2018, *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/m²

BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m²
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front

HAZARD MANAGEMENT AREAS

All of lots 1 & 2 must be managed as low threat from sealing of titles and maintained in perpetuity.

All land within 14m upslope and level and 16m down slopes of a habitable building on lots 3 & 4 must be managed as low threat from commencement of construction under this BHMP.

ROADS

No roads are required for the subdivision.

PROPERTY ACCESS

Access to bushfire prone lots must comply with the relevant elements of Table C13.2 Tasmanian Planning Scheme. No access to water supply points will be required for lots 1 & 2 therefore property access will meet element A and no design or construction requirements apply. Building areas for lots 3 & 4 will require access to static water supply. Access to the water supply point must mee the requirements of Table C13.2 prior to commencement of construction of a habitable building.

Table C13.2 Standards for Property Access

Element		Requirement
A.	Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.	There are no specified design and construction requirements.
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	The following design and construction requirements apply to property access: (a) all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m;

		(d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (j) terminate with a turning area for fire appliances provided by one of the following: (i) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or (iii) a hammerhead "T" or "Y" turning head 4m wide and 8m long.
C.	Property access length is 200m or greater.	The following design and construction requirements apply to property access: (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
D.	Property access length is greater than 30m, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access: (a) complies with requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.

FIRE FIGHTING WATER SUPPLY

The subdivision will be serviced by a reticulated water supply. Existing hydrants provide coverage for lots 1 & 2 and partial coverage for lots 3 & 4 This should be checked at building planning. If any portion of a building is greater than 120m hose lay from a hydrant a Static water supply compliant with table C13.5 must be installed prior to commencement of construction.

Table C13.4 Reticulated Water Supply for Fire Fighting

Element		Requirement
A.	Distance between building area to be protected and water supply.	The following requirements apply: (a) the building area to be protected must be located within 120m of a fire hydrant; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Design criteria for fire hydrants.	The following requirements apply: (a)

		fire hydrant system must be designed and constructed in accordance with *TasWater Supplement to Water Supply Code of Australia, WSA 03-2011-3.1 MRWA 2nd edition*; and (b) fire hydrants are not installed in parking areas.
C.	Hardstand.	A hardstand area for fire appliances must be provided: (a) no more than 3m from the hydrant, measured as a hose lay; (b) no closer than 6m from the building area to be protected; (c) with a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

CONCLUSIONS

A boundary adjustment is proposed between 137675/1 & 1044021/1. That boundary adjustment is not required to address the Bushfire Prone Areas Code. A 4 lot subdivision is proposed from the revised title CT 137675/1. The bushfire Prone Areas Code will apply to that title as a subdivision. The area is mapped as bushfire prone in planning scheme overlays.

At sealing of titles hazard management must be in place on lots 1 & 2, no other Bushfire requirements apply to any lot at sealing of titles.

Lot 3 proposed dwelling must be constructed to BAL 12.5, with hazard management area , access and water supply to be in place prior to occupancy.

REFERENCES

Tasmanian Planning Scheme- Circular Head

Australian Standard 3959

Building Amendment Regulations 2016

Director of Building Control (2021) Director's Determination for Bushfire Hazard Areas v1.2 2024

APPENDIX 1 – PHOTOS



Figure 1: lot 4 adjacent to residential development



Figure 2: southeast across lot 4

APPENDIX 2 – MAPS

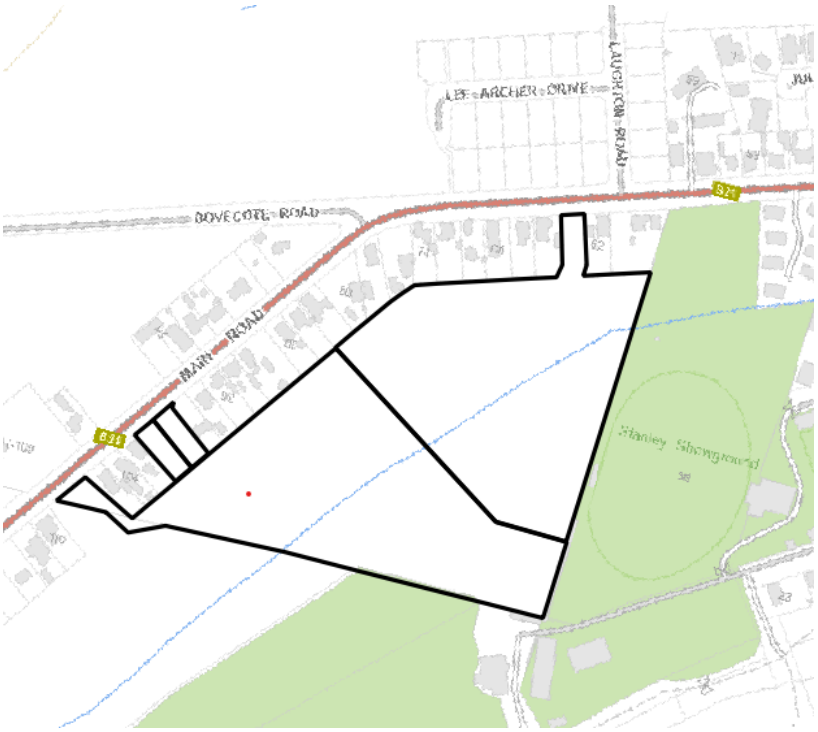
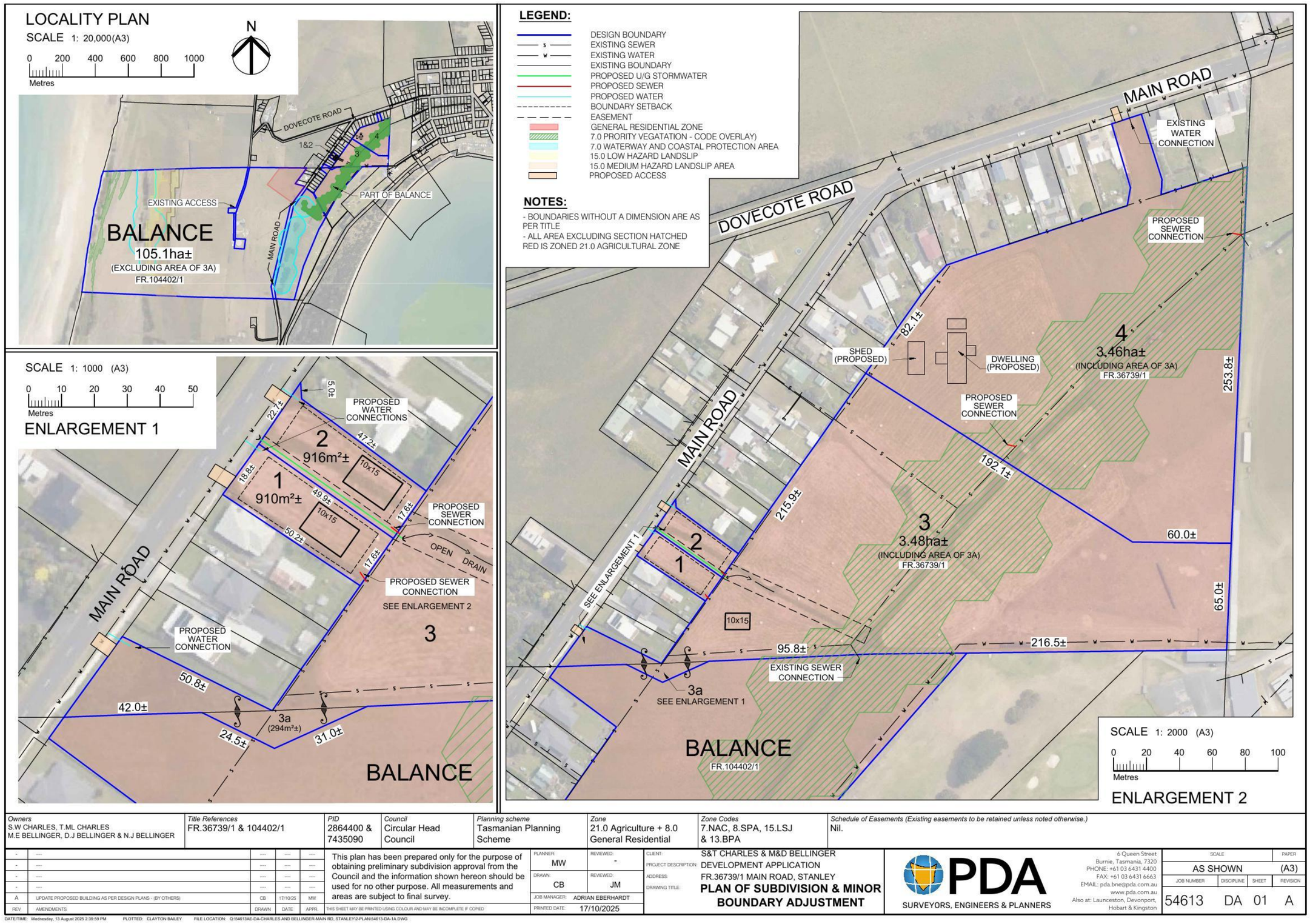


Figure 3: Location



Figure 4: Aerial Image



Owners	Title References	PID	Council	Planning scheme	Zone	Zone Codes	Schedule of Easements (Existing easements to be retained unless noted otherwise.)
S.W CHARLES, T.ML CHARLES M.E BELLINGER, D.J BELLINGER & N.J BELLINGER	FR.36739/1 & 104402/1	2864400 & 7435090	Circular Head Council	Tasmanian Planning Scheme	21.0 Agriculture + 8.0 General Residential	7.NAC, 8.SPA, 15.LSJ & 13.BPA	Nil.

REV.	AMENDMENTS	DRAWN	DATE:	APPR.
-	----	----	----	----
-	----	----	----	----
-	----	----	----	----
-	----	----	----	----
A	UPDATE PROPOSED BUILDING AS PER DESIGN PLANS - (BY OTHERS)	CB	17/10/25	MW

This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED

PLANNER: MW | REVIEWED: -
DRAWN: CB | REVIEWED: JM
JOB MANAGER: ADRIAN EBERHARDT
PRINTED DATE: 17/10/2025

CLIENT: S&T CHARLES & M&D BELLINGER
PROJECT DESCRIPTION: DEVELOPMENT APPLICATION
ADDRESS: FR.36739/1 MAIN ROAD, STANLEY
DRAWING TITLE: **PLAN OF SUBDIVISION & MINOR BOUNDARY ADJUSTMENT**

PDA SURVEYORS, ENGINEERS & PLANNERS

6 Queen Street
Burnie, Tasmania, 7320
PHONE: +61 03 6431 4400
FAX: +61 03 6431 6663
EMAIL: pda.bne@pda.com.au
www.pda.com.au
Also at: Launceston, Devonport, Hobart & Kingston

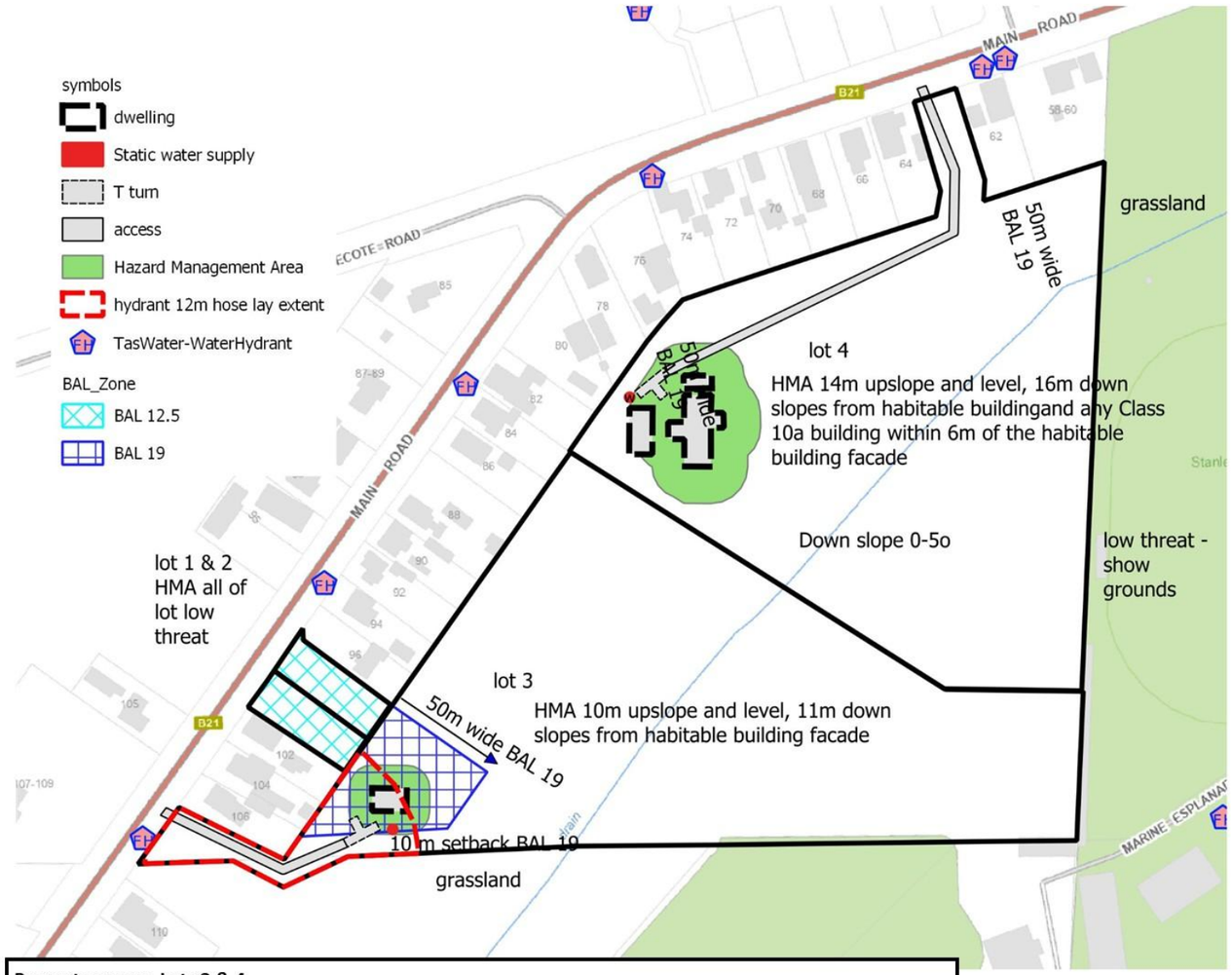
SCALE	PAPER
AS SHOWN	(A3)

JOB NUMBER	DISCIPLINE	SHEET	REVISION
54613	DA	01	A

DATE/TIME: Wednesday, 13 August 2025 2:39:59 PM PLOTTED: CLAYTON BAILEY FILE LOCATION: Q:\54613AE-DA-CHARLES AND BELLINGER-MAIN RD, STANLEY\2-PLAN\54613-DA-1A.DWG

Figure 5: Proposed Subdivision Plan

Bushfire Hazard Management Plan:



Proposed Development	Subdivision, 4 lots , construction of a building
Plan of Subdivision	PDA
Property Owner	S & T Charles, M&D Bellinger
Address	Main Road, Stnley
CT	36739/1
PID	2864400

Hazard Management Area:

From sealing of titles and in perpetuity lots 1, and 2 must be maintained as low if sealing of titles for lot 4, 5, 6, 7 or 8 is staged all land within the sealed titles and any land within 16m of the sealed titles within on lots 4~8 not sealed must be maintained as low threat, no maintenance is required on lot 2 or 9 (other than the panhandle if lot 8 is sealed)

Lots 3 & 4 all land within 16m down slopes and 14m in other directions if must be managed as low threat vegetation from commencement of construction of a habitable building on the

Maintenance of hazard management area

· maintain in a minimal fuel condition in perpetuity, ensuring fuels are reduced sufficiently and other hazards are removed such that the fuels & other hazards do not significantly contribute to the bushfire attack.

· limited amounts of low flammability plants are acceptable within the hma; Including maintained lawn, low growing plants & ground covers, low flammability ornamental gardens, vegetable gardens and the like.

· Do not plant adjacent to walls & decks or directly under glazed elements.

· regularly remove ground fuels such as fallen branches, sticks, leaves, bark, lawn clippings etc.

Property access Lots 3 & 4

Construct all weather property access with 4m wide carriageway from the public road to within <90m of the furthest part of the building measured as a hosel lay and to the hardstand located within <3m of the water connection point.

Keep clear of vegetation and other obstructions 0.5m either side and 4m above carriageway.

This BHMP has been prepared to satisfy the requirements of the Tasmanian Planning Scheme– Circular Head. and Director of Building Control (2021) Director's Determination for Bushfire Hazard Areas v1.2 2024

This plan should be read in conjunction with the report titled: Bushfire Report Main Road Stanley . Livingston Natural Resource Services

Water supply for firefighting**. Lots 3 &4**

Install metal or concrete firefighting water tank with a minimum of 10,000 litres stored water, dedicated to firefighting purpose . Fitted with a compliant storz water connection point located within <90m of furthest element of the habitable building, measured as a hose lay, & accessible within <3m of the hardstand. May have remote offtake connected to the

Scott Livingston
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C

Date 20/2/2026

SRL2025/62S2

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:	Main Road, Stanley
Certificate of Title / PID:	CT 137675/1, PID 2294540

2. Proposed Use or Development

Description of proposed Use and Development:	Subdivision, 4 lots,
Applicable Planning Scheme:	Tasmanian Planning Scheme -Circular Head

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Report Main Road, Stanley	Scott Livingston	23/2/2026	2
Bushfire Hazard Management Plan Main Road, Stanley	Scott Livingston	23/2/2026	2
Proposed Subdivision	PDA	17/10/25	01A

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

☐	**E1.4 / C13.4 – Use or development exempt from this Code**	
	Compliance test	**Compliance Requirement**

[1] This document is the approved form of certification for this purpose and must not be altered from its original form.

☐	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

☐	**E1.5.1 / C13.5.1 – Vulnerable Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.1 P1 / C13.5.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
☐	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

☐	**E1.5.2 / C13.5.2 – Hazardous Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.2 P1 / C13.5.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
☐	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

☒	**E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.1 P1 / C13.6.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☒	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk **balance lot existing dwelling**
☒	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots
☒	E1.6.1 A1(c) / C13.6.1 A1(c)	Binding agreement required on balance lot

☒	**E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.2 P1 / C13.6.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☒	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk **balance lot existing dwelling**

☒	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

☒	**E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
☒	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
☒	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk balance lot existing dwelling
☐	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:	Scott Livingston	**Phone No:**	0438 951 021
Postal Address:	PO Box 178, Orford, 7190	**Email Address:**	scottlivingston.lnrs@gmail.com
Accreditation No:	BFP – 105	**Scope:**	1, 2, 3A, 3B, 3C

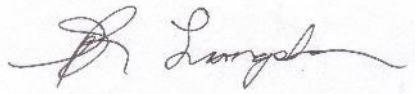
6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or

☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name: Scott Livingston **Date:** 23/2/26

Certificate Number: SRL25/62S2

(for Practitioner Use only)

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: The landowner — Owner /Agent

Main Road — Address

Stanley — 7331 — Suburb/postcod

Qualified person details:

Qualified person: Scott Livingston

Address: PO Box 178 — Phone No: 0438 951 201

Orford — 7190 — Fax No:

Licence No: BFP-105 — Email address: scottlivingston.lnrs@gmail.com

Qualifications and Insurance details: Accredited Bushfire Assessor *(description from Column 3 of the Director of Building Control's Determination)*

Speciality area of expertise: Bushfire Assessment *(description from Column 4 of the Director of Building Control's Determination)*

Details of work:

Address: Main Road — Lot No: 1,2, 3

Stanley — 733 — Certificate of title No 137675/1

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 of Building Control's Determination)*

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
Relevant calculations:	
References:	Australian Standard 3959 Building Regulations 2016 Director of Building Control (2021) Director's Determination for Bushfire Hazard Areas v1.2 2024

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

Assessed as BAL 12.5,

Proposal is compliant with DTS requirements, Determination for Bushfire Hazard Areas v1.2 2024

Scope and/or Limitations

Scope:

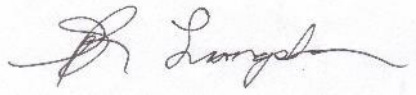
This report was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with Tasmanian Planning Scheme Bushfire-Prone Areas Code issued by the Tasmanian Planning Commission, the Building Code of Australia and Australian Standards, AS 3959-2018, Construction of buildings in bushfire-prone areas.

Limitations:

The inspection has been undertaken and report provided on the understanding that;-

1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		SRL25/62S2	23/2/2026

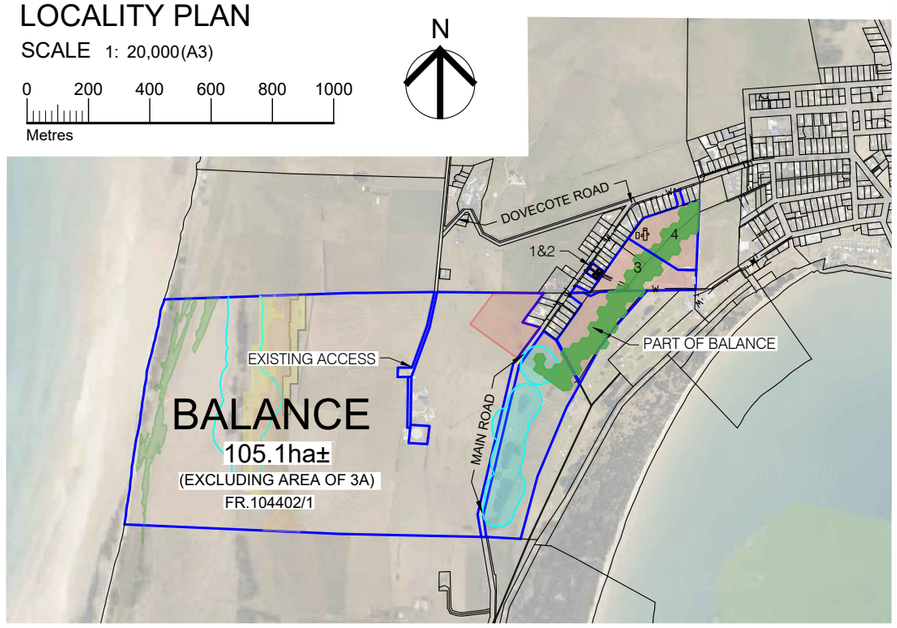
LOCALITY PLAN

SCALE 1: 20,000(A3)

0 200 400 600 800 1000

Metres

N

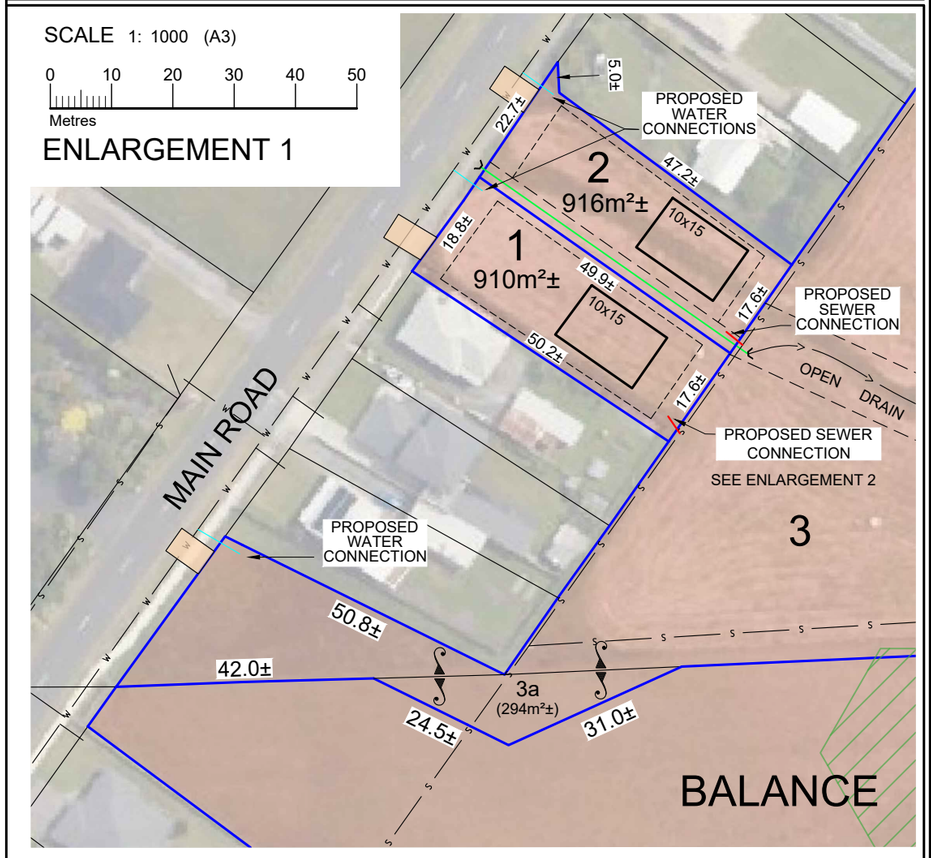


SCALE 1: 1000 (A3)

0 10 20 30 40 50

Metres

ENLARGEMENT 1

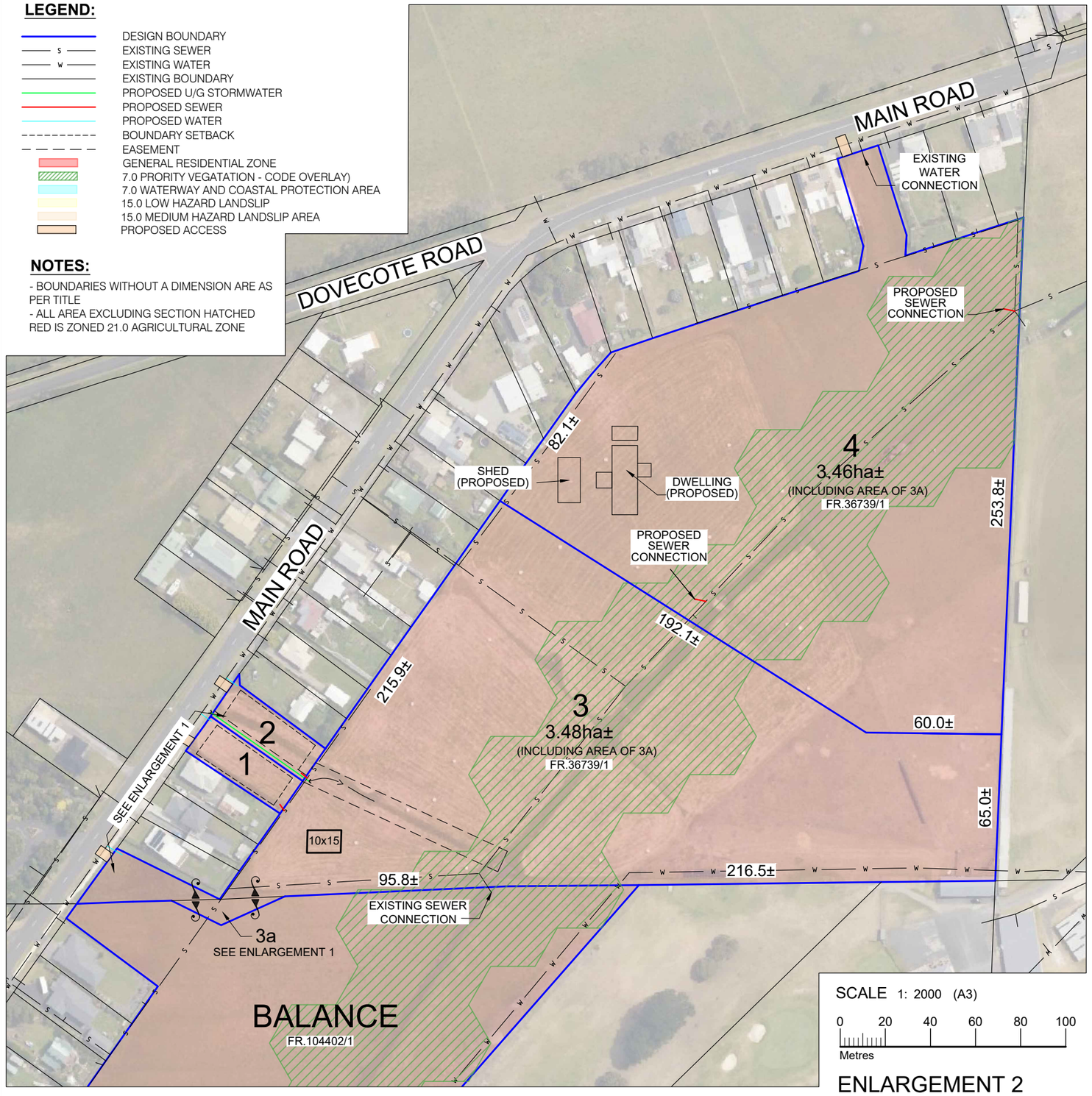


LEGEND:

- DESIGN BOUNDARY
- EXISTING SEWER
- EXISTING WATER
- EXISTING BOUNDARY
- PROPOSED U/G STORMWATER
- PROPOSED SEWER
- PROPOSED WATER
- BOUNDARY SETBACK
- EASEMENT
- GENERAL RESIDENTIAL ZONE
- 7.0 PRORITY VEGATATION - CODE OVERLAY)
- 7.0 WATERWAY AND COASTAL PROTECTION AREA
- 15.0 LOW HAZARD LANDSLIP
- 15.0 MEDIUM HAZARD LANDSLIP AREA
- PROPOSED ACCESS

NOTES:

- BOUNDARIES WITHOUT A DIMENSION ARE AS PER TITLE
- ALL AREA EXCLUDING SECTION HATCHED RED IS ZONED 21.0 AGRICULTURAL ZONE



SCALE 1: 2000 (A3)

0 20 40 60 80 100

Metres

ENLARGEMENT 2

Owners	Title References	PID	Council	Planning scheme	Zone	Zone Codes	Schedule of Easements (Existing easements to be retained unless noted otherwise.)
S.W CHARLES, T.ML CHARLES M.E BELLINGER, D.J BELLINGER & N.J BELLINGER	FR.36739/1 & 104402/1	2864400 & 7435090	Circular Head Council	Tasmanian Planning Scheme	21.0 Agriculture + 8.0 General Residential	7.NAC, 8.SPA, 15.LSJ & 13.BPA	Nil.

REV	AMENDMENTS	DRAWN	DATE	APPR.
-	----	----	----	----
-	----	----	----	----
-	----	----	----	----
-	----	----	----	----
A	UPDATE PROPOSED BUILDING AS PER DESIGN PLANS - (BY OTHERS)	CB	17/10/25	MW

This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED

PLANNER:	MW	REVIEWED:	-
DRAWN:	CB	REVIEWED:	JM
JOB MANAGER:	ADRIAN EBERHARDT		
PRINTED DATE:	17/10/2025		

CLIENT: S&T CHARLES & M&D BELLINGER

PROJECT DESCRIPTION: DEVELOPMENT APPLICATION

ADDRESS: FR.36739/1 MAIN ROAD, STANLEY

DRAWING TITLE: **PLAN OF SUBDIVISION & MINOR BOUNDARY ADJUSTMENT**

PDA
SURVEYORS, ENGINEERS & PLANNERS

6 Queen Street
Burnie, Tasmania, 7320
PHONE: +61 03 6431 4400
FAX: +61 03 6431 6663
EMAIL: pda.bne@pda.com.au
www.pda.com.au
Also at: Launceston, Devonport, Hobart & Kingston

SCALE			PAPER
AS SHOWN			(A3)
JOB NUMBER	DISCIPLINE	SHEET	REVISION
54613	DA	01	A

DATE/TIME: Friday, 17 October 2025 3:06:10 PM PLOTTED: MICHEAL WELLS FILE LOCATION: Q:\54613AE-DA-CHARLES AND BELLINGER-MAIN RD, STANLEY\2-PLAN\54613-DA-1A.DWG

Proposed Residence & Shed
(PID 2864400) Main Road, Stanley 7331
S.W. & T.M.L. Charles

Drawing Schedule

Drawing #	Drawing	Revision	Plot Date
1	Project Information		25/09/2025
2	General Notes		25/09/2025
3	NCC Compliance Notes		25/09/2025
4	Site Plan		25/09/2025
5	Site Plan		25/09/2025
6	Floor Plan		25/09/2025
7	Floor Plan		25/09/2025
8	Floor Plan		25/09/2025
9	Elevations		25/09/2025
10	Elevations		25/09/2025

Project Information

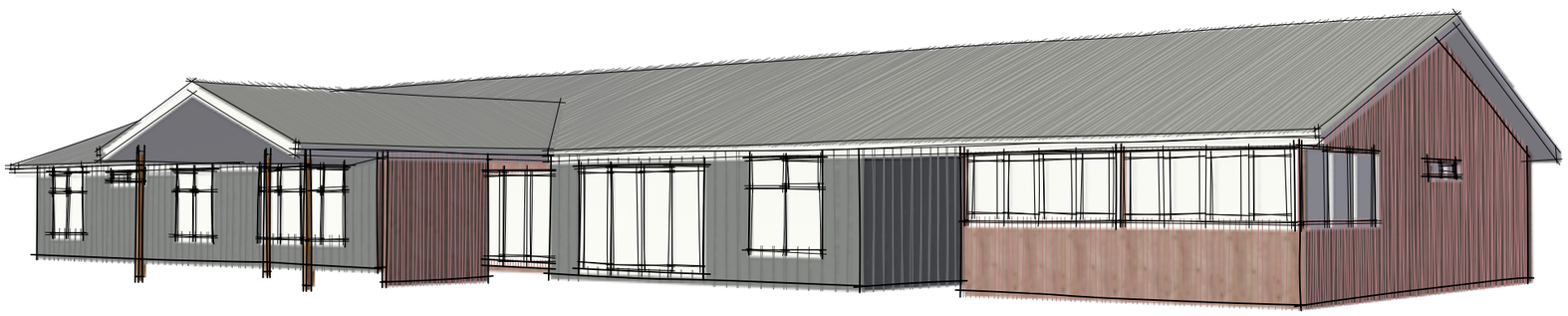
Property ID (PID)	
Title Reference No.	
Site Area	
Site Coverage	
Local Authority	
Zoning	
Building Class	
Category of Building Works	
Category of Plumbing Works	
Soil Classification	
Wind Classification	
Climate Zone	
Bushfire (BAL) Rating	
Alpine Area	
Corrosion Environment	
Site Hazards	

Other Documents Schedule

Title	Supplied
Shed Supplier & Form 55	-
Energy Efficiency & Form 55	-
Site Classification & Form 55	-
Structural Engineering & Form 55	-
Waste Water Report & Form 55	-
Geotech Report & Form 55	-
Bushfire Assessment & Form 55	-

Floor Area

Existing floor	
Existing sheds	
Proposed floor	
Proposed decks	
Total	



abel
design + drafting

REVISION BY:

PROJECT Proposed Residence & Shed
(PID 2864400) Main Road, Stanley 7331

CLIENT S.W. & T.M.L. Charles

DWG **Project Information**

PROJECT DATE 10/05/2024
SCALE @ A3 (uno)
DRAWN AD
CHECKED RF

PLOT DATE 25/09/2025
PROJECT # 25140
DWG # 1
SHEET 1 OF 30

Abel Design TAS Pty Ltd ABN: 32 675 872 938
33 Goldie Street, Wynyard / 5 Brittons Road, Smithton
Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)
Licence No: 832965057, Aaron Duff
PO Box 219, Smithton TAS 7330
E: aaron@abeldesign.com.au

Note: Builder to verify title boundaries on site prior to start works. Abel Design Tas to be notified of any discrepancies if found.
Fence lines not to be relied upon for boundary locations.
Builder to locate any existing services within the extent of any proposed works and relocate as required prior to start works.



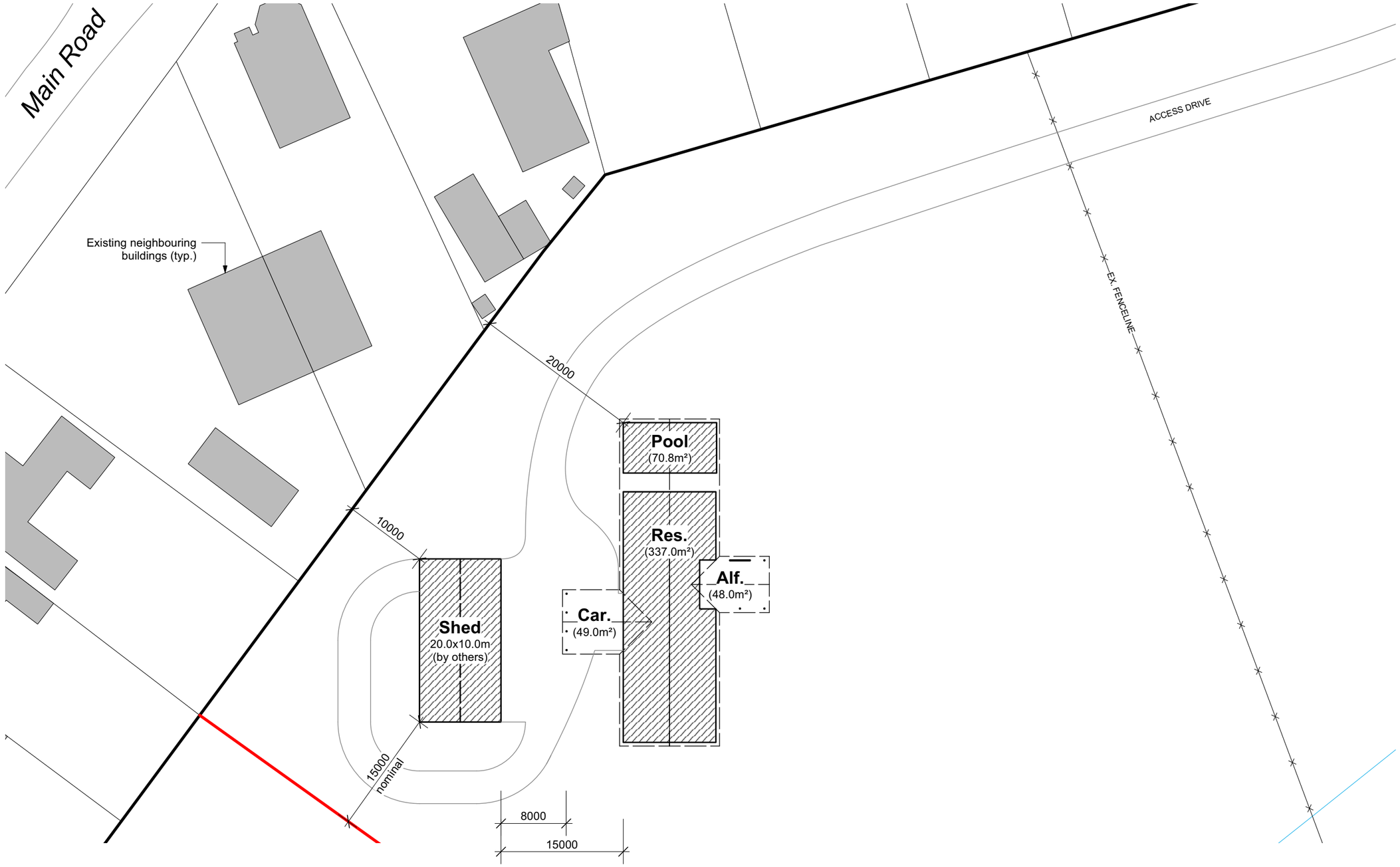
Site Plan
Scale: 1:2000 @A3

abel
design + drafting

REVISION	BY:		PLOT DATE 25/09/2025
PROJECT	Proposed Residence & Shed (PID 2864400) Main Road, Stanley 7331		PROJECT # 25140
CLIENT	S.W. & T.M.L. Charles	PROJECT DATE 10/05/2024 SCALE @ A3 (uno) 1:200 DRAWN AD CHECKED RF	DWG # 4
DWG	**Site Plan**		SHEET 4 OF 30

Abel Design TAS Pty Ltd ABN: 32 675 872 938
33 Goldie Street, Wynyard / 5 Brittons Road, Smithton
Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)
Licence No: 832965057, Aaron Duff
PO Box 219, Smithton TAS 7330
E: aaron@abeldesign.com.au

Note: Builder to verify title boundaries on site prior to start works. Abel Design Tas to be notified of any discrepancies if found.
Fence lines not to be relied upon for boundary locations.
Builder to locate any existing services within the extent of any proposed works and relocate as required prior to start works.

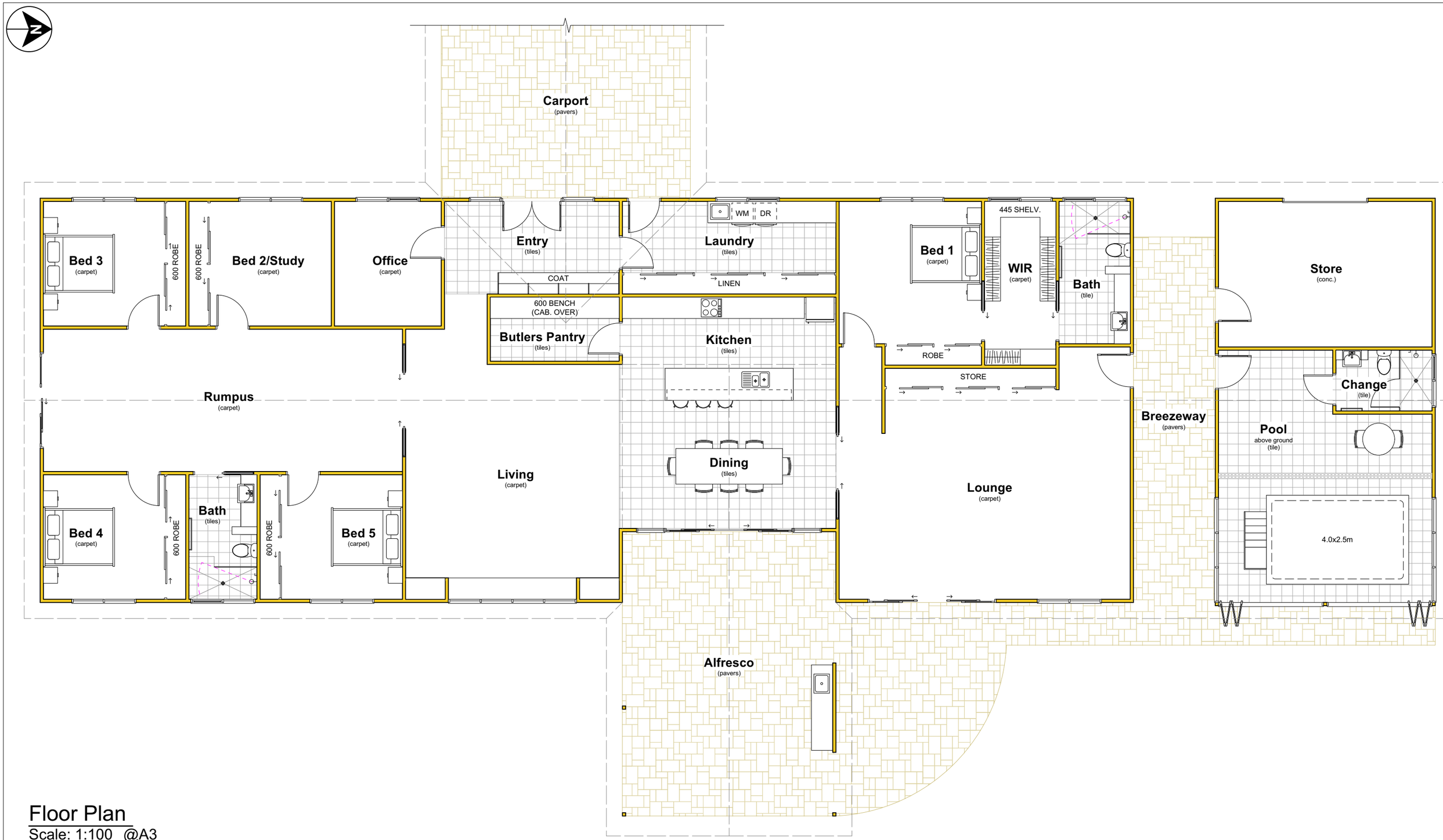


Site Plan
Scale: 1:500 @A3

abel
design + drafting

REVISION	BY:		PLOT DATE 25/09/2025
PROJECT	Proposed Residence & Shed (PID 2864400) Main Road, Stanley 7331		PROJECT # 25140
CLIENT	S.W. & T.M.L. Charles	PROJECT DATE 10/05/2024 SCALE @ A3 (uno) 1:200	DWG # 5
DWG	**Site Plan**	DRAWN AD CHECKED RF	SHEET 5 OF 30

Abel Design TAS Pty Ltd ABN: 32 675 872 938
33 Goldie Street, Wynyard / 5 Brittons Road, Smithton
Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)
Licence No: 832965057, Aaron Duff
PO Box 219, Smithton TAS 7330
E: aaron@abeldesign.com.au



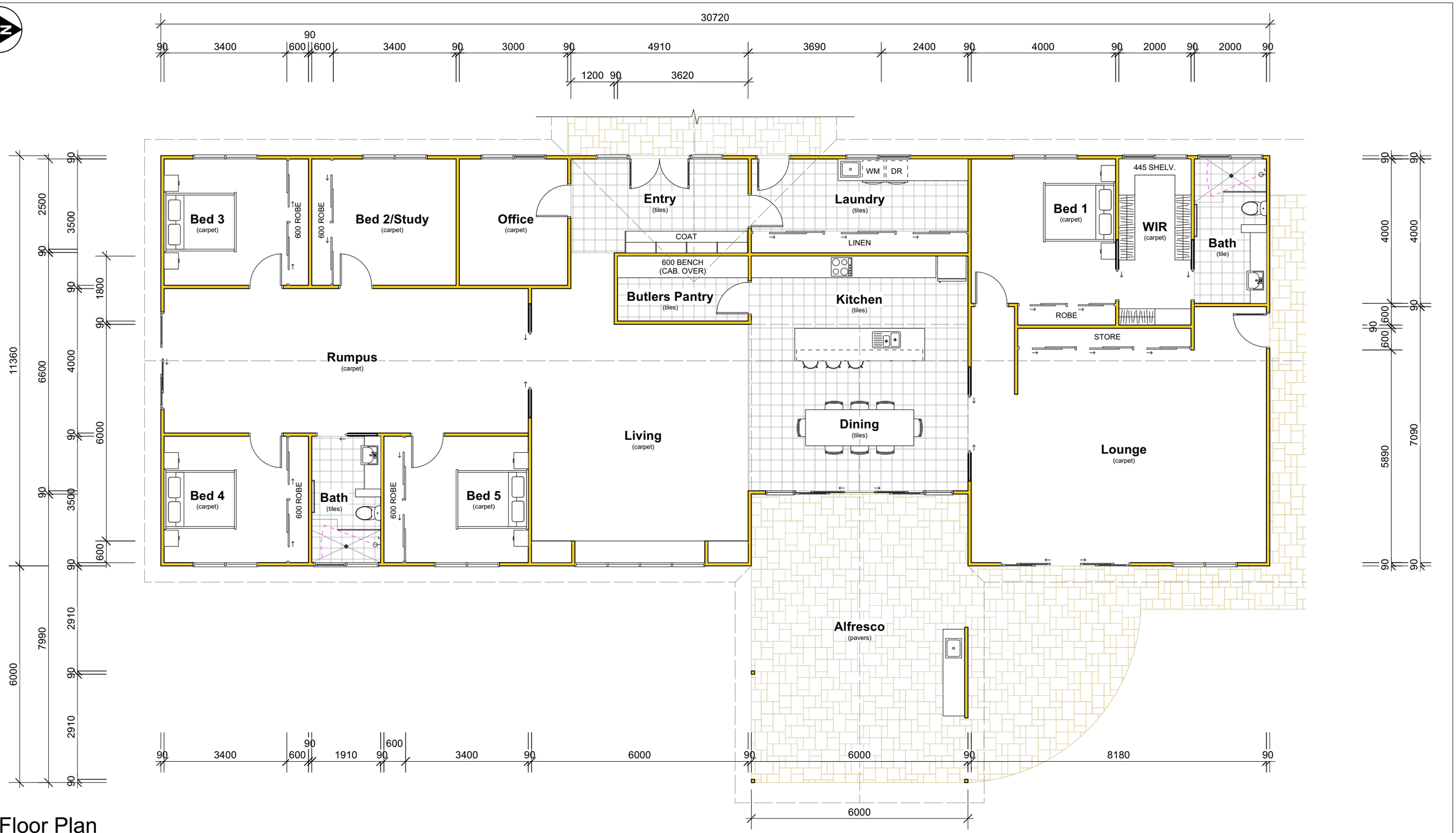
Floor Plan

Scale: 1:100 @A3

abel
design + drafting

REVISION	BY:		PLOT DATE 25/09/2025
PROJECT	Proposed Residence & Shed (PID 2864400) Main Road, Stanley 7331		PROJECT # 25140
CLIENT	S.W. & T.M.L. Charles	PROJECT DATE 10/05/2024 SCALE @ A3 (uno) 1:100	DWG # 6
DWG	**Floor Plan**	DRAWN AD CHECKED RF	SHEET 6 OF 30

Abel Design TAS Pty Ltd ABN: 32 675 872 938
33 Goldie Street, Wynyard / 5 Brittons Road, Smithton
Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)
Licence No: 832965057, Aaron Duff
PO Box 219, Smithton TAS 7330
E: aaron@abeldesign.com.au



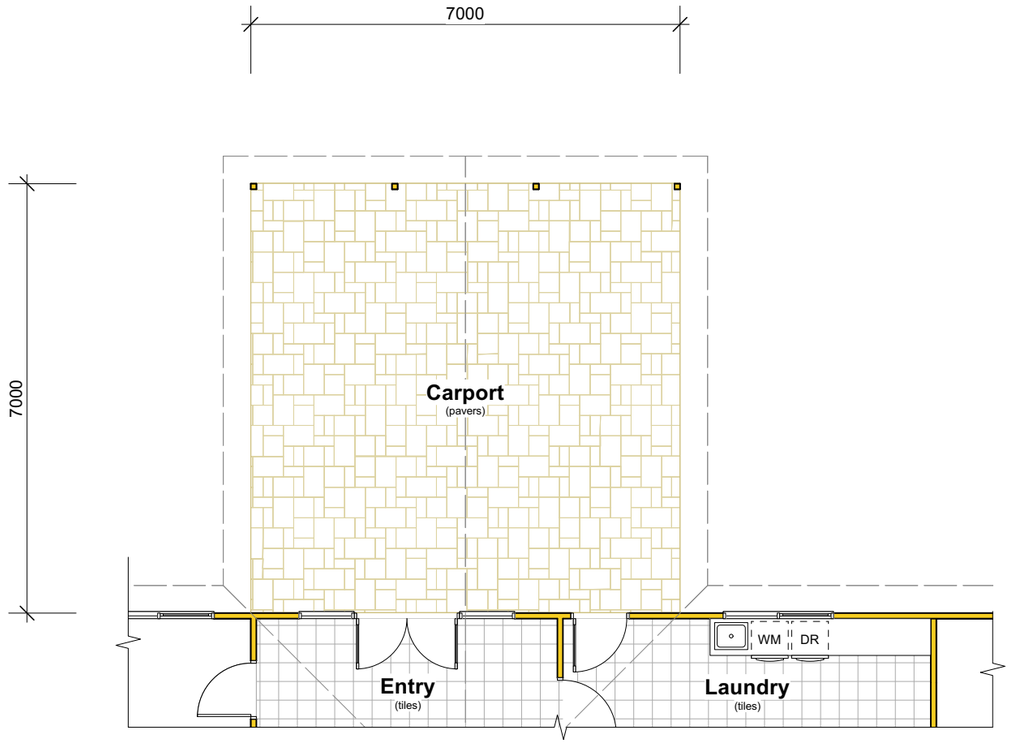
Floor Plan

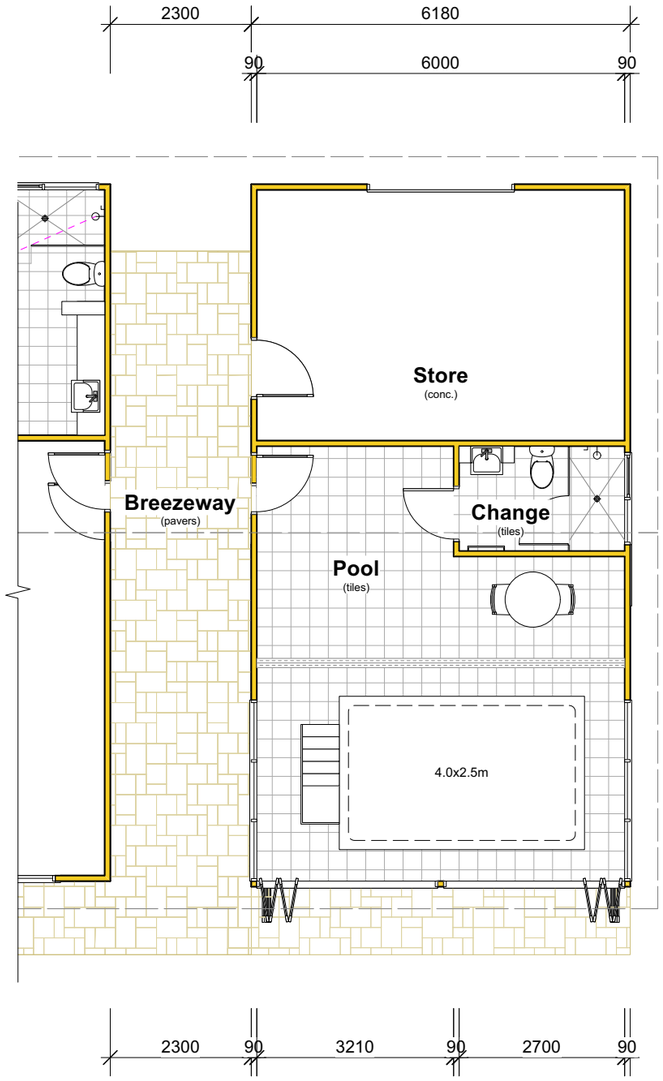
Scale: 1:100 @A3

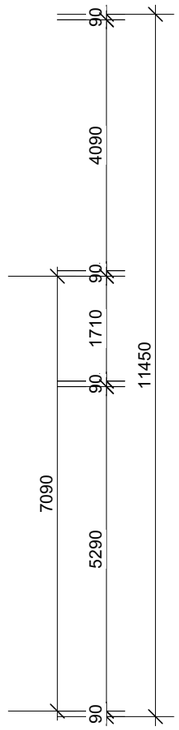
abel
design + drafting

REVISION	BY:		PLOT DATE 25/09/2025
PROJECT	Proposed Residence & Shed (PID 2864400) Main Road, Stanley 7331		PROJECT # 25140
CLIENT	S.W. & T.M.L. Charles	PROJECT DATE 10/05/2024 SCALE @ A3 (uno) 1:100	DWG # 7
DWG	**Floor Plan**	DRAWN AD CHECKED RF	SHEET 7 OF 30

Abel Design TAS Pty Ltd ABN: 32 675 872 938
33 Goldie Street, Wynyard / 5 Brittons Road, Smithton
Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)
Licence No: 832965057, Aaron Duff
PO Box 219, Smithton TAS 7330
E: aaron@abeldesign.com.au







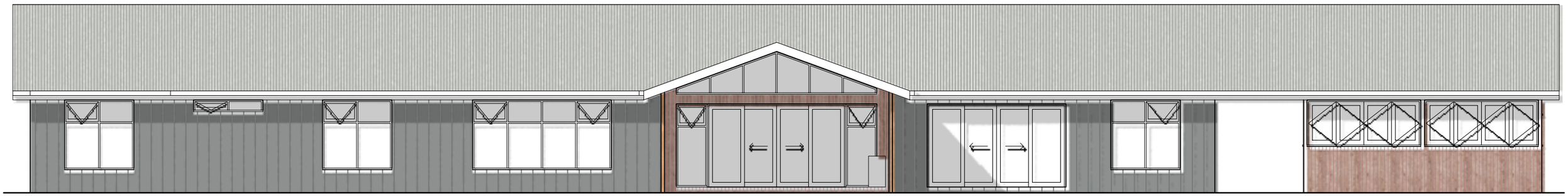
Floor Plan

Scale: 1:100 @A3

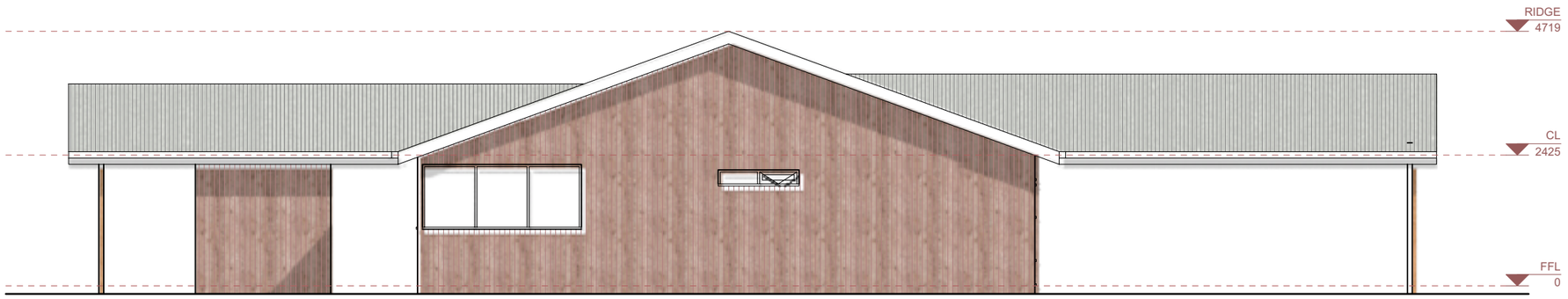
abel
design + drafting

REVISION	BY:		PLOT DATE 25/09/2025
PROJECT	Proposed Residence & Shed (PID 2864400) Main Road, Stanley 7331		PROJECT # 25140
CLIENT	S.W. & T.M.L. Charles	PROJECT DATE 10/05/2024 SCALE @ A3 (uno) 1:100	DWG # 8
DWG	**Floor Plan**	DRAWN AD CHECKED RF	SHEET 8 OF 30

Abel Design TAS Pty Ltd ABN: 32 675 872 938
33 Goldie Street, Wynyard / 5 Brittons Road, Smithton
Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)
Licence No: 832965057, Aaron Duff
PO Box 219, Smithton TAS 7330
E: aaron@abeldesign.com.au



South Elevation
Scale: 1:100 @A3



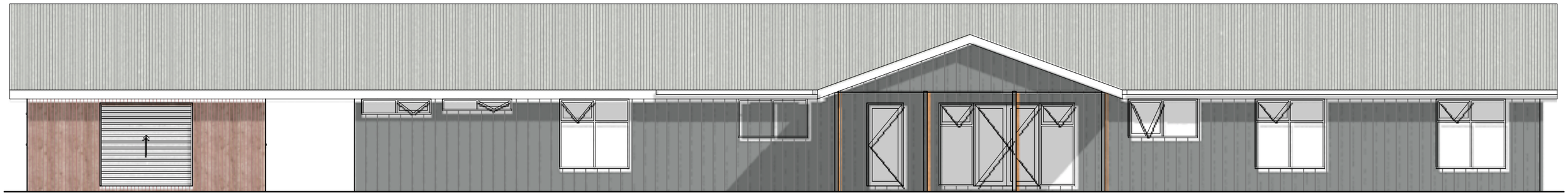
East Elevation
Scale: 1:100 @A3

abel
design + drafting

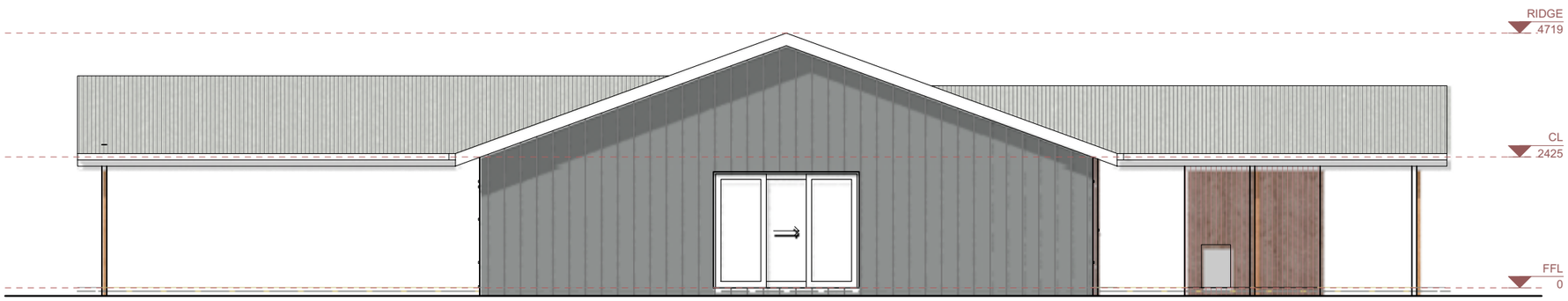
REVISION	BY:		PLOT DATE 25/09/2025
PROJECT	Proposed Residence & Shed (PID 2864400) Main Road, Stanley 7331		PROJECT # 25140
CLIENT	S.W. & T.M.L. Charles	PROJECT DATE 10/05/2024 SCALE @ A3 (uno) 1:100	DWG # 9
DWG	**Elevations**	DRAWN AD CHECKED RF	SHEET 9 OF 30

Abel Design TAS Pty Ltd ABN: 32 675 872 938
33 Goldie Street, Wynyard / 5 Brittons Road, Smithton
Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)

Licence No: 832965057, Aaron Duff
PO Box 219, Smithton TAS 7330
E: aaron@abeldesign.com.au



North Elevation
Scale: 1:100 @A3



West Elevation
Scale: 1:100 @A3

abel
design + drafting

REVISION	BY:		PLOT DATE 25/09/2025
PROJECT	Proposed Residence & Shed (PID 2864400) Main Road, Stanley 7331		PROJECT # 25140
CLIENT	S.W. & T.M.L. Charles	PROJECT DATE 10/05/2024 SCALE @ A3 (uno) 1:100	DWG # 10
DWG	**Elevations**	DRAWN AD CHECKED RF	SHEET 10 OF 30

Abel Design TAS Pty Ltd ABN: 32 675 872 938
33 Goldie Street, Wynyard / 5 Brittons Road, Smithton
Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)
Licence No: 832965057, Aaron Duff
PO Box 219, Smithton TAS 7330
E: aaron@abeldesign.com.au

30 March 2026

PDA Surveyors
6 Queen Street
Burnie TAS 7320

planning @pda.com.au

Dear Sir/Madam

REQUEST FOR ADDITIONAL INFORMATION – SA 2026/002 - SUBDIVISION (4 LOTS & MINOR BOUNDARY ADJUSTMENT) HOUSE & SHED DEVELOPMENT - 19 WELLS ROAD AND MAIN ROAD, STANLEY - TASMANIAN PLANNING SCHEME – CIRCULAR HEAD

Thank you for submitting the above application for a planning permit.

After reviewing the application it is requested that you provide the following information before assessment can continue:

1. Concept Plan

   To ensure that proposed lots 3 and 4 can be further developed to maximise the potential yield of lots in the General Residential zoned land, please provide a concept plan on how proposed lots 3 and 4 can be further developed into the future, including potential road reservations to access and develop the lots at acceptable General Residential zone density.

   This request is made in regard to the Councils obligations under the *Local Government (Building and Miscellaneous Provisions) Act 1993*, s85.

2. Stormwater

   Please provide proposed diameter and material of proposed underground stormwater. Please provide details of any inlet and outlet structures. Further, please provide hydraulic calculations demonstrating the proposed pipe system has adequate capacity to convey a design storm event of 5% AEP.

This request is made under section 54 of the *Land Use Planning and Approvals Act 1993* ('the Act'). Council has 42 days under the Act to assess your application, however until you provide the requested information the application is placed 'on stop'. The application will remain stopped on **day 3** until the above information is provided to Council's satisfaction.

You may appeal this request or any items contained within it by contacting the Resource and Planning Stream of the Tasmanian Civil and Administrative Tribunal on 1800 657 500.

If you wish to discuss this request or any items contained within it, please contact assessing officer Sonali Sinha on 0459 684 333.

Yours sincerely



Alison Pyke
MANAGER PLANNING & REGULATORY SERVICES

PDA
SURVEYORS, ENGINEERS & PLANNERS

Our Reference: 54613AE
Project Manager: Micheal Wells
Your Reference: SA2026/002

31 March 2026

Circular Head Council
Planning Department
via email

Dear Sir/Madam,

RE: SA 2026/002 - SUBDIVISION (4 LOTS & MINOR BOUNDARY ADJUSTMENT) HOUSE & SHED DEVELOPMENT - 19 WELLS ROAD AND MAIN ROAD, STANLEY

Thank you for your additional information request for the above development. In response to your request could you please provide clarification on the following point:

1. *Concept Plan*

   To ensure that proposed lots 3 and 4 can be further developed to maximise the potential yield of lots in the General Residential zoned land, please provide a concept plan on how proposed lots 3 and 4 can be further developed into the future, including potential road reservations to access and develop the lots at acceptable General Residential zone density.

   This request is made in regard to the Councils obligations under the Local Government (Building and Miscellaneous Provisions) Act 1993, s85.

The application before Council meets the Acceptable Solutions for lot sizes within the zone for all lots. Any future development (or use) would require a future development application and is handled under that process and therefore does not relate to the application before Council.

Any drawing response to the above installs a fictitious development creating uncertainty of assessment, potential onerous liabilities in relation to infrastructure demand and capabilities, uncertainty of roads infrastructure demand and capabilities together with existing and future usages, uncertainty of conditions of consent and ultimately the decision of permit outcome from the Planning Authority and referral agencies.

It also leads to the necessity of external consultants to validate hypothetical works on a "concept plan" which questions fairness through unnecessary imposed financial burden and potentials of unnecessary upsizing of reticulated services to cater to something that is not proposed, that cannot be viably constructed and has potential to artificially inflate the land value from what is being proposed at the point in time of the sealing of final plan of survey.

The history of the site has identified that stormwater management from a larger subdivision is not viable and has economically prohibited larger scale subdivisions from

developing on the site in the past. The proposal before the Planning Authority is within scale of what suitable for the land and it responds to existing conditions.

As to whether the land is developed into the future; that is by future application for use and or development and is not part of this application.

The Planning Authorities information request relating to Section 85 of the *Local Government (Building and Miscellaneous Provisions) Act 1993* (the Act) is as follows:

85. Refusal of application for subdivision

The council may refuse to approve a plan of subdivision if it is of the opinion –

(a) that the roads will not suit the public convenience, or will not give satisfactory inter-communication to the inhabitants both of the subdivision and the municipal area in which it is; or

(b) that the drainage both of roads and of other land will not be satisfactorily carried off and disposed of; or

(ba) that the land is not suitable for an on-site effluent disposal system for all or specified kinds of effluent from each block; or

(c) that the site or layout will make unduly expensive the arrangements for supply of water and electricity, connection to drains and sewers and the construction or maintenance of streets; or

(d) that the layout should be altered to include or omit –

(i) blind roads; or

(ii) alleys or rights of way to give access to the rear of lots; or

(iii) public open space; or

(iv) littoral or riparian reserves of up to 30 metres in from the shore of the sea or the bank of a river, rivulet or lake; or

(v) private roads, ways or open spaces; or

(vi) where the ground on one side is higher than on the other, wider roads in order to give reasonable access to both sides; or

(vii) licences to embank highways under the Highways Act 1951; or

(viii) provision for widening or deviating ways on or adjoining land comprised in the subdivision; or

(ix) provision for the preservation of trees and shrubs; or

(e) that adjacent land of the owner, including land in which the owner has any estate or interest, ought to be included in the subdivision; or

(f) that one or more of the lots is by reason of its shape in relation to its size or its contours unsuitable for building on; or

(g) that one or more of the lots ought not to be sold because of –

(i) easements to which it is subject; or

(ii) party-wall easements; or

(iii) the state of a party-wall on its boundary.

In relation to s.85 above, please identify the clause reference (a) through (g) that has triggered a request for a "concept plan".

The justification in requiring a fictitious, hypothetical and superfluous subdivisional plan to address clauses that do not relate to the application before Council is questioned.

Should this provision be a clerical error – please provide a reference to the relevant Clause listed under *Division 2* within *the Act* so as it may be adequately addressed as PDA is failing to identify in the requirement of a 'fictitious plan' of subdivision to be included alongside an actual 'proposal plan' of subdivision in clauses 81 to 86 of Division 2 of *the Act*.

It should be noted and reiterating on the above; the tests of validity are in question. Particularly with the legal tests of relevance, certainty, and fairness, and where a superfluous, fictitious and hypothetical subdivision plan fails to directly relate to the actual proposed development before the Planning Authority. It may be invalid if it serves an ulterior motive, is unreasonable, or conflicts with a planning scheme or a planning directive.

We look forward to your clarification and responses.

PDA
SURVEYORS, ENGINEERS & PLANNERS
Planning Department

Contact
For any enquiries, please contact one of our offices:

HOBART
A: 127 Bathurst Street, Hobart Tasmania 7000
P: (03) 6234 3217
E: planning@pda.com.au

LAUNCESTON
A: 3/23 Brisbane Street, Launceston, TAS 7250
P: (03) 6331 4099
E: planning@pda.com.au

BURNIE
A: 6 Queen Street, Burnie, TAS 7320
P: (03) 6431 4400
E: planning@pda.com.au

15 April 2026

PDA Surveyors
6 Queen Street
Burnie TAS 7320

planning @pda.com.au

Dear Sir/Madam

REQUEST FOR ADDITIONAL INFORMATION – SA 2026/002 - SUBDIVISION (4 LOTS & MINOR BOUNDARY ADJUSTMENT) HOUSE & SHED DEVELOPMENT - 19 WELLS ROAD AND MAIN ROAD, STANLEY - TASMANIAN PLANNING SCHEME – CIRCULAR HEAD

Thank you for submitting the above application for a planning permit and a response back from our additional information request.

After reviewing the additional information the following information is still required before assessment can continue:

1. Concept Plan

   Information received.

   To provide clarification, please amend the concept plan to include the width of the access arrangement for lot 3 at its narrowest point.

2. Stormwater

   Please provide proposed diameter and material of proposed underground stormwater. Please provide details of any inlet and outlet structures. Further, please provide hydraulic calculations demonstrating the proposed pipe system has adequate capacity to convey a design storm event of 5% AEP.

   Remains outstanding.

This request is made under section 54 of the *Land Use Planning and Approvals Act 1993* ('the Act'). Council has 42 days under the Act to assess your application, however until you provide the requested information the application is placed 'on stop'. The application will remain stopped on **day 3** until the above information is provided to Council's satisfaction.

You may appeal this request or any items contained within it by contacting the Resource and Planning Stream of the Tasmanian Civil and Administrative Tribunal on 1800 657 500.

If you wish to discuss this request or any items contained within it, please contact assessing officer Sonali Sinha on 0459 684 333.

Yours sincerely

Alison Pyke
MANAGER PLANNING & REGULATORY SERVICES

PDA
SURVEYORS, ENGINEERS & PLANNERS



SA 2026/002 – 19 Wells Road & Main Road, Stanley

Stormwater Management Report – Rev 0

54613AE | July 2025

Table of Contents

1 Project Overview 5

1.1 Site overview 5

1.2 Council Requirements 6

2 Stormwater Quantity Management 7

2.1 Design requirements 7

2.2 Hydrological Model 7

2.3 Existing Stormwater System 7

2.4 Proposed stormwater system 7

2.5 Sub-catchments 8

2.6 Drain model setup 9

2.7 Model results 9

2.7.1 5% AEP Flow Results 10

3 Summary 12

4 Qualifications 12

List of Figures

Figure 1 – Location of affected properties 5

Figure 2 – Subdivision Layout 6

Figure 3 – Catchments 8

Figure 4 – Drains model setup 9

Figure 6 – 5% AEP Flows (SSP3-7.0_2100) 10

Figure 6 – HGL (5% AEP SSP3-7.0_2100) 11

List of Tables

Table 1 C10 runoff coefficients 7

Table 2 Catchment details 8

PDA Contributors

Author	**Rod Parsons**		**09 July 2026**
Review	M Westerberg		14 July 2026

Revision History

Revision	Description	Date
0	First Issue – for DA approval	14 July 2026

© PDA Surveyors, Engineers & Planners

This document is and shall remain the property of PDA Surveyors, Engineers & Planners. Unauthorised use of this document in any form whatsoever is prohibited. This document is issued for the party which commissioned it and for specific purposes connected with the above-captioned project only. It should not be relied upon by any other party or used for any other purpose. We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

Abbreviations

AEP	Annual Exceedance Probability
AMC	Antecedent Moisture Condition
ARI	Annual Recurrence Interval
ARR	Australian Rainfall and Runoff
BOM	Bureau of Meteorology
CC	Climate Change
IFD	Intensity – Duration - Frequency
IL-CL	Initial Loss – Continuing Loss
NRE	Department of Natural Resources and Environment Tasmania
SW	Stormwater
QUDM	Queensland Urban Drainage Manual

1 Project Overview

This report has been prepared by PDA Surveyors, Engineers & Planners on behalf of the owners, to support a development application to subdivide the property of Main Road Stanley. The subdivision will require the piping of an existing open drain which conveys surface water from the paddock in 50 Dovecote Road, as well as part of the road reserve of Main Road. The subdivision also requires a boundary readjustment of 19 Wells Road. This report assesses the relevant catchment of the required pipe and recommends a pipe size. This is response to an RFI from Circular Head Council dated 15 April 2026.

1.1 Site overview

The properties in consideration are indicated below.

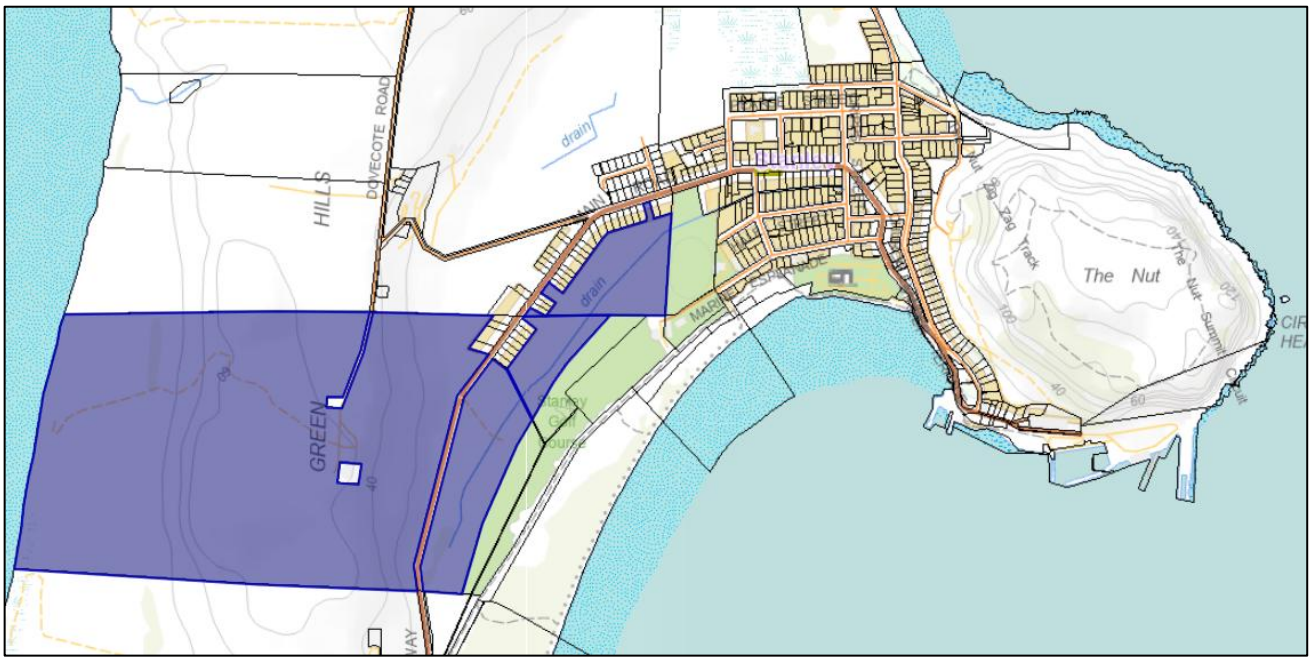


Figure 1 – Location of affected properties

The plan of subdivision is shown below.

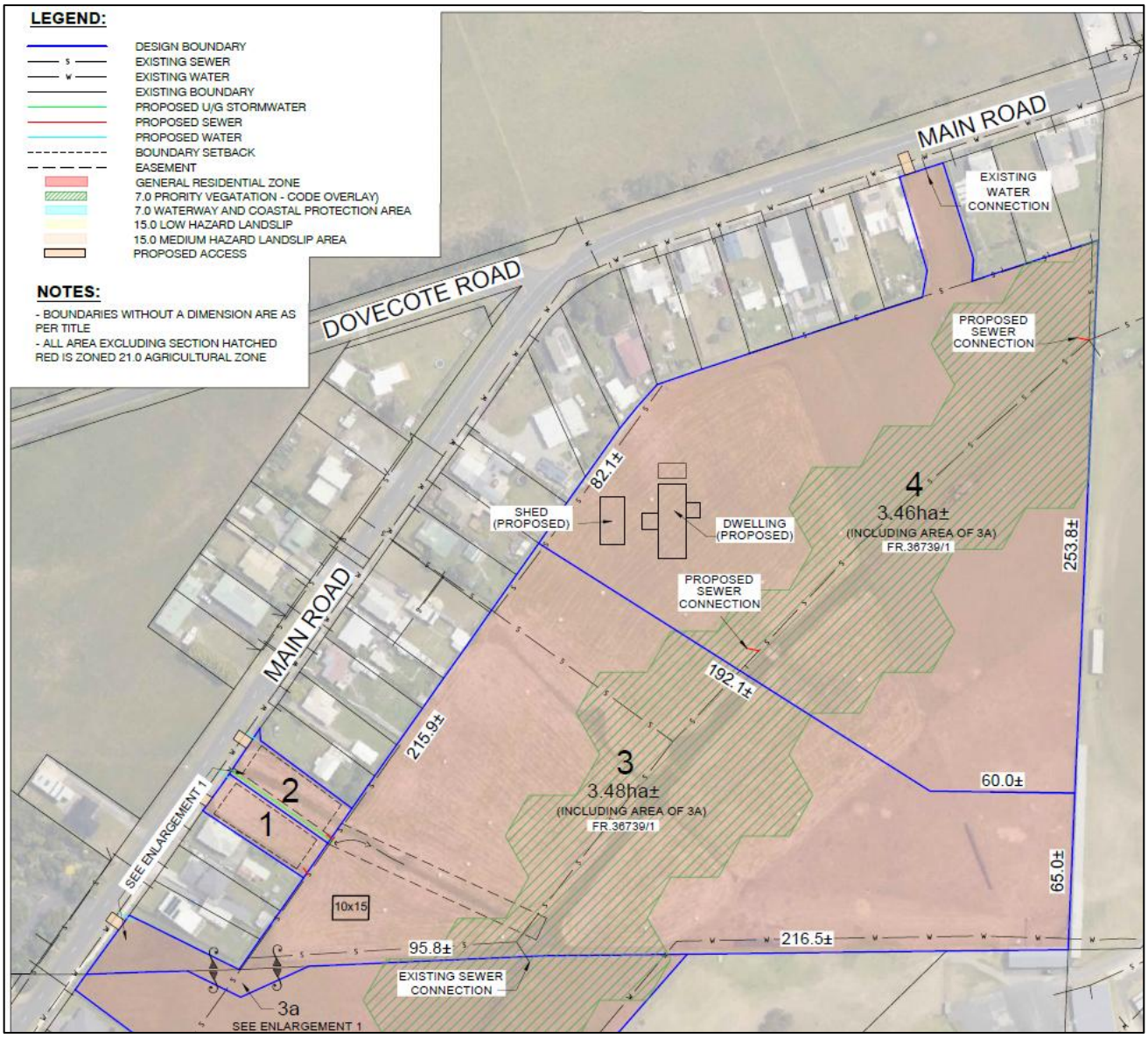


Figure 2 – Subdivision Layout

1.2 Council Requirements

The items in Council's RFI that are relevant to stormwater are reproduced below, with our brief comments. Greater detail is provided later.

2. Stormwater

Please provide proposed diameter and material of proposed underground stormwater. Please provide details of any inlet and outlet structures. Further, please provide hydraulic calculations demonstrating the proposed pipe system has adequate capacity to convey a design storm event of 5% AEP.

A DN300 Blackmax or equivalent pipe is proposed. The calculations are presented below.

2 Stormwater Quantity Management

2.1 Design requirements

The following design requirements have been adopted:

- Design the pipe to convey the flows from a 5% AEP storm event.
- Design for the SSP3-7.0_2100 climate change scenario, in accordance with the Tasmanian Infrastructure Guidelines.

2.2 Hydrological Model

A full range of storm durations from 5 minutes to 3 hours was simulated using an Extended Rational Method hydrological model. Table 1 shows the C10 runoff coefficients adopted.

Other inputs considered for the SW network design include:

- The use of the 2016 IFD data from the BOM;
- Ten temporal patterns obtained from the ARR Data Hub for each duration;
- Median pre-burst rainfall depths from the ARR Data Hub.

Median results for the ensemble of storms using the specified parameters will be obtained.

This approach aims to provide a comprehensive examination of the numerous possible rainfall scenarios. However, it is important to note that weather conditions may vary from those typically assumed and recommended by the ARR.

Table 1 C10 runoff coefficients

Area type	Impervious area	Pervious area
Paddock	0.9	0.2
Road reserve	0.9	0.3

2.3 Existing Stormwater System

The grassed open drain through 50 Dovecote Road is captured by a headwall to a grated pit (at least 600 x 600) on the northern side of Main Road. The pipe then runs under the road to a second grated pit (about 450 x 600) on the southern side of the road. From there the pipe runs towards the existing open channel on the property known as Main Road. The pipe outlet is almost completely blocked.

2.4 Proposed stormwater system

It is proposed to install a new DN300 structured wall PE pipe from the second grated pit to a new manhole inside the road reserve, from where a new DN300 will run through a new easement through proposed Lot 2. The pipe will end at a headwall below Lot 2 and then run in an open drain to rejoin the existing swale which

crosses the subject site toward the central drainage line. The second pit should be upgraded with a larger grating. A grating size of 900 mm x 900 mm is suitable. Note that the gratings were modelled as 50% blocked.

2.5 Sub-catchments

The catchments are shown in the image below, followed by a tabulation of the catchment properties. The catchment within the paddock accounted for existing drainage trenches criss-crossing it, which decrease the relevant catchment area.

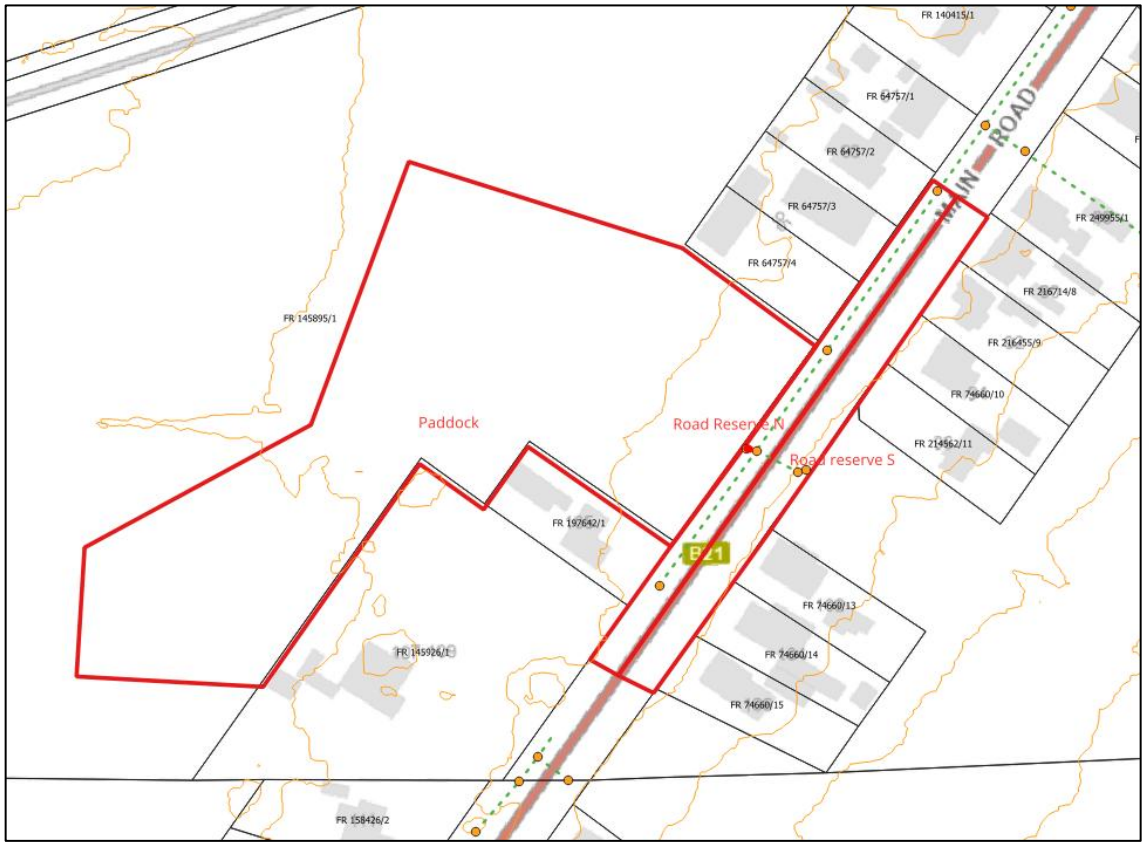


Figure 3 – Catchments

Table 2 Catchment details

Catchment name	Area (m²)	% Impervious	Time of concentration (min)	Comment
Paddock	11 973	0%	11	Determined by Bransby-Williams method
Road reserve N	1 246	65%	5	As per QUDM
Road reserve S	1 655	65%	5	As per QUDM

2.6 Drain model setup

Below is shown the setup of the Drains model. The model results are shown in the next section.

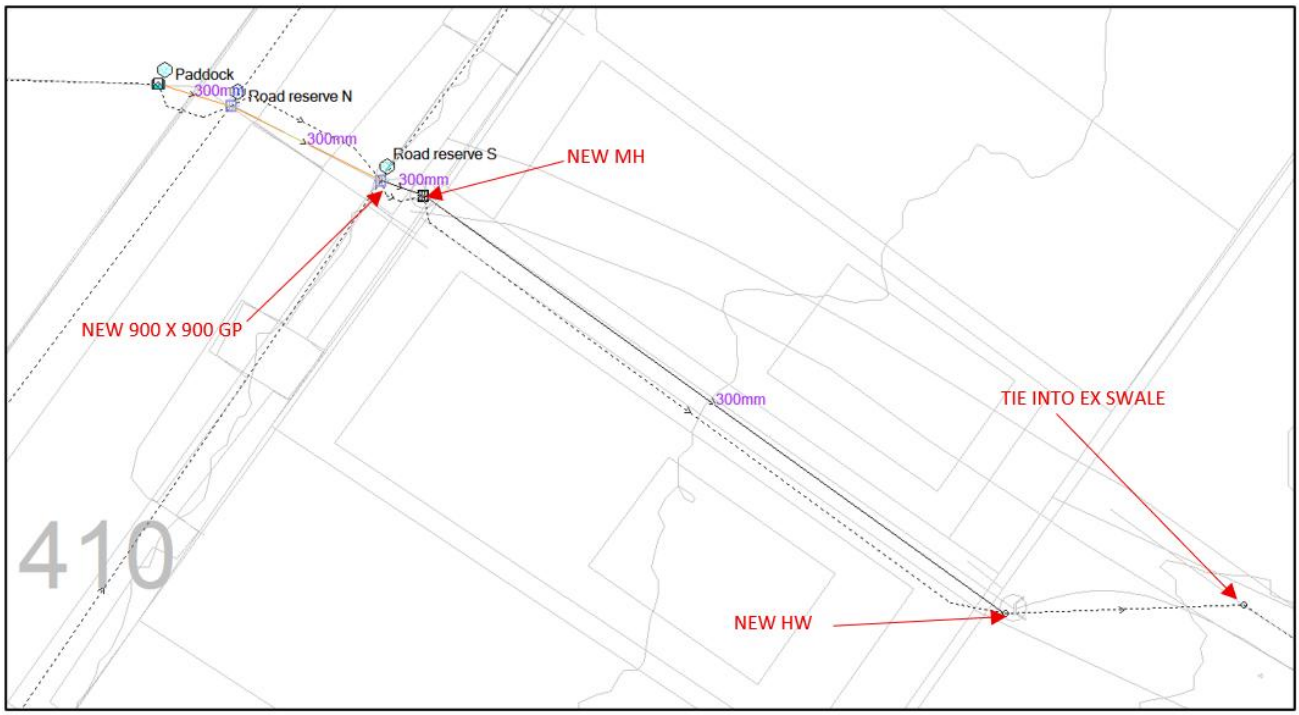


Figure 4 – Drains model setup

2.7 Model results

It is found that a DN300 pipe (Blackmax or similar) is suitable to convey the design flows. See below the design flows in plan, as well as an HGL long section of the pipes from the upstream headwall to the discharge into the subject property.

2.7.1 5% AEP Flow Results

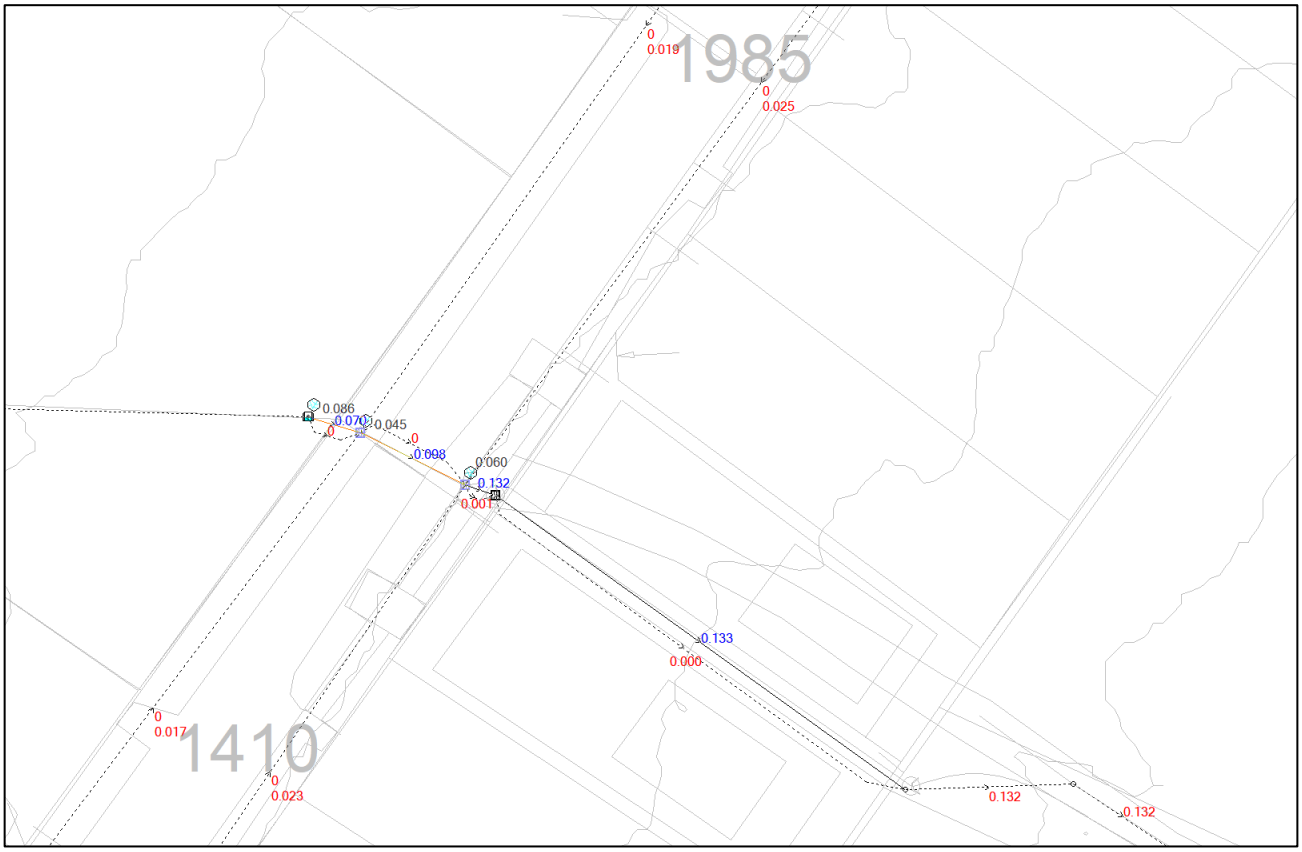


Figure 5 – 5% AEP Flows (SSP3-7.0_2100)

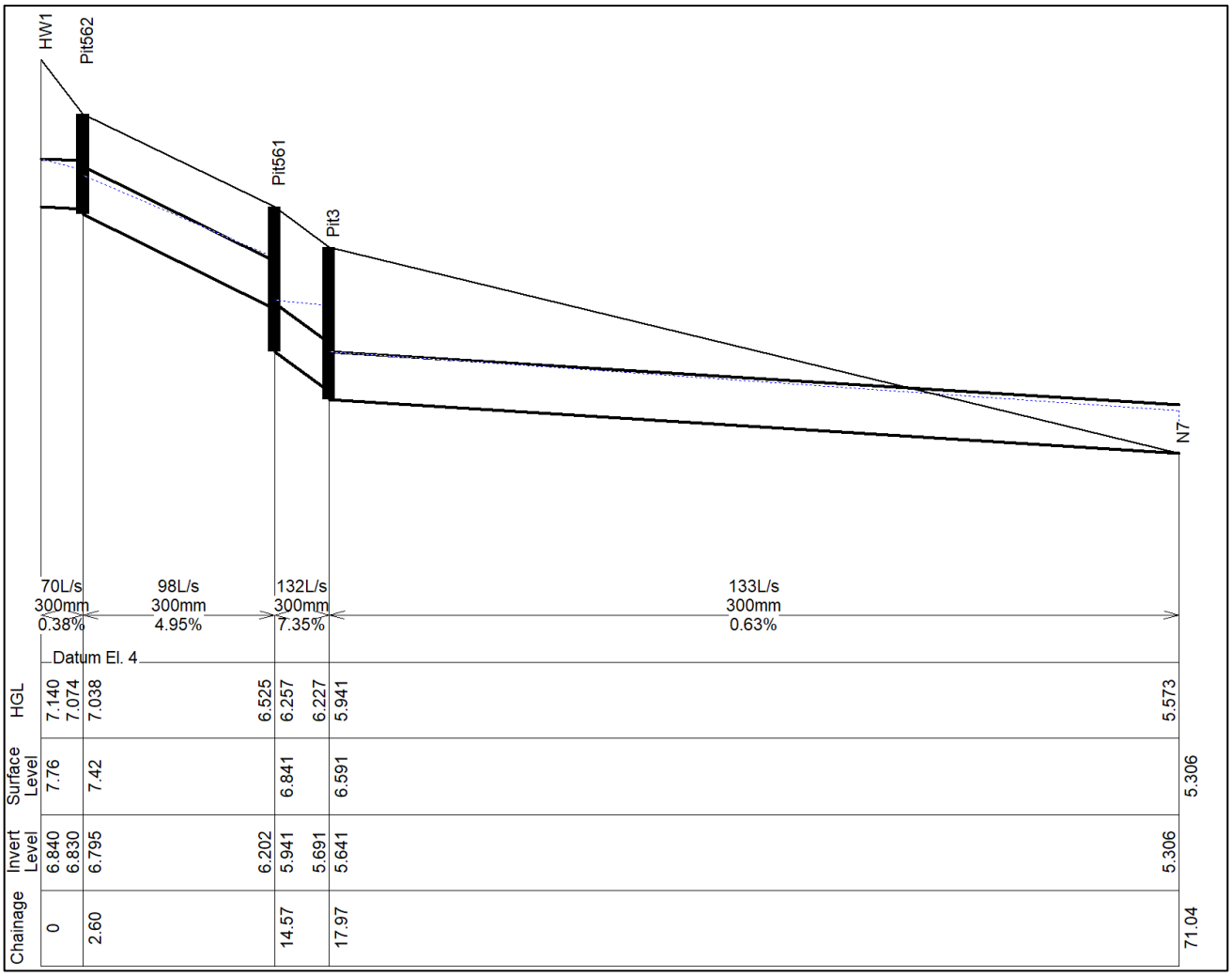


Figure 6 – HGL (5% AEP SSP3-7.0_2100)

3 Summary

The following is proposed:

- Upgrade the existing 600 x 450 grated pit on the southern side of Main Road with a 900 x 900 grated pit.
- Reticulate a new DN300 structure wall polyethylene or polypropylene PP pipe (Blackmax or similar) from the said GP through a new easement in proposed Lot 2 to a new headwall downstream of the lot;
- Create a short open swale from this headwall to tie into the existing swale which in turn heads to the central watercourse through the site.

4 Qualifications

This document is intended solely for the purpose of documenting the calculations followed for the design of the stormwater drainage system and should not be used for any other purpose without proper consultation. The results presented here reflect median outcomes based on various combinations of probable rainfall characteristics. These should not be understood as deterministic predictions of the stormwater system's performance, as they are influenced by both epistemic (arising from incomplete knowledge) and aleatory (arising from the inherent variability of natural systems) uncertainties associated with stormwater and hydrological models. It should be used by qualified professionals in conjunction with their professional judgement.

The calculations presented in this document are based on the data available at the time of writing. The design calculations were performed in accordance with the relevant design standards and guidelines applicable at the time of the writing. Future updates to these standards may require revisions to the design.

This document contains several assumptions regarding the site's condition, hydrological parameters, and projections for future climate scenarios (when required). These assumptions are detailed within the report and any deviation from these assumptions may affect the outcome of the design. The design is based on site-specific conditions understood from available information. This includes information and data provided by third parties. While this information is believed to be accurate, no warrant is given as to its completeness and or reliability.

It is important to acknowledge that many stormwater treatment assets, including GPTs, are subject to ongoing audits and field evaluations, which continue to enhance understanding of their actual performance in real-world conditions. As this knowledge evolves, previously unidentified limitations or inefficiencies in certain products may become apparent. While every effort has been made to specify systems aligned with current best practices, the performance of these assets ultimately depends on the product's engineering design, proper installation, effective operation, and regular maintenance—factors that lie beyond the scope of this design.

While every effort has been made to ensure the accuracy of the calculations and design, PDA and the authors assume no liability for any direct, indirect, or consequential damages resulting from the use of this document. The performance of the stormwater drainage system is subject to external factors such as extreme weather events, future land-use changes, and maintenance practices. These factors can significantly impact the effectiveness of the system.

Contact

For any enquiries, please contact one of our offices:

HOBART
A: 127 Bathurst Street, Hobart Tasmania 7000
P: (03) 6234 3217
E: pda.hbt@pda.com.au

HUONVILLE
A: 11/16 Main Street, Huonville, TAS 7109 - (By appointment)
P: (03) 6264 1277
E: pda.huon@pda.com.au

EAST COAST
A: 3 Franklin Street, Swansea TAS 7190 - (By appointment)
P: (03) 6130 9099
E: pda.east@pda.com.au

LAUNCESTON
A: 3/23 Brisbane Street, Launceston, TAS 7250
P: (03) 6331 4099
E: pda.ltn@pda.com.au

BURNIE
A: 6 Queen Street, Burnie, TAS 7320
P: (03) 6431 4400
E: pda.bne@pda.com.au

DEVONPORT
A: 77 Gunn Street, Devonport, TAS 7310
P: (03) 6423 6875
E: pda.dpt@pda.com.au

WALTER SURVEYS
A: 127 Bathurst Street, Hobart, TAS 7000 (Civil Site Surveying and Machine Control)
P: 0419 532 669 (Tom Walter)
E: tom.walter@waltersurveys.com.au