DEVELOPMENT APPLICATION

PDPLANPMTD-2025/051491

PROPOSAL: Two Lot Subdivision (One Existing & Balance)

LOCATION: 93 South Arm Road, Rokeby

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 29 September 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 29 September 2025. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 29 September 2025.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Clarence City Council

Clarence... a brighter place

APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

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

Proposal: 2 lot subdivision, including Balance Lot

Location:

Address 93 South Arm Road

Suburb/Town Rokeby *Postcode* 7019

Current Owners/s:

Applicant:

Tax Invoice for application fees to be in the name of:
(if different from applicant)

Personal Information Removed

Estimated cost of development $

Is the property on the Tasmanian Heritage Register? Yes [ ] No [X]

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name	
Current Use of Site:	Residential (single dwelling)
Does the proposal involve land administered or owned by the Crown or Council?	Yes X No

Declaration:

- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

Acknowledgement:

- *I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.*

Applicant's Signature:

Signatur **Personal Information Removed** *Date* 26.03.2025

PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST BE SUBMITTED WITH YOUR APPLICATION.

Documentation required:

1. **MANDATORY DOCUMENTATION**

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

- ❑ Details of the location of the proposed use or development.
- ❑ A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- ❑ Full description of the proposed use or development.
- ❑ Description of the proposed operation.
  May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- ❑ Declaration the owner has been notified if the applicant is not the owner.
- ❑ Crown or Council consent (if publically-owned land).
- ❑ Any reports, plans or other information required by the relevant zone or code.
- ❑ Fees prescribed by the Council.
  Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

2. **ADDITIONAL DOCUMENTATION**

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- ❑ **Site analysis plan and site plan**, including where relevant:
  - *Existing and proposed use(s) on site.*
  - *Boundaries and dimensions of the site.*
  - *Topography, including contours showing AHD levels and major site features.*
  - *Natural drainage lines, watercourses and wetlands on or adjacent to the site.*
  - *Soil type.*
  - *Vegetation types and distribution, and trees and vegetation to be removed.*
  - *Location and capacity of any existing services or easements on/to the site.*
  - *Existing pedestrian and vehicle access to the site.*
  - *Location of existing and proposed buildings on the site.*
  - *Location of existing adjoining properties, adjacent buildings and their uses.*
  - *Any natural hazards that may affect use or development on the site.*
  - *Proposed roads, driveways, car parking areas and footpaths within the site.*
  - *Any proposed open space, communal space, or facilities on the site.*
  - *Main utility service connection points and easements.*
  - *Proposed subdivision lot boundaries.*

- ❑ Where it is proposed to erect buildings, **detailed plan**s with dimensions at a scale of 1:100 or 1:200 showing:
  - *Internal layout of each building on the site.*
  - *Private open space for each dwelling.*
  - *External storage spaces.*
  - *Car parking space location and layout.*
  - *Major elevations of every building to be erected.*
  - *Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.*
  - *Relationship of the elevations to natural ground level, showing any proposed cut or fill.*
  - *Materials and colours to be used on rooves and external walls.*
- ❑ Where it is proposed to erect buildings, a plan of the proposed **landscaping** showing:
  - *Planting concepts.*
  - *Paving materials and drainage treatments and lighting for vehicle areas and footpaths.*
  - *Plantings proposed for screening from adjacent sites or public places.*
- ❑ Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
106755	2
EDITION	DATE OF ISSUE
7	23-Jul-2019

SEARCH DATE : 09-Dec-2024
SEARCH TIME : 03.10 PM

DESCRIPTION OF LAND

City of CLARENCE
Lot 2 on Sealed Plan 106755
Derivation : Part of 47 Acres Gtd. to R.W. Watson and Part of Location to J. Morrisby
Prior CT 31630/1

SCHEDULE 1

M669696 TRANSFER to RAYMOND MALCOLME WORBEY Registered 04-May-2018 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP106755 EASEMENTS in Schedule of Easements
SP106755 FENCING PROVISION in Schedule of Easements
SP106755 COUNCIL NOTIFICATION under Section 468(12) of the Local Government Act 1962
C10204 BURDENING EASEMENT: a pipeline easement (as defined therein) for the Hobart Regional Water Authority over the "Pipeline Easement 6.00 wide" on Sealed Plan No. 106755 (subject to the provisions contained therein) Registered 05-May-1997 at noon
B780746 PROCLAMATION under Section 9A and 52A of the Roads and Jetties Act 1935 Registered 12-Sep-1994 at noon
B948019 NOTICE to TREAT Pursuant to Section 11 of the Land Acquisition Act 1993. Registered 17-May-1996 at noon
M748101 MORTGAGE to Murdoch Clarke Mortgage Management Limited Registered 23-Jul-2019 at noon
M896710 CAVEAT by Matipo Twenty One Pty Ltd Registered 16-Jul-2021 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER CLARENCE RODGER JOHNSON

FOLIO REFERENCE ~~C.T. 4838/17~~ C.T. 31630-1.

GRANTEE PART OF 47 Ac. GTD. TO ROBERT WILLIAM WATSON

PLAN OF SURVEY

BY SURVEYOR JOHN L. CERUTTY
CROMER & CERUTTY P/L.
LOCATION 7 BAYFIELD ST. ROSNY PARK

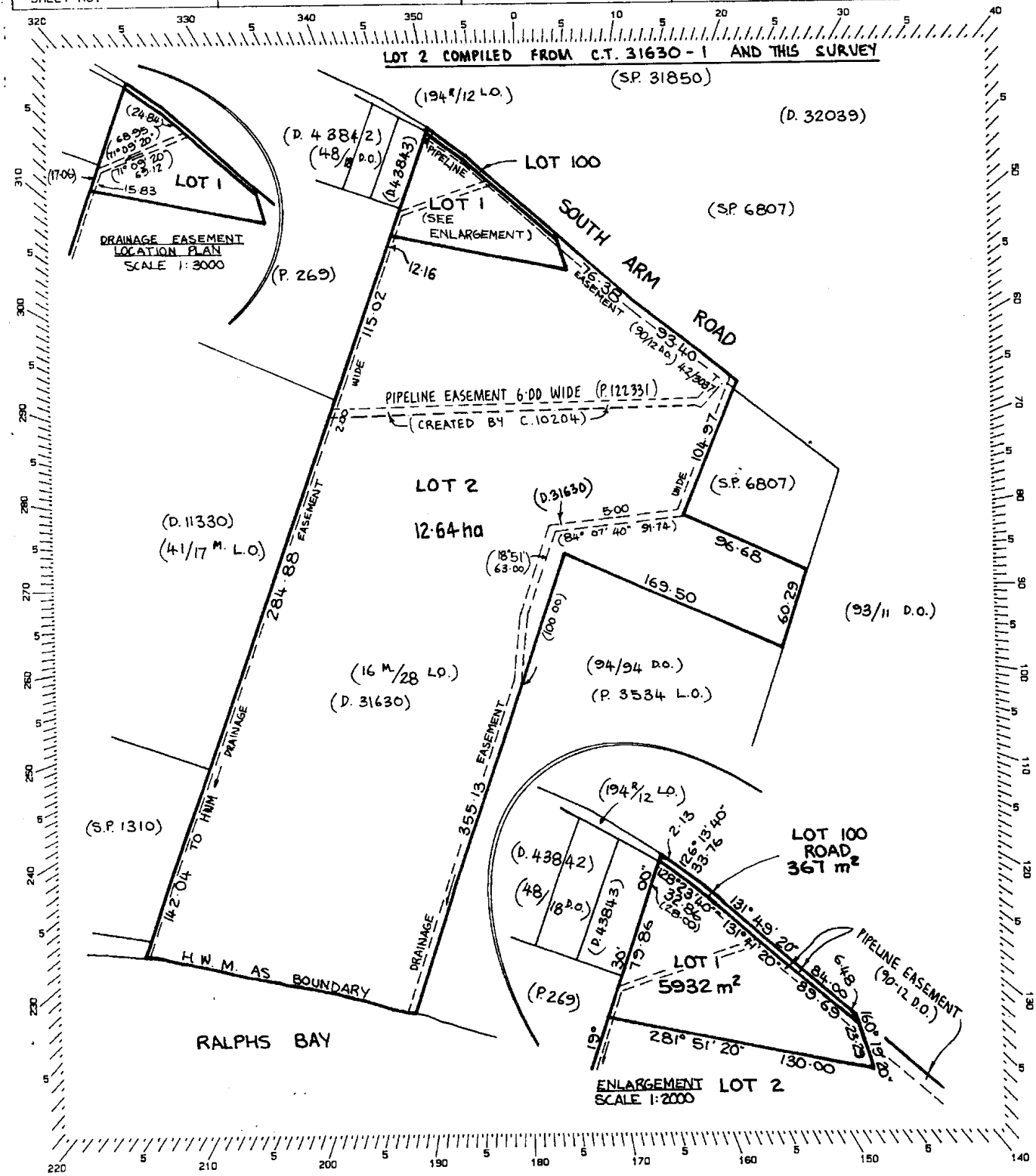
CITY OF CLARENCE

SCALE 1: 3000 LENGTHS IN METRES

REGISTERED NUMBER
SP106755

APPROVED
EFFECTIVE FROM 16 AUG 1993
Recorder of Titles

TASMAP MUNIC. CODE 14 SHEET No.	LAST UPI No. 13619	LAST SURVEY PLAN No. D. 31630	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



REGISTERED NUMBER

SP106755

SCHEDULE OF EASEMENTS

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

(1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and

(2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

(1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and

(2) any easements or profits à prendre described hereunder.

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

EASEMENTS

Lot 1 on the Plan is:

1. SUBJECT to a Pipeline Easement in favour of the Metropolitan Water Board over the Pipeline Easement shown on the Plan passing through the said Lot 1. as more fully set forth in Grant No 42/3037

2. SUBJECT to a Right of Drainage as defined in the Conveyancing and Law of Property Act 1884 in favour of the Mayor, Aldermen and Citizens of the City of Clarence and the lands comprised in Certificate of Title Volume 4384 Folio 17 over the "Drainage Easement 2.00 wide" shown marked on the plan passing through the said Lot 1.

Lot 2 on the Plan is:

1. SUBJECT to a Pipeline Easement in favour of the Metropolitan Water Board over the Pipeline Easement shown on the Plan passing through the said Lot 2. as more fully set forth in Grant No 42/3037

2. SUBJECT to a Right of Drainage as defined in the Conveyancing and Law of Property Act 1884 in favour of the Mayor, Aldermen and Citizens of the City of Clarence and the lands comprised in Certificate of Title Volume 4384 Folio 17 over the "Drainage Easement 5.00 wide" shown marked on the plan passing through the said Lot 2.

3. SUBJECT to a Right of Drainage as defined in the Conveyancing and Law of Property Act 1884 in favour of the Mayor, Aldermen and Citizens of the City of Clarence and the lands comprised in Certificate of Title Volume 4384 Folio 17 over the "Drainage Easement 2.00 wide" shown marked on the plan passing through the said Lot 2.

Lot 100 on the plan is SUBJECT to a Pipeline Easement in favour of the Metropolitan Water Board over the Easement shown on the plan passing through the said Lot 100 and as more fully set forth in Grant No 42/3037 .

COVENANTS

The owner of Lot 1 on the Plan covenants with Clarence Rodger Johnson and the owners for the time being of every other Lot shown on the Plan to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of each and every other lot shown on the Plan to observe the following stipulations:

(a) Not to site any habitable building on such Lot unless such buildings can be drained into the Corporation's sewer.

(b) Not to construct or permit to be constructed more than one vehicle access from the said Lot 1 onto South Arm Road.

(c) Not to erect on the said Lot 1 any building within 10 metres of the common boundary of Lot 1 and Lot 2.

INTERPRETATION

"Pipeline Easement" shall mean a right in the Metropolitan Water Board ("the Board") to construct lay and maintain a water pipe under the surface of the strip of land marked "Pipeline Easement" on the Plan TOGETHER WITH the full and free right and liberty at all times for the Board to use the pipe and reticulation system lying under the surface of the strip of land marked "Pipeline Easement" to run and to pass water through and along the pipe and from time to time and at all times hereafter to enter upon the strip of land to inspect, cleanse, repair and maintain the said pipe and drainage system and when and where necessary to lay a new pipe in substitution therefore AND for the purpose of the full enjoyment of the aforesaid rights the Board shall have full free and uninterrupted right and liberty at all times and from time to time to enter upon and to go pass and repass over and along the strip of land and shall have the right to enter upon and under the strip of land with or without inspectors, workmen or other persons and to open and break-up soil to bring place and remove upon the strip of land any materials, machinery tools or other equipment as may be necessary for the proper construction, laying, erecting, connection and maintenance of the pipe PROVIDED that the rights and privileges hereby granted shall be exercised in a proper and workmanlike manner so as to cause as little inconvenience as possible and to do as little damage as practicable on the strip of land.

FENCING PROVISION

In respect of each Lot shown on the Plan the Vendor, **CLARENCE RODGER JOHNSON** shall not be required to fence.

SIGNED by **CLARENCE RODGER JOHNSON**)
as registered proprietor of the)
land comprised in Certificate of)
Title Volume 4538 Folio 17 in the)
presence of:)

This is the schedule of easements attached to the plan of CLARENCE ROGER
(Insert Subdivider's Full Name)

JOHNSON affecting land in

C.T 4538/17
(Insert Title Reference)

Sealed by City of Clarence on 6th AUGUST 1993.

Solicitor's Reference Murdoch Clarke

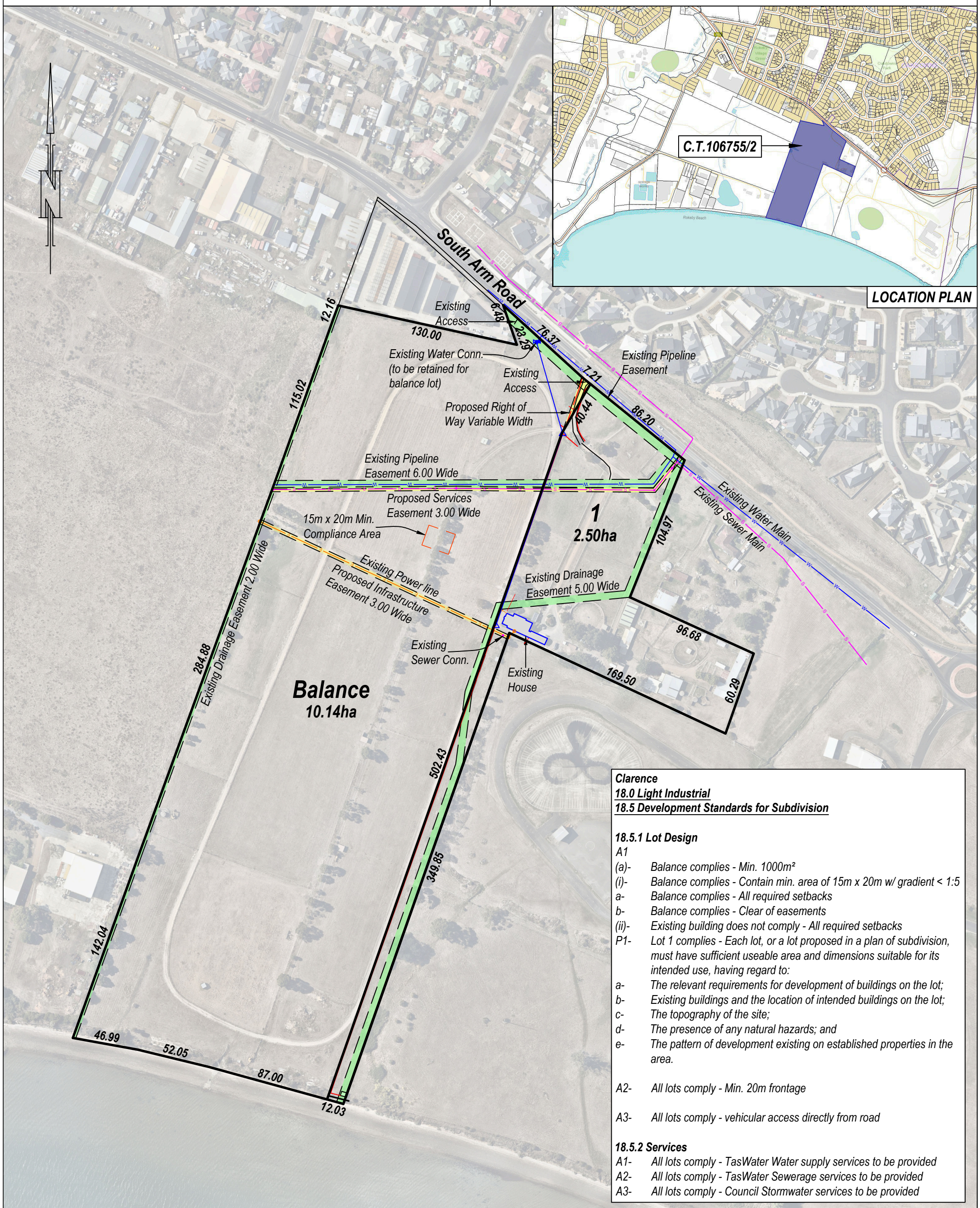
Council Clerk/Town Clerk

OS x 3134

ROGERSON & BIRCH SURVEYORS
UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

This plan has been prepared only for the purpose of obtaining preliminary subdivsional approval from the local authority and is subject to that approval.

All measurements and areas are subject to the final survey.



Clarence
18.0 Light Industrial
18.5 Development Standards for Subdivision

18.5.1 Lot Design

A1
(a)- Balance complies - Min. 1000m²
(i)- Balance complies - Contain min. area of 15m x 20m w/ gradient < 1:5
a- Balance complies - All required setbacks
b- Balance complies - Clear of easements
(ii)- Existing building does not comply - All required setbacks
P1- Lot 1 complies - 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 lot;
b- Existing buildings and the location of intended buildings on the lot;
c- The topography of the site;
d- The presence of any natural hazards; and
e- The pattern of development existing on established properties in the area.

A2- All lots comply - Min. 20m frontage

A3- All lots comply - vehicular access directly from road

18.5.2 Services
A1- All lots comply - TasWater Water supply services to be provided
A2- All lots comply - TasWater Sewerage services to be provided
A3- All lots comply - Council Stormwater services to be provided

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

OWNER: RAYMOND M. WORBEY
TITLE REFERENCE: C.T.106755/2
LOCATION: 93 SOUTH ARM ROAD, **ROKEBY**

Proposed Subdivision

Date:	Reference:
09/07/2024	RCCC02 15420-02
Scale: 1:2500 (A3)	**Municipality:** CLARENCE

ROGERSON & BIRCH SURVEYORS
UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

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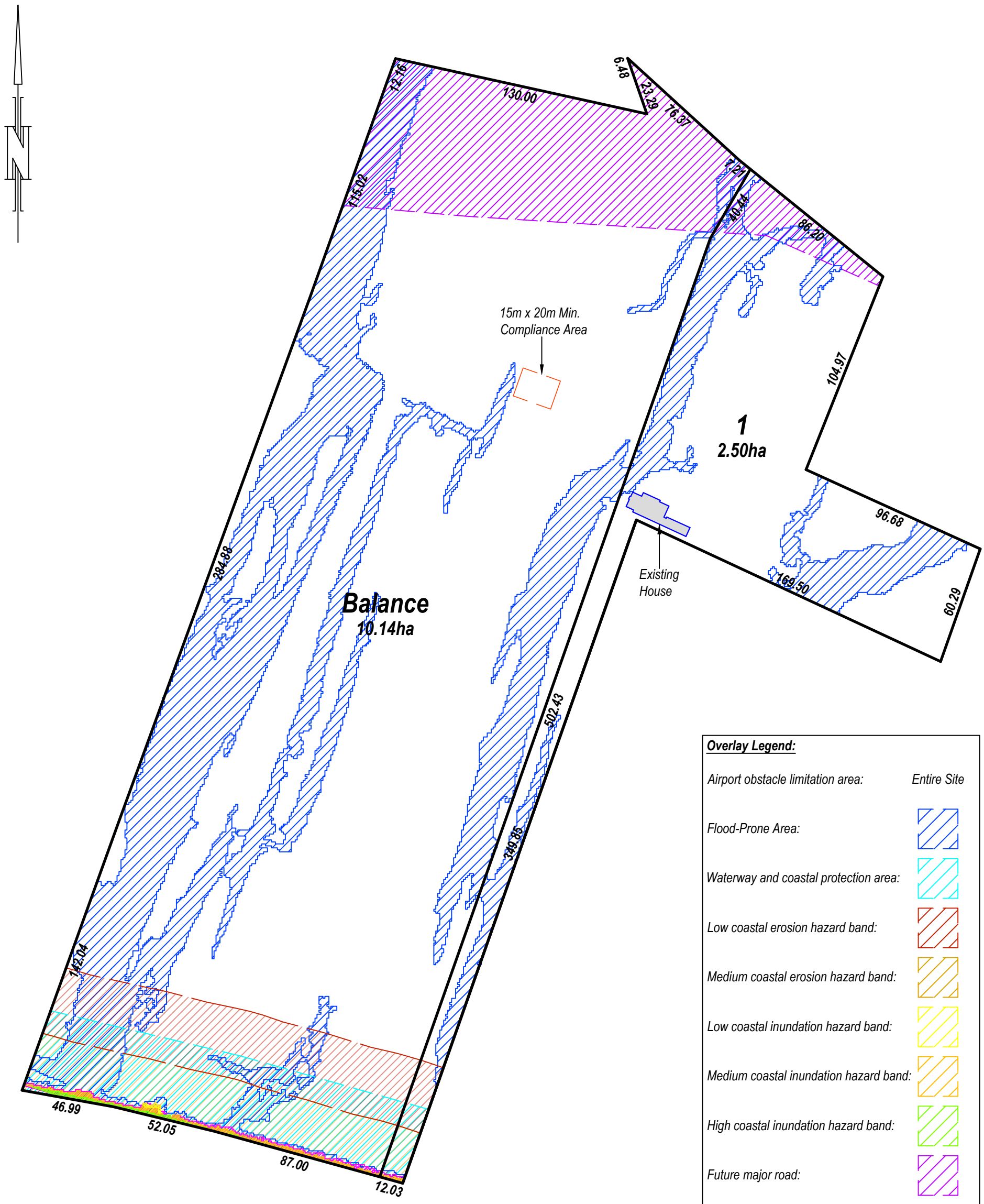

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

OWNER: RAYMOND M. WORBEY
TITLE REFERENCE: C.T.106755/2
LOCATION: 93 SOUTH ARM ROAD, **ROKEBY**

Overlay Plan

Date:	Reference:
09/07/2024	RCCC02 15420-02
Scale: 1:2000 (A3)	**Municipality:** CLARENCE

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UNIT 1, 2 KENNEDY DRIVE
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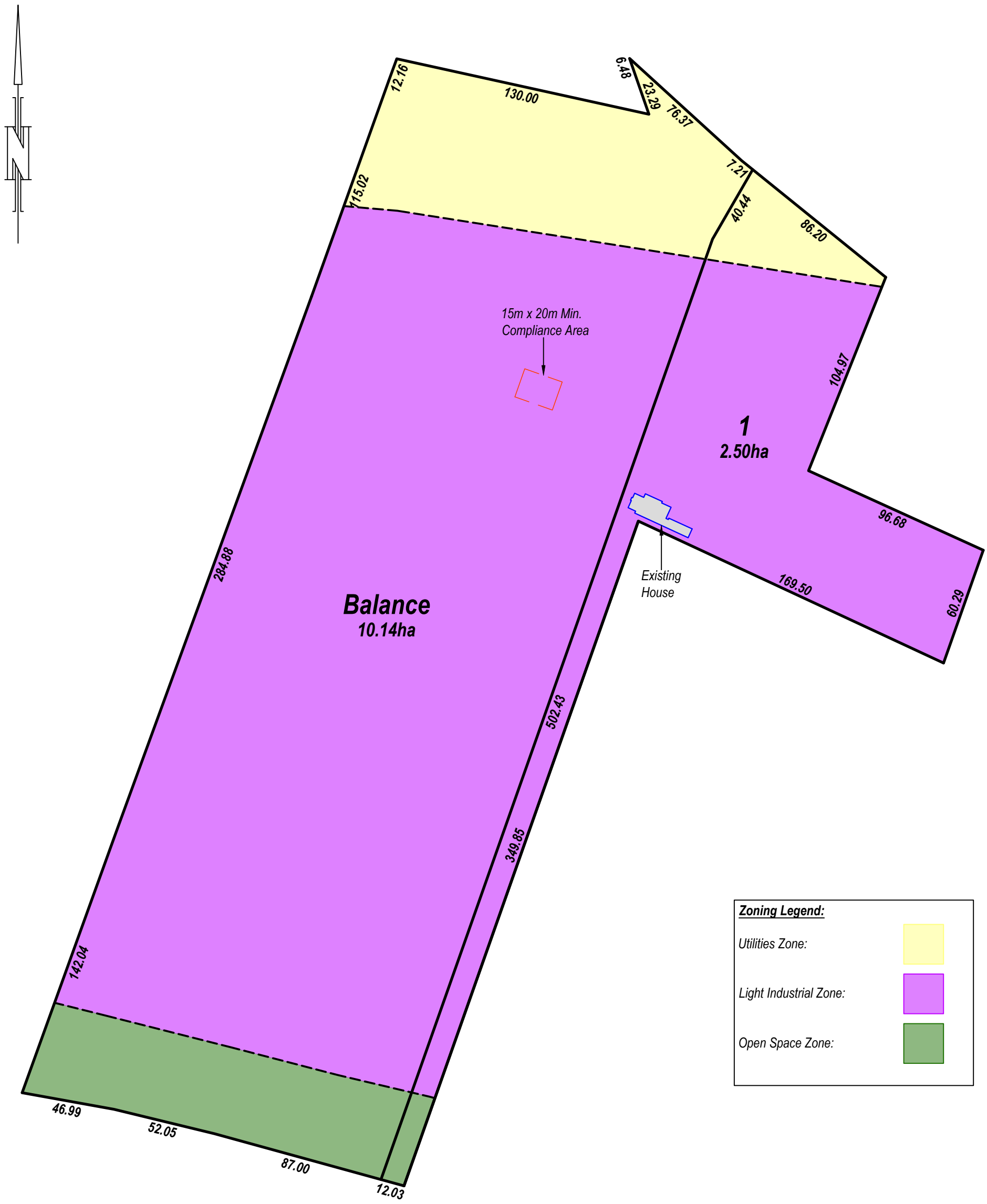

Zoning Legend:

Utilities Zone:

Light Industrial Zone:

Open Space Zone:

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

OWNER: RAYMOND M. WORBEY
TITLE REFERENCE: C.T.106755/2
LOCATION: 93 SOUTH ARM ROAD, **ROKEBY**

Zoning Plan

Date:	Reference:
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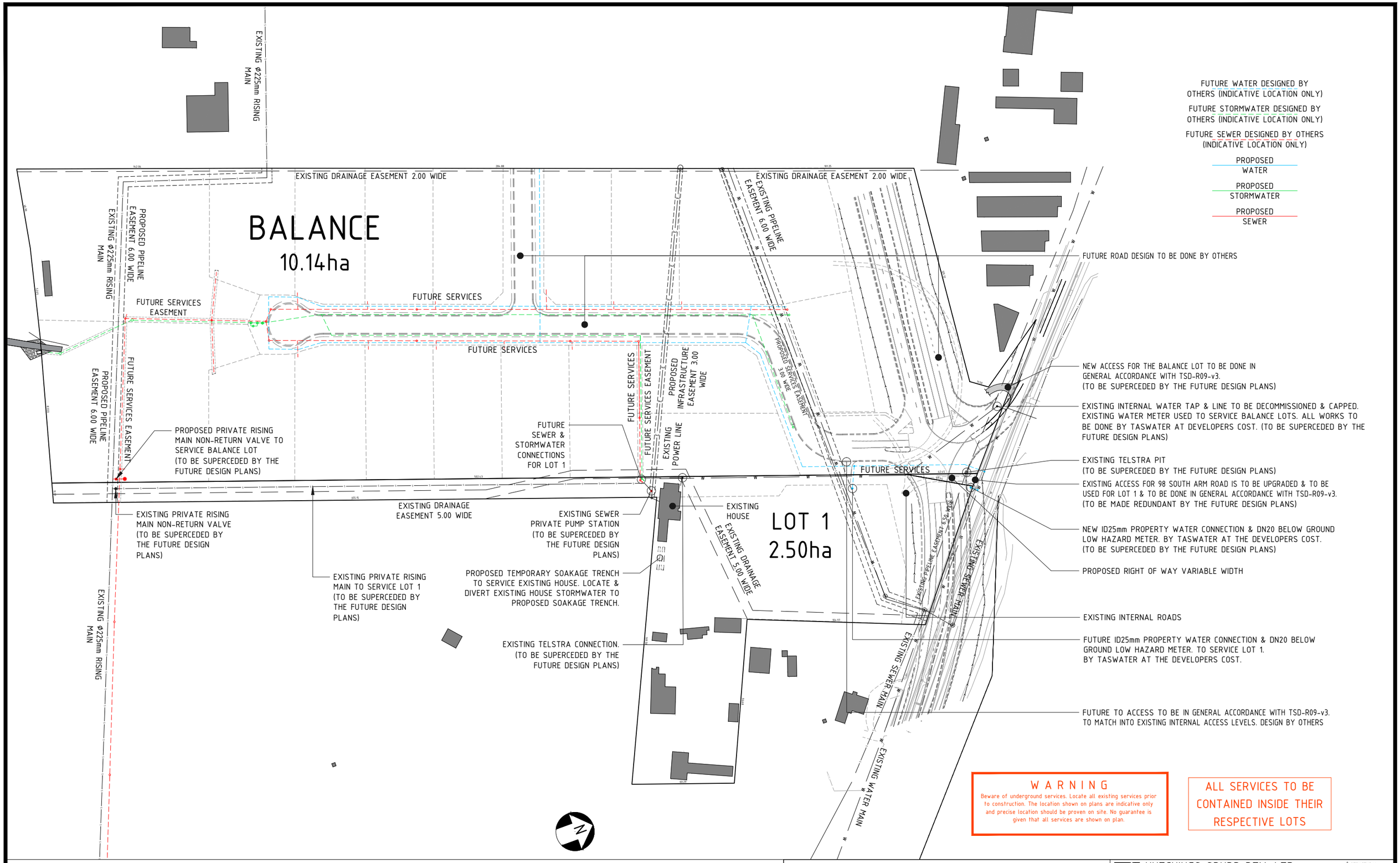


MR RAY WORBEY

No.	AMENDMENT	DATE	DRG No.	REFERENCE
A	ISSUED TO COUNCIL AND TASWATER	27.09.2024		
B	AMENDED TO SHOW FUTURE WORK BY OTHERS	07.03.2025		
C	AMENDED SW FOR LOT 1 & ASSOCIATED NOTE	26.03.2025		
D	AMENDED TO MATCH UPDATED DESIGN PLANS	03.06.2025		
E	AMENDED AS PER STATE GROWTHS RFI	13.06.2025		
F	AMENDED AS PER TASWATER RFIA	11.05.2025		

HUTCHINGS SPURR PTY. LTD.
CONSULTING ENGINEERS
23 ANTILL STREET, HOBART, 7000. PHONE (03) 6223 5020
A.C.N. 009 508 525 A.B.N. 39 009 508 525

- STRUCTURAL
- CIVIL
- MUNICIPAL
- PROJECT MANAGEMENT
- SUB DIVISIONS

93 SOUTH ARM ROAD - LOT 1 + BALANCE

ROKEBY. PID: 7300946 TITLE REF: 106755/2

ACCESS AND SERVICING PLAN

SCALE 1:1000 @ A1 1:2000 @ A3

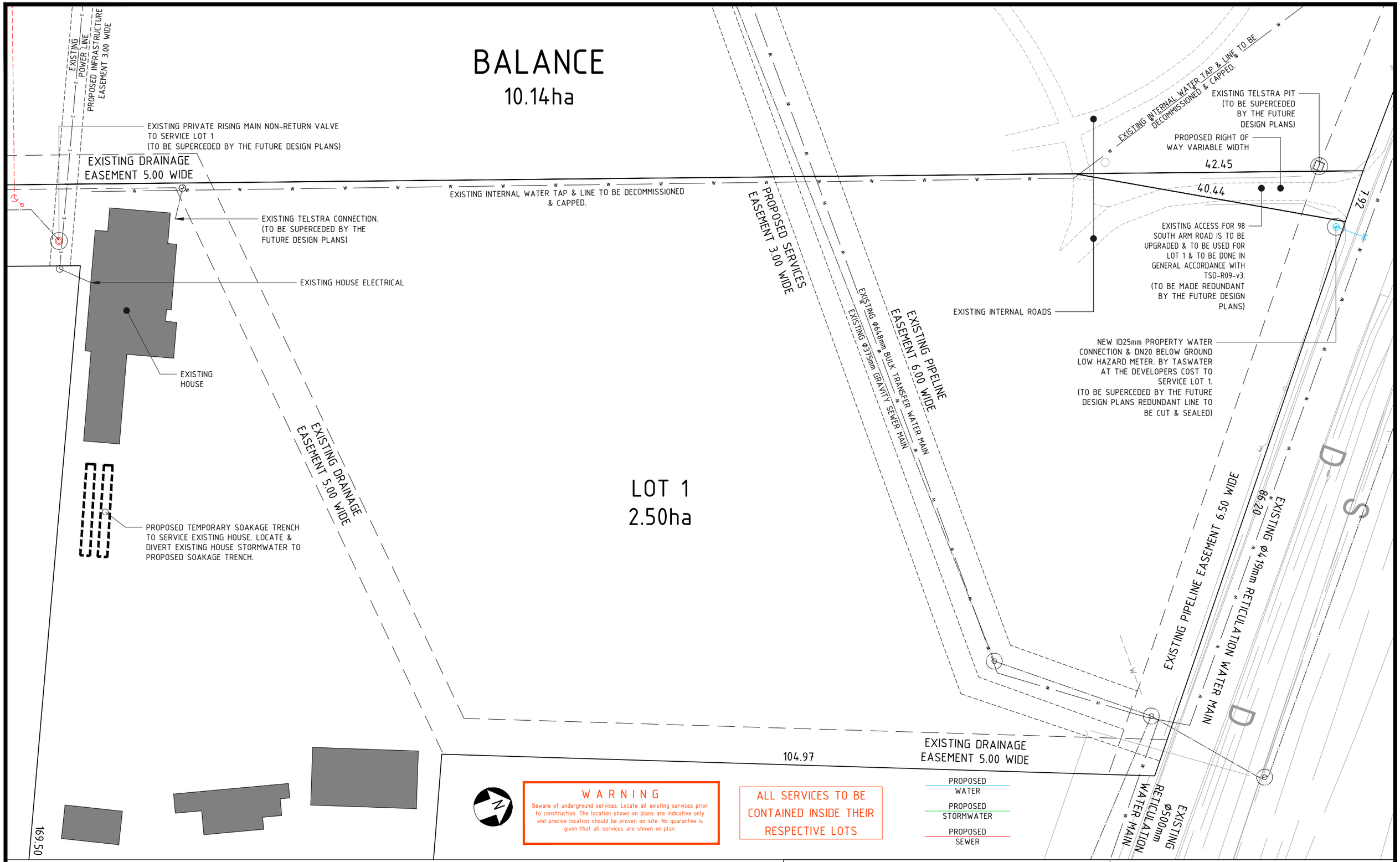
DRAWN M. FRAWLEY DATE JULY 2025

APPROVED

DRAWING No. 24237/01

REVISION F

No.--OF -- SHEETS



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93 SOUTH ARM ROAD - LOT 1 + BALANCE

ROKEBY. PID: 7300946 TITLE REF: 106755/2

LOT 1 PROPOSED DETAILED SITE PLAN

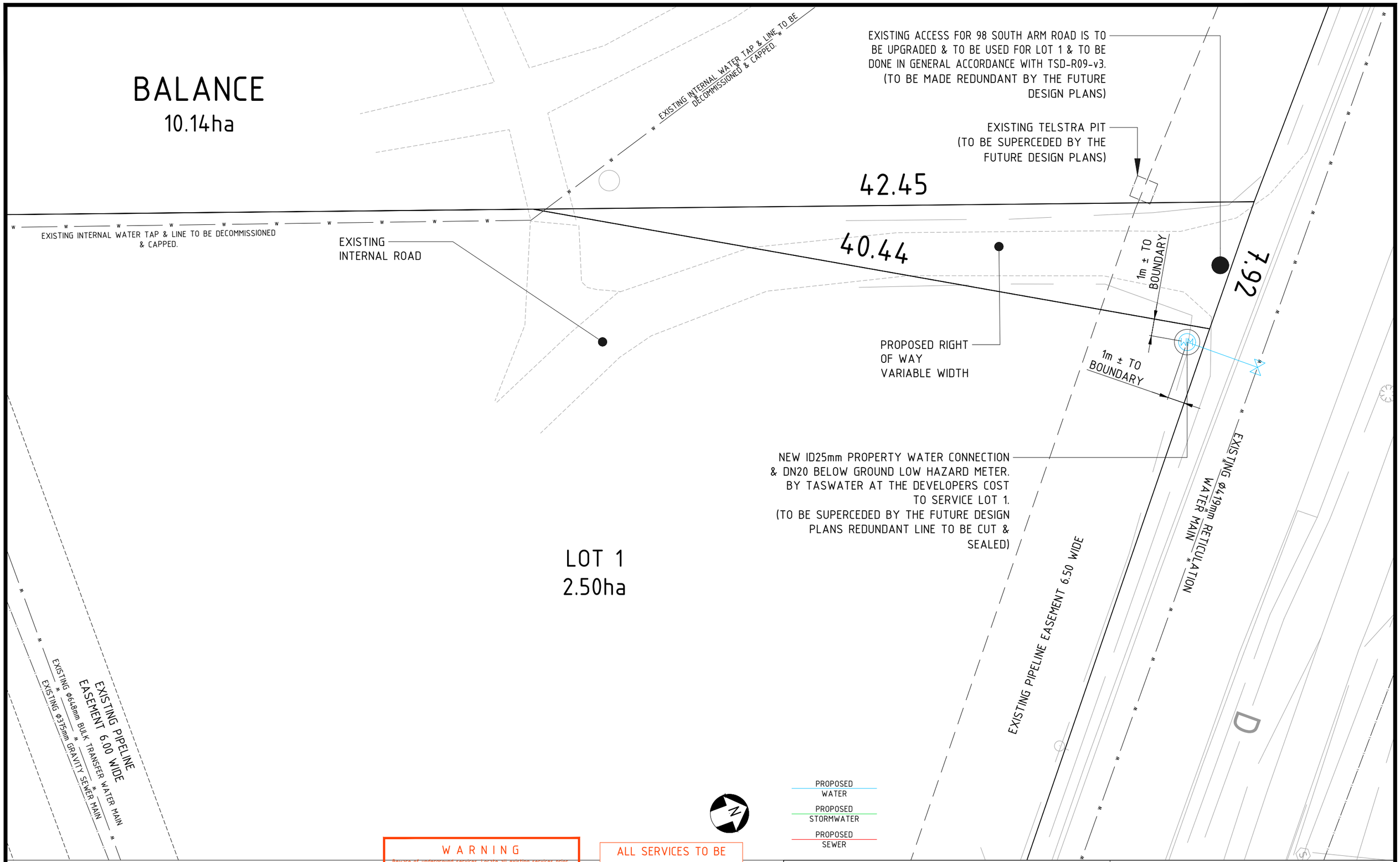
SCALE 1:250 @ A1 1:500 @ A3

DRAWN M. FRAWLEY DATE JULY 2025

APPROVED

DRAWING No. 24237/02 REVISION F

No.--OF -- SHEETS



WARNING

Beware of underground services. Locate all existing services prior to construction. The location shown on plans are indicative only and precise location should be proven on site. No guarantee is given that all services are shown on plan.

ALL SERVICES TO BE CONTAINED INSIDE THEIR RESPECTIVE LOTS

MR RAY WORBEY

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93 SOUTH ARM ROAD - LOT 1 + BALANCE

ROKEBY. PID: 7300946 TITLE REF: 106755/2

LOT 1 WATER CONNECTION DIMENSIONED PLAN

SCALE 1:100 @ A1 1:200 @ A3

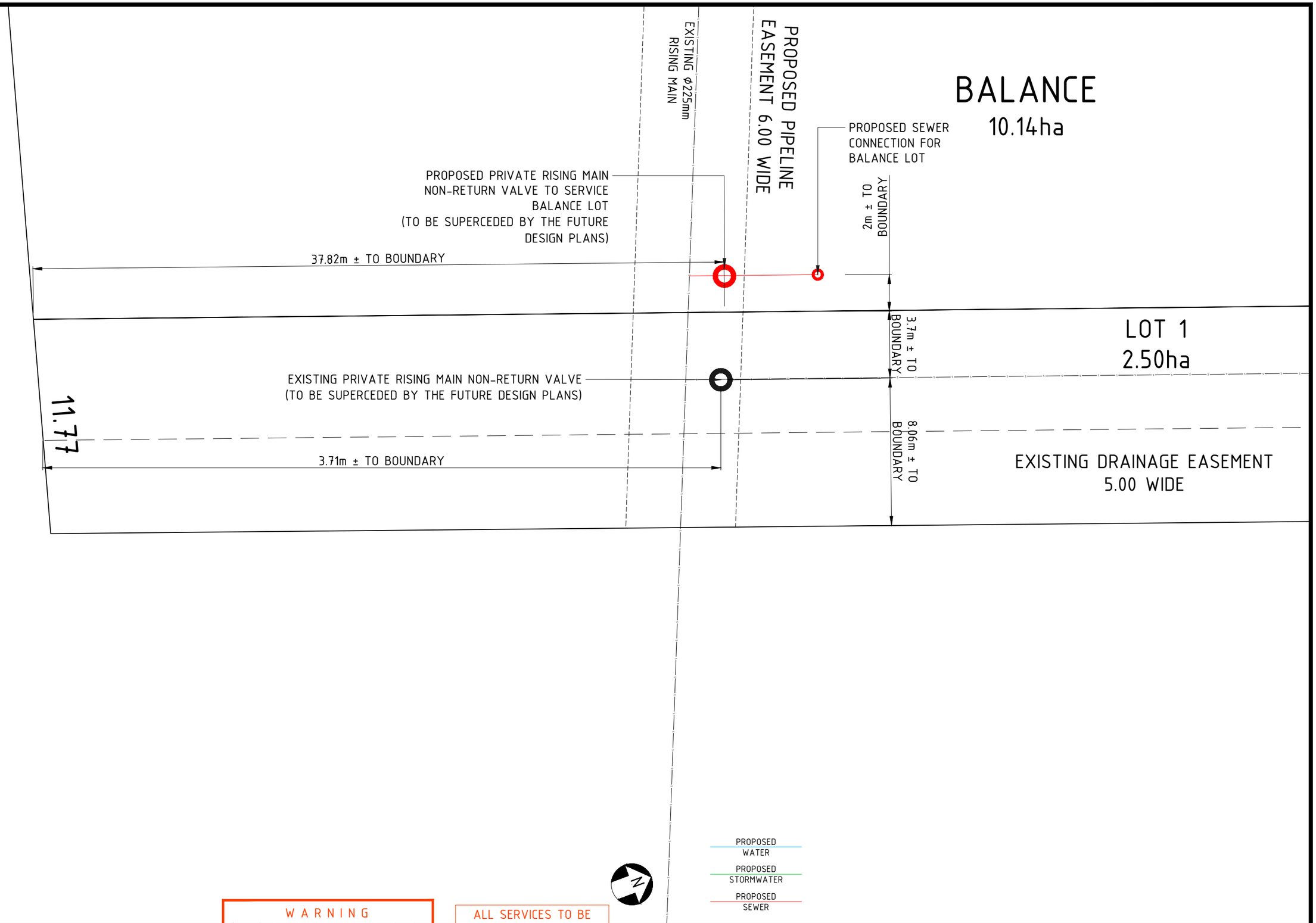
DRAWN M. FRAWLEY DATE JULY 2025

APPROVED

DRAWING No. 24237/03

REVISION F

No.--OF -- SHEETS



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SUB DIVISIONS

93 SOUTH ARM ROAD - LOT 1 + BALANCE

ROKEBY. PID: 7300946 TITLE REF: 106755/2

LOT 1 & BALANCE LOT SEWER CONNECTIONS DIMENSIONED PLANS

SCALE 1:100 @ A1 1:200 @ A3

DRAWN M. FRAWLEY DATE JULY 2025

APPROVED

DRAWING No. 24237/04

REVISION F

No.--OF -- SHEETS

BALANCE
10.14ha

EXISTING WATER METER USED TO SERVICE BALANCE LOT. ALL WORKS TO BE DONE BY TASWATER AT DEVELOPERS COST. (TO BE SUPERCEDED BY THE FUTURE DESIGN PLANS)

11.50

NEW ACCESS FOR THE BALANCE LOT TO BE DONE IN GENERAL ACCORDANCE WITH TSD-R09-v3.
(TO BE SUPERCEDED BY THE FUTURE DESIGN PLANS)

EXISTING INTERNAL WATER TAP & LINE TO BE DECOMMISSIONED & CAPPED.

3.26m ± TO BOUNDARY

48.59

EXISTING PIPELINE EASEMENT 6.50 WIDE

96.94

55.82m ± TO BOUNDARY

EXISTING Ø419mm RETICULATION WATER MAIN

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No.	AMENDMENT	DATE	DRG No.	REFERENCE
A	ISSUED TO COUNCIL AND TASWATER	27.09.2024		
B	AMENDED TO SHOW FUTURE WORK BY OTHERS	07.03.2025		
C	AMENDED SW FOR LOT 1 & ASSOCIATED NOTE	26.03.2025		
D	AMENDED TO MATCH UPDATED DESIGN PLANS	03.06.2025		
E	AMENDED AS PER STATE GROWTHS RFI	13.06.2025		
F	AMENDED AS PER TASWATER RFIA	11.05.2025		

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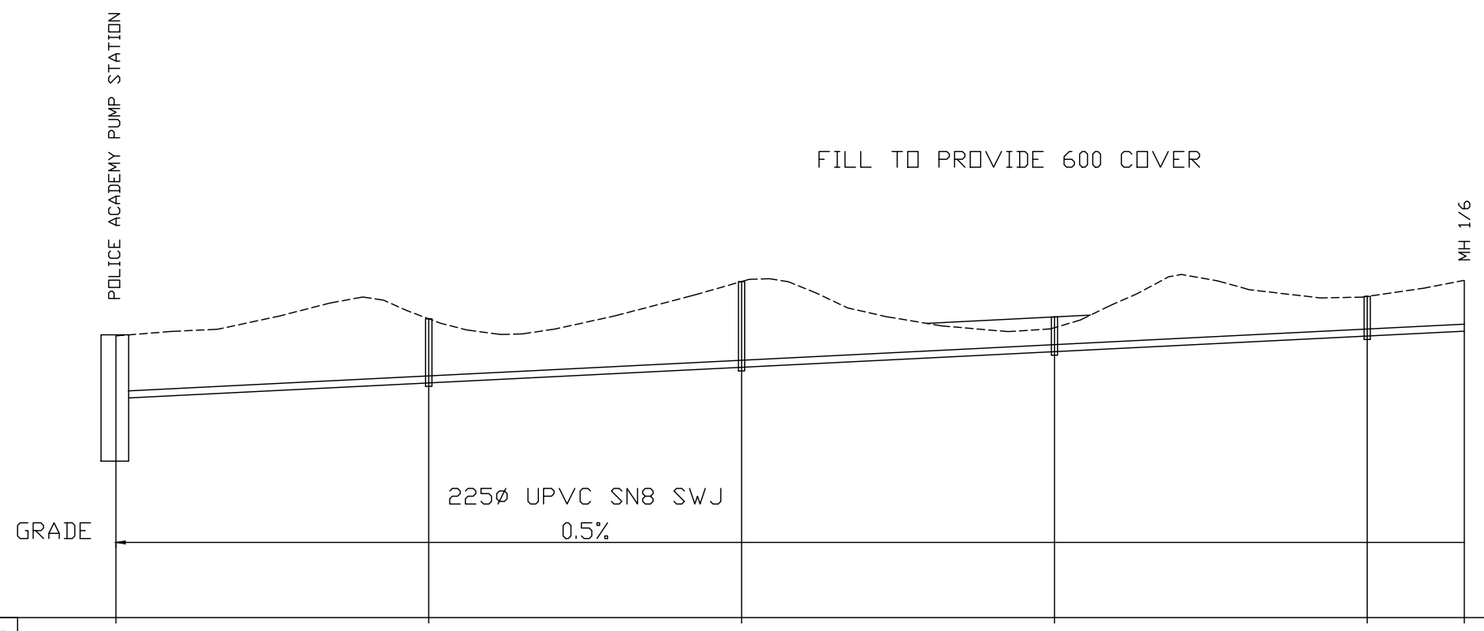
STRUCTURAL
CIVIL
MUNICIPAL
PROJECT MANAGEMENT
SUB DIVISIONS

93 SOUTH ARM ROAD - LOT 1 + BALANCE
ROKEBY. PID: 7300946 TITLE REF: 106755/2
BALANCE LOT WATER CONNECTION DIMENSIONED PLAN

SCALE 1:100 @ A1 1:200 @ A3
DRAWN M. FRAWLEY DATE JULY 2025
APPROVED

DRAWING No. 24237/05
REVISION F
No.--OF -- SHEETS



EXISTING SURFACE LEVEL	4.05	4.54	5.73	4.26	5.24	5.75
INVERT LEVEL	2.00	2.50	3.00	3.50	4.00	4.15
DEPTH TO IL	2.05	2.04	2.73	0.76	1.24	1.60
CHAINAGE	10.0	100.0	200.0	300.0	400.0	431.0

Rev No	Revision note	Date	Approved
A	FOR APPROVAL	DEC24	HJP

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Client: LAMBRAKIS DEVELOPMENTS
Project: 93 SOUTH ARM ROAD LIGHT INDUSTRIAL SUBDIVISION
Title: SEWER EXTENSION

Scale	Designed By:	Date		Drawing No.	Rev
AS SHOWN	H.POORTENAAR	DEC24	A1	24303-08	A

Planning Report

2 Lot Subdivision

93 South Arm Road, Rokeby

For Mr Ray Worbey

March 2025

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VERSION CONTROL					
Version	**Description**	**Author**		**Reviewer**	
1.0	Planning Report for Submission	BD/PC	27/1/25	MC	28.03.25

Summary

Use:	N/A
Development:	2 lot subdivision
Location:	93 South Arm Road, Rokeby
Certificate of Title:	Volume 106755 Folio 2
Property ID:	7300946
Planning Authority:	Clarence City Council
Planning Policy:	Tasmanian Planning Scheme – Clarence Local Provisions Schedule
GM/Crown Consent:	Yes (Dept. State Growth)
Applicant:	MC Planners obo Mr Ray Worbey
Date of Assessment:	March 2025
Assessor:	Peter Coney

The development application relies on the performance criteria of the following provisions of the *Tasmanian Planning Scheme (Clarence)*:

- 18.5.3 P3 Services;
- 26.5.1 P1 Subdivision;
- 26.5.2 P2 Services;
- 29.5.1 P1 Lot design;
- C2.6.1 P1 Construction of parking areas; and
- C12.7.1 P1 Subdivision within a flood-prone hazard area

Whilst relying on the Performance Criteria of these clauses, the development meets the objectives and purpose of the Light Industrial Zone, the Utilities Zone, and the Open Space Zone and complies with the *Tasmanian Planning Scheme (Clarence)*.

Introduction

MC Planners have been engaged by Mr Ray Worbey to prepare a development application for a 2 lot subdivision.

The report details the proposed development and provides an assessment against the provisions of the *Tasmanian Planning Scheme – Clarence Local Provision Schedule* ('the Planning Scheme').

The proposal has been considered against the 'Light Industrial Zone' [18.0], the 'Utilities Zone' [26.0], and the 'Open Space Zone' [29.0].

Development on the site is subject to several Codes which are required to be considered:

- Parking and Sustainable Transport Code [C2.0];
- Road and Railway Assets Code [C3.0];
- Natural Assets Code [C7.0];
- Coastal Erosion Hazard Code [C10.0];
- Coastal Inundation Hazard Code [C11.0];
- Flood-Prone Areas Code [C12.0];
- Safeguarding od Airports Code [C16.0]

Site Location and Context

The subject site is located at 93 South Arm Road (PID 7300946, CT 106755/2), Rokeby. The site has a total area of 12.6ha and has frontage to South Arm Road.

The proposed subdivision is located within a suburban and commercial area. There is an existing sewer main and water main running through the north of the property and an existing sewer pressurised main at the south. The site is flat and cleared with some trees running down the site reaching approximately 11m in height. The adjoins Rokeby Beach to the south.

Refer to the Titles in Appendix B for full details.

Figure 1. Subject Site (CT 106755/2) in dark blue (source: LISTmap, Accessed 07.01.2025).

Figure 2. Proposed lot layout.

Proposed Use and Development

The proposal is for a 2 lot subdivision. As subdivision is not required to be categorised into a use class, and no new use is proposed, there are no relevant use standards for the proposal.

With regard for the development, in order to facilitate the subdivision, access upgrades for each lot are required as is the provision of water services and an onsite soakage system for stormwater related to the existing dwelling.

No fencing is proposed under this application.

More details are provided in Appendix B Proposal Plans and Appendix C Civil Design Drawings.

Policy Assessment

The proposed development does not meet the list of exemptions under clause 4.0 of the Scheme.

The development site is located on land zoned 'Light Industrial,' 'Utilities,' and 'Open Space' (see Figure 3).

The site is subject to Airport obstacle limitation area overlay over the entire property. Other overlays present on the site include, the Waterway and coastal protection areas, Future coastal refugia areas (Figure 4), Low and Medium coastal erosion hazard areas (Figure 5), Medium coastal inundation hazard areas (Figure 6), and the Flood-prone hazard areas (Figure 7).

The nature of the proposal and the location of the site requires that the proposal be considered against the following Scheme elements:

- Light Industrial Zone [18.0];
- Utilities Zone [26.0];
- Open Space Zone [29.0];
- Parking and Sustainable Transport Code [C2.0];
- Road and Railway Assets Code [C3.0];
- Natural Assets Code [C7.0];
- Coastal Erosion Hazard Code [C10.0];
- Coastal Inundation Hazard Code [C11.0];
- Flood-Prone Areas Code [C12.0];
- Safeguarding of Airports Code [C16.0]

The following section provides an assessment of the proposal against each of the above-listed Scheme elements.

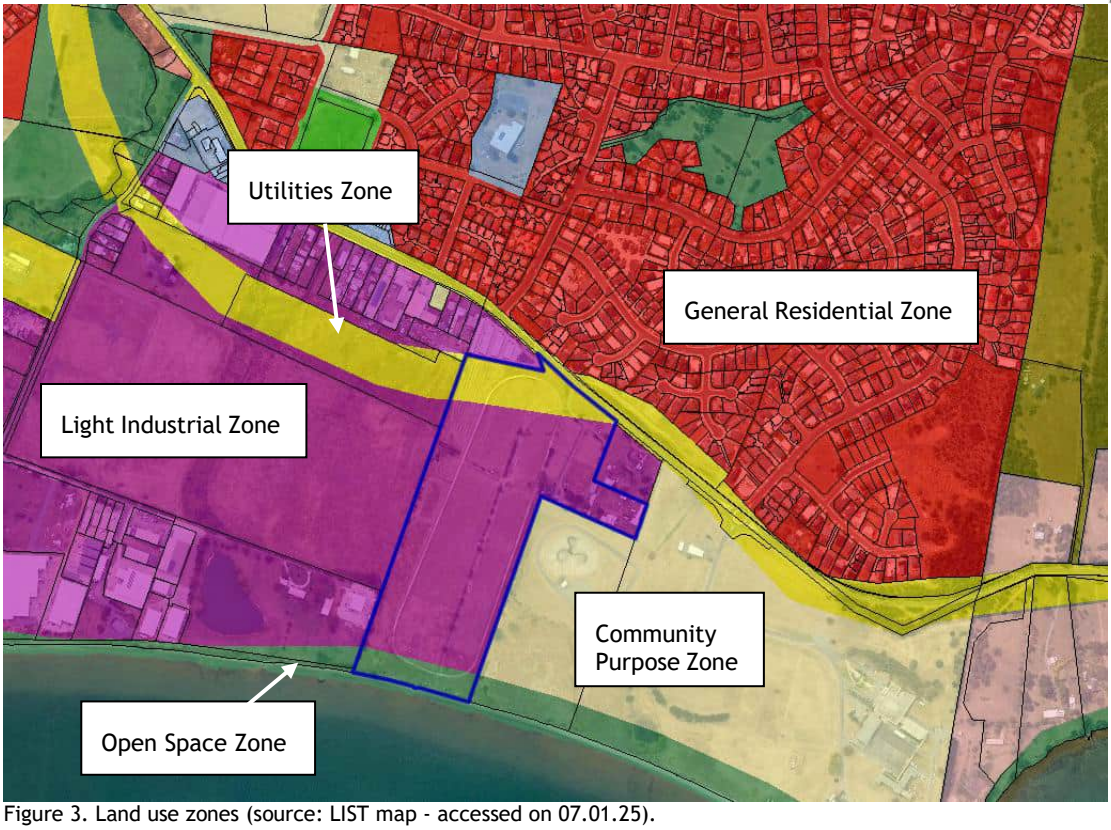

Figure 3. Land use zones (source: LIST map - accessed on 07.01.25).

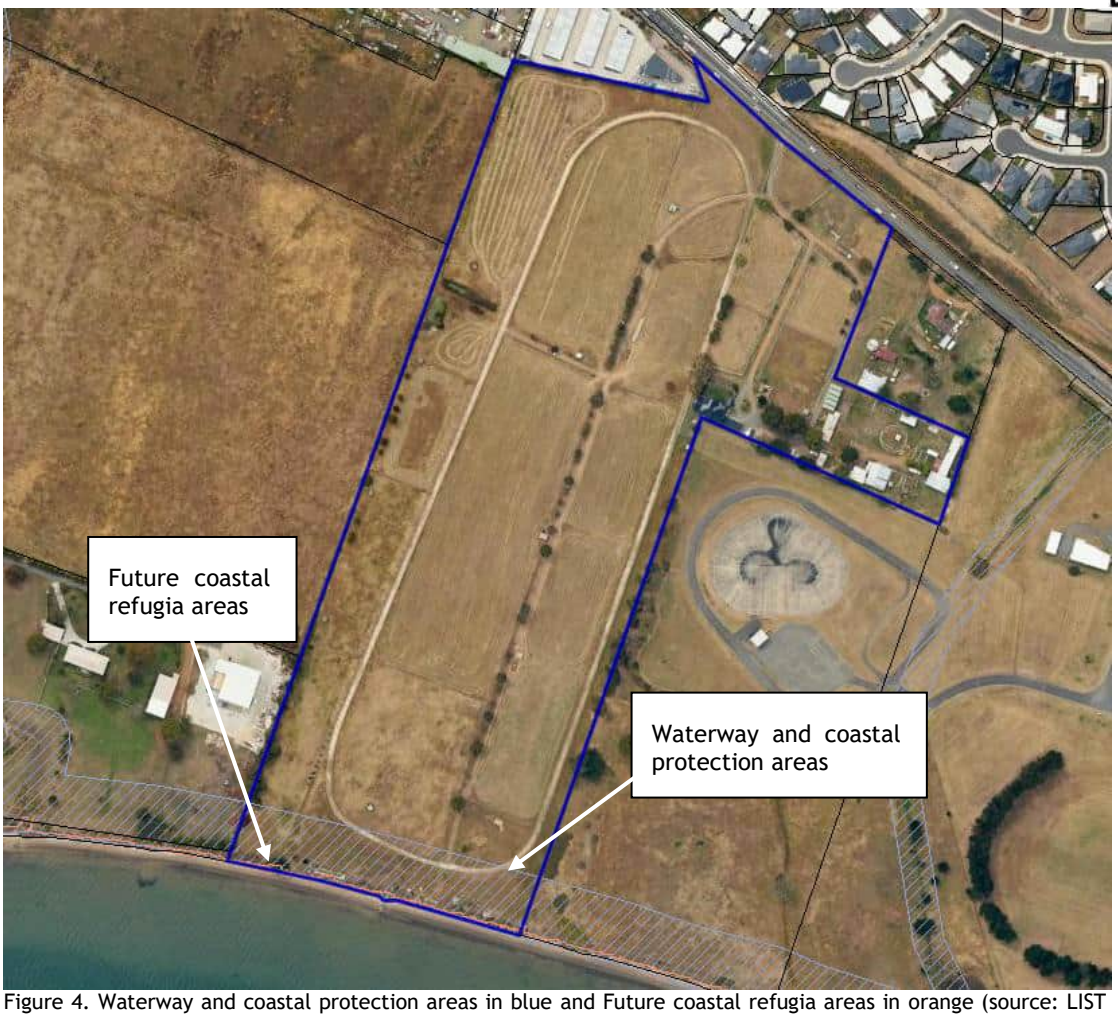

Figure 4. Waterway and coastal protection areas in blue and Future coastal refugia areas in orange (source: LIST map - accessed on 07.01.25).

Figure 5. Coastal erosion areas in brown (source: LIST map - accessed on 07.01.25).

Figure 6. Coastal inundation areas in green (source: LIST map - accessed on 07.01.25).

Figure 7. Flood-prone hazard areas in blue (source: LIST map - accessed on 07.01.25).

Tasmanian Planning Scheme – Light Industrial Zone [18.0]

The site is partly zoned *Light Industrial* in the *Tasmanian Planning Scheme (Clarence)*.

18.2 Use Table

The proposal is for subdivision, which is not required to be categorised into a use class. As such, clause 18.2 is not applicable.

18.3 Use standards

As the subdivision does not include any use, clause 18.3 and all sub-clauses are not applicable.

18.4 Development Standards for Buildings and Works

Though the proposal includes works for access upgrades and services, there are no applicable development standards for Buildings and Works. Therefore, clause 18.4 and all sub-clauses are not applicable.

18.5 Development Standards for Subdivision

18.5.1 Lot design

A1 *Each lot, or a lot proposed in a plan of subdivision, must:* *(a) have an area of not less than 1000m² and:* *(i) be able to contain a minimum area of 15m x 20m clear of:* *a. all setbacks required by Clause 18.4.2 A1 and A2; and* *b. easements or other title restrictions that limit or restrict development; and* *(ii) existing buildings are consistent with the setback required by Clause 18.4.2 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.*	*P1* ***

Both of the proposed lots exceed 1000m^2. Further, the lots are able to contain a 15mx20m building area setback 5.5m from the frontage (i) and clear of existing easements (ii), thereby complying with (a). For the existing building, the site does not adjoin a residential zone, and so no side setback is required. The proposal complies with A1.

A2 *Each lot, or a lot proposed in a plan of subdivision, must have a frontage of not less than 20m.*	*P2* ***

Both lots will have a frontage greater than 80m in length, complying with A2.

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* ***

As there is existing vehicular access to both lots, the proposal complies with A3.

Therefore, the proposed subdivision complies with clause 18.5.1.

18.5.2 Services

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:* *(a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service;* *(b) be connected to a limited water supply service is the frontage of a lot is within 30m of a limited water supply service,* *Unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.*	*P1* ***

Both lots will have a new water connection to a full water supply service within the road reserve (a), complying with A1.

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* ***

Both lots have an existing connection to a reticulated sewerage system, in compliance with A2.

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.*

The proposal is reliant on onsite systems to provide for stormwater management for each lot. As such the proposal is reliant on the performance criteria.

The Balance Lot is by virtue of its size, entirely capable of accommodating an on-site stormwater system. The lot is 10.14ha in area and is largely flat. For the dwelling lot, an onsite system has been located in a practical area of sufficient size adjacent to the existing dwelling (a).

The site is largely flat, with a slight slope toward Rokeby Beach, the areas afforded to each lot again are capable of supporting an onsite system per (b) & (c).

There are no existing buildings or impervious services on the Balance Lot, and the existing buildings are able to be supported by the system as proposed (d) (e).

The lots are each capable of accommodating onsite systems in areas separate to the waterway coastal protection area overlay. (f).

As such, the Balance Lot demonstrates capability of providing an on-site stormwater system.

Therefore, the proposal is considered to comply with clause 18.5.2.

Utilities Zone [26.0]

The site is zoned *Utilities* in the *Tasmanian Planning Scheme (Clarence)*.

26.2 Use Table

The proposal is for subdivision, which is not required to be categorised into a use class. As such, clause 26.2 is not applicable.

26.3 Use Standards

As the subdivision does not include any use, clause 26.3 and all sub-clauses are not applicable.

26.4 Development Standards for Buildings and Works

Though the proposal includes works for access upgrades and services, there are no applicable development standards for Buildings and Works. Therefore, clause 26.4 and all sub-clauses are not applicable.

26.5 Development Standards for Subdivision

26.5.1 Subdivision

A1 *Each lot, or 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* *(c) be for the consolidation of a lot with another lot provided both lots are within the same zone.*	*P1* *Each lot, or 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 lot;* *(b) location of existing buildings on the lot;* *(c) likely location of buildings on the lot; and* *(d) accessibility for vehicles.*

As the proposed subdivision does not comply with A1, P1 must be addressed.

In considering the performance criteria it is important to note that the site is split zoned, with the portion within the Utilities Zone set aside to account for the future Rokeby Bypass. The lot layout as proposed will not hinder the future bypass (a).

There is an existing dwelling and several outbuildings on Lot 1. The existing structures are located within the Light Industrial Zone. There are no existing structures on the Balance Lot (b).

Any future development of buildings on the site will not be located within the Utilities Zone (c).

The existing vehicle accessways to both lots passes through the Utilities Zone (d), these accesses are to be upgraded.

The proposal is considered to comply with the performance criteria.

A2 *Each lot, or lot proposed in a plan of subdivision, must have a frontage, or legal connection to a road by a right of carriageway, of not less than 3.6m.*	*P2* ***

Lot 1 is proposed to have a frontage totalling 93.41m, and the balance is proposed to have 76.37m, thereby in accordance with the Acceptable Solution.

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* ***

The proposed lots will have a vehicular access to the road from the boundary of the lot. These accesses are within Crown administered land and consent has been issued for the making of this application. It is expected that access design in accordance with Tasmanian Standard Drawings will accord to the requirements of the Department of State growth. As such, the proposal complies with A3.

Therefore, the proposal is considered to comply with clause 26.5.1.

26.5.2 Services

A1 *Each lot, or lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.*	*P1* ***

Both lots have an existing connection to a reticulated sewerage system, in compliance with A1.

A2 *Each lot, or lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.*	*P2* *Each lot, or lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must be capable of providing 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.*

For Lot 1, there is a proposed soakage trench to service the existing dwelling. As such, Lot 1 complies with the acceptable solution (A2). As there is no proposed connection for the Balance Lot, P1 must be addressed.

The Balance Lot is capable of accommodating an on-site stormwater system due to the size of the lot. The lot is 10.14ha in area and is largely flat. The size of the site demonstrates that it is capable of accommodating an on-site stormwater system (a).

The site is largely flat, with a slight slope toward Rokeby Beach (b).

(c).

There are no existing buildings or impervious services on the Balance Lot (d) (e).

Although there are Waterway and coastal protection areas on the site, there are no watercourses which run through the site (f).

As such, the Balance Lot demonstrates capability of providing an on-site stormwater system.

Therefore, the proposal is considered to comply with clause 26.5.2.

Open Space Zone [29.0]

The site is zoned *Open Space* in the *Tasmanian Planning Scheme (Clarence)*.

29.2 Use Table

The proposal is for subdivision, which is not required to be categorised into a use class. As such, clause 29.2 is not applicable.

29.3 Use Standards

As the subdivision does not include any use, clause 29.3 and all sub-clauses are not applicable.

29.4 Development Standards for Buildings and Works

Though the proposal includes works for access upgrades and services, these are not located within the Open Space Zone, therefore there are no applicable development standards for Buildings and Works. Therefore, clause 29.4 and all sub-clauses are not applicable.

29.5 Development Standards for Subdivision

29.5.1 Lot design

A1	*P1*
Each lot, or lot proposed in a plan of subdivision, must:	*Each lot, or lot proposed in a plan of subdivision must have sufficient useable area*

(a) be required for public use by the Crown, a council or a State authority; *(b) be required for the provision of Utilities; or* *(c) be for the consolidation of a lot with another lot, provided each lot is within the same zone.*	*and dimensions suitable for its intended use, having regard to:* *(a) the relevant requirements for development of buildings on the lot;* *(b) existing buildings and the location of intended buildings on the lot;* *(c) the topography of the site;* *(d) the presence of any natural hazards; and* *(e) the pattern of development existing on established properties in the area.*

As the proposed subdivision does not comply with A1, P1 must be addressed.

In considering the performance criteria it is important to note that the site is split zoned, with only the foreshore and littoral areas at the south of the site being within the Open Space Zone. Further only the balance lot will include land within the Open Space Zone, which perpetuates the existing lot layout in this location. As such, the lots are entirely suitable for any future development relative to the areas of land zoned Open Space, per (a).

For (b), there is an existing dwelling and several outbuildings on Lot 1. The existing structures are located within the Light Industrial Zone. There are no existing structures located on the Balance Lot.

The Open Space Zone is located at the south of the site over the foreshore and littoral areas, not conducive to future buildings. Any future development of buildings will not be located within the Open Space Zone (c).

The Waterway and coastal protection areas, Future coastal refugia areas (Figure 4), Coastal erosion hazard areas (Figure 5), Coastal inundation hazard areas (Figure 6), and Flood-prone hazard areas overlay are all located within the Open Space Zone on the boundary with Rokeby Beach. These overlays may cause natural hazards to the sites. Though principally no development of buildings is proposed within the Open Space Zone (d).

There is no development within the Open Space Zone on sites adjoining the subject site (e).

The proposal is considered to comply with the performance criteria.

A2 *Each lot, or a lot proposed in a plan of subdivision, excluding a riparian or littoral reserve or Utilities, must have a frontage not less than 15m.*	*P2* ***

Lot 1 is proposed to have a frontage totalling 93.41m, and the balance is proposed to have 76.37m, thereby in accordance with the Acceptable Solution.

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* ***

The proposed lots will have a vehicular access to the road from the boundary of the lot. These accesses are within Crown administered land and consent has been issued for the making of this application. It is expected that access design in accordance with Tasmanian Standard Drawings will accord to the requirements of the Department of State Growth. As such, the proposal complies with A3.

Therefore, the proposal is considered to comply with clause 29.5.1.

Parking and Sustainable Transport Code [C2.0]

There are no exemptions from the Parking and Sustainable Transport Code (C2.2.1), therefore provisions under C2.0 must be considered.

C2.5 Use Standards

As the proposal is for a subdivision, the proposal is not required to be categorised into a use class. As such, there is no requirement for parking associated with the subdivision and clause C2.5 and all sub-clauses are not applicable.

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

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

The proposed accesses will retain their existing form, which is gravel. As such, the proposal does not comply with the acceptable solution (A1) and P1 must be addressed.

Although there is an existing Residential Use (single dwelling) at Lot 1, subdivision is not required to be categorised into a use class and there is no proposed use for the Balance Lot. As such, the gavel access will not interfere with the usage of the site (a).

The site is largely flat with a slight slope toward Rokeby Beach. Therefore, the site will cause any water to naturally drain away from the access (b).

The site is capable of accommodating an on-site stormwater system, which will manage water drainage at the accesses (c).

The access is existing, and no nuisance by way of the transport of dust or debris is evident. Further, works to upgrade the vehicle crossover will provide for a transitionary sealed section, (d) and (e).

The proposed surfacing meets the current requirements of the site (f).

C2.6.2 Design and layout of parking areas

A1.1 *Parking, access ways, manoeuvring and circulation spaces must either:*	*P1* ***

(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* *(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. 1*	

The gradient of the accesses is in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6 (i). Vehicles are able to enter and exit the site in a forward direction (ii). The accesses both exceed 3.5m in width (iii). As there are no proposed car parks, (iv), (v), and (vi) are not applicable. As there is a single dwelling on site, (vii) is not applicable (a).

Therefore, the proposal is compliance with A1.1.

As A1.2 is not applicable, the proposal complies with clause C2.6.2.

<u>C2.6.3 Number of accesses for vehicles</u>

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 subdivision will retain its existing accesses (b), in compliance with A1.

A2 *Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.*	*P2* ***

As the site is not located within the Central Business Zone, A2 is not applicable.

Therefore, the proposal is compliant with clause C2.6.3.

C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone

As the site is not located within the General Business Zone or Central Business Zone, clause C2.6.4 is not applicable.

C2.6.5 Pedestrian access

As the proposal is not required to provide pedestrian access, clause C2.6.5 is not applicable.

C2.6.6 Loading bays

As the proposal is not required to provide loading bays, clause C2.6.6 is not applicable.

C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone

As the site is not located within the General Business Zone or the Central Business Zone, clause C2.6.7 is not applicable.

C2.6.8 Siting of parking and turning areas

As the subject site is not located within the Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone, or Central Business Zone, clause C2.6.8 is not applicable.

C2.7 Parking Precinct Plan

The subject site is not located within a parking precinct plan. As such, clause C2.7 is not applicable.

Road and Railway Assets Code [C3.0]

There are no exemptions from the Road and Railway Assets Code (C3.4.1), therefore provisions under C3.0 must be considered.

C3.5 Use Standards

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

A1.1 *For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:*	*P1* ***

(a) a new junction; *(b) a new vehicle crossing; or* *(c) a new level crossing.* *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.* *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.* *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.*	

The proposed site does not have frontage on a category 1 road (it is Category 3 and 4). As such, A1.1 is not applicable.

As there are existing accesses into the site, there will be no requirement for a new junction, vehicle crossing, or level crossing. Therefore, A1.2 is not applicable.

As there is no rail network located within the area of development, A1.3 is not applicable.

As there is no new use or development involved in the subdivision of the site, vehicles traffic will not increase by 10% (a). As such, the proposal complies with A1.4.

Vehicular traffic will be able to enter and leave a major road in a forward direction, complying with A1.5.

Therefore, the proposal complies with clause C3.5.1.

C3.6 Development Standards for Buildings and Works

Though the proposal includes works for access upgrades and services, there are no applicable development standards for Buildings and Works.

C3.7 Development Standards for Subdivision

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

Road and railway attenuation areas are mapped over major roads within the Clarence LPS. Though the South Arm Highway is partially within a Road and Railway attenuation area, this has not been applied over the highway in the vicinity of the site. Therefore, no part of the site is within the mapped overlay and clause C7.3.1 is not applicable.

Natural Assets Code [C7.0]

C7.6 Development Standards for Buildings and Works

Although the Waterway and coastal protection areas and Future coastal refugia areas overlays are present on the site, there are no proposed Buildings or Works with the overlays. Therefore, clause C7.6 and all sub-clauses are not applicable.

C7.7 Development Standards for Subdivision

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

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* ***

The waterway and coastal protection areas and Future coastal refugia areas overlays are located at the south boundary of the site, on Rokeby Beach. As such, no works, building area, services, bushfire hazard management area, or vehicle accessways will be located within either the Waterway and coastal protection areas and Future coastal refugia areas overlays (e).

As such, the proposal complies with clause C7.7.1.

C7.7.2 Subdivision within a priority vegetation area

As the subject site is not located within a priority vegetation area, clause C7.7.2 is not applicable.

Coastal Erosion Hazard Code [10.0]

C10.5. Use Standards

The proposal is for a subdivision, the proposal is not required to be categorised against a use class. As such, clause C10.5 and all sub-clauses are not applicable.

C10.6 Development Standards for Buildings and Works

Though the proposal includes works for access upgrades and services, there are no applicable development standards for Buildings and Works, as no works are proposed within the low coastal erosion hazard band.

C10.7 Development Standards for Subdivision

C10.7.1 Subdivision within a coastal erosion hazard area

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* ***

Both lots will be able contain a building area, vehicle access, and services fully outside of the Coastal erosion hazard area, complying with (a).

Therefore, the proposal is compliant with clause C10.7.1

Coastal Inundation Hazard Code [C11.0]

C11.5 Use Standards

The proposal is for a subdivision, the proposal is not required to be categorised against a use class. As such, clause C11.5 and all sub-clauses are not applicable.

C11.6 Development Standards for Buildings and Works

Though the proposal includes works for access upgrades and services, there are no applicable development standards for Buildings and Works, as no works are proposed within the low coastal erosion hazard band.

C11.7 Development Standards for Subdivision

C11.7.1 Subdivision within a coastal inundation hazard area

A1 *Each lot, or a lot proposed in a plan of subdivision, within a coastal inundation hazard area, must:* *(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.*	*P1* ***

Both lots will be able contain a building area, vehicle access, and services fully outside of the Coastal inundation hazard area, complying with (a).

As such, the proposal complies with clause C11.7.1.

Flood-Prone Areas Code [12.0]

C12.5 Use Standards

The proposal is for a subdivision, the proposal is not required to be categorised against a use class. As such, clause C12.5 and all sub-clauses are not applicable.

C12.6 Development Standards for Buildings and Works

Though the proposal includes works for access upgrades and services, there are no applicable development standards for Buildings and Works, as no works are proposed within the low coastal erosion hazard band.

C12.7 Development Standards for Subdivision

C12.7.1 Subdivision within a flood-prone hazard area

A1 *Each lot, or a lot proposed in a plan of subdivision, within a flood-prone hazard area, must:* *(a) be able to contain a building area, vehicle access, and services, that are wholly located outside a flood-prone 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*	*P1* *Each lot, or a lot proposed in a plan of subdivision, within a flood-prone hazard area, must not create an opportunity for use or development that cannot achieve a tolerable risk from flood, having regard to:* *(a) any increase in risk from flood for adjacent land;* *(b) the level of risk to use or development arising from an increased reliance on public infrastructure;*

(d) be required for the provision of Utilities.	*(c) the need to minimise future remediation works;* *(d) any loss or substantial compromise by flood of access to the lot, on or off site;* *(e) the need to locate building areas outside the flood-prone hazard area;* *(f) any advice from a State authority, regulated entity or a council; and* *(g) the advice contained in a flood hazard report.*

The existing habitable structures on Lot 1 and the existing accessways to both lots are located within the Flood-prone hazard area. As such, P1 must be addressed.

Due to the size and nature of the site, it is unlikely that the existing structures and accessway will increase any risk of flooding for adjoining sites. The existing structures on the site are not located within 10m of existing structures at 125 South Arm Road and 50m of any structures at 151A South Arm Road. Likewise, the existing accessways to the site are not located within close proximity of another site (a).

There will be minimal risk involved from reliance on public infrastructure as the site have existing sewerage connections and is capable of an on-site stormwater system. There will only be a new water connection. As such, there will not be a significant increase of dependence on public infrastructure (b).

There are no remediation works involved in the proposed subdivision. Further, the proposal is not likely to incur any future remediation works (c).

As the existing accesses to the site will be retained and maintained, there will not be a significant loss of accesses to the site due to flooding (d).

Any future development of habitable buildings on the Balance Lot is able to be located outside of the Flood-prone hazard area (e).

There is no advice from a State authority, regulated entity, or a Council (f).

A flood-hazard report is not considered to be required for the proposed subdivision (g).

Safeguarding of Airports Code [C16.0]

<u>C16.4 Use or Development Exempt from this Code</u>

C16.4.1 The following use or development is exempt from this code:

a) development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area.

The AHD height specified for the site is 147m. All future developments on the proposed lots will not exceed 147m. As such, the proposal is exempt from the Safeguarding of Airports Code.

Conclusion

This report has been prepared in support of a Planning Application for the subdivision of 93 South Arm Road, South Arm (CT 106755/2) with the consent of the landowner.

This proposal is for the subdivision of 1 property, which is situated on land zoned Light Industrial, Utilities, and Open Space, into 2 lots.

The proposal has been considered against the development standards of Zone and SAP and the proposal generates the following discretions under the *Tasmanian Planning Scheme (Clarence)* :

- 18.5.3 P3 Services;
- 26.5.1 P1 Subdivision;
- 26.5.2 P2 Services;
- 29.5.1 P1 Lot design;
- C2.6.1 P1 Construction of parking areas; and
- C12.7.1 P1 Subdivision within a flood-prone hazard area

The proposal has been assessed against all relevant scheme criteria and is found to either comply with the Acceptable Solutions or satisfy the relevant Performance Criteria. The application is considered to be acceptable with respect to the Planning Scheme requirements and therefore ought to be supported by the Planning Authority.