



NOTICE OF APPROVED AMENDMENT AND PERMIT
TASMANIAN PLANNING SCHEME – CLARENCE
DECISION 30 JUNE 2026
PDPSPAMEND-2024/049390 1300 OCEANA DRIVE,
TRANMERE

On 30 June 2026, the Tasmanian Planning Commission (the Commission) decided:

- To modify the draft amendment under section 40N(1)(b) of the *Land Use Planning and Approval Act 1993*, and approve the draft amendment under section 40Q.
 - The draft amendment relates to the proposed rezoning of a part of 1300 Oceana Drive, Tranmere (folio of the Register 181629/101) from Future Urban Zone to General Residential Zone, and the adjoining road casement (folio of the Register 173546/1), from Future Urban Zone to Utilities Zone.
- And
- To modify the permit under section 42B(1)(b)(ii) of the *Land Use Planning and Approvals Act 1993*. The permit is for 14 lot subdivision (13 new and balance), and three road lots, and associated work.

LOCATION: 1300 Oceana Drive, Tranmere (CT 181629/101), &
Oceana Drive Road Reserve (CT 173546/1)

These changes came into effect on 7 July 2026. The Commission has made the necessary amendment to the planning scheme maps to give effect to the amendment.

The approved modified amendments and permit are being advertised in accordance with section 40S(3) of the *Land Use Planning and Approvals Act 1993*.

Ian Nelson
Chief Executive Officer



PLANNING PERMIT

LAND USE PLANNING AND APPROVALS ACT 1993

Development No: PDPSPAMEND-2024/049390

Approval Date: 7 July 2026

Description: 14 Lot Subdivision (13 new and balance), and three road lots, and associated works.

Address: 1300 Oceana Drive, Tranmere (part of folio of the Register 181629/101)

This permit is granted, subject to the following conditions:

General Conditions:

- 1 *The use or development must only be undertaken in accordance with the endorsed plans (Revision F 4355OCT-P1F 30 21 May 2025) and any permit conditions and must not be altered without the consent of Council.
- 2 Engineering designs, prepared by a suitably qualified person, are required for:
 - road design (including line marking);
 - road stormwater drainage;
 - lot accesses;
 - stormwater drainage;

and must show the extent of any vegetation removal proposed for these works and be designed in conjunction with any landscaping plan requirement. Such designs must be submitted to and approved by Council's Head of Infrastructure and Natural Assets and must clearly describe what works are being undertaken for each approved stage of the development.

An engineering assessment fee, in accordance with Council's adopted fee schedule, must be paid upon their lodgement. A 'start of works' permit must be obtained prior to the commencement of any works.

For the Final Plan to be sealed prior to the completion of the works or the expiry of the “on-maintenance” period a bond must be paid and an agreement entered into in accordance with Council Policy. Please note that the bond for the “on-maintenance” period is 5% the cost of the construction.

Works for all stages shown on the design plans must be commenced within 2 years of the date of their approval or the engineering designs will be required to be resubmitted

- 3 Street construction, including line marking, concrete kerbs, gutters and footpaths with bitumen roads, must be carried out to the requirements of Council’s Local Highways Standard Requirements By-Law. Pavement designs must be based upon laboratory soaked CBR values. Line marking must be in thermoplastic material.

- 4 Each lot must be provided with a minimum 3.6m wide constructed and sealed access from the road carriageway to the property boundary in accordance with Standard Drawing **TSD-R09** (copy available from Council). This access must be inspected by Council’s Development Works Officer prior to sealing or pouring new concrete.

Following construction, the crossover must be maintained or repaired by the owner at the owner’s expense in accordance with any directions given by Council to the owner.

- 5 *All lots with combined right-of-way accesses must be provided with a minimum 3.6m wide sealed access from the road carriageway to the property boundary in accordance with Standard Drawing **TSD-R09 (Urban)**(copy available from Council). A minimum 3.6m wide sealed driveway also must be constructed over the remaining length of the right-of-way. This access must be inspected by Council prior to sealing or pouring new concrete.

Following construction, the crossover must be maintained or repaired by the owner at the owner’s expense in accordance with any directions given by Council to the owner.

- 6 Driveways, parking areas and other areas accessible to vehicles must be constructed in bituminous concrete or concrete, providing for adequate stormwater drainage, prior to the commencement of the use. Details of the construction must be submitted to and approved by Council’s Head of Infrastructure and Natural Assets prior to the commencement of any works.

- 7 An erosion and sedimentation control plan, in accordance with the Derwent Estuary Program Soil & Water Management on Building & Construction Sites document, must be submitted for review by council’s head of Infrastructure and Natural Assets when lodging the ‘Start of Works Notice’ to council. All debris/construction materials must be contained within the property. All works must be carried out in compliance with the approved erosion and sediment control plan.

- 8 *The Final Plan and accompanying Schedule of Easements must describe all existing easements and any additional easements (including any embankment easements) required in respect of all Council infrastructure required to service the lots in a form to the satisfaction of Council’s relevant / delegated officer.

- 9 *Prior to commencing any works on-site, an Earthworks and Site Remediation Plan shall be prepared by a geotechnical engineer and submitted to and approved by Council’s Head of Infrastructure and Natural Assets. The plan is to be substantially in accordance with principles outlined in AS3798-2007 – Guidelines on Earthworks for Commercial and

Residential Developments and is to include start and end dates, a staging plan (if applicable) and a remediation plan.

The plan must:

- identify locations and depths of all uncontrolled fill;
- specify removal limits or, where removal is not practicable, specify remedial treatment and design for replacement engineered fill;
- detail stockpile, erosion and sediment controls, and temporary stabilization measures;
- include a testing and compaction regime (test frequency, test methods, acceptance criteria).

Any contaminated or hazardous fill removed must be disposed of at a licenced waste management facility and may not be disposed of elsewhere on the property.

Upon completion the works shall be certified by a geotechnical engineer as being carried out in accordance with the approved Earthworks and Site Remediation Plan and is fit for purpose and free of deleterious matter or hazardous/controlled substances.

An as constructed topographical survey plan at a suitable scale is to be provided to Council upon completion of the works.

- 10 *Building areas are to be shown on the Final Plan of Subdivision and must be sited wholly outside any geotechnically constrained areas as defined in the Earthworks and Site Remediation Plan.
- 11 *The new road must join with existing road construction in a smooth and continuous fashion.
- 12 The owner must, at their expense, repair any Council services (e.g. pipes, drains) and any road, crossover, footpath or other Council infrastructure that is damaged as a result of any works carried out by the developer, or their contractors or agents pursuant to this permit. These repairs are to be in accordance with any directions given by the Council.

If the owner does not undertake the required repair works within the timeframe specified by Council, the Council may arrange for the works to be carried out at the owner's expense
- 13 Each lot must be provided with minimum 150mm diameter stormwater drainage connected to Council's main prior to the commencement of the use / prior to the issue of a building permit or a certificate of likely compliance (CLC) for building works. An extension to Council's stormwater main may be required at the owner's expense.
- 14 Suitable barriers must be erected during the stages of construction and at access points to the balance land to prevent unauthorised vehicle access.
- 15 All services, including the street lighting system, must be underground and within the road reserve or subject by a suitable easement approved by the Group Manager Engineering Services.

- 16 A weed management plan identifying methods to control weeds, must be submitted to and approved by Council's Head of Infrastructure and Natural Assets prior to commencement of works. The plan must:

- reference any Weeds of National Significance and Declared Weeds under the Weed Management Act and address the spread of soil based pathogens in accordance with the Tasmanian Washdown Guidelines for Weed and Disease Control;
- identify the weed species, initial treatment, on-going management and maintenance period thereof. The plan may include manual removal of larger plants and/or chemical control as recommended by the relevant Government department; and
- include a detailed breakdown of estimated costs.

The Final Plan and Schedule of Easements for any stage will not be sealed until the weed management plan for that stage has been implemented and maintained to the satisfaction of Council's Head of Infrastructure and Natural Assets. Alternatively, a bond of 1.5 times the estimated cost of works associated with implementing the weed management plan for that stage must be submitted prior to sealing. The bond will be held as security to ensure both development and maintenance of each lot is undertaken in accordance with the approved plan until each of the newly created lots are sold or the management period has expired, whichever comes first. The bond is to be a cash deposit or a bank guarantee.

- 17 *A Construction Management Plan must be submitted and approved by Council's Head of Infrastructure and Natural Assets prior to the issue of a Building or Plumbing Permit or commencement of works (whichever occurs first). The plan must outline the proposed demolition and construction practices in relation to:

- proposed hours of work (including volume and timing of heavy vehicles entering and leaving the site, and works undertaken on-site);
- proposed hours of construction;
- identification of potentially noisy construction phases, such as operation of rock breakers if any;
- control of dust and emissions during working hours;
- access and parking during construction;
- proposed screening of the site and vehicular access points during work; and procedures for washing down vehicles, to prevent soil and debris being carried onto the street.

- 18 *The landowner of the Balance Lot CT181629/101 must enter into an agreement with Council under Part 5 of the Land Use Planning and Approvals Act, 1993 in such form as Council may require and which provides for the implementation and on-going maintenance of the Hazard Management Area identified in the Bushfire Hazard Report 1300 Oceana Drive, Tranmere 16 Lot Subdivision for A J Carr Development Corporation Pty Ltd February 2025 Mat Clark BFP-P or alternate Hazard Management Area identified

in a Bushfire Hazard Report approved by the Tasmanian Fire Service of their accredited practitioner.

The agreement will be prepared and registered by Council. The landowner is responsible for all Council and Land Titles Office fees and charges. Upon written request from the landowner and payment of relevant fees, Council will prepare the Part 5 Agreement.

- 19 *A notation must be placed on all lots on the Final Plan of Subdivision stating:
“Prior to undertaking any buildings or works on this lot, the landowner is advised to obtain a detailed geotechnical assessment by a suitably qualified geotechnical engineer.”
- 20 The development must meet all required Conditions of Approval specified by TasWater notice, dated 21/07/2025 amended 22/07/2026 (TWDA 2025/00305-CCC).

The following advice is also provided:

- a. This Permit will lapse after 2 years from the date on which it is granted unless the development / use has been substantially commenced. Upon request, under Section 53(5A) of the Land Use Planning and Approvals Act 1993 Council may grant an extension of time for a further 2 years. A further 2 years may be granted upon request under Section 53(5B) of the Land Use Planning and Approvals Act 1993. Any such requests must be made in writing and within 6 months of the day on which the permit has lapsed.
- b. This is a town planning permit only. Please be aware that a building permit and / or a plumbing certificate of likely compliance or plumbing permit may be required before the development can proceed. It is recommended that you contact Council’s Building Department on (03) 6217 9580 to discuss the requirement for any additional permits or certification.
- c. * Council, as a Stormwater authority, formed a view that the proposed development will intensify the stormwater discharge from the property and hence requires approval under the Urban Drainage Act 2013 and the stormwater is to be designed as per Council’s Stormwater Management Procedure for new development (<https://assets.ccc.tas.gov.au/uploads/2023/07/Stormwater-Management-Procedure-for-New-Development.pdf>). This requirement will be assessed as part of engineering plans assessment if the proposed DA is approved.

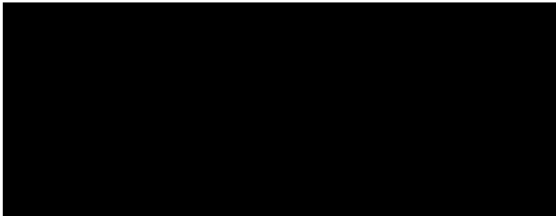
If you would like to discuss what is required to meet Council’s requirements in regard to stormwater, please contact Council Development Engineers on 6217 9500.

- d. The Department of Natural Resources and Environment Tasmania, Conservation Assessments and Wildlife Services Section has advised that the property may contain species identified in the schedules of the *Threatened Species Protection Act 1995*. I have enclosed a copy of the Department’s letter. It is your responsibility to comply with the legislation and therefore you should contact the Department to determine whether there will be any issues which may arise under that Act in relation to the development.

- e. AHT acknowledge the findings and recommendations of the Aboriginal Heritage Assessment Report (Final Version 2) dated 2 September 2025 (the Report). For the purposes of the Aboriginal Heritage Act 1975 the Report conforms to the assessment standards outlined in the Aboriginal Heritage Standards and Procedures. All works should proceed in accordance with the recommendations made within the Report.
- f. *Based on the information provided, the development is not likely to adversely affect TasNetworks' operations. As with any subdivision of this magnitude, consideration should be given to the electrical infrastructure works that will be required to ensure a supply of electricity can be provided to each lot. It is recommended that the customer or their electrician submit an application via our website portal - Connections Hub - TasNetworks to establish the electricity supply connection to support this development.

To understand what these requirements may entail, it is recommended the developer contacts TasNetworks on 1300 137 008 or the TasNetworks Negotiated Connection Team at negotiated.connections@tasnetworks.com.au at their earliest convenience.

- g. Non-compliance with this permit is an offence under Section 63 of the Land Use Planning and Approvals Act 1993 and may result in enforcement action under Division 4A of the Land Use Planning and Approvals Act 1993 which provides for substantial fines and daily penalties.



Daniel Marr

HEAD OF CITY PLANNING

***Permit conditions modified by the decision of the Tasmanian Planning Commission.**

Amended Submission to Planning Authority Notice

Application details

Council Planning Permit No. PDPSPAMEND-2024 049390
Council notice date 28/03/2025
TasWater Reference No. TWDA 2025/00305-CCC
Date of response 21/07/2025 – Amended 22/07/2026
TasWater Contact Al Cole / Jason Taylor
Phone No. [REDACTED]

Response issued to

Council name CLARENCE CITY COUNCIL
Contact details cityplanning@ccc.tas.gov.au
Development details
Address 1300 OCEANA DRIVE, TRANMERE (C.T. 181629/101)
Property ID (PID) 9726907
Description of development Rezoning and 13 lot subdivision

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
PDA	Plan of Subdivision	F	14/05/2025
PDA	Concept Services	O	27/05/2025

Comments / Conditions

Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56S(2) TasWater makes the following submission(s):

TasWater does not object to the draft amendment to planning scheme and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings.

Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with metered connection(s) and sewerage system with connection(s) to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.

2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

ASSET CREATION & INFRASTRUCTURE WORKS

4. Prior to applying for Engineering Design Approval, the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.
5. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.
6. Prior to applying for a Permit to Construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.
7. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
8. Prior to undertaking any works related to water and sewerage, physical markers must be in place that clearly identify where water and/or sewer connections are to be made in accordance with any approved plan to TasWater's satisfaction.
9. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
10. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed generally as shown on, and in accordance with, the plans listed in the schedule of drawings/documents, and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
11. After testing, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
12. All geotechnical recommendations made in the geotechnical report must be implemented by the developer in relation to the design, alignment, installation and construction of all water and sewerage services.
13. Prior to the issue of Practical Completion, the geotechnical engineer must provide TasWater with written certification that recommended works contained within their report (submitted as part of this application) have been completed to their satisfaction at intervals which are determined by the geotechnical engineer.
14. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document, the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:

- a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved.
- b. A request for a joint on-site inspection with TasWater's authorised representative must be made.
- c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee.
- d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.

Upon TasWater issuing a Certificate of Practical Completion, the newly constructed infrastructure is deemed to have transferred to TasWater.

15. After the Certificate of Practical Completion has been issued, a 12-month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12-month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". TasWater will release any security held for the defect's liability period.
16. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
17. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
18. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

19. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.
20. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.
21. The Plan of Survey must include private service easements over the proposed private pipes located on Lot 2, servicing Lot 1. The easement must benefit Lot 1 and burden Lot 2

DEVELOPER CHARGES

22. Prior to TasWater issuing a Consent to Register a Legal Document, the applicant or landowner as the case may be, must pay a developer charge totalling \$45,682.00 to TasWater for water and sewerage infrastructure for 13 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.
23. In the event Council approves a staging plan, prior to TasWater issuing a Consent to Register a Legal Document for each stage, the developer must pay the developer charges commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

DEVELOPMENT ASSESSMENT FEES

~~24. The applicant or landowner as the case may be, must pay a development assessment fee of \$802.53 and a Consent to Register a Legal Document fee of \$265.98 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.~~

~~The payment is required within 30 days of the issue of an invoice by TasWater.~~

~~In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.~~

Advice

General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit

<https://www.taswater.com.au/building-and-development/development-application-form>

Development Assessment Fees

The applicant or landowner as the case may be, must pay a development assessment fee of \$802.53 and a Consent to Register a Legal Document fee of \$265.98 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

Important Notice Regarding Plumbing Plans and Associated Costs

The SPAN includes references to documents submitted as part of the application. These plans are acceptable for planning purposes only and are subject to further detailed assessment and review during the next stage of the development proposal.

TasWater's assessment staff will ensure that the design contains sufficient detail to assess compliance with relevant codes and regulations. Additionally, the plans must be clear enough for a TasWater contractor to carry out any water or sewerage-related work.

Depending on the nature of the project, your application may require Building and/or Plumbing permits or could be exempt from these requirements. Regardless, TasWater's assessment process and associated time are recoverable through an assessment fee.

Please be aware that your consultant may need to make revisions to their documentation to ensure the details are fit for construction. Any costs associated with updating these plans should be discussed directly with your consultant.

Developer Charges

For information on Developer Charges please visit the following webpage –
<https://www.taswater.com.au/building-and-development/developer-charges>

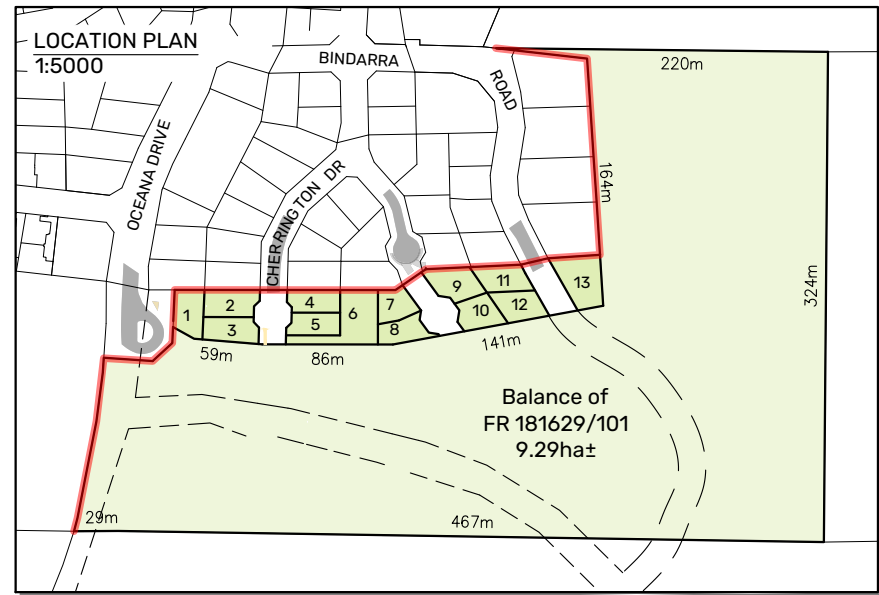
Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- a. A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
- b. TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <https://www.taswater.com.au/building-and-development/service-locations> for a list of companies.
- c. Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.



CITY OF CLARENCE Section 42B Permit

LPS AMENDMENT APPLICATION NO: PDPSPAMEND-2024/0489390

TPC DECISION DATE: 30 June 2026

EFFECTIVE DATE: 7 July 2026

NOTE: A separate building and plumbing approval may be required before the commencement of any building works.

PLAN OF SUBDIVISION

Owners

A J CARR DEVELOPMENT
CORPORATION PTY LTD

Title References

FR 181629/101

Address

1300 Oceana Drive, Tranmere, TAS,
7018

Council

Clarence City Council

Tasmanian Planning scheme

Clarence Local Provisions Schedule

Zone

30 Future Urban

Code Overlay

7 Priority vegetation area
7 Waterway and coastal area
12 Flood-prone areas
15 Low landslip hazard band
16 Airport obstacle limitation area

General Overlay

3 Site Specific Qualifications

Schedule of Easements

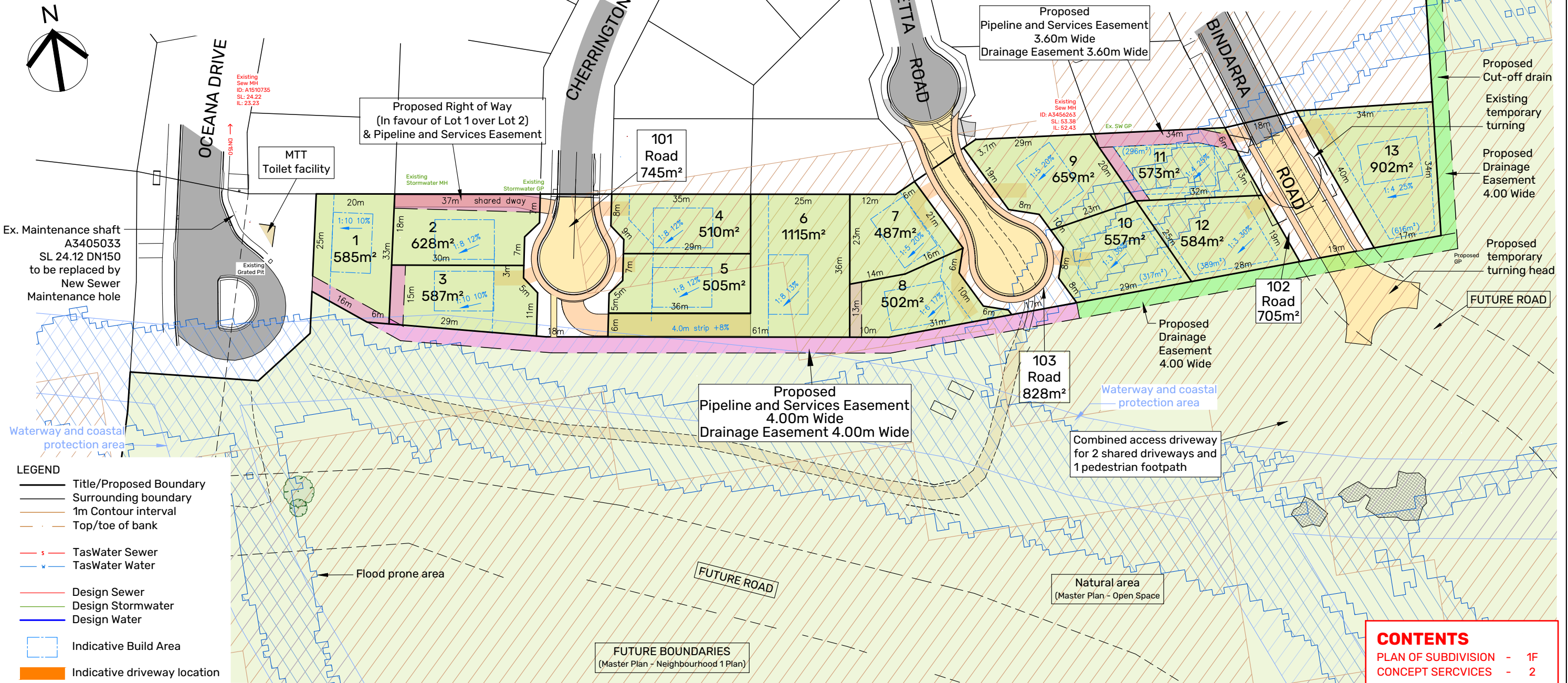
- Proposed Pipeline and Services Easement 4.00 Wide in favour of TasWater
- Proposed Drainage Easement 4.00m Wide in favour of

Council.

- Proposed Right of Way in favour of Lot 1 over Lot 2.
- Proposed Right of Way in favour of Lot 9 over Lot 11.
- Proposed Right of Way 4.0m in favour of Lot 7 over Lot 8.
- Proposed Right of Way 4.0m in favour of Lot 9 over Lot 10.

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.

The entire site is subject to the Priority vegetation area overlay and other code overlays. Some of these have not been shown for clarity.

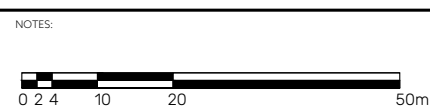


LEGEND	
	Title/Proposed Boundary
	Surrounding boundary
	1m Contour interval
	Top/toe of bank
	TasWater Sewer
	TasWater Water
	Design Sewer
	Design Stormwater
	Design Water
	Indicative Build Area
	Indicative driveway location

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F	EXTEND ROADWAYS 101 & 103 TO TERMINATE AT 'GULLY' BOUNDARY	AK/MK	14.05.25	CMT
E	FIT IN FOOTWAY LOT, RE CONFIGURE ADJACENT LOTS	MK	28.11.24	CMT
D	RIGHT OF WAY OVER LOT 2 IN FAVOUR OF LOT 1.	MK	13.11.24	CMT
C	REVISION	MK	06.11.24	CMT
B	REVISION	MK	02.10.24	CMT
REV	AMENDMENTS	DRAWN	DATE	APPR.



SURVEYOR	GEOCIVIL
SR	43550CT
DRAWN	CHECKED
AK/MK	CT
DATE	21 MAY 2025

PROPOSED SUBDIVISION
1300 OCEANA DRIVE, TRANMERE, TAS, 7018
for A J CARR DEVELOPMENT CORPORATION PTY LTD



127 Bathurst Street
Hobart, Tasmania, 7000
PHONE: +61 03 6234 3217
EMAIL: pda.hbt@pda.com.au
www.pda.com.au
Also at: Kingston, Launceston,
Devonport & Burnie

SCALE	PAPER
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JOB NUMBER	DRAWING
43550CT-P1F	



Clarence... a brighter place

CITY OF CLARENCE
Section 42B Permit

LPS AMENDMENT APPLICATION NO: PDPSPAMEND-2024/0489390

TPC DECISION DATE: 30 June 2026

EFFECTIVE DATE: 7 July 2026

NOTE: A separate building and plumbing approval may be required before the commencement of any building works.

Bushfire Hazard Report

1300 Oceana Drive, Tranmere
16 Lot Subdivision

For A J Carr Development Corporation Pty Ltd
February 2025
Mat Clark BFP-P



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5. Bushfire Protection Measures
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 - 5.2 Construction Standards
 - 5.3 Access
 - 5.4 Water Supply for Firefighting
 - 5.5 Emergency Planning
 - 5.6 Additional Protection Measures
6. Conclusion
7. References

Appendix A - Proposal Plan

Appendix B - Bushfire Hazard Management Plan

Appendix C - Site Photos

Appendix D - Confirmation of Part 5 Agreement

Appendix E - Certificate of Compliance

Appendix F - Confirmation of Performance Based Solution

VERSION CONTROL				
Version	Date	Author	Reviewer	Description
1.0	06.12.24	MC	CM	Draft for approval
2.0	14.01.25	MC	CM	Inclusion of TFS comments
3.0	04.02.25	MC	CM	Inclusion of TFS comments 28.2



1. Introduction

MC Planners have been engaged by A J Carr Development Corporation Pty Ltd to prepare a bushfire hazard assessment for a 16 lot subdivision including 13 residential lots, 3 road lots and balance lot. The address of the property is 1300 Oceana Drive, Tranmere. The author, Matthew Clark, is a provisionally Accredited Person under Part 4A of the *Fire Service Act 1979*.

The proposed development involves the subdivision of land located within a bushfire-prone area necessitating an assessment against the Bushfire-Prone Areas Code of the *Tasmanian Planning Scheme (Clarence)*. The report is part of a rezoning application for the site to and it should be noted that consideration of the subdivision needs to assume the site (excluding the balance lot) is zoned General Residential. Therefore no subdivision can as illustrated in this report occur unless the site is rezoned.

This report considers:

- Whether the site is within a bushfire-prone area;
- The characteristics of the site and surrounding land;
- The proposed use and development that may be threatened by bushfire hazard;
- The applicable Bushfire Attack Level (BAL) rating;
- Appropriate bushfire hazard mitigation measures; and
- Compliance with planning requirements pertaining to bushfire hazard.

In order to demonstrate compliance with the Bushfire-Prone Areas Code this report includes a Certificate of Compliance (for planning purposes).

2. Site Location and Context

The address of the subject property is 1300 Oceana Drive, Tranmere. The subject site is identified by PID 9726907 and CT 181629/101 (refer to Figures 1 & 2) and has an area of 10.38ha. The area to the north of the site is all residential suburban dwellings. To the east and south of the site is open grassland. The Derwent River, as well as open grassland, is located to the west of the site. There are 4 accesses to the site from Oceana Drive, Cherrington Drive, Ardilletta Road, and Bindara Road, which are all Council roads. Oceana Drive is 25m wide, Cherrington Drive and Bindara Road are 17m wide, and Ardilletta Road is 15m wide. There is no existing dwelling at the site. Lots 15 and 17 Bindara Road lots are subject to a 2021 BHMP (Oceana Drive, Tranmere Subdivision February 2021 JMG) that requires the lots to be managed as Low Threat Vegetation.



Figure 1: Aerial view of the site (outlined in blue) and surrounding land (source: thelist map accessed 05/11/24).

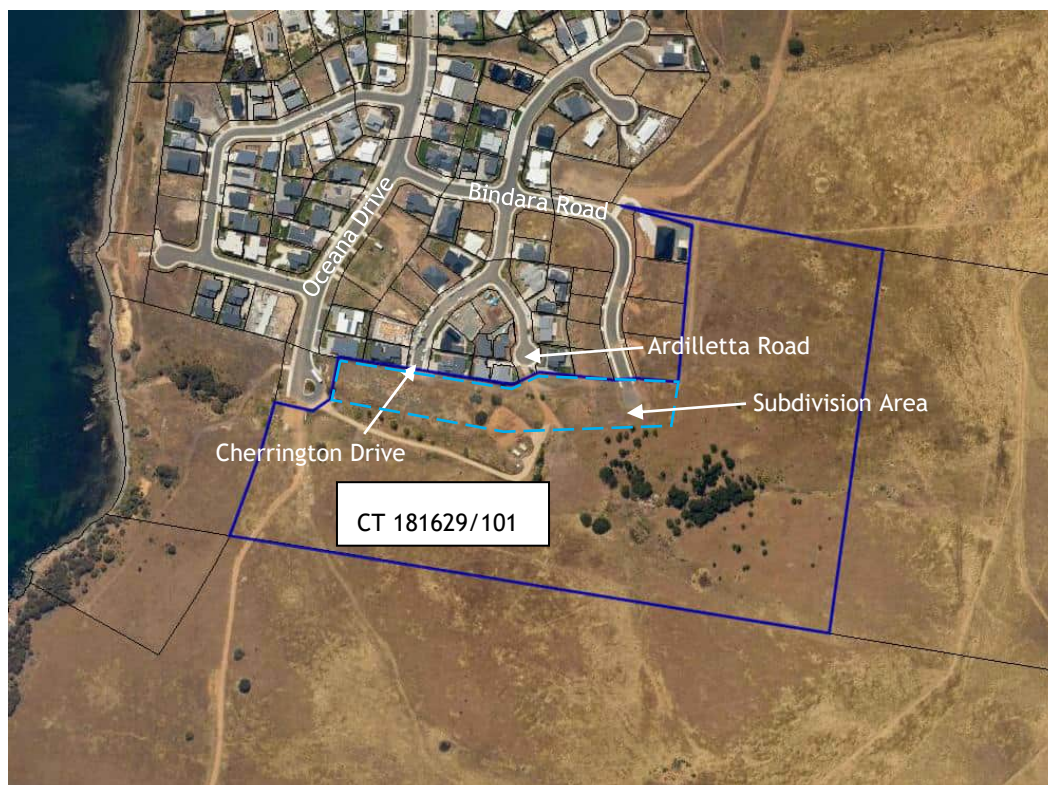


Figure 2: Closer view of the site (outlined in blue) and surrounding land (source: theList map accessed 05/11/24).

Use and Development

The proposal is for a 16 lot subdivision, including 13 residential lots, 3 road lots and balance lot.

Refer to Appendix B for the Proposal Plans.

Bushfire Hazard Assessment

Vegetation and Slope

Vegetation and relevant effective slopes within 140m of the proposed building work has been assessed and classified in accordance with AS 3959:2018.

A site visit was conducted on the 25th October 2024.

Figure 2 shows the land within 100m of the proposed development in red as this is the minimum area for consideration under AS 3959-2018. The land within 140m from the proposed development is outlined in green, as this is considered a high risk area.

See Appendix C for site Photos.

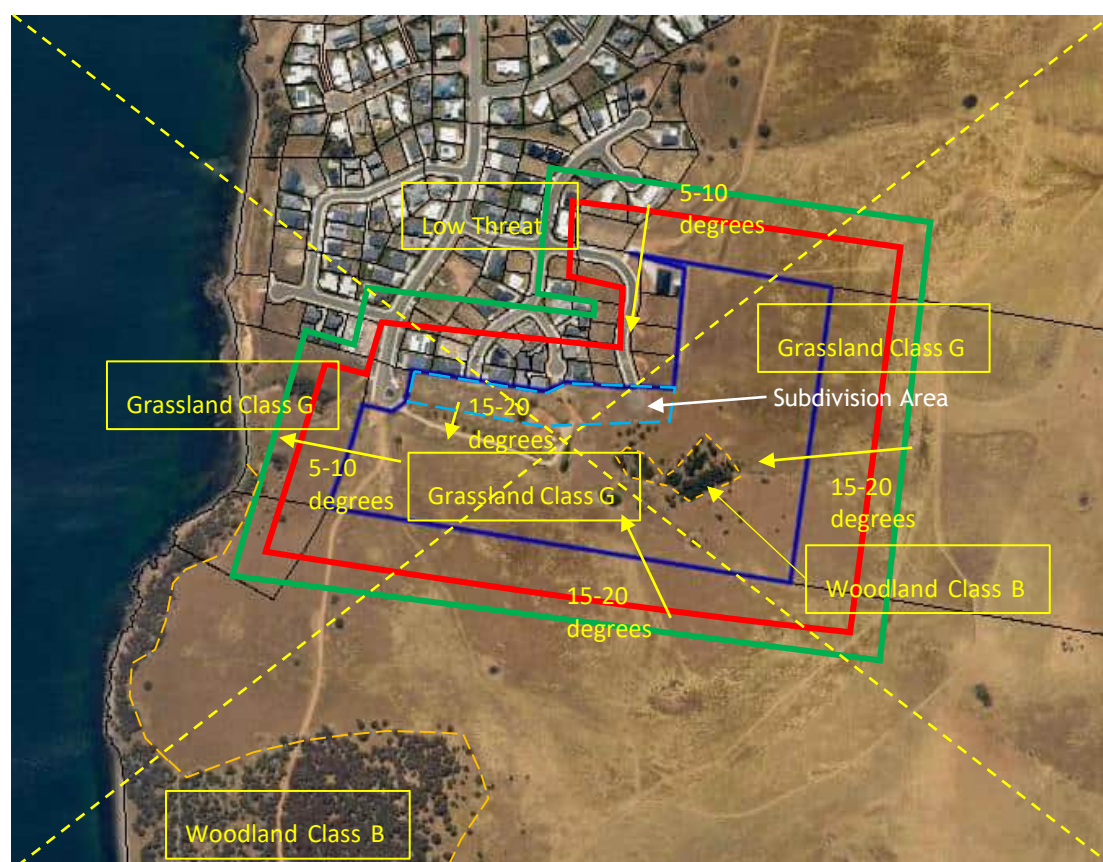


Figure 2 shows land within 100m of the proposed development (red) as this is the minimum area for consideration under AS 3959-2018. Land with 140m (blue) is shown for context.

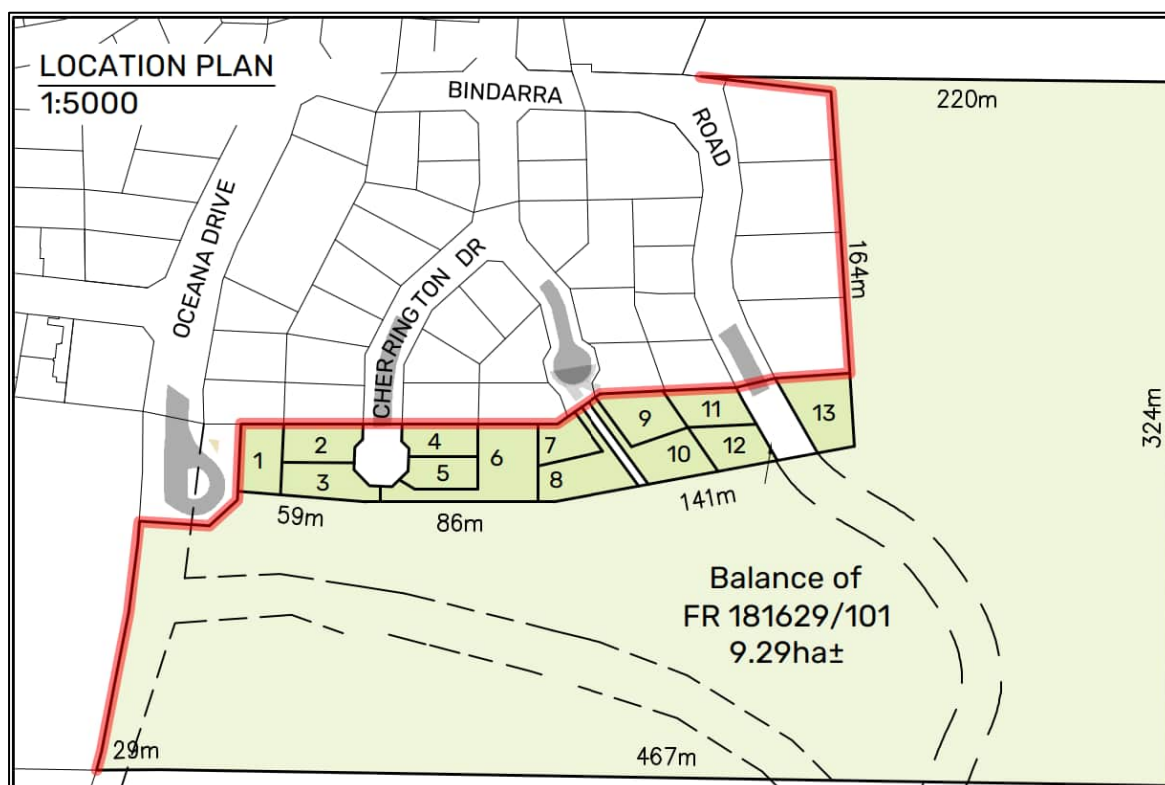


Figure 3 - Subdivision plan and Lot numbers.

Table 1 - Lots-1-14

Lot		North	East	South	West
1	Vegetation, within 100m of lot boundaries	Low threat vegetation	Low threat vegetation	Class G Grassland	Class G Grassland
	Slope (degrees)	Upslope 0°	Upslope 0°	Downslope 15-20°	Downslope 5-10°
	BAL rating existing vegetation	BAL-Low	BAL-Low	BAL-FZ	BAL-12.5
	BAL rating with setbacks/HMA	BAL-12.5			
2, 4 & 11	Vegetation, within 100m of lot boundaries	Low threat vegetation	Low threat vegetation	Class G Grassland	Class G Grassland
	Slope (degrees)	Upslope 0°	Upslope 0°	Downslope 15-20°	Downslope 5-10°
	BAL rating	BAL-Low	BAL-Low	BAL-29	BAL-Low



Lot		North	East	South	West
	existing vegetation				
	BAL rating with setbacks/HMA	BAL-Low			
3 & 6	Vegetation, within 100m of lot boundaries	Low threat vegetation	Low threat vegetation	Class G Grassland	Class G Grassland
	Slope (degrees)	Upslope 0°	Upslope 0°	Downslope 15-20°	Downslope 5-10°
	BAL rating existing vegetation	BAL-Low	BAL-Low	BAL-FZ	BAL-Low
	BAL rating with setbacks/HMA	BAL-Low			
5	Vegetation, within 100m of lot boundaries	Low threat vegetation	Low threat vegetation	Class G Grassland	Class G Grassland
	Slope (degrees)	Upslope 0°	Upslope 0°	Downslope 15-20°	Downslope 5-10°
	BAL rating existing vegetation	BAL-Low	BAL-Low	BAL-FZ	BAL-Low
	BAL rating with setbacks/HMA	BAL-Low			
7, 8, 9 & 10	Vegetation, within 100m of lot boundaries	Low threat vegetation	Low threat vegetation	Class B Woodland	Class G Grassland
	Slope (degrees)	Upslope 0°	Upslope 0°	Downslope 15-20°	Downslope 5-10°
	BAL rating existing vegetation	BAL-Low	BAL-Low	BAL-FZ	BAL-Low
	BAL rating with setbacks/HMA	BAL-Low			
12	Vegetation, within 100m	Low threat vegetation	Class G Grassland	Class B Woodland	Class G Grassland



Lot		North	East	South	West
	of lot boundaries				
	Slope (degrees)	Upslope 0°	Upslope 0°	Downslope 15-20°	Downslope 5-10°
	BAL rating existing vegetation	BAL-Low	BAL-FZ	BAL-FZ	BAL-Low
	BAL rating with setbacks/HMA	BAL-Low			
13	Vegetation, within 100m of lot boundaries	Low threat vegetation	Class G Grassland	Class B Woodland	Class G Grassland
	Slope (degrees)	Upslope 0°	Upslope 0°	Downslope 15-20°	Downslope 5-10°
	BAL rating existing vegetation	BAL-Low	BAL-FZ	BAL-FZ	BAL-Low
	BAL rating with setbacks/HMA	BAL-Low			
Balance Lot	Vegetation, within 100m of lot boundaries	Low threat vegetation	Class G Grassland	Class G Grassland	Class G Grassland
	Slope (degrees)	Upslope 0°	Upslope 0°	Downslope 15-20°	Downslope 5-10°
	BAL rating existing vegetation	BAL-Low	BAL-FZ	BAL-FZ	BAL-FZ
	BAL rating with setbacks/HMA	BAL-19			

Step 5: Determination of Bushfire Attack Level (BAL)

Building areas shown are indicative only and are shown for planning purposes. These areas are flexible in they may change position if setbacks and HMAs are achieved and adhered to.

Minimum Separation Required

The required Bushfire Attack Level for subdivision is BAL-19, but with the Part 5 agreement and resultant HMA's in place on the balance lot this can be reduced to BAL-Low for all lots excepting Lot 1 and the balance lot.



Table 2 Setbacks From Vegetation

	Slope	Grassland	Scrub	Woodland	Forest
BAL Low	all	50m	N/A	100m	N/A
BAL 12.5	Flat Upslope		N/A	10m	N/A
	0-5°	11m	N/A	26m	N/A
	5-10°	13m	N/A	N/A	N/A
	10-15°	15m	N/A	N/A	N/A
	15-20°	17m	N/A	N/A	N/A
BAL 19	5-10°	16m	N/A	N/A	N/A

5. Bushfire Protection Measures

During a bushfire event, a number of bushfire attack mechanisms may threaten buildings and occupants, including:

- Radiant heat;
- Direct flame contact;
- Ember attack; and
- Wind.

The key bushfire attack mechanism is wind-borne embers and debris.

A range of bushfire protection measures are recommended to improve the resilience of the proposed development and achieve a tolerable level of residual risk for occupants. The protection measures outlined in this section have been consolidated in a Bushfire Hazard Management Plan (BHMP - see Appendix B).

5.1 Hazard Management Areas

The Hazard Management Areas ('HMA's) refer to land that is managed in a minimum fuel condition so as to reduce the potential exposure of habitable buildings and occupants to radiant heat and flames and to provide defensible space. The effectiveness of the hazard management areas is reliant on ongoing maintenance by landowners. The proposed lots excluding Lots 1 and the balance lot are able to achieve BAL-Low with the provision of a Part 5 agreement on the balance lot to create a HMA on this lot of 50m - 100m in depth (refer to BHMP). The balance lot has a nominal building envelope and has a HMA within that of the HMA established under the Part 5 Agreement for the other lots.

Subject to the implementation of the HMA, the proposal will comply with the Code.

Table 2 - Hazard Management Area Prescriptions

Within 10m of habitable buildings	No storage of flammable materials (e.g. firewood); Avoid locating flammable garden materials near vulnerable building elements such as glazed windows/doors, decks and eaves (e.g. non-fire-retardant plants and combustible mulches); Non-flammable features such as paths, driveways and paved areas are encouraged around habitable buildings.
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Trees within HMA	Maintain canopy separation of approximately 2.0m; Ensure no branches overhang habitable buildings; Remove tree branches within 2.0m of ground level below; Locate any new tree plantings 1.5 x their mature height from buildings; Avoid planting trees with loose, stringy or ribbon bark.
Understory vegetation within HMA	Maintain grass cover at <100mm; Maintain shrubs to <2.0m height; Shrubs to be maintained in clumps so as to not form contiguous vegetation (i.e. clumps up to 10sqm in area, separated from each other by at least 10m); Avoid locating shrubs directly underneath trees; Periodically remove dead leaves, bark and branches from underneath trees and around habitable buildings.

The Hazard Management Area (HMA) is to be established in accordance with the Bushfire Hazard Management Plan, implemented by the developer and verified by the building surveyor prior to occupancy.

The Hazard Management Area includes the area to protect the buildings, as well as the access and water supplies. Vegetation in the Hazard Management Area is to be managed and maintained in a minimum fuel condition, Low Threat vegetation in accordance with AS3959-2018.

Maintenance Schedule:

- Removal of fallen limbs, leaf & bark litter
- Cut lawns short (less than 100mm) and maintain
- Remove pine bark and other flammable garden mulch
- Complete under-brushing and thin out the understory
- Prune low hanging trees to ensure separation from ground litter
- Prune larger trees to establish and maintain horizontal and vertical canopy separation
- Minimise storage of petroleum fuels
- Maintain road access to the buildings to be defended and water storage area
- Remove fallen limbs, leaf & bark litter from roofs, gutters and around the building
- No flammable mulch is to be placed against external facades or under decks.

There is no requirement for Hazard Management Areas on adjoining land, but Part 5 agreement on the balance lot will be included as part of the new titles.

5.2 Construction Standards

Lots 2-13 have no building requirements. Any habitable buildings on Lot 1 are unable to be constructed to a minimum of BAL-Low despite being located with a Bal-Low hazard area. Habitable buildings on Lot 1 must be designed and constructed to a minimum of BAL12.5 on all boundaries of the lot under AS3959-2018. Note, if any part of the habitable building on Lot 1 is located in the BAL12.5 area, then all facades would be required to meet BAL 12.5. Any habitable building on the balance lot must be designed and constructed to a minimum of BAL19 under AS3959-2018. The building area for the balance lot is shown on the attached BHMP.

The minimum setbacks from bushfire-prone vegetation are demonstrated on the BHMP.

The HMA must be verified by the assessing building surveyor prior to occupancy. Subject to the implementation of the BHMP and compliant detailed design, the proposal will comply with clause 2.3.1 of the Determination.

5.3 Access

The existing access from Oceana Drive is approximately 25m in width. The primary hardstand for fire appliance connection to the municipal hydrants would therefore be the existing public roads. It is currently expected the fire-fighting vehicles will connect to the reticulated hydrant water supply on Oceana Drive, Cherrington Drive, Ardilletta Road, and Bindara Road to defend the subject site. Within the property boundaries, access to the perimeter of the building will be adequately provided to facilitate fire fighting to attempt to defend the building and to allow reasonable egress for occupants. Emergency vehicle access is provided to the lots via direct access to the aforementioned streets. The cul-de-sacs on Cherrington Drive, Ardilletta Road have a pavement with a 9m radius and a road reserve radius of 13.5m. With a mountable kerb, footpaths installed to provide a compliant trafficable surface, and no parking signage in the cul-de-sac head this will comply with the Code requirements. Note, a 12m radius clear of street furniture, retaining walls, batters, above ground electrical turrets, light poles, signs, rain gardens, open 'v' drains etc to enable truck turning.

Access to the balance lot building envelope is via the existing gravel road, but would need to meet the requirements of Table C13.2 below if utilised.

A fire trail is not proposed nor considered necessary, so the standards contained within Table C13.3 are not relevant. However, there is a gravel access street up the gully which will be retained.

A temporary turning head is required on Bindara Road and needs to meet the requirements of Table C13.1 (see below).

Subject to implementation of the Access, the proposal will comply with the Code.

Table C13.1 - Standards for Roads		
Element		Requirements
A.	Roads	Unless the development standards in the zone require a higher standard, the following apply: (a) two-wheel drive, all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 2m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; (h) curves have a minimum inner radius of 10m; (i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7metres in width; (j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and (k) carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with Australian Standard AS1743-2001 Road signs-Specifications.

Table C13.2 - Standards for Property Access		
Element		Requirements
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 (ii) 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.	Not applicable to this development

As the proposed turning head at Cherrington Drive has an inner radius of 9m, the temporary turning head does not comply Table C13.1 Standards for Roads or clause C13.6.2 Public and fire fighting access A1. As such, the performance criteria (P1) is addressed below.

C13.6.2 Public and fire fighting access

A1 ***	P1 <i>A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to:</i> <i>(a) appropriate design measures, including:</i> <i>(i) two way traffic;</i>
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	(ii) all weather surfaces; (iii) height and width of any vegetation clearances; (iv) load capacity; (v) provision of parking bays; (vi) traffic control devices; (vii) geometry, alignment and slope of roads, tracks, and trails; (viii) use of through roads to provide for connectivity; (ix) limits on the length of cul-de-sacs and dead-end roads; (x) provision of turning areas; (xi) provision of parking areas; (xii) perimeter access; and (xiii) fire trails; and (b) the provision of access to: (i) bushfire-prone vegetation to permit the undertaking of hazard management works; and (ii) fire fighting water supplies; and (c) any advice from the TFS.
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The proposed 9m (to face of curb) is consistent with the IPWEA guidelines, has a 600mm mountable curb and a 1.2m wide concrete footpath, thus having a trafficable area of 10.8m. The minimum road reserve width is 24m and accommodates a 24m diameter turning area. The 18m wide road reserve on Cherrington Drive, already supports two-way traffic, has an existing 9m cul-de-sac head (to face of curb) and is being extended by approximately 20m. As such, the proposed cul-de-sac will be able to accommodate traffic from the existing road (i). The proposed cul-de-sac will be developed to the IPWEA standard of the existing road and constructed from bitumen and concrete (ii). Similar to cul-de-sacs at Anchorage Court and Regatta Place in Tranmere, the proposed turning head will not have significant vegetation within the nature strips on the street. Additionally, there is minimal existing vegetation on Cherrington Drive (iii). The existing road is built to a IPWEA standard which accommodate MRV's (iv). There are no proposed parking bays (v). No parking signs are proposed in the cul-de-sac head (vi). The proposed turning head will have a maximum crossfall of 5 degrees but will be otherwise clear of obstacles within the road reserve (vii). The purpose of the proposed turning head is to provide for greater connectivity for future residences to Cherrington Drive, which is a minor residential road (viii). The proposed turning head will connect to an 9m wide road pavement which is approximately 110m in length. (ix). There will be provision for 12m diameter turning within the cul-de-sac using rollover curbs and the footpath (x). Parking is not permitted in the cul-de-sac head (xi). There is no perimeter access (xii). There are no proposed fire trails (xiii).

There is an area of woodland located on the Balance lot, which can be accessed for hazard management works via the access road at Oceana and Bindara Drives (b)(i). There are several existing fire hydrants within close proximity of the proposed turning head, including two on Cherrington Drive, providing access to a fire fighting water supply (ii) (b).

Refer to Appendix F TFS advice (c).

5.4 Water Supply for Firefighting

Arrangements for fire-fighting water supply for the proposed lots must comply with Table C13.4 of the Bushfire Prone Areas Code.

There is a reticulated water supply available for the subject site and a fire hydrant on Oceana Drive, Cherrington Drive, Ardilletta Road, and Bindara Road on the boundary of the site, is compliant with Table C13.4.

Table C13.4 - Reticulated Water Supply for Fire Fighting		
Element		Requirements
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 <i>TasWater Supplement to Water Supply Code of Australia, WSA 03-2011-3.1 MRWA 2nd edition</i> ; and (b) fire hydrants are not installed in parking areas.
C.	Signage for static water connections.	The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with: (a) water tank signage requirements of <i>Australian Standard AS 2304-2011 Water storage tanks for fire protection systems</i> ; or (b) <i>Water Supply Signage Guideline, version 1.0</i> , Tasmanian Fire Service, February 2017
D.	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.

Table C13.5 - Static Water Supply for fire fighting		
Element		Requirements
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 90m of the fire fighting water point of a static water supply; 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.	Static water supplies.	The static water supply: (a) may have a remotely located offtake connected to the static water supply; (b) may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (c) must be a minimum of 10,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;

		(d) must be metal, concrete, or lagged by non-combustible materials if above ground; and (e) if a tank can be located so it is shielded in all directions in compliance with Section 3.5 of <i>Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas</i>, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6mm thickness
C.	Signage for static water connections.	The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with: (a) water tank signage requirements of <i>Australian Standard AS 2304-2011 Water storage tanks for fire protection systems</i>; or (b) <i>Water Supply Signage Guideline, version 1.0</i>, Tasmanian Fire Service, February 2017
D.	Hardstand	A hardstand area for fire appliances must be: (a) no more than 3m from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) no closer than 6m from the building area to be protected; (c) 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.

A Certificate of Compliance confirming compliance with the above provisions is attached as Appendix D.

5.5 Optional Protection Measures

The following recommendations are not specifically regulated under any planning or building standards at present hence do not form part of the Bushfire Hazard Management Plan. If implemented, however, they will improve bushfire protection for future occupants.

Electrical Infrastructure

Overhead power lines are a common source of unplanned fires, particularly during high wind conditions. Where practicable, electricity connections to properties should be provided underground to remove this potential fire source.

Building Design

Building configuration can be used to improve building resilience. It is recommended that future developers of buildings within the subdivision consider adopting the following design features:

- Simple roof shapes with roof pitch at 18 degrees or greater, to reduce the potential for ember accumulation. This measure ought to be combined with non-combustible gutter guards to prevent accumulation within the guttering;
- Simple building shapes are preferable, as they reduce the opportunity for embers and debris to be trapped against the building within re-entrant corners;
- Keep walls as low as possible. Large expansive walls present greater surface area to wind turbulence and radiant heat;
- Slab-on-ground construction is generally more resilient than suspended slab construction.



Conclusion

The subject site is located in a bushfire-prone area.

The attached Bushfire Hazard Management Plan, prepared for a 16 lot subdivision, including 13 residential lots, 3 road lots and a balance lot, outlines the required protection measures for the proposed lots including hazard management areas, building siting and construction, access, and water supply standards. Protection measures will reduce bushfire risk to future residents, developments and firefighters, as outlined in this report and the associated bushfire hazard management plan.

Further, the report is part of a rezoning application for the site to and it should be noted that consideration of the subdivision needs to assume the site (excluding the balance lot) is zoned General Residential. Therefore no subdivision can as illustrated in this report occur unless the site is rezoned.

Requirements for water and access are also specified on the BHMP. The Bushfire Hazard Management Plan is certified as being compliant with the Bushfire-Prone Areas Code of the *Tasmanian Planning Scheme (Clarence)*. A Part 5 Agreement is required on the titles for the Hazard Management Areas.

Subject to the BHMP being implemented, the development will comply with the bushfire protection requirements of the National Construction Code.

References

Department of Primary Industries and Water, The LIST, viewed 12 September 2022, www.thelist.tas.gov.au

Director of Building Control, 2021, Director's Determination - Bushfire Hazard Areas, Version No.1.1 Department of Justice (Tasmania).

Standards Australia, 2018, AS 3959-2018 - Construction of buildings in bushfire-prone areas, Standards Australia, Sydney.



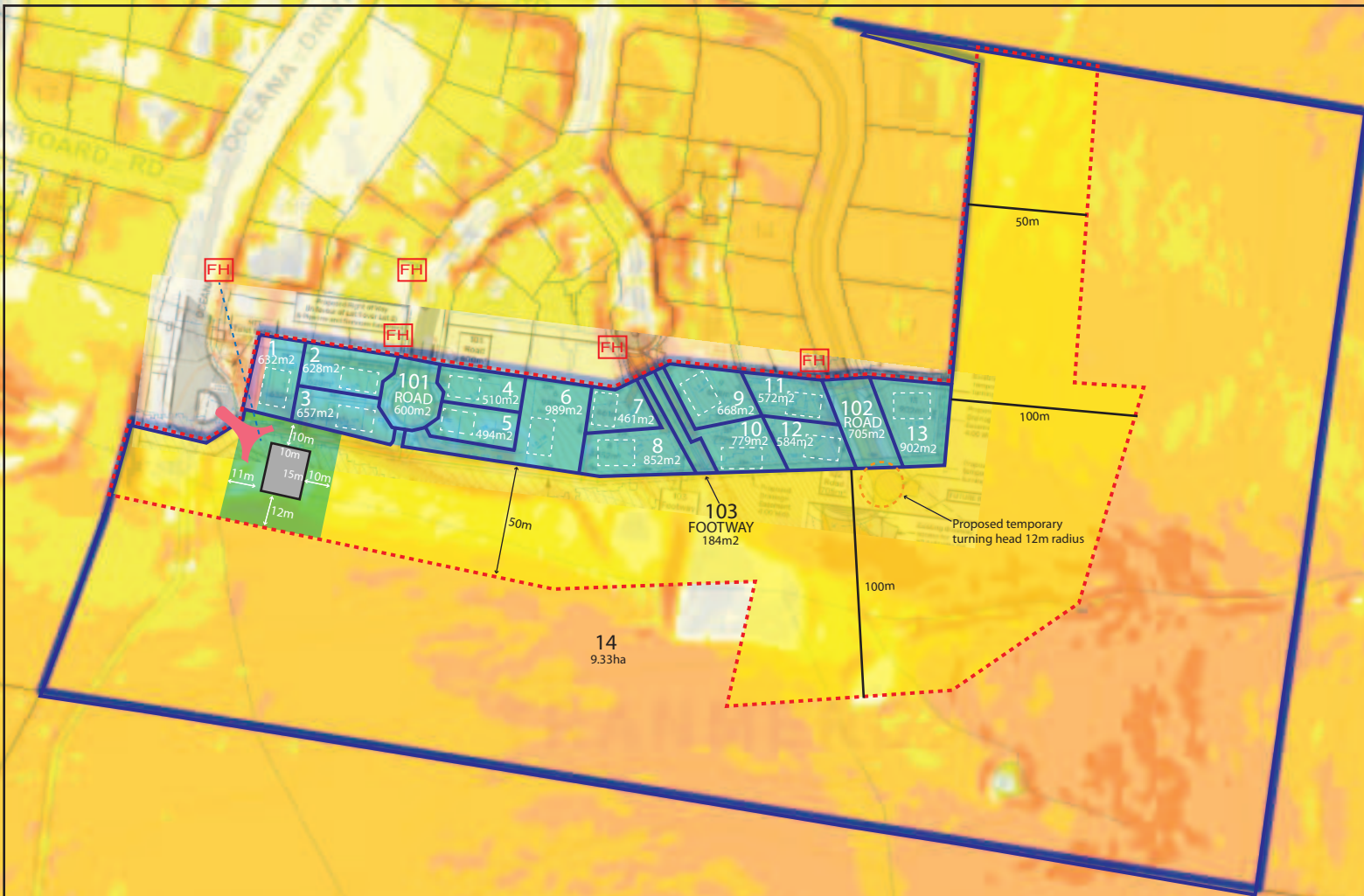
APPENDIX A

Proposed Subdivision Plan



APPENDIX B

Bushfire Hazard Management Plan



LEGEND	
	BAL Low
	BAL 12.5
	BAL 19
	Part 5 Agreement
	Hazard Management Area
	Existing Fire Hydrant
	Indicative access/turning
	Temporary turning head
	Hose lay

BHMP NOTES:

1. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE BUSHFIRE HAZARD REPORT (BHR) PREPARED BY MAT CLARK (BFP-P), BUSHFIRE HAZARD PRACTITIONER, DATED DECEMBER 2024.
2. THE SUBJECT 1300 OCEANIA DRIVE, TRANMERE (CT181629/101).
3. THE HAZARD MANAGEMENT AREAS (HMA) INDICATED ON THIS PLAN MUST BE ESTABLISHED AND MAINTAINED BY THE DEVELOPER AND VERIFIED BY THE BUILDING SURVEYOR PRIOR TO SEALING OF TITLES ACCORDANCE WITH SECTION 5.1 OF BHR.
4. PROPERTY ACCESS ARRANGEMENTS MUST COMPLY WITH SECTION 5.3 OF THE BHR.
5. FIRE FIGHTING WATER SUPPLY ARRANGEMENTS MUST COMPLY WITH SECTION 5.4 OF THE BHR.
6. A PART 5 AGREEMENT IS REQUIRED ON THE ISSUED TITLES TO MAINTAIN THE HMA ON THE BALANCE LOT.



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PROJECT	
936 OCEANIA DRIVE, TRANMERE	
TITLE	
BUSHFIRE HAZARD MANAGEMENT PLAN	
SCALES @	PLOT DATE
NTS	04/02/2025
PROJECT NO	DRAWING NO
23016	23016-B01

DO NOT SCALE: Use only figured dimensions. Locations of structure, fittings, services etc on this drawing are indicative only. CONTRACTOR to check Architects & other project drawings for co-ordination between structure, fabric, fixtures, fitting, services etc. CONTRACTOR to site check all dimensions and exact locations of all items. MC PLANNERS accepts no responsibility for dimensional information scaled or digitally derived from this document.

BUILDING DESIGN & CONSTRUCTION

- SPECIFIED SEPARATION DISTANCES SHOWN ON THIS PLAN PROVIDE FOR BAL-12.5 & BAL-19 SOLUTIONS.
- HABITABLE BUILDING AND ASSOCIATED OUTBUILDINGS MUST BE DESIGNED AND CONSTRUCTED TO COMPLY WITH AS 3959:2018 - FOR BAL-12.5 & BAL-19 REQUIREMENTS AS DESIGNATED. HIGHER LEVELS OF CONSTRUCTION ARE ACCEPTABLE.
- NO SPECIFIC CONSTRUCTION REQUIREMENTS FOR OUTBUILDINGS FIRE SEPARATED FROM THE HABITABLE BUILDING IN ACCORDANCE WITH AS-3959 CLAUSE 3.2 OR WITH GREATER THAN 6M SEPARATION FROM THE HABITABLE BUILDING.
- THIS PLAN HAS BEEN PREPARED ONLY FOR THE PURPOSE OF OBTAINING PLANNING AND BUILDING APPROVALS FROM THE LOCAL AUTHORITY AND IS SUBJECT TO THAT APPROVAL. ALL MEASUREMENTS AND AREAS ARE SUBJECT TO THE FINAL SURVEY.

PROPERTY ACCESS

- ROADS NEEDS TO BE CONSTRUCTED TO THE STANDARD IN TABLE C13.1 IN THE CODE PRIOR TO THE ISSUE OF TITLES.
- A TEMPORARY TURNING HEAD IS REQUIRED ON BINDARA ROAD TO MEET THE REQUIREMENTS OF TABLE C13.1 OF THE CODE.

WATER SUPPLY FOR FIREFIGHTING

- WATER SUPPLY FOR FIRE FIGHTING IS BY THE EXISTING HYDRANTS IN ACCORDANCE WITH TABLE C13.5 OF THE CODE.
- CARRIAGEWAY OF THE PUBLIC ROAD SERVES AS HARDSTAND IN ACCORDANCE WITH TABLE C13.5 OF THE CODE.

HAZARD MANAGEMENT AREAS - HMA

- THE HAZARD MANAGEMENT AREA APPLIES TO PART OF THE SITE. VEGETATION IN THE HMA IS TO BE MANAGED AND MAINTAINED BY THE RESPECTIVE LOT OWNERS AND BE IN A MINIMUM FUEL CONDITION PRIOR TO THE SEALING OF TITLES.
- 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.
- MAINTAIN LAWN TO A HEIGHT LESS THAN 100mm.
- DO NOT USE PINE BARK AND OTHER FLAMMABLE MULCH.
- THIN-OUT UNDERSTORY VEGETATION AND PRUNE LOW-HANGING TREE BRANCHES.
- PRUNE TREES TO MAINTAIN HORIZONTAL SEPARATION BETWEEN CANOPIES.
- SELECTIVELY POSITION TREES AND SHRUBS TO CREATE DISCONTINUOUS ROWS AND CLUMPS.
- MINIMISE STORAGE OF FLAMMABLE MATERIALS SUCH AS FIREWOOD AND BUILDING MATERIALS.
- CLEAR ACCUMULATED LEAVES AND OTHER DEBRIS FROM ROOF GUTTERS.



APPENDIX C

Site Photos



Photo 1 – View east up gully (gravel track from end of Oceana Drive).



Photo 2 – View north-west from bottom of gully (end of Oceana Drive on the left)



Photo 3 – View west (housing on Oceana Drive on the left).



Photo 4 – View south east above gully (steep grazed paddocks beyond to east and south).



Photo 5 – View south (housing on Cherrington Drive & Ardiletta Road on the left)



Photo 6 – View north-east at end of Ardiletta Road.





APPENDIX D

Owners consent for Part 5 Agreement

Mat Clark

From: David Carr <derwentshores@gmail.com>
Sent: Friday, 6 December 2024 4:20 PM
To: Mat Clark
Subject: Re: 1300 Oceana Drive Tranmere

On Fri, 6 Dec 2024 at 3:58 pm, Mat Clark <mat@mcplanners.com.au> wrote:

Hi David,

Can you please confirm the Part 5 Agreement on the balance lot is acceptable.

Mat, I am able to confirm that the Part 5 Agreement is acceptable.

DAVID CARR.

A handwritten signature in black ink, appearing to be 'David Carr', with a stylized flourish at the end.



APPENDIX E

Certificate of Compliance

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

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

Street address:

1300 Oceania Drive, Tranmere

Certificate of Title / PID:

PID 9726907 and CT 181629/101

2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision – 16 lots (including balance lot)

Applicable Planning Scheme:

Tasmanian Planning Scheme – Clarence

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management plan report	Mat Clark	February 2025	3.0

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

4. Nature of Certificate

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

☐	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
☐	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	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	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	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	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	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
☒	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
☒	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

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

Chris Moore obo Chief Officer,
Tasmania Fire Service

Phone No:

(03) 6173 2740

Postal
Address:

Cnr Argyle & Melville Streets
HOBART 7000

Email
Address:

bfp@fire.tas.gov.au

Accreditation No:

N/A

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:

Chris Moore obo Chief
Officer, Tasmania Fire
Service

Date:

13/02/2025

Certificate
Number:

TFS-V1-6634

(for Practitioner Use only)



APPENDIX F

Confirmation of Performance Solution

From: [Bushfire Practitioner](#)
To: [Mat Clark](#)
Cc: [Bushfire Practitioner](#)
Subject: 16 Lot Subdivision, 1300 Oceana Drive Tranmere - Advice re cul-de-sac variation
Date: Wednesday, 12 February 2025 2:08:58 PM

Dear Mat,

I write in relation to your assessment of your client's proposed 16-lot subdivision at 1300 Oceana Drive, Tranmere (CT 181629/101).

As detailed in your report (MC Planners, Bushfire Hazard Report 1300 Oceana Drive V3, February 2025), a variation is sought to the cul-de-sac radius standard applicable under clause C13.6.2 A1. I can confirm TFS supports the justification provided under C13.6.2 P1.

Regards


Planning & Assessment Officer
Bushfire Risk Unit

Tasmania Fire Service
[Service](#) | [Professionalism](#) | [Integrity](#) | [Consideration](#)

Northern Region Office | 339 Hobart Road Youngtown Tasmania 7249


bfp@fire.tas.gov.au | www.fire.tas.gov.au

Please note that I work Tuesday-Friday

CONFIDENTIALITY NOTICE AND DISCLAIMER

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General Comments

CAS notes that the original natural values assessment undertaken by Entura to cover the entirety of Droughty Point was undertaken in 2019 and due to potential natural, man-made or seasonal changes in the environment, is considered out of date. CAS recommends the impact site (including the Bushfire Hazard Management Area) is re-surveyed to determine whether any threatened flora and fauna species or their habitat are present and may be impacted by the proposed works.

Threatened Flora

There are records of flora listed under the Threatened Species Protection Act 1995 (TSPA) in the area that potentially have habitat within the impact site (see table below).

Species	Common name	TSPA	EPBCA
<i>Haloragis heterophylla</i>	Variable raspwort	Rare	
<i>Vittadinia cuneata</i> var. <i>cuneata</i>	Fuzzy new-holland-daisy	Rare	
<i>Vittadinia muelleri</i>	Narrowleaf new-holland-daisy	Rare	

The impact site should be surveyed by a suitably qualified person in accordance with the Guidelines for Natural Values Assessments – Terrestrial Development Proposals¹ (the Survey Guidelines).

Some of the threatened flora recorded in the area are orchids or ephemeral species. Surveys should be undertaken at a suitable time to capture most of these species during their flowering season to aid identification. Information on optimal survey times is available for many species on the [Threatened Species Link website](#).

If any listed threatened flora species are identified and will be impacted by the proposed development, a permit to take under the TSPA will be required. The processing of permit applications may take up to four weeks. Information on applying for a permit, including application forms, can be found on the NRE Tas website: [Permits for Threatened Species, Wildlife and/or Products of Wildlife \(for Consultants & Development-related Activities\) | Department of Natural Resources and Environment Tasmania](#).

Threatened Fauna

Spotted Handfish

There are many records for the spotted handfish (*Brachionichthys hirsutus*; endangered under the TSPA and Critically Endangered under the EPBCA) directly off the coast adjacent to the impact site. CAS acknowledges that “the area of the site proposed to be zoned General Residential is likely to be capable of being fully connected to reticulated services from TasWater (water and sewer main)” (Planning Report, pg. 28), and that with this small subdivision any impacts to water quality will be minimal.

However, NRE previously asked Clarence City Council to demonstrate how impacts to a number of species, including the spotted handfish, will be avoided or minimised during construction and site occupation (see previous advice below). CAS reiterates this and strongly recommends this is undertaken before any additional subdivision and rezoning is approved. CAS

¹ [Survey Guidelines for Development Assessments | Department of Natural Resources and Environment Tasmania](#)

recommends using Water Sensitive Urban Design (WSUD) principles in line with the WSUD Guidelines ([Water Sensitive Urban Design | EPA Tasmania](#)).

In addition, CAS recommends the proponent develop measures to manage stormwater and other runoff, drainage patterns and sediment control in line with the [Erosion and Sediment Control Guidelines](#).

Weeds and Diseases

There are many plant species that are declared pests under the *Biosecurity Regulations 2022* recorded within 5 km of the proposed development. CAS supports the proposal to include development of a Weed Management Plan as a development permit condition. Information about controlling the introduction and spread of weeds and the development of weed and disease management plans can be found in Section 4 of the [NRE Tas Weed and Disease Planning and Hygiene Guidelines](#).

Previous NRE advice – provided for the Droughty Peninsula Structure Plan (October 2024)

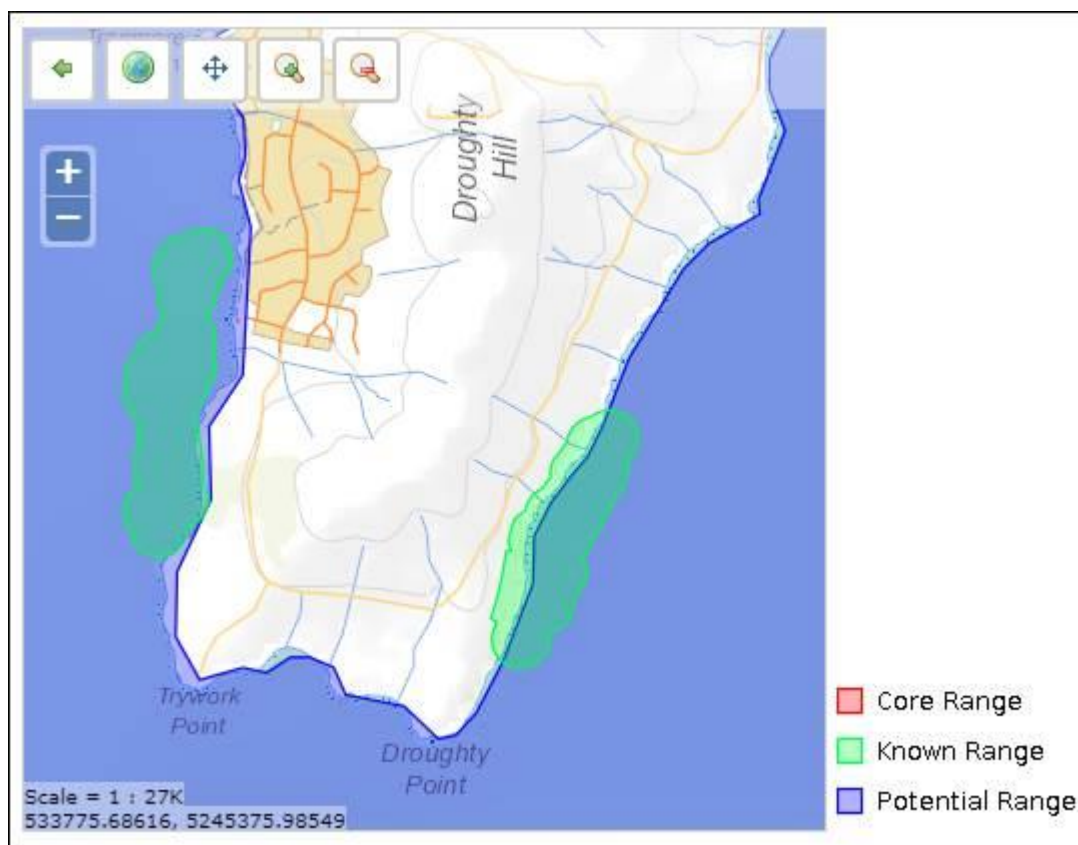


Figure 3.1 of Entura’s attached 2019 assessment correlates with the known range of the spotted handfish on the Natural Values Atlas (see [here](#) and above):

CAS notes that Entura’s Flora and Fauna Assessment (FFA) was undertaken in 2019 and due to potential natural, man-made or seasonal changes in the environment, is considered out of date. The below comments are high-level and intended only to inform any showstoppers relating to values listed under the *Threatened Species Protection Act 1995* (TSPA) and *Nature Conservation*

Act 2002 (NCA) that are likely to be present in the proposed development area. CAS recommends that additional surveys of the entire development footprint are undertaken to determine whether habitat is present for any of the below species that may be impacted by the proposed works. CAS recommends that the site is re-surveyed in accordance with the *Guidelines for Natural Values Surveys - Terrestrial Development Proposals: [Survey Guidelines for Development Assessments](#) | Department of Natural Resources and Environment Tasmania (nre.tas.gov.au)*. Please note that the outcome of this survey may inform the need for additional targeted surveys.

Threatened Flora

The FFA states that threatened flora species listed under the TSPA have been recorded within the study area. If any listed threatened flora species are identified and will be impacted by the proposed development, a permit to take under the TSPA will be required.

If surveying identifies any threatened flora species, or their habitat, listed under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) that may be impacted by the proposed development, the proponent should make themselves aware of their obligations under the EPBCA.

Threatened Fauna

There are records of several fauna species listed under the TSPA and EPBCA within the proposed development area (see table below) that may be impacted by the proposed works. CAS recommends that the next phase of planning associated with the development demonstrates how impacts to the below species will be avoided or minimised during construction and site occupation, i.e. stormwater management and additional infrastructure to service the subdivision etc.

Common name	Species name	TSPA	EPBCA
wedge-tailed eagle	<i>Aquila audax</i> subsp. <i>fleayi</i>	endangered	Endangered
white-bellied sea eagle	<i>Haliaeetus leucogaster</i>	vulnerable	-
Tasmanian masked owl	<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	endangered	Vulnerable
spotted handfish	<i>Brachionichthys hirsutus</i>	endangered	Critically Endangered
swift parrot	<i>Lathamus discolor</i>	endangered	Critically Endangered

Wedge-tailed eagle

Please note that since the Entura survey was undertaken, a wedge-tailed eagle nest has been recorded within the proposed development area (nest ID #2852). Eagles can be sensitive to disturbance during the eagle nesting season (July through to January, inclusive), and it is

recommended that most disturbance-based activities within 500 m or 1 km line-of-sight of an active eagle nest are avoided during this time.

The nest was established in 2021 and was recorded approximately 120 m from dwellings. While this eagle pair appears to tolerate some disturbance, cumulative impacts may increase the likelihood of effect to the nest. This is especially likely if the level of disturbance is radically increased, through the clearance of additional vegetation and construction of permanent infrastructure within the recommended buffer. It should be noted that the effects of disturbance to eagles are cumulative and:

- increase with intensity, proximity, and duration of disturbance
- increase when the nest is the focus of disturbance
- are greater if they occur at an elevation above the nest

Threatened Native Vegetation Community

Part of the land is mapped as *Eucalyptus globulus* dry forest and woodland (DGL) which is listed as a Vulnerable Threatened Native Vegetation Community (TNVC) under the NCA and considered a foraging resource for swift parrot. CAS typically recommends that impacts to swift parrot foraging resources and TNVC's are avoided.

Weeds and Diseases

CAS notes that the site is infested with several species declared as weeds under the *Weed Management Act 1995*, such as boneseed *Chrysanthemoides monilifera*, Spanish heath *Erica lusitanica* and African boxthorn *Lycium ferocissium*. One of the species (serrated tussock *Nasella trichotoma*) is considered widespread and occurs across most of the site in dense swards with almost 100% cover in parts (Entura Report, Section 3.3). CAS notes that the management objective for these weed species is containment within the municipal boundaries and protection of specified areas. CAS recommends that a Weed and Hygiene Management Plan is developed, to demonstrate how the treatment and containment of weed species will occur during construction and occupation of the area, including the responsibility of ongoing weed management. Further information on preparing weed and disease management plans can be found in the [DPIPWE \(2015\) Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania](#).

TASMANIAN PLANNING COMMISSION



Our ref: DOC/26/72626
Officer: Tim Robins
Phone: 03 6165 6824
Email: tpc@planning.tas.gov.au

3 July 2026

Mr Ian Nelson
Chief Executive Officer
Clarence City Council

Attention: 
By email: clarence@ccc.tas.gov.au


Dear Mr Nelson

**Tasmanian Planning Scheme - Clarence
Amendment and permit PDPSPAMEND-2024-049390
1300 Oceana Drive, Tranmere**

The Commission's decision to approve modify and approve the above amendment and the instrument under the *Land Use Planning and Approvals Act 1993* is enclosed.

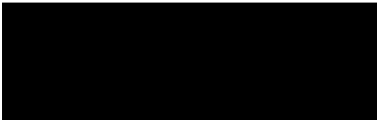
The Commission will make the necessary amendments to the planning scheme maps to give effect to the amendment.

Permit PDPSPAMEND-2024-049390 has been modified by the Commission. The planning authority should issue a copy of the modified permit to the applicant.

The planning authority is also required to give notice of the Commission's decision on the draft amendment as set out in the *Land Use Planning and Approvals Regulations 2014*.

If you require further information, please contact Tim Robins, Planning Adviser, on 03 6165 6824.

Yours sincerely



Tim Robins
Planning Adviser

Attachments:

- Clarence - Draft Amendment and permit PDPSPAMEND-2024-049390 - Decision and reasons, 30 June 2026
- Clarence - Draft Amendment PDPSPAMEND-2024-049390 - Approved effective, 7 July 2026

TASMANIAN PLANNING COMMISSION

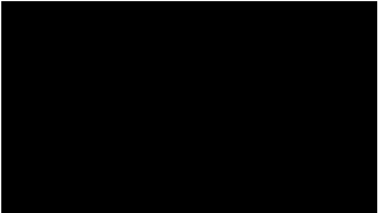
DECISION

Planning scheme	Tasmanian Planning Scheme - Clarence
Amendment	PDPSPAMEND-2024/0409390 - rezone part of 1300 Oceana Drive, Tranmere, and the adjoining road casement from Future Urban to General Residential and Utilities
Permit	PDPSPAMEND-2024/0409390 – 14-lot subdivision
Planning authority	Clarence City Council
Applicant	MC Planners for AJ Carr Development Corporation Pty Ltd
Date of decision	30 June 2025

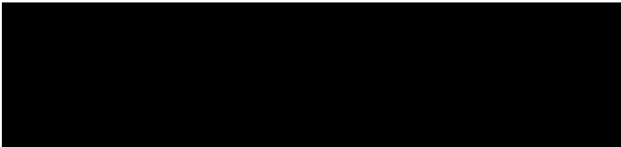
Decision

The draft amendment is modified under section 40N(1)(b) of the *Land Use Planning and Approvals Act 1993* as set out in Annexure A and is approved under section 40Q.

The permit is modified under section 42B(1)(b)(ii) of the *Land Use Planning and Approvals Act 1993*, as set out in Annexure B.



Sandra Hogue
Delegate (Chair)



Robin Nolan
Delegate

REASONS FOR DECISION

Background

Amendment

The draft amendment proposes to rezone:

- part of 1300 Oceana Drive, Tranmere (folio of the Register 181629/101) from Future Urban to General Residential; and
- the adjoining road casement (folio of the Register 173546/1) from Future Urban to Utilities.

Permit

The permit provides for a 14-lot subdivision (13 new and balance) and 3 road lots and associated works.

Site information

The site, comprises part of the property at 1300 Oceana Drive, Tranmere and the adjoining Oceana Drive road casement, and is located at the southernmost extent of the existing road network that connects to Oceana Drive, Tranmere.

The site lies within the Skylands Master Plan (the Master Plan); a large-scale development plan for the Droughty Peninsula in Clarence. The Master Plan, as endorsed by Council in December 2023, designates the site for low density residential development.

The land is significantly modified through landfill for a portion of an existing drainage line and is otherwise without development. It is used for grazing in conjunction with the remainder of 1300 Oceana Drive, Tranmere.

The site is accessible to vehicle traffic from Oceania Drive, Cherrington Drive and Bindara Road and is connected to reticulated water and sewer.

The site is zoned Future Urban. The eastern portion of the property at 1300 Oceana Drive, Tranmere is zoned Landscape Conservation but is not affected by the draft amendment. The Parking and Sustainable Transport, Natural Assets, Flood-prone Areas Hazard, Bushfire-prone Areas, Landslip Hazard, and Safeguarding of Airports codes are relevant to use and development of the site.

The property is also subject to two site-specific qualifications under clauses CLA-22.1 and CLA-22.2 of the scheme. These Site-specific Qualifications apply to the use of that part of the property zoned Landscape Conservation and do not have impact the draft amendment.

The property to the south and west of the site is zoned Future Urban, while land to the east, northeast and southeast is zoned Landscape Conservation. To the north, zoning comprises General Residential, Low Density Residential, Local Business and Open Space, with existing development primarily consisting of single dwellings and some multiple dwellings.

Issues raised in representations

Five representations were received during the exhibition period. The representations raised the following issues:

- landslip hazard and risk to development
- increased traffic and demand for on-street parking
- road network design
- provision of services including waste management services
- public access; and
- support for the amendment.

The draft amendment was referred to TasWater under sections 56S and 56O of the *Water and Sewerage Industry Act 2008*.

TasWater advised that it had no objection to the draft amendment, did not require to be notified of nor attend any subsequent hearing, and provided conditions to be included in any permit.

These issues and any additional matters raised by representors at the hearing are discussed as relevant below.

Planning authority's response to the representations

The planning authority considered the representations and recommended that:

- modifications to the draft amendment were not required; and
- the planning authority no longer supports the application for the subdivision permit.

Date and place of hearing

The hearing was held at the Commission's office on Level 3, 144 Macquarie Street, Hobart on 30 April 2026.

Appearances at the hearing

Planning authority:	Mr Evan Boardman, Planning Consultant Ms Indra Boss, Strategic Planner
Applicant:	Mr Matthew Clarke, Principal Planner, MC Planners on behalf of AJ Carr Developments Mr Peter Hubble (Hubble Traffic) Mr Kris Taylor (Enviro-Tech) Dr Derek Pennington (Pennington Geotechnics) Mr Mark Santalucia (PDA)
Representors:	Mr Ben Waining (DSG) Dr Claire Kain (MRT) Dr Rebecca Sproule

Site Visits

A site visit was undertaken prior to the hearings.

Consideration of the draft amendment

Statutory Requirements

1. Under section 40M of the *Land Use Planning and Approvals Act 1993* (the Act), the Commission is required to consider the draft amendment to the Tasmanian Planning Scheme - Clarence Local Provisions Schedule (LPS) and the representations, statements and recommendations contained in the planning authority's section 40K report, any information obtained at a hearing, and any technical matters.
2. A hearing was convened to assist the Commission consider the issues in the representations.
3. The Commission must consider whether the draft amendment meets the LPS criteria as set out under section 34(2) of the Act:
 - (a) contains all the provisions that the SPPs specify must be contained in an LPS; and
 - (b) is in accordance with section 32; and
 - (c) furthers the objectives set out in Schedule 1; and
 - (d) is consistent with each State policy; and
 - (da) satisfies the relevant criteria in relation to the TPPs; and
 - (e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and
 - (f) has regard to the strategic plan, prepared under section 66 of the *Local Government Act 1993*, that applies in relation to the land to which the relevant planning instrument relates; and
 - (g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and
 - (h) has regard to the safety requirements set out in the standards prescribed under the *Gas Safety Act 2019*.
4. Where relevant, these matters are discussed in the sections below.

Application of the General Residential Zone

5. The draft amendment is to rezone the major part of the site from Future Urban to General Residential. The representations, submissions and evidence focused on the merit for General Residential zoning with objections and issues based on strategy, landslide, bushfire and traffic.

Strategy and General Residential zoning

6. Consideration of strategy and the strategic position of the site is primarily based on two documents, the Skylands Master Plan 2023 and draft Droughty Peninsular Structure Plan.
7. The Skylands Master Plan is a plan prepared for the landowner comprising much of the southern portion of the Droughty Peninsula within which the site is a small part. The Master Plan was endorsed by Council in 2023 to guide the use and development of the proponent's land. The draft Droughty Peninsular Structure Plan is a Council document in preparation and extends to a greater area of the peninsula over which the master plan forms a part.
8. The report supporting the draft amendment (supporting report) considered that the draft amendment was not well aligned with the master plan or the principles in the emerging structure plan, particularly in relation to proposed residential density, hazard mitigation and the management of the gullies. The latter being a strong feature for both environmental and open space attributes in both strategic documents. The officer report advocated for and recommended the site to be zoned Low Density Residential This recommendation was not accepted by the planning authority who favoured and certified the draft amendment with the site zoned General Residential and Utilities.

Commission consideration

9. The Commission notes the status of the master plan and the draft structure plan and that residential use of the site is broadly within the parameters of the master plan and draft structure plan. The Commission also notes that the draft amendment and associated permit depart from the masterplan in respect to residential density, aspects of street design and termination of proposed through streets. On balance these departures from the master plan can be accepted as a response to detailed investigation leading to the current application.
10. In consideration of location, the site adjoins General Residential zoning to the north and to the south the gully is proposed for future public open space . The site presents as an elongated strip of land that will provide end points for Cherrington Drive and Ardiletta Road and will complete this section of residential Tranmere that has access to water and sewer infrastructure. In terms of strategic allocation of residential zones, the orderly extension of residential Tranmere and to realise the density through available infrastructure, General Residential zone is preferred.

Landslip/landslide and General Residential zoning

11. The site is subject to the application of C15.0 Landslip Hazard Code.
12. The representation for the Department of State Growth (Mineral Resources Tasmania) submitted that the applicant's experts on landslide at the time did not have access to important data sets on landslide assessment. This carried the implication that the data sets should now be reviewed.
13. The representation for Mineral Resources Tasmania concluded:

The density associated with the proposed General Residential zoning, and as reflected in the lots in the development plan for 1300 Oceana

Drive, restricts options to avoid landslide issues when locating buildings and subsurface infrastructure, and increases risk and exposure to landslide movements that are known to have occurred and in some cases are currently occurring at the site.

14. Two reports were prepared for the applicant by Enviro-tech as part of the request to amend the planning scheme. The reports were titled Landslip Hazard Assessment and Geotechnical Site Investigation and both dated 29 October 2024. An additional Landslip Hazard Assessment (9 April 2026) was submitted for the hearing. Enviro-tech determined that the site comprises deeply weathered and highly dispersive soils with localised fill, creating manageable landslip and tunnel-erosion risks provided drainage is strictly controlled, existing tunnels are remediated, and structural and service loads are founded on competent bedrock.
15. Other reports become available leading to the hearing where expert evidence was given by Kris Taylor for Enviro-tech, Derrick Pennington for Pennington Geotechnics and Ben Waining for MRT.

Commission consideration

16. The locality being the site and the slopes above, clearly have geotechnical features weighing heavily on any development on the site. The features include susceptibility to landslide and dispersive soils and related tunnel erosion. In addition, as a separate geotechnical issue is extensive deep fill of a mix of material brought onto the site that, at the time, constituted unregulated compaction.
17. Turning to the evidence there is much knowledge of the site and the measures required to build on the site. Such measures include the identification of building areas on any future lots developed on the site and appropriate conditions on permits. The Commission notes the site is subject to the C15.0 Landslip Hazard Code being in the low landslip hazard band. The code will be triggered for all permit applications for use or development that fall within the scope of the code
18. Although the evidence differed on the preferred residential density of subsequent development there was agreement that, with due caution and appropriate conditions on any permit, residential development under General Residential zoning could be realised.
19. The submissions and evidence do not lead to the conclusion the draft amendment should be refused or modified to a lower residential density to that allowable under the General Residential zone. The Commission finds accordingly.

Bushfire and General Residential zoning

20. The site is subject to the application of C13.0 Bushfire-Prone Areas Code.
21. The applicant's Bushfire Hazard Report of February 2025 submitted with the draft amendment identifies the required hazard management areas, access and water supply standards to ensure compliance with the Bushfire-Prone Areas Code once the land is rezoned to General Residential.

22. In contrast the supporting report advised:

By seeking to rezone this area to General Residential to enable a residential subdivision, where sites have been designed to a low BAL rating the proposal relies on extending a new BHMA (approximately 50m to 100m) into the balance lot further south and south-east.

Council's Bushfire Mitigation Strategy 2024-2033, endorsed in November 2024, adopted the position that 'for all developments adjoining council land or involving new public open space bushfire management requirements (e.g. hazard management areas) are to be managed on the private property.

In the medium-term, if the applicant's proposal is supported, the subdivision will permanently encumber land to the south of the development (which is anticipated to be transferred to Council in the future through the Droughty Point Structure Plan) due to the proposed bushfire hazard management areas, which cannot be contained fully within the proposed lots. This will result in a higher maintenance regime in this area to manage the hazard.

Commission consideration

23. The supporting report and the applicant's submissions posed two different responses to bushfire risk management. The supporting report advocated for Low Density Residential zoning primarily so that the risk can be managed on individual lots. This approach is given status through Council's Bushfire Mitigation Strategy 2024-2033 that in effect seeks to avoid having bushfire management responsibility on public land. In this case the gully land to the south of the site is destined to become public land under the Skylands Master Plan. However, despite their Bushfire Mitigation Strategy, Council as the planning authority certified the draft amendment with the site zoned General Residential.
24. Further it is noted that the Applicant's bushfire hazard management plan carries a certificate under s.51(2)(d) of the Act certifying the plan is in accordance with the Chief Officer's requirements and compliant with the relevant acceptable solutions of the Bushfire-Prone Areas Code. Otherwise, future development on the site will trigger the Bushfire-Prone Areas Code.
25. In consideration of site location and capability for residential density, the services available and the prospect of further residential development to the south that over time lessens the bushfire threat, then General Residential zoning is considered appropriate.

Traffic and General Residential zoning

26. Representors objected to residential development that would increase traffic on Ardilletta Road and supported its termination in a cul-de-sac.
27. Evidence for the applicant included a Traffic Impact Statement prepared by Hubble Traffic. The report's conclusions included:

The proposed subdivision can be readily accommodated within the existing road hierarchy without adverse traffic impacts or causing an unacceptable loss of traffic amenity.

Oceana Drive, Ardilletta Road, Cherrington Drive and Bindarra Road all retain ample spare capacity with forecast increases in daily and peak-hour traffic volumes representing only minor changes, well within Austroads and LGAT Standards.

The route assessment confirms that the current road infrastructure is constructed to contemporary standards, with junction geometry and sight distances compliant with Austroads requirements, supporting safe and efficient operation for all road users.

Commission consideration

28. The General Residential zone as proposed will allow for use and development that consequently will lead to an increase in traffic on the street network. The evidence on traffic impact, however, has been in consideration of the proposed subdivision that advises road capacity and junction safety are within established Australian Standards for safe and efficient operation. In addition, noting the views of the representors, the traffic assessment was based on Cherrington Drive and Ardilletta Road being terminated in cul-de-sac.
29. The Commission finds the evidence, albeit on a particular subdivision proposal, supports the site being zoned General Residential on traffic grounds. This is on the assessment that safe and efficient traffic movements on the road network can be maintained.

Application of the Utilities Zone

30. Part of the site includes the current terminus for Oceana Drive and also the terminus for the Tranmere Metro bus service. The section of road is formed and sealed into a vehicle turning area and with an adjacent toilet facility for bus drivers. The draft amendment is to rezone the area from Future Urban to Utilities. A rezoning to Utilities is consistent with the road casement for Oceana Drive to the north and the section 8A Guideline No. 1 – Local Provisions Schedule (LPS): zone and code applicaiton (version 3). No representations concerned this part of the draft amendment.
31. The rezoning of this part of the site to Utilities is approved.

Regional land use strategy

32. The relevant regional strategy is the Southern Tasmania Regional Land Use Strategy 2010-2035 (regional strategy).
33. The submissions and evidence for the applicant and the planning authority focused on the site being included in the urban growth boundary and being identified as a 'greenfield development precinct'. There was no evidence to the effect that residential zoning of the site was not consistent with the regional policies.
34. The Commission finds that the draft amendment is, as far as practicable, consistent with the regional strategy.

Local Strategic Framework

City of Clarence Strategic Plan 2021-2031

35. The relevant strategic plan is the City of Clarence Strategic Plan 2021-2031 (the strategic plan).
36. The submissions and evidence for the applicant and the planning authority focused on elements of the strategic plan including supply of housing, neighbourhood amenity and the interface the site will have as part of land transfer to Council for open space as part of the structure plan implementation.
37. There was no evidence to the effect that residential zoning of the site was not consistent with the strategic plan.
38. The Commission finds that the draft amendment has had regard to the Council's strategic plan.

State Policies

State Coastal Policy 1996

39. The site is in the Coastal Zone as defined in the *State Coastal Policy 1996* (Coastal Policy). For the draft amendment the relevant outcomes are at 2.4 Urban and Residential Development. The site is:
 - highly modified without environmentally sensitive areas; and
 - based on existing urban development and not assessed as ribbon development along the coast or as unrelated cluster development.
40. The Commission finds that the draft amendment is consistent with the Coastal Policy.

State Policy on Water Quality Management 1997

41. The *State Policy on Water Quality Management 1997* (Water Quality Policy) has application to the site. The site and up-slope part of the property display a history of erosion and landslip. These matters were raised and reviewed through the representations and evidence to the hearing. The evidence is that the issues can be managed through the development of the site in accordance with the amended conditions on the permit accompanying the draft amendment.
42. Relevant to the draft amendment are outcomes 31.1 regarding stormwater management strategies and 31.5 regarding use and development being consistent with the physical capacity of the land so that the potential for erosion and subsequent water quality degradation is minimised.
43. The Commission finds that the draft amendment is consistent with the Water Quality Policy.

State Policy on the Protection of Agricultural Land 2009 (PAL Policy)

44. The policy does not apply as the site is not agricultural land as defined in the Policy.
45. The Commission finds that the PAL Policy is not relevant to the draft amendment.

National Environment Protection Measures (NEPMs)

46. There is no evidence that any NEPM has application to the site. The draft amendment is not inconsistent with NEPMs.

Schedule 1 Objectives of the Act

47. In considering the site's strategic context and infrastructure services provision and with specific reference to Part 1 objective 1(b) and Part 2 objective (h):
- 1 (b) to provide for the fair, orderly and sustainable use and development of air, land and water;
 - (h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.
48. The Commission finds the draft amend furthers the Schedule 1 Objectives.

Modifications required to the draft amendment

49. Under 40M of the Act the Commission must consider whether modifications to a draft amendment of a LPS ought to be made.
50. Minor modifications to the text of the draft amendment are required to provide clarity on the land that is to be rezoned.

Decision on draft amendment

51. Subject to the modifications described above, the Commission is satisfied that the draft amendment meets the LPS criteria and gives its approval.

Consideration of the permit

52. Under section 40T(1) of the Act, a person who requests a planning authority under section 37 to amend an LPS may also:
- (a) make an application to the planning authority for a permit, which permit could not be issued unless the LPS were amended as requested; and
 - (b) request the planning authority to consider the request to amend the LPS and the application for a permit at the same time.
53. Under section 42A of the Act, the Commission must consider the permit and, under section 42B, review the planning authority's decision as reported under section 42.
54. The permit sought is for development for a 14 lot subdivision. As such the permit application must be considered against the applicable standards in the General Residential Zone and applicable codes in the State Planning Provisions.
55. At the hearing, the drafting of the planning permit conditions was reviewed.

Assessment against the provisions of the planning scheme

56. The site is that part of 1300 Oceana Drive Tranmere rezoned to General Residential through planning scheme amendment PDPSPAMEND-2024/0409390. The planning scheme provisions applying to the site are those for the General Residential Zone and the following codes: Parking and Sustainable Transport, Natural Assets, Flood-Prone Areas Hazard, Bushfire-Prone Areas, Landslip Hazard and Safeguarding of Airports Codes.
57. Both the applicant and planning authority provided an assessment of the proposal against the planning scheme provisions in their reports. Accordingly, the Commission finds that the application meets the relevant zone and code provisions subject to the review of the draft permit conditions in response to the features of the site and the requirements of the Bushfire-Prone Areas and Landslip Hazard codes.

Planning Permit Conditions

58. At the hearing the planning authority submitted an amended copy of the planning permit that incorporated targeted changes to the geotechnical, earthworks and servicing conditions, including a replacement of the filling-plan requirement with a comprehensive Earthworks and Site Remediation Plan and the rationalisation of related geotechnical provisions.
59. The drafting of the planning permit conditions were reviewed with the planning authority and the applicant and made available for submission from the parties to the hearing.
60. Following the hearing the Commission directed the planning authority to further consider the permit conditions regarding earthworks and remediation, bushfire and a potential Part 5 Agreement.
61. In response, the planning authority, in conjunction with the applicant submitted an amended draft planning permit that responded to the Commission's direction.

Commission consideration

62. The Commission considers the amended permit conditions submitted by the planning authority are appropriate to the specific requirements of the site.
63. The Commission finds that the proposed development complies with the relevant provisions of the Tasmanian Planning Scheme - Clarence.

TasWater conditions

64. The TasWater notice to the planning authority provided conditions to be included in the permit under sections 56P and 56S of the *Water and Sewerage Industry Act 2008*.
65. Conditions 19 and 22 on the TasWater notice provide for the payment by the developer of a fee for development assessment and for consent to register a legal document.

66. These conditions are not for a proper planning purpose¹ and are to be removed but may be included as advice.

Schedule 1 Objectives of the Act

67. The Commission finds that the draft permit furthers the Objectives at Schedule 1 of the Act with specific reference to Part 1 objective 1(b) and Part 2 objective (h):

- 1 (b) to provide for the fair, orderly and sustainable use and development of air, land and water;
- (h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.

Modification to permit conditions

68. The Commission modifies the planning authority's permit as described above and as contained in Annexure B of the decision.

Decision on permit

69. The Commission modifies the conditions attached to the permit granted by the planning authority, as set out above, and as contained in Annexure B of the decision.

Attachments

Annexure A - Modified amendment

Annexure B - Modified permit

¹ See *Western Australian Planning Commission v Temwood Holding Pty Ltd* [2004] HCA 63 at 57 and 60

Annexure A

Modified amendment PDPSPAMEND-2024/049390, Tasmanian Planning Scheme – Clarence

Rezone:

- part of 1300 Oceana Drive, Tranmere (folio of the Register 181629/101) from Future Urban to General Residential; and
- the adjoining road casement (folio of the Register 173546/1) from Future Urban to Utilities, as shown below.

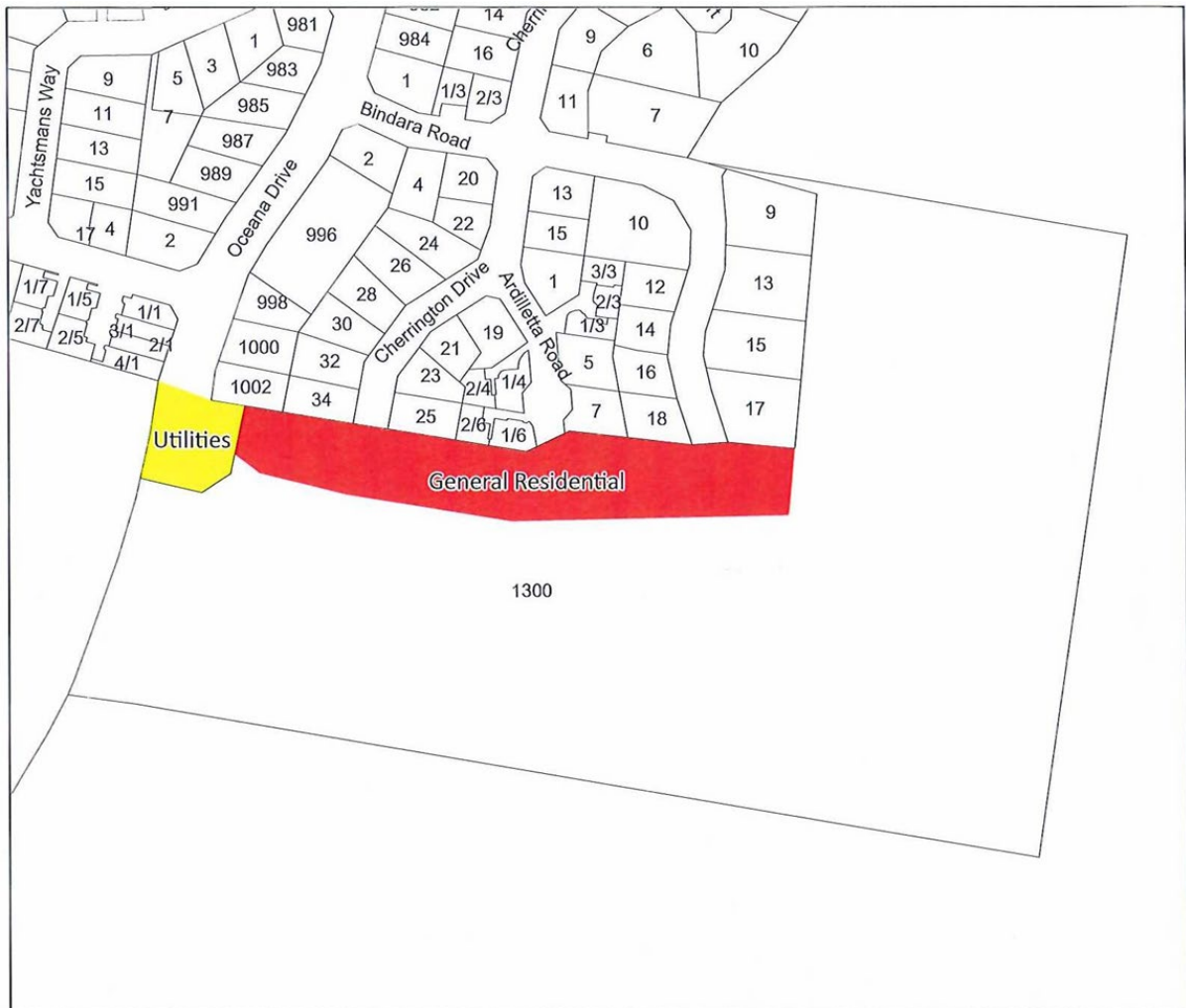


Figure 1: Application of General Residential and Utilities zones to land at 1300 Oceana Drive, Tranmere and the adjoining road casement

Annexure B

Modified permit PDPSPAMEND-2024/049390

General Conditions:

- 1 *The use or development must only be undertaken in accordance with the endorsed plans (Revision F 4355OCT-P1F 30 October 2025) and any permit conditions and must not be altered without the consent of Council.

- 2 Engineering designs, prepared by a suitably qualified person, are required for:

- road design (including line marking);
- road stormwater drainage;
- lot accesses;
- stormwater drainage;

and must show the extent of any vegetation removal proposed for these works and be designed in conjunction with any landscaping plan requirement. Such designs must be submitted to and approved by Council's Head of Infrastructure and Natural Assets and must clearly describe what works are being undertaken for each approved stage of the development.

An engineering assessment fee, in accordance with Council's adopted fee schedule, must be paid upon their lodgement. A 'start of works' permit must be obtained prior to the commencement of any works.

For the Final Plan to be sealed prior to the completion of the works or the expiry of the "on-maintenance" period a bond must be paid and an agreement entered into in accordance with Council Policy. Please note that the bond for the "on-maintenance" period is 5% the cost of the construction.

Works for all stages shown on the design plans must be commenced within 2 years of the date of their approval or the engineering designs will be required to be resubmitted.

- 3 Street construction, including line marking, concrete kerbs, gutters and footpaths with bitumen roads, must be carried out to the requirements of Council's Local Highways Standard Requirements By-Law. Pavement designs must be based upon laboratory soaked CBR values. Line marking must be in thermoplastic material.

- 4 Each lot must be provided with a minimum 3.6m wide constructed and sealed access from the road carriageway to the property boundary in accordance with Standard Drawing **TSD-R09** (copy available from Council). This access must be inspected by Council's Development Works Officer prior to sealing or pouring new concrete.

Following construction, the crossover must be maintained or repaired by the owner at the owner's expense in accordance with any directions given by Council to the owner.

- 5 *All lots with combined right-of-way accesses must be provided with a minimum 3.6m wide sealed access from the road carriageway to the property boundary in accordance with Standard Drawing **TSD-R09 (Urban)** (copy available from Council). A minimum 3.6m wide sealed driveway also must be constructed over the remaining length of the right-of-way. This access must be inspected by Council prior to sealing or pouring new concrete.

Following construction, the crossover must be maintained or repaired by the owner at the owner's expense in accordance with any directions given by Council to the owner.

- 6 Driveways, parking areas and other areas accessible to vehicles must be constructed in bituminous concrete or concrete, providing for adequate stormwater drainage, prior to the commencement of the use. Details of the construction must be submitted to and approved by Council's Head of Infrastructure and Natural Assets prior to the commencement of any works.
- 7 An erosion and sedimentation control plan, in accordance with the Derwent Estuary Program Soil & Water Management on Building & Construction Sites document, must be submitted for review by council's head of Infrastructure and Natural Assets when lodging the 'Start of Works Notice' to council. All debris/construction materials must be contained within the property. All works must be carried out in compliance with the approved erosion and sediment control plan.
- 8 *The Final Plan and accompanying Schedule of Easements must describe all existing easements and any additional easements (including any embankment easements) required in respect of all Council infrastructure required to service the lots in a form to the satisfaction of Council's relevant / delegated officer.
- 9 *Prior to commencing any works on-site, an Earthworks and Site Remediation Plan shall be prepared by a geotechnical engineer and submitted to and approved by Council's Head of Infrastructure and Natural Assets. The plan is to be substantially in accordance with principles outlined in AS3798-2007 – Guidelines on Earthworks for Commercial and Residential Developments and is to include start and end dates, a staging plan (if applicable) and a remediation plan.

The plan must:

- identify locations and depths of all uncontrolled fill;
- specify removal limits or, where removal is not practicable, specify remedial treatment and design for replacement engineered fill;
- detail stockpile, erosion and sediment controls, and temporary stabilization measures;
- include a testing and compaction regime (test frequency, test methods, acceptance criteria).

Any contaminated or hazardous fill removed must be disposed of at a licensed waste management facility and may not be disposed of elsewhere on the property.

Upon completion the works shall be certified by a geotechnical engineer as being carried out in accordance with the approved Earthworks and Site Remediation Plan and is fit for purpose and free of deleterious matter or hazardous/controlled substances.

An as constructed topographical survey plan at a suitable scale is to be provided to Council upon completion of the works.

- 10 *Building areas are to be shown on the Final Plan of Subdivision and must be sited wholly outside any geotechnically constrained areas as defined in the Earthworks and Site Remediation Plan.

- 11 *The new road must join with existing road construction in a smooth and continuous fashion.
- 12 The owner must, at their expense, repair any Council services (e.g. pipes, drains) and any road, crossover, footpath or other Council infrastructure that is damaged as a result of any works carried out by the developer, or their contractors or agents pursuant to this permit. These repairs are to be in accordance with any directions given by the Council.
- If the owner does not undertake the required repair works within the timeframe specified by Council, the Council may arrange for the works to be carried out at the owner's expense
- 13 Each lot must be provided with minimum 150mm diameter stormwater drainage connected to Council's main prior to the commencement of the use / prior to the issue of a building permit or a certificate of likely compliance (CLC) for building works. An extension to Council's stormwater main may be required at the owner's expense.
- 14 Suitable barriers must be erected during the stages of construction and at access points to the balance land to prevent unauthorised vehicle access.
- 15 All services, including the street lighting system, must be underground and within the road reserve or subject by a suitable easement approved by the Group Manager Engineering Services.
- 16 A weed management plan identifying methods to control weeds, must be submitted to and approved by Council's Head of Infrastructure and Natural Assets prior to commencement of works. The plan must:
- reference any Weeds of National Significance and Declared Weeds under the Weed Management Act and address the spread of soil-based pathogens in accordance with the Tasmanian Washdown Guidelines for Weed and Disease Control;
 - identify the weed species, initial treatment, on-going management and maintenance period thereof. The plan may include manual removal of larger plants and/or chemical control as recommended by the relevant Government department; and
 - include a detailed breakdown of estimated costs.
- The Final Plan and Schedule of Easements for any stage will not be sealed until the weed management plan for that stage has been implemented and maintained to the satisfaction of Council's Head of Infrastructure and Natural Assets. Alternatively, a bond of 1.5 times the estimated cost of works associated with implementing the weed management plan for that stage must be submitted prior to sealing. The bond will be held as security to ensure both development and maintenance of each lot is undertaken in accordance with the approved plan until each of the newly created lots are sold or the management period has expired, whichever comes first. The bond is to be a cash deposit or a bank guarantee.
- 17 *A Construction Management Plan must be submitted and approved by Council's Head of Infrastructure and Natural Assets prior to the issue of a Building or Plumbing Permit or commencement of works (whichever occurs first). The plan must outline the proposed demolition and construction practices in relation to:

- proposed hours of work (including volume and timing of heavy vehicles entering and leaving the site, and works undertaken on-site);
 - proposed hours of construction;
 - identification of potentially noisy construction phases, such as operation of rock breakers if any;
 - control of dust and emissions during working hours;
 - access and parking during construction;
 - proposed screening of the site and vehicular access points during work; and procedures for washing down vehicles, to prevent soil and debris being carried onto the street.
- 18 *The landowner of the Balance Lot CT181629/101 must enter into an agreement with Council under Part 5 of the Land Use Planning and Approvals Act, 1993 in such form as Council may require and which provides for the implementation and on-going maintenance of the Hazard Management Area identified in the Bushfire Hazard Report 1300 Oceana Drive, Tranmere 16 Lot Subdivision for A J Carr Development Corporation Pty Ltd February 2025 Mat Clark BFP-P or alternate Hazard Management Area identified in a Bushfire Hazard Report approved by the Tasmanian Fire Service or their accredited practitioner.
- The agreement will be prepared and registered by Council. The landowner is responsible for all Council and Land Titles Office fees and charges. Upon written request from the landowner and payment of relevant fees, Council will prepare the Part 5 Agreement.
- 19 *A notation must be placed on all lots on the Final Plan of Subdivision stating:
- "Prior to undertaking any building or works on this lot, the landowner is advised to obtain a detailed geotechnical assessment by a suitably qualified geotechnical engineer."*
- The notation must be to the satisfaction of the Planning Authority.
- 20 The development must meet all required Conditions of Approval specified by TasWater notice, dated 21/07/2025 (TWDA 2025/00305-CCC).

The following advice is also provided:

- a. This Permit will lapse after 2 years from the date on which it is granted unless the development / use has been substantially commenced. Upon request, under Section 53(5A) of the Land Use Planning and Approvals Act 1993 Council may grant an extension of time for a further 2 years. A further 2 years may be granted upon request under Section 53(5B) of the Land Use Planning and Approvals Act 1993. Any such requests must be made in writing and within 6 months of the day on which the permit has lapsed.
- b. This is a town planning permit only. Please be aware that a building permit and / or a plumbing certificate of likely compliance or plumbing permit may be required before the development can proceed. It is recommended that you contact Council's Building

Department on (03) 6217 9580 to discuss the requirement for any additional permits or certification.

- c. *Council, as a Stormwater authority, formed a view that the proposed development will intensify the stormwater discharge from the property and hence requires approval under the Urban Drainage Act 2013 and the stormwater is to be designed as per Council's Stormwater Management Procedure for new development (<https://assets.ccc.tas.gov.au/uploads/2023/07/Stormwater-Management-Procedure-for-New-Development.pdf>). This requirement will be assessed as part of engineering plans assessment if the proposed DA is approved.
If you would like to discuss what is required to meet Council's requirements in regard to stormwater, please contact Council Development Engineers on 6217 9500.
- d. The Department of Natural Resources and Environment Tasmania, Conservation Assessments and Wildlife Services Section has advised that the property may contain species identified in the schedules of the *Threatened Species Protection Act 1995*. I have enclosed a copy of the Department's letter. It is your responsibility to comply with the legislation and therefore you should contact the Department to determine whether there will be any issues which may arise under that Act in relation to the development.
- e. AHT acknowledge the findings and recommendations of the Aboriginal Heritage Assessment Report (Final Version 2) dated 2 September 2025 (the Report). For the purposes of the Aboriginal Heritage Act 1975 the Report conforms to the assessment standards outlined in the Aboriginal Heritage Standards and Procedures. All works should proceed in accordance with the recommendations made within the Report.
- f. *Based on the information provided, the development is not likely to adversely affect TasNetworks' operations. As with any subdivision of this magnitude, consideration should be given to the electrical infrastructure works that will be required to ensure a supply of electricity can be provided to each lot. It is recommended that the customer or their electrician submit an application via our website portal - Connections Hub - TasNetworks to establish the electricity supply connection to support this development.

To understand what these requirements may entail, it is recommended the developer contacts TasNetworks on 1300 137 008 or the TasNetworks Negotiated Connection Team at negotiated.connections@tasnetworks.com.au at their earliest convenience.

- g. Non-compliance with this permit is an offence under Section 63 of the Land Use Planning and Approvals Act 1993 and may result in enforcement action under Division 4A of the Land Use Planning and Approvals Act 1993 which provides for substantial fines and daily penalties.

***permit conditions modified by the decision of the Tasmanian Planning Commission dated 30 June 2026**

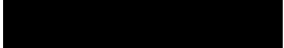
TASMANIAN PLANNING COMMISSION



Our ref: DOC/26/82851
Officer: Tim Robins
Phone: 03 6165 6824
Email: tpc@planning.tas.gov.au

21 July 2026

Mr Ian Nelson
Chief Executive Officer
Clarence City Council

Attention: 

By email: clarence@ccc.tas.gov.au



Dear Mr Nelson

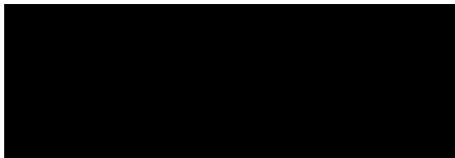
**Tasmanian Planning Scheme – Clarence
Amendment and permit PDPSPAMEND-2024-049390 – Erratum
1300 Oceana Drive, Tranmere**

I refer to the Commission's decision on Clarence amendment and permit PDPSPAMEND-2024-049390 dated 30 June 2026.

The Commission has issued an Erratum to its decision to make minor corrections. A copy of the erratum is attached for your information and will be published on the Commission's website.

If you need clarification on the listed matters, please contact Tim Robins, Planning Adviser, on 6165 6824.

Yours sincerely



John Ramsay

Executive Commissioner

Encl: Amendment and permit PDPSPAMEND-2024-049390 - Erratum

Tasmanian Planning Commission Act 1997 (the Act)

Erratum under section 18A(1)

Decision on Tasmanian Planning Scheme - Clarence

Draft amendment and associated permit PDPSPAMEND-2024/049390

30 June 2026

Table 1 - list of corrections to decision

Page	Paragraph	Correction	Approved
1	Date of decision	Change the Date of decision from 30 June 2025 to 30 June 2026.	John Ramsay Executive Commissioner 21 July 2026
11	65	Replace 'Conditions 19 and 22' with 'Condition 24'	John Ramsay Executive Commissioner 21 July 2026
12	66	Replace 'These conditions are not for a proper planning purpose ¹ and are to be removed but may be included as advice' with 'This condition is not for a proper planning purpose ¹ and is to be removed but may be included as advice'	John Ramsay Executive Commissioner 21 July 2026

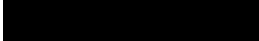
TASMANIAN PLANNING COMMISSION



Our ref: DOC/26/85981
Officer: Tim Robins
Phone: 03 6165 6824
Email: tpc@planning.tas.gov.au

28 July 2026

Mr Ian Nelson
Chief Executive Officer
Clarence City Council

Attention: 

By email: clarence@ccc.tas.gov.au



Dear Mr Nelson,

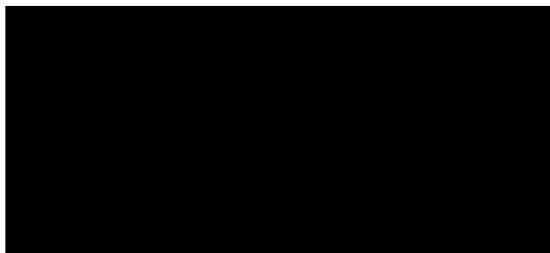
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Yours sincerely



John Ramsay
Executive Commissioner

Attached: Clarence - draft amendment and permit PDPSPAMEND-2024-049390 - Erratum to decision, 28 July 2026

Tasmanian Planning Commission Act 1997 (the Act)

Erratum under section 18A(1)

Decision on Tasmanian Planning Scheme - Clarence

Draft amendment and associated permit PDPSPAMEND-2024/049390

28 July 2026

Table 1 - list of corrections to decision

Page	Paragraph	Correction	Approved
14	Condition 1	Replace '(Revision F 4355OCT-P1F 30 October 2025)' with '(Revision F 4355OCT-P1F 21 May 2025)'	John Ramsay Executive Commissioner 28 July 2026