



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/063097

PROPOSAL: Two Lot Subdivision

LOCATION: 82 Woodlands Road, Sandford (Title reference: 30666/13 - also identified as 110 Woodlands Road, Sandford)

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 28/09/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 28/09/2026 00:00:00. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 28/09/2026 00:00:00.

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

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

Planning Application

Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: Subdivision (2 lots)

Location: 82 Woodlands Road, Sandford

Personal Information Removed



exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

Current use of site: Agricultural and residential (single dwelling)

Does the proposal involve land administered or owned by the Crown or Council? No

Declaration

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

Acknowledgement

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

Personal Information Removed



Planning Application checklist

Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

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

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

Additional Documents

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

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



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

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.



SEARCH OF TORRENS TITLE

VOLUME 30666	FOLIO 13
EDITION 5	DATE OF ISSUE 11-Feb-2021

SEARCH DATE : 02-June-2026

SEARCH TIME : 09.10 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 13 on Sealed Plan [30666](#)

Derivation : Part of 720 Acres Gtd to A McLeod

Prior CT [4342/57](#)SCHEDULE 1

[M868264](#) TRANSFER to RICHARD ALAN HARTHEN Registered
11-Feb-2021 at noon

SCHEDULE 2

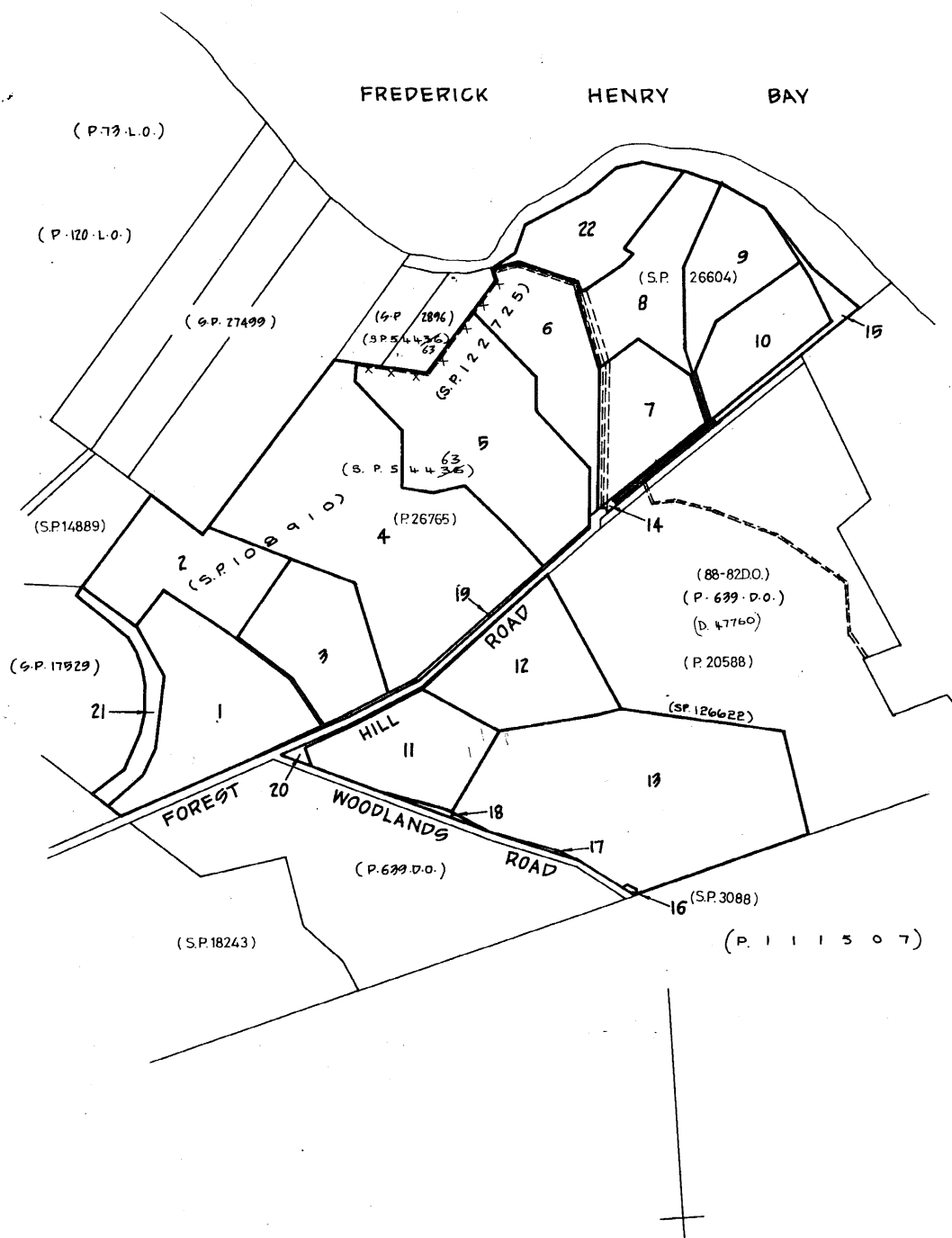
Reservations and conditions in the Crown Grant if any
SP [30666](#) EASEMENTS in Schedule of Easements (if any)
SP [30666](#) COVENANTS in Schedule of Easements
SP [30666](#) FENCING PROVISION in Schedule of Easements
SP [30666](#) COUNCIL NOTIFICATION under Section 468(12) of the
Local Government Act 1962
[E240479](#) MORTGAGE to Commonwealth Bank of Australia
Registered 11-Feb-2021 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: ROBERT LEWIS MAY & PAULINE MAY	PLAN OF SURVEY by Surveyor: JOHN. L. CERUTTY of land situated in the	Registered Number: S. P30666
Title Reference: C.T. 4296/90, C.T. 4296/91 CONV 99/9949 C.T. 4296/94.	LAND DISTRICT OF MONMOUTH PARISH OF RALPHS BAY	Approved: 10 MAR 1987 Effective from:
Grantee: PART OF T20.0.0. GTP TO ALEXANDER MCLEOD	SCALE 1: 7500 MEASUREMENTS IN METRES	<i>A. Munday</i> Acting Recorder of Titles

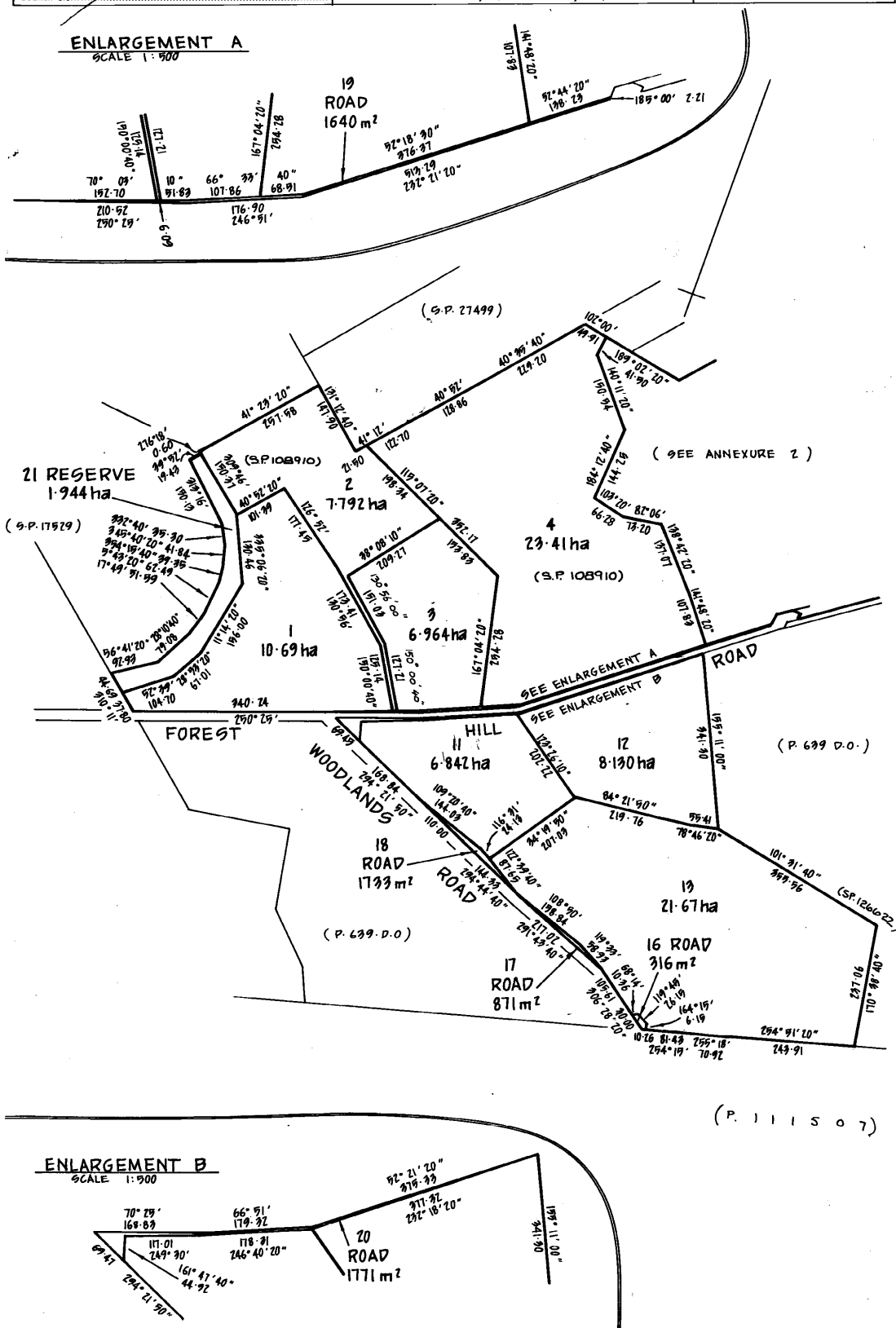
INDEX PLAN



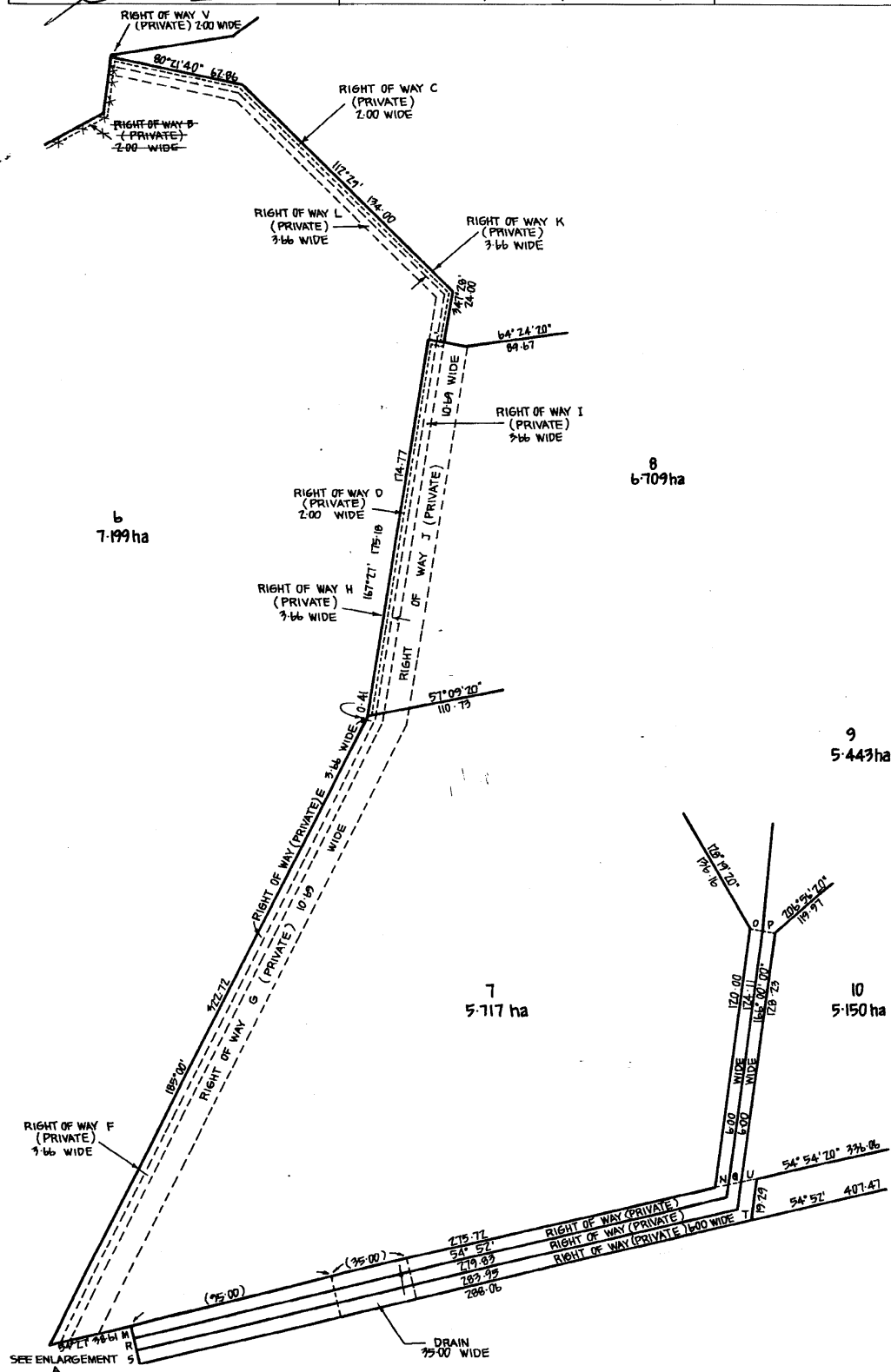
3A FWD 5.12.86

ANNEXURE SHEET No. 1 (of 3 annexures) to plan by Surveyor JOHN L. CERUTTY	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated <u>25-9-06</u> and that certificate extends to the detail shown on this sheet.	Registered Number: S. P30666
	Surveyor ... JOHN L. CERUTTY <i>J. Cerutti</i> Owner: ROBERT LEWIS MAY & PAULINE MAY	Scale 1: 6000
Signed for the purposes of identification Council Clerk. <i>B. B. 102</i>	Title Reference: C.T. 4136/34 & CONV 99/9349.	Measurements in Metres

ENLARGEMENT A
SCALE 1:500



ANNEXURE SHEET No. 3 (of 3 annexures) to plan by Surveyor J.L. CERUTTY	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 25-9-96 and that certificate extends to the detail shown on this sheet.	Registered Number: S. P30666
Signed for the purposes of identification	Surveyor: J.L. CERUTTY <i>[Signature]</i>	Scale 1: 1500
Council Clerk <i>[Signature]</i>	Owners: ROBERT LEWIS MAY & PAULINE MAY	Measurements in Metres
Title Reference: C.T. 4256/30 C.T. 4256/31 * C.T. 4256/34		





SCHEDULE OF EASEMENTS

PLAN NO.

S. P30666

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

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

THIS COPY SCHEDULE CONSISTS OF 9 PAGE/£

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

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

Each lot on the plan is subject to:—

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

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

COVENANTS Lots 7, 8, 9, 10, 14, 15, and 22 on the Plan which formerly comprised Lots 1 and 2 on Sealed Plan No. 26604 are each affected by restrictive covenants set forth in the said Sealed Plan.

The Owner of each Lot on the Plan (other than the Owner of Lots 14, 15, 16, 17, 18, 19, 20 and 21 on the Plan) covenants with ROBERT LEWIS MAY and PAULINE MAY and the Owner or Owners for the time being of every other Lot shown on the Plan/^(excepting as aforesaid) to the intent that the burden of these covenants may run with and bind the Covenantor's Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other Lot shown on the Plan/^(excepting as aforesaid) to observe the following stipulations:

- (a) Not to erect any building on such Lot which is closer to any public road or public recreation area adjoining it than one sixth of the depth of such Lot.
- (b) Not to erect or place any building or structure on such Lot without having its siting and location previously approved by the Corporation.
- (c) Not to erect any building on such Lot constructed of materials other than those of a type or colour that to the satisfaction of the Corporation will blend rather than contrast with the natural environment and without limiting the generality of the foregoing not to utilise unpainted galvanised iron in any such construction.

R L May
P May

[Signature]

30666

- (d) Not without the consent of the Corporation to remove any tree on such Lot.
- (e) Not without the consent of the Corporation, erect on such Lot more than a single residence for one family together with such outbuildings as may be permitted by the Corporation.

EASEMENTS

Lot 4 is together with a right of footway over the right of way (private) passing through Lot 22 marked "V" on the Plan.

~~Lot 4 is together with a right of footway over the right of way (private) passing through Lot 5 marked "A" on the Plan.~~

~~Lot 4 is together with a right of footway over the right of way (private) passing through Lot 6 marked "B" on the Plan.~~

Lot 5 is together with a right of footway over the right of way (private) passing through Lot 22 marked "V" on the Plan.

~~Lot 5 is together with a right of footway over the right of way (private) passing through Lot 6 marked "B" on the Plan.~~

~~Lot 5 is subject to a right of footway over the right of way (private) marked "A" appurtenant to Lot 4 on the Plan.~~

Lot 6 is together with a right of footway over the right of way (private) passing through Lot 22 marked "V" on the Plan.

Lots 11, 12, 13, 16, 17, 18, and 20 are each subject to the right for Edward Lester May to enter upon the said Lots for the purpose of diverting the water from the drain 1.52 metres wide shown on the Plan into a drain at present used on Lot 3 on Survey Plan No. 639 for the purpose of diverting excess water to Rushy Lagoon on Lot 4 on Survey Plan No. 639.

Rights of footway hereon deleted by me pursuant to Request to Amend No. E316385 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

Recorder of Titles

10 FEB 2023
Date

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form to the instru-
ment.

OS 5 B4

ANNEXURE REFERRED TO (Page 1)

30666

SCHEDULE OF EASEMENTS

Annexure to ~~Memorandum~~ ~~xxxxxxx~~

dated

from to

Lot 6 is together with a right of carriageway over the rights of way (private) marked E, F & G passing through Lot 7 on the Plan.

Lot 6 is together with a right of carriageway over the rights of way (private) marked H, I & J passing through Lot 8 on the Plan.

~~Lot 6 is subject to a right of footway over the right of way (private) marked "B" appurtenant to Lot 4 and Lot 5 on the Plan.~~

Lot 6 is subject to a right of footway over the right of way (private) marked "C" appurtenant to Lot 7 on the Plan.

Lot 6 is subject to a right of carriageway (appurtenant to Lot 1 on Sealed Plan No. 2896) over the right of way 3.66 metres wide marked "K" on the Plan.

Lot 6 is subject to a right of carriageway (appurtenant to Lot 2 on Sealed Plan No. 2896) over the Right of Way 3.66 metres wide marked "L" on the Plan.

Lot 7 is together with a right of footway over the right of way (private) passing through Lot 22 marked "V" on the Plan.

Lot 7 is together with a right of footway over the right of way (private) passing through Lot 6 marked "C" on the Plan.

Lot 7 is together with a right of footway over the right of way (private) passing through Lot 8 marked "D" on the Plan.

Lot 7 is together with the right to use the drains on the Plan ~~passing through Lots 8, 9 and 10~~ 1.52 wide and 35.00 wide shown for the purpose of collecting water for the water supply and to the free and uninterrupted flow of such water with power at all reasonable times to enter upon the said drains with workmen and all necessary plant for the purpose of

NOTE: — Every annexed sheet shall be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing.

R L May

not a man

Right of footway hereon deleted by me pursuant to Request to Amend No. E316385 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

Recorder of Titles

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SCHEDULE OF EASEMENTS

Annexure to ~~Memorandum~~ of _____ dated _____
from _____ to _____

Lot 8 is subject to a right of carriageway over the right of way (private) appurtenant to Lot 2 on Sealed Plan No. 2896 marked A on the Plan.

H

Lot 8 is subject to a right of carriageway over the rights of way (private) appurtenant to Lot 6 marked H, I, & J on the Plan

Lot 8 is subject to a right of foot way over the right of way (private) appurtenant to Lot 7 marked D on the Plan.

Lot 8 is subject to the right appurtenant to Lot 7 on the Plan to use the drain passing through Lot 8 on the Plan for the purpose of collecting water for the water supply and to the free and uninterrupted flow of such water with power at all reasonable times to enter upon the said drain with workmen and all necessary plant for the purpose of clearing the drain and maintaining the flow of water through the same making good all disturbance to the soil of the said drain occasioned thereby in a proper and workmanlike manner.

Lot 8 is subject to a right of carriageway over the right of way (private) appurtenant to Lot 9 marked MNO on the Plan.

Lot 8 is subject to a right of carriageway over the right of way (private) appurtenant to Lot 10 marked MNO on the Plan.

Lot 8 is subject to a right of service carriageway over the right of way (private) appurtenant to Lot 15 marked MN on the Plan.

Lot 8 is subject to a right of footway over the right of way (private) appurtenant to Lot 15 marked MN on the Plan.

Lot 8 is subject to a right of carriageway over the rights of way (private) appurtenant to Lot 22 marked H, I & J on the Plan.

R L May
by way of

Lot 8

NOTE: — Every annexed sheet shall be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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SCHEDULE OF EASEMENTS

Annexure to ~~Memorandum~~ of dated

from to

Lot 9 is together with a right of carriageway over the right of way (private) passing through Lot 8 marked MNO on the Plan.

Lot 9 is together with a right of carriageway over the right of way (private) passing through Lot 10 marked STU on the Plan.

Lot 9 is subject to the right appurtenant to Lot 7 on the Plan to use the drain passing through Lot 9 on the Plan for the purpose of collecting water for the water supply and to the free and uninterrupted flow of such water with power at all reasonable times to enter upon the said drain with workmen and all necessary plant for the purpose of clearing the drain and maintaining the flow of water through the same making good all disturbance to the soil of the said drain occasioned thereby in a proper and workmanlike manner.

Lot 9 is subject to a right of carriageway over the right of way (private) appurtenant to Lot 8 marked PQR on the Plan.

Lot 9 is subject to a right of carriageway over the right of way (private) appurtenant to Lot 10 marked PQR on the Plan.

Lot 9 is subject to a right of service carriageway over the right of way (private) appurtenant to Lot 15 marked RQ on the Plan.

Lot 9 is subject to a right of foot way over the right of way (private) appurtenant to Lot 15 marked RQ on the Plan.

Lot 10 is together with a right of carriage way over the right of way (private) passing through Lot 8 marked MNO on the Plan.

Lot 10 is together with a right of carriageway over the right of way (private) passing through Lot 9 marked PQR on the Plan.

R L Mary
R. Mary

NOTE: — Every annexed sheet shall be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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SCHEDULE OF EASEMENTS
Annexure to ~~Memorandum~~ of dated
from to

Lot 10 is subject to the right appurtenant to Lot 7 on the Plan to use the drain passing through Lot 10 on the Plan for the purpose of collecting water for the water supply and to the free and uninterrupted flow of such water with power at all reasonable times to enter upon the said drain with workmen and all necessary plant for the purpose of clearing the drain and maintaining the flow of water through the same making good all disturbance to the soil of the said drain occasioned thereby in a proper and workmanlike manner.

Lot 10 is subject to a right of carriageway over the right of way (private) appurtenant to Lot 8 marked STU on the Plan.

Lot 10 is subject to a right of carriageway over the right of way (private) appurtenant to Lot 9 marked STU on the Plan.

Lot 10 is subject to a right of service carriageway over the right of way (private) appurtenant to Lot 15 marked ST/ on the Plan.
U

Lot 10 is subject to a right of footway over the right of way (private) appurtenant to Lot 15 marked ST/ on the Plan.
U

Lot 15 is together with a right of footway over the right of way (private) passing through Lot 8 marked MN on the Plan.

Lot 15 is together with a right of footway over the right of way (private) passing through Lot 9 marked RQ on the Plan.

Lot 15 is together with a right of footway over the right of way (private) passing through Lot 10 marked ST/ on the Plan.
U

Lot 15 is together with a right of service carriageway over the right of way (private) ~~appurtenant to Lot 8~~ marked MN on the Plan.

R L Lang
P. Way
L. J. A.

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SCHEDULE OF EASEMENTS

Annexure to ~~Memorandum~~ of _____ dated _____
from _____ to _____

Lot 15 is together with a right of service carriageway over the right of way (private) ~~appurtenant to Lot 9~~ marked RQ on the Plan.

Lot 15 is together with a right of service carriageway over the right of way (private) ~~appurtenant to Lot 10~~ marked ST/ on the Plan.
U

Lot 22 is together with a right of carriageway over the rights of way (private) passing through Lot 7 on the Plan marked E, F, & G.

Lot 22 is together with a right of carriageway over the rights of way (private) passing through Lot 8 on the Plan marked H, I & J.

Lot 22 is subject to a right of footway over the right of way (private) marked "V" appurtenant to Lots 4, 5, 6 and 7 on the Plan.

FENCING PROVISION

In respect of the Lots shown on the plan the Vendors Robert Lewis May and Pauline May shall not be required to fence.

INTERPRETATION

"The Corporation" means the Warden Councillors and Electors of the Municipality of Clarence.

"right of footway" means full and free right for every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment, and every person authorised by him, to go, pass, and repass on foot with or without baby carriages at all times and for all purposes without riding, draught, or pack animals, oxen,

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R L May
P May

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SCHEDULE OF EASEMENTS

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Annexure to ~~Maximum~~ of _____ dated _____

from _____ to _____

sheep, pigs, geese, or other livestock or animals or vehicles of any kind (including but not limited to cars, trucks, motorbikes, beachbuggies, bicycles or wheelbarrows) to and from the dominant tenement or any such part thereof.

"right of service carriageway" means a right for every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment, and every person authorised by him, such right being limited to the rights to go, pass, and repass on foot with or without emergency, fire, and service vehicles of, or on behalf of the Corporation or of the Crown, or any Statutory Authority, while engaged in the business of the Corporation, or of the Crown or any Statutory Authority to and from the dominant tenement or any such part thereof.

SIGNED by ROBERT LEWIS MAY
as registered proprietor of
the land comprised in
Folios of the Register
Volume 4236 Folios 30, 31,
and 34 in the presence of:

R L May

[Signature]

SIGNED by ROBERT LEWIS MAY
as beneficial owner of
the land described in
Indenture of Conveyance
No. 39/9343 in the
presence of:

R L May

[Signature]

SIGNED by PAULINE MAY
as registered proprietor of
the land comprised in
Folios of the Register
Volume 4236 Folios 30, 31
and 34 in the presence of:

Pauline May

[Signature]

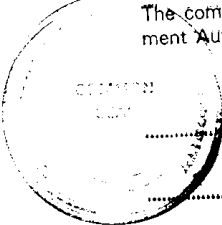
[Signature]

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30666

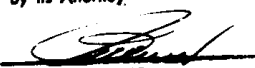
The common seal of the Tasmanian Development Authority



..... DIRECTOR

..... DIRECTOR/
AUTHORISED OFFICER

AUSTRALIA AND NEW ZEALAND
BANKING GROUP LIMITED By
its Attorney
Mr. CAMERON
who hereby certifies that
he has received no notice
of revocation of POWER
OF ATTORNEY NO. 541329
under which this instrument
is signed in the presence of
Bank Clerk, Robert

AUSTRALIA AND NEW ZEALAND
BANKING GROUP LIMITED
By its Attorney

Alan Hargrave

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

..... affecting land in

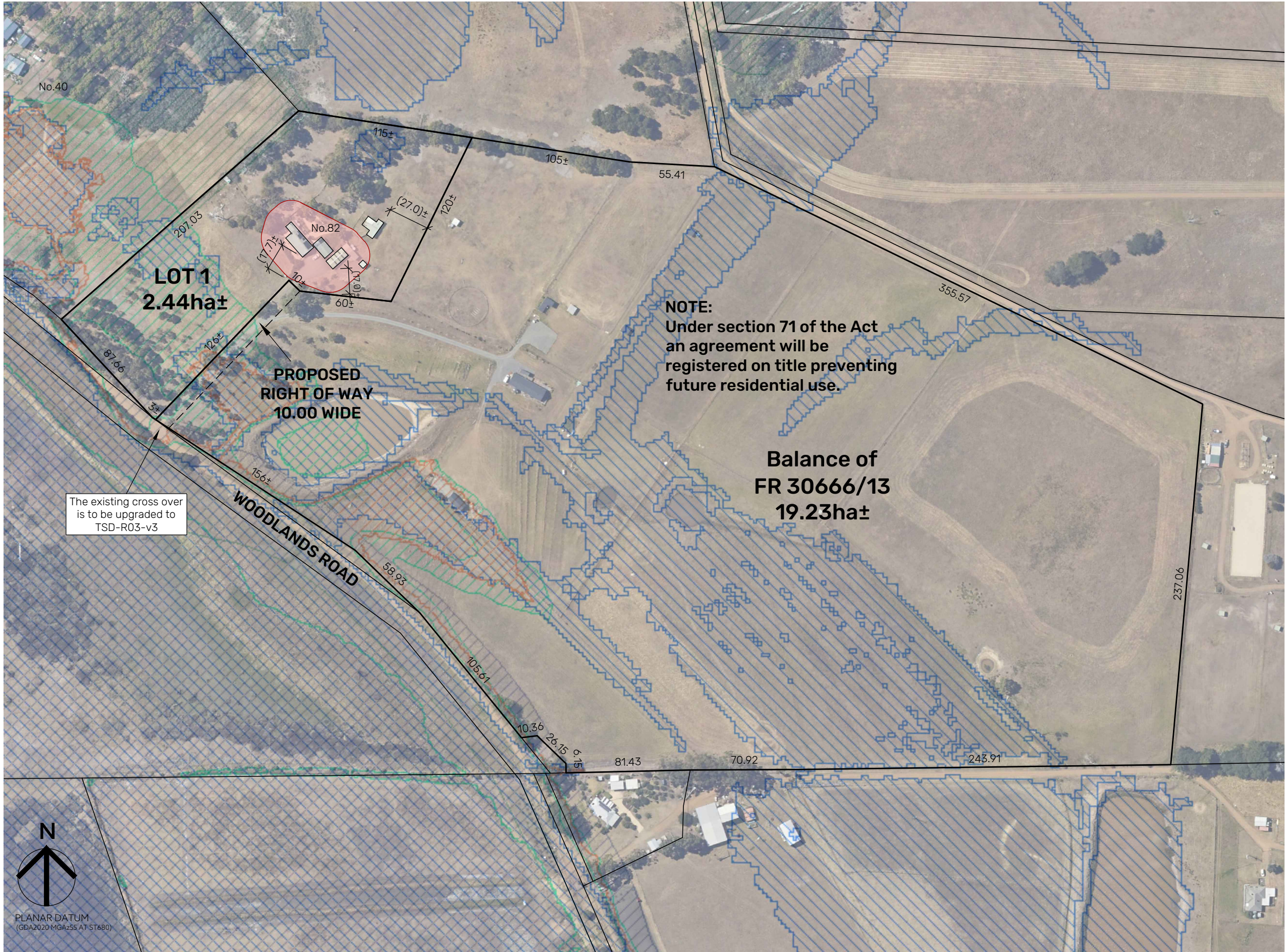
.....
(Insert Title Reference)

Sealed by Municipality of Clarence on 3rd December 1986

Solicitor's Reference


Council Clerk/Town Clerk

OSK 3134



PROPERTY INFORMATION

Property Address
82 WOODLANDS ROAD SANDFORD

Property Owner
RICHARD ALAN HARTEN

Certificate of Title Reference
FR 30666/13

Municipality
CLARENCE CITY COUNCIL

Tasmanian Planning scheme - Zone
20 RURAL

Planning Code Overlay Name
Airport obstacle limitation area (entire site)
Bushfire-prone areas (entire site)
Low coastal inundation hazard band
Flood-prone areas
Future coastal refugia area

- Flood-prone areas
- Coastal inundation hazard
- Priority vegetation
- Future coastal refugia area
- Waterway and coastal protection area

Schedule of Easements
Proposed Right of Way 10.0m wide
in favour of Lot 1 over the Balance lot.

Important Note
This plan has been prepared by
Aerial Imagery and Listmap Cadastral
parcels only and as such is indicative
only.

This plan has been prepared for the
purpose of obtaining planning
approval from the Council.

The information shown hereon should
not be used for any other purpose or
be relied upon in any financial
agreement.

All measurements and areas are
subject to final survey.

Digital Aerial Photo:
Clarence Rural South 25cm 2024-25
by State of Tasmania
<https://nre.tas.gov.au/land-tasmania/aerial-photography>
CC BY 3.0

'BushfireWise' Hazard Report

 Hazard Management Area



PLANAR DATUM
(GDA2020 MGA255 AT ST680)

INFORMATION				RICHARD HARTEN SUBDIVISON 2 LOTS 82 WOODLANDS ROAD, SANDFORD PLAN OF SUBDIVISION				PDA SURVEYORS, ENGINEERS & PLANNERS				56267HC -DA-01 - B			
B	ADD UPGRADE OF ACCESS TO TSD STANDARDS	MK	25.08.26	RB	HC	CLIENT:	RICHARD HARTEN	250-270 Murray Street	SCALE	1:2500	PAPER	(A3)			
A	ADD BHM PER 'BUSHFIRE WISE'	MK	20.07.26	RB	HC	PROJECT DESCRIPTION:	82 WOODLANDS ROAD, SANDFORD	Hobart, Tasmania, 7000							
0	PLAN OF SUBDIVISION	MK	2.07.26	RB	HC	ADDRESS:		PHONE: +61 03 6234 3217							
REV	AMENDMENTS	DRAWN	DATE	APPR.	ISSUED DATE:	DRAWING TITLE:		EMAIL: pda.hbt@pda.com.au							
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								Also at: Huonville, Launceston, Swansea, Devonport & Burnie							



PDA

SURVEYORS, ENGINEERS & PLANNERS



Planning Report

Subdivision (2 lots)

82 Woodlands Road, Sandford

56267HC | 27 July 2026

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REVISION HISTORY

Revision	Description	Date
0	First Issue	27 July 2026
1		

ENGAGEMENT & COSTS, FEES, CHARGES & INVOICING DIRECTIONS

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PDA Engineers, Surveyors & Planners has been engaged by Richard Harthen (the Permit Holder) to prepare documentation for a planning permit for a subdivision (2 lots) located on land known as 82 Woodlands Road, Sandford. Any permit issued is affixed to land and not to any individual or Agent of the Permit Holder.

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

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

In granting any permit or consent for this development the issuing or consenting Authority hereby agree and are bound to the terms listed above.

APPLICATION DETAILS

SUBJECT SITE	82 Woodlands Road, Sandford
PROPOSAL	Subdivision (2 lots)

TITLE REFERENCE/S	30666/13
PID	7360922
PLANNING SCHEME	Tasmanian Planning Scheme – Clarence
LOCAL PROVISIONS	Not applicable to this application
GENERAL PROVISIONS	7.10 Development not required to be categorised into a Use Class
LAND ZONING	20.0 Rural
CODES & OVERLAYS	C2.0 Parking and Sustainable Transport C3.0 Road and Railway Assets C7.0 Natural Assets C11.0 Coastal Inundation Hazard C12.0 Flood Prone Areas C13.0 Bushfire-Prone Areas C16.0 Safeguarding of Airports

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1. THE SUBJECT SITE

The subject site is a 21.6-hectare site zoned Rural on the north/eastern side of Woodlands Road from Rushy Lagoon, east of Sandford, and between Sandford and the coast. Sandford Road runs along the northeastern border of Rushy Lagoon.

Street address is 82 Woodlands Road, Sandford. Richard Alan Harthen is the landowner. PID 7360922.

The land is described as Lot 13 on Sealed Plan 30666. The Schedule of Easements indicates that Lot 13 is subject to a drainage covenant providing the right to Edward Lester May to enter for the purpose of diverting water from the drain 1.52m wide into a drain to divert excess water to Rushy Lagoon. This drain does not appear on the Folio Plan.



2. EXISTING USE AND DEVELOPMENT

The site currently supports agricultural use with several paddocks, four dams and a couple of agricultural outbuildings. A single dwelling with outbuildings supports the agricultural use. Most of the land is cleared and pastured with remnant native vegetation in the western portion, around the dwelling.

The agricultural use consists of around 10 ha horse agistment, plus hay production, land regeneration and bee keeping. In previous years, beef and sheep have been pastured, and this occurs intermittently as weather permits. The sheds are used for jarring honey and storing equipment for a small honey business run in conjunction with another property in northeast Tasmania.

ACCESS

- A single vehicle access from Woodlands Road, which is an unsealed local road maintained by council.

SERVICES

- Water reticulation is not available to the subject site
- Sewer reticulation is not available to the subject site
- Stormwater reticulation is not available to the subject site



Figure 1: Existing site conditions showing the dwelling in the western part of the land.

3. THE PROPOSAL

To subdivide the land into two lots:

- Lot 1 would be an excision of the single dwelling constructed in around 1987 and associated outbuildings. It would be 2.41 hectares. It would continue to use the existing access via right of way over what will be the balance lot.
- The Balance Lot will be 19.29ha and will include the agricultural outbuildings and dams. It will have a Part 5 Agreement on title preventing future residential use and will be subject to the right of way to benefit Lot 1. It will continue to use the existing access.

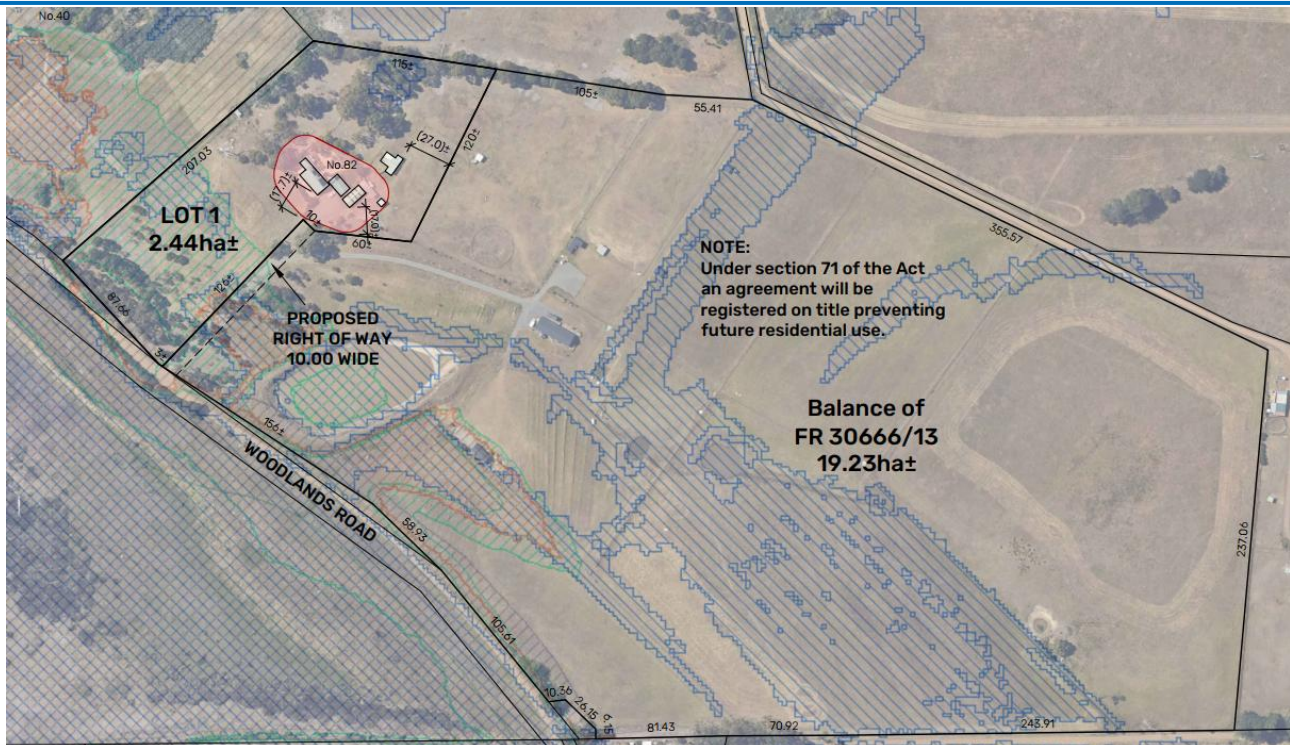


Figure 2: Plan of Subdivision DA-01-A, 20 July 2026

PDA Surveyors, Engineers and Planners are applying to the Planning Authority on behalf of their clients, to utilise its discretion and approve the development in accordance with the provisions of Section 57 of the *Land Use Planning and Approvals Act 1993*.

4. SITE ANALYSIS

ZONING

Rural

SURROUNDING ZONES AND PATTERN OF USE AND DEVELOPMENT

All abutting land is similarly zoned Rural, and is noted on TASVEG 5.0 as modified agricultural land. It is used for agricultural purposes with scattered supporting dwellings.

Around 400m to the east is an area of land zoned Landscape Conservation, in which are areas of *Eucalyptus morrisbyi* forest and woodland, which is a Threatened Native Vegetation Community, and *Eucalyptus viminalis* grassy forest and woodland.

Land on the other side of Woodlands Road is the site of Rushy Lagoon with Dirty Bridge Creek running through. This land is also zoned Rural. There are several private titles, but a large portion of the lagoon area is owned by the Crown. Two of the titles are private reserves under conservation covenants under the Nature Conservation Act.

TOPOGRAPHY

The subject site is low-lying, between 5 and 10m contours, sloping to the southwest towards the lagoon, between Rushy Lagoon to the west and the foothills of Calverts Hill to the east.



Figure 3: LIST Hillshade grey basemap showing Calverts hill to the east and Rushy Lagoon to the west

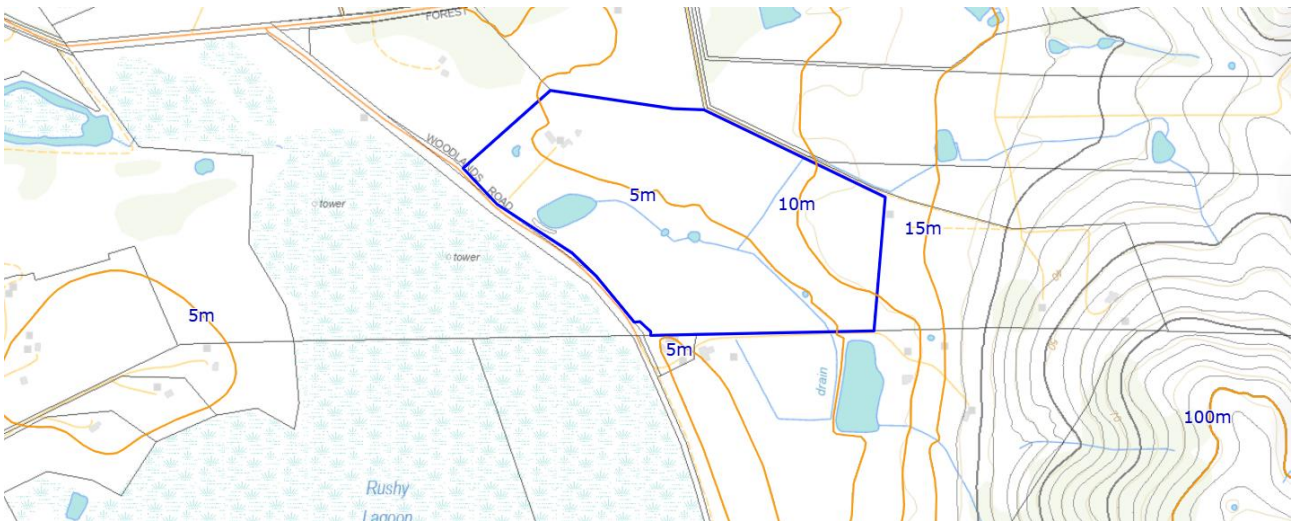


Figure 4: LIST topographic basemap with contours.

LAND CAPABILITY

Land Capability Classes range from 1 to 7, with Class 1 being the best quality agricultural land and 7 being the poorest.

The land is mapped as mainly Class 4 with the west/northwest section mapped as Class 5.

- Class 4 land is *land well suited to grazing but which is limited to occasional cropping or a very restricted range of crops.*
- Class 5 land is *land unsuited to cropping and slight to moderate limitations to pastoral use.*



Figure 5: LIST Land Capability layer - Class 4 (green), Class 5 (olive), Class 6 (blue), Class 7 (lilac).

THREATENED FLORA AND FAUNA

Nil identified on site (LIST Threatened Flora and Fauna Point layers).

THREATENED NATIVE VEGETATION COMMUNITIES

Nil mapped on site.

GROUNDWATER BORE HOLES AND FEATURES

Nil mapped on site

ACID SULFATE SOILS SITES

Acid sulfate soils naturally occur in coastal and some low-lying inland areas of Tasmania where they form from sulfate-rich sediments and organic matter. They are generally harmless until disturbed, at which point the contained iron sulphides oxidise and release sulfuric acid into the environment and surrounding materials (including concrete and other construction materials).

The land is mapped as having low risk coastal acid sulphate soils in the western part of the lot. There are no planning scheme provisions related to this.



Figure 6: LIST Coastal Acid Sulfate Soils layer. Low (yellow fill).

TASMANIAN HERITAGE REGISTER

Not listed

CODE OVERLAYS

The land is subject to the following code overlays:

- Waterway and coastal protection area (along the frontage)
- Flood prone areas (along the western end of the frontage and through the centre)
- Coastal inundation (along the frontage)
- Future coastal refugia areas (along the western end of the frontage).
- Bushfire prone area (entire site)
- Airport obstacle limitation area (entire site).

The relevant codes are addressed further below.



Figure 7: LIST Code Overlays - Flood prone areas (blue), low coastal inundation (aqua), future coastal refugia (orange) and waterway and coastal protection area (blue, along the frontage). The bushfire prone and airport obstacle limitation area cover the entire site.

5. ASSESSMENT AGAINST THE PLANNING SCHEME PROVISIONS

The planning instrument is the Tasmanian Planning Scheme - Clarence.

The subject land is zoned Agriculture. The applicable codes are:

- Parking and Sustainable Transport
- Road and Railway Assets
- Natural Assets
- Coastal Inundation Hazard

- Flood Prone Hazard Areas
- Bushfire Prone Areas
- Safeguarding of Airports

General Provision 7.10 is also addressed.

The relevant sections of the Planning Scheme are listed below for discussion. The provision identifier is provided, and it is stated whether the proposal meets the Acceptable Solutions or the Performance Criteria for each relevant standard.

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

6.0 & 7.0 Administration and General Provisions

6.2 Categorising the Use or Development

Clause 6.2.6 provides that development that is for **subdivision**, a sign, land filling, retaining walls or coastal protection works does not need to be categorised into one of the Use Classes.

7.10 Development not required to be Categorised into a Use Class

Subclause 7.10.1 provides that a development that does not need to be categorised into a Use Class *may be approved at the discretion of the planning authority*.

Subclauses 7.10.2 and 7.10.3 outline the issues the planning authority *must consider* when using this discretion.

Clause 7.10.2 is addressed below, and Clause 7.10.3 is addressed at the beginning of the zone and code provisions.

7.10.2

An application must only be approved under sub-clause 7.10.1 if there is no unreasonable detrimental impact on adjoining uses or the amenity of the surrounding area.

Response

There will be no unreasonable detrimental impact on adjoining uses, or on the amenity of the surrounding area. There will be no change at all to the existing arrangement and existing uses. Lot 1 will continue to support residential use (single dwelling), and the balance lot will continue to support resource development use with a covenant on title preventing future residential development.

20.0 Rural Zone

20.1 Zone Purpose

- 20.1.1 *To provide for a range of use or development in a rural location:*
- (a) *where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;*
 - (b) *that requires a rural location for operational reasons;*

- (c) *is compatible with agricultural use if occurring on agricultural land;*
- (d) *minimises adverse impacts on surrounding uses.*
- 20.1.2 *To minimise conversion of agricultural land for non-agricultural use.*
- 20.1.3 *To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.*

20.2 Use Table - Not applicable per clause 6.2.6.

20.3 Use Standards - Not applicable to subdivision

20.4 Development Standards for Buildings and Works

20.4.1 Building height - No buildings proposed

20.4.2 Setbacks - No buildings or works proposed.

20.4.3 Access for new dwellings - New dwelling not proposed.

20.5 Development Standards for Subdivision

20.5.1 Lot design

Objective	<i>To provide for subdivision that:</i> <i>(a) relates to public use, irrigation or Utilities; or</i> <i>(b) facilitates use and development for allowable uses in the zone.</i>	
Acceptable Solutions	Performance Criteria	
A1 <i>Each lot, or a lot proposed in a plan of subdivision, must:</i> <i>(a) be required for public use by the Crown, a council or a state authority;</i> <i>(b) be required for the provision of Utilities or irrigation infrastructure;</i> <i>(c) be for the consolidation of a lot with another lot provided each lot is within the same zone; or</i> <i>(d) be not less than 40ha with a frontage of no less than 25m and existing buildings are consistent with the setback and separation distance required by clause 20.4.2 A1 and A2.</i>	P1 <i>Each lot, or a lot proposed in a plan of subdivision, must:</i> <i>(a) have sufficient useable area and dimensions suitable for the intended purpose, excluding Residential or Visitor Accommodation, that:</i> <i>(i) requires the rural location for operational reasons;</i> <i>(ii) minimises the conversion of agricultural land for a non-agricultural use;</i> <i>(iii) minimises adverse impacts on non-sensitive uses on adjoining properties; and</i> <i>(iv) is appropriate for a rural location; or</i> <i>(b) be for the excision of an existing dwelling or Visitor Accommodation that satisfies all of the following:</i>	

	(i) <i>the balance lot provides for the sustainable operation of a Resource Development use, having regard to:</i> a. <i>not materially diminishing the agricultural productivity of the land;</i> b. <i>the capacity of the balance lot for productive agricultural use; and</i> c. <i>any topographical constraints to agricultural use;</i> (ii) <i>an agreement under section 71 of the Act is entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot;</i> (iii) <i>the existing dwelling or Visitor Accommodation must meet the setbacks required by subclause 20.4.2 in relation to setbacks to new boundaries;</i> (iv) <i>it is demonstrated that the new lot will not unreasonably confine or restrain the operation of any adjoining site used for agricultural use; and</i> (c) <i>be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</i> (i) <i>the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</i> (ii) <i>the topography of the site;</i> (iii) <i>the functionality and useability of the frontage;</i> (iv) <i>the anticipated nature of vehicles likely to access the site;</i> (v) <i>the ability to manoeuvre vehicles on the site;</i> (vi) <i>the ability for emergency services to access the site; and</i> (vii) <i>the pattern of development existing on established properties in the area.</i>
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Response

As both lots will be less than 40ha, P1 is addressed here.

P1 (b) and (c) are considered satisfied.

P1(b): The proposal is to excise the existing dwelling from the agricultural land.

- (i) The balance lot will continue to provide for resource development use. It retains the pasture, the paddocks, the fencing, the agricultural outbuildings and the dams.
 - a. The proposal will not materially diminish the agricultural productivity of the land. The land to be excised with the dwelling consists almost entirely of the poorer quality (Class 5) land as shown below. The olive shading is the Class 5 land.
 - b. The balance lot will retain its capacity to be used for productive agricultural use as it retains almost all the Class 4 land and the resource development infrastructure (pasture, fencing, agricultural outbuildings, and dams).
 - c. There are no topographical constraints to agricultural use on the balance lot.
- (ii) A Part 5 Agreement will be placed on the title of the balance lot as required to prevent future residential development.
- (iii) 20.4.2 A2/P2 relates to setback requirements of a sensitive use from land zoned Agriculture. There is no land zoned Agriculture within 200m.
- (iv) The new lot will not unreasonably confine or constrain the adjoining agricultural use. The dwelling has existed since 1987 in the location alongside the agricultural use. The adjoining uses revolve around grazing and bee keeping. They do not include high-intensity activities like cropping, and do not require ploughing, spraying, gas guns, frost fans, or the management of wildlife by shooting.



Figure 8: LIST land capability layer. Class 4 (green), Class 5 (olive).

P1(c): Both lots are provided with frontage. Lot 1 will have a legal connection to the road via right of carriageway over the existing access and driveway, which will be on the Balance Lot. This is considered sufficient for both uses.

- (i) The access and driveway currently provide for the dwelling and the agricultural use. The dwelling will continue to generate the same amount of traffic. The balance lot will have a covenant on title to prevent future residential use. Therefore, it is likely to remain used solely for agricultural purposes, which generate little traffic.
- (ii) The access is relatively flat and poses no difficulties.
- (iii) The functionality and useability of the frontage. Both frontages are functional and useable. It is proposed to use the same access point and driveway so that a second access point and driveway is not required along the road.

- (iv) The nature of vehicles using the site is unlikely to change. The dwelling will continue to generate around 7.4 light vehicle movements per day. The agricultural use (horse agistment, intermittent sheep and cattle, and bee keeping) will generate less traffic with the occasional larger vehicle towing a horse float.
- (v) There is enough space on both sites for vehicles to be able to manoeuvre on site on both lots, and they currently do so.
- (vi) The access is around 4.5m wide, which provides for emergency services.
- (vii) Established properties in the area tend to have long, narrow access strips in parallel due to previous planning scheme requirements. In practice, only one driveway is constructed through the strips, which is shared via mutual rights of way over the access strips. The current planning scheme provides for a single access strip that other parties can share via right of carriageway, as is proposed in this application.

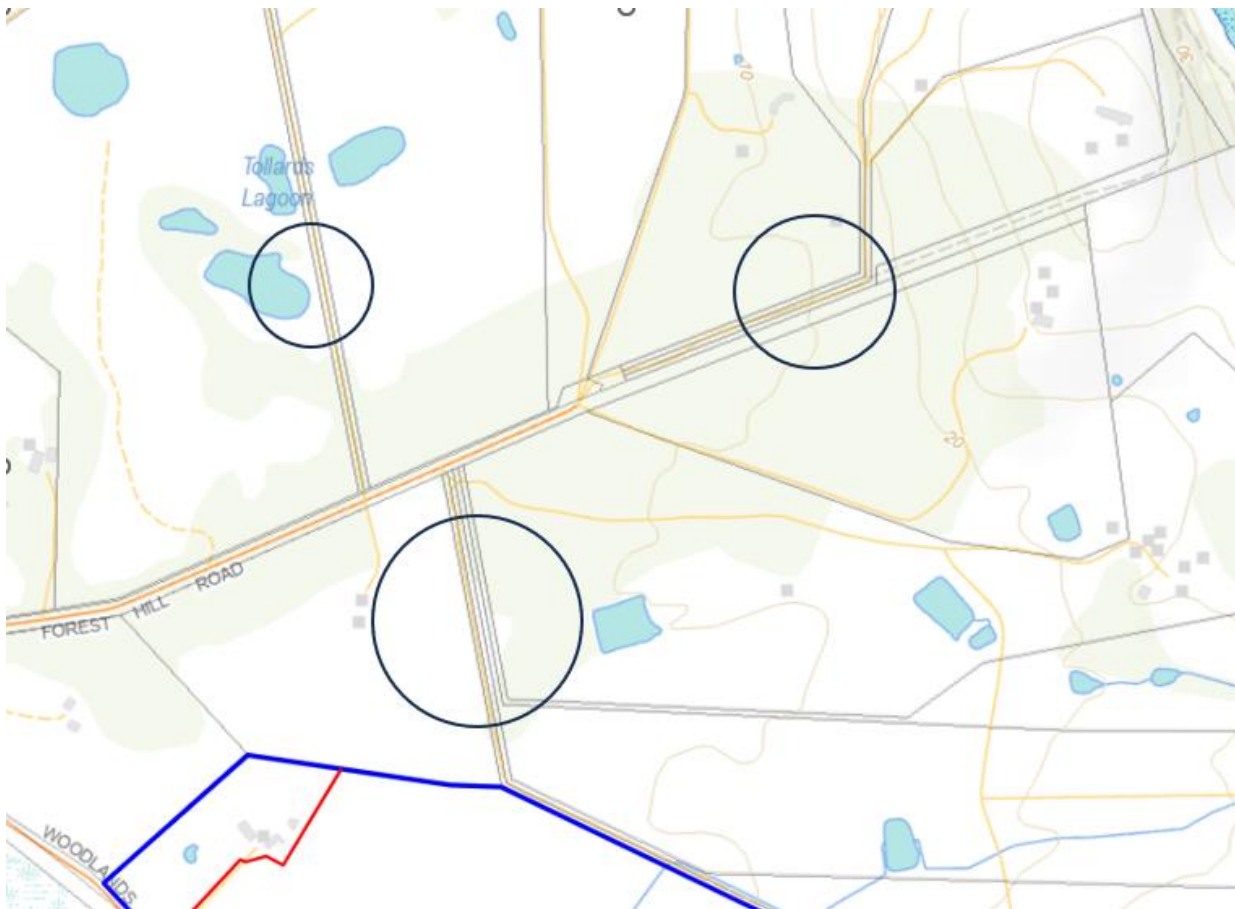


Figure 9: Established properties in the surrounding area are accessed via parallel access strips rather than rights of way due to previous planning scheme requirements.



Figure 10: In practice, only one driveway is constructed within the parallel access strips and is shared by the parties.



Figure 11: Three access strips with one driveway shared by the three parties.

A2

Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.

P2

Each lot, or a lot proposed in a plan of subdivision, is provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

- (a) the topography of the site;
- (b) the distance between the lot or building area and the carriageway;
- (c) the nature of the road and the traffic, including pedestrians; and
- (d) the pattern of development existing on established properties in the area.

Response

It is considered that A2 is met.

In the alternative, P2 is considered satisfied.

The key test of P2 is that each lot must be provided with *reasonable vehicular access*. It is considered the current situation, and the proposed shared access and driveway provide good vehicular access to both lots. In considering this, regard has been had to:

- (a) Topography: the access and driveway are relatively flat, sloping gently to the road.
- (b) Distance between the lot and the carriageway: the distance between the carriageway and the boundary of Lot 1 is roughly 126m. The access is around 4.5m wide and the driveway varies from 4 to 5m wide along its length. A passing area is provided at around 97m (where the driveway forks to provide access to the agricultural lot), and at the dwelling. There will be no building area on the Balance Lot; it will have a covenant on title preventing residential use.
- (c) The nature of the road and traffic: Woodlands Road is an unsealed local road less than 900m long, providing access to only three properties (180 and 170 Woodland Road and the subject site). There are no roads leading off it. It ends in private property. After this subdivision it will provide access to only four properties.
- (d) The surrounding pattern of development: as shown in the images above, it is very common in the surrounding area that properties are accessed via shared driveways through parallel access strips and mutual rights of way. This is particularly the case for Forest Hill Road, Cremorne Avenue and Mathers Place.

C2.0 Parking and Sustainable Transport Code

C2.1 Code Purpose

- C2.1.1 *To ensure that an appropriate level of parking facilities is provided to service use and development.*
- C2.1.2 *To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.*
- C2.1.3 *To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.*
- C2.1.4 *To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.*
- C2.1.5 *To ensure that parking spaces and accesses meet appropriate standards.*
- C2.1.6 *To provide for parking precincts and pedestrian priority streets.*

Assessment against 7.10.3

In exercising its discretion to approve a development that does not need to be categorised into a Use Class (which includes subdivision per clause 6.2.6), the planning authority must have regard to the purpose of the applicable code.

Response:

The proposal is in line with the purpose of the Parking and Sustainable Transport Code. The dwelling will retain its required parking (and more). Walking and cycling are not likely to occur given the location. There will be no need for on street parking or parking that would impact the amenity of the area. The existing internal manoeuvring areas and parking are in line with the relevant standards.

C2.5 Use Standards

C2.5.1 Car parking numbers

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

<i>N = Number of on-site car parking spaces required</i> <i>A = Number of existing on-site car parking spaces</i> <i>B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</i> <i>C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</i>	<i>determined having regard to the scale and nature of the use and development,</i> <i>or</i> P1.2 <i>The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</i> (a) <i>the nature and intensity of the use and car parking required;</i> (b) <i>the size of the dwelling and the number of bedrooms; and</i> (c) <i>the pattern of parking in the surrounding area.</i>
Response A1 is met. The dwelling will retain a minimum of two car parking spaces. Subdivision does not generate a parking requirement.	

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

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

C2.5.4 Loading Bays – Not applicable to this application

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

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

Objective	That parking areas are constructed to an appropriate standard.	
Acceptable Solution	Performance Criteria	
A1 <i>All parking, access ways, manoeuvring and circulation spaces must:</i> (a) <i>be constructed with a durable all-weather pavement;</i> (b) <i>be drained to the public stormwater system, or contain stormwater on the site; and</i> (c) <i>excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray</i>	P1 <i>All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:</i> (a) <i>the nature of the use;</i> (b) <i>the topography of the land;</i> (c) <i>the drainage system available;</i> (d) <i>the likelihood of transporting sediment or debris from the site onto a road or public place;</i>	

<i>seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.</i>	(e) <i>the likelihood of generating dust; and</i> (f) <i>the nature of the proposed surfacing.</i>
Response A1 is met. The access roadway and parking areas are constructed with a durable all-weather pavement. They either drain to council's roadside drains, or runoff is absorbed on site. They do not need to be sealed in the Rural zone.	

C2.6.2 Design and layout of parking areas

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

(b) <i>comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.</i> A1.2 <i>Parking spaces provided for use by persons with a disability must satisfy the following:</i> (a) <i>be located as close as practicable to the main entry point to the building;</i> (b) <i>be incorporated into the overall car park design; and</i> (c) <i>be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.</i> (d) <i>the proposed means of parking delineation; and</i> (e) <i>the provisions of Australian Standard AS 2890.1:2004 Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.</i>	
Response A1.1(a) is met. A1.2 is not applicable to the proposal. A1.1(a): (i) the gradient at the access is significantly less than 1 in 4 as required by AS/NZS 2890. (ii) n/a – more than four parking spaces are not being provided. (iii) Table C2.2 requires an access width of no less than 3m. The access varies between 4 and 5m. (iv) carparking for the existing dwelling meets the requirements of Table C2.3 (5.4 x 2.6m). (v) n/a – three or more parking spaces not being provided. (vi) two parking spaces for the dwelling are provided outdoors. (vii) not applicable to a single dwelling.	

C2.6.3 Number of accesses for vehicles

Objective	<i>That:</i> (a) <i>access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;</i> (b) <i>accesses do not cause an unreasonable loss of amenity of adjoining uses; and</i> (c) <i>the number of accesses minimise impacts on the streetscape.</i>
Acceptable Solutions	Performance Criteria
A1 <i>The number of accesses provided for each frontage must:</i>	P1 <i>The number of accesses for each frontage must be minimised, having regard to:</i>

(a) <i>be no more than 1; or</i> (b) <i>no more than the existing number of accesses,</i> <i>whichever is the greater.</i>	(a) <i>any loss of on-street parking; and</i> (b) <i>pedestrian safety and amenity;</i> (c) <i>traffic safety;</i> (d) <i>residential amenity on adjoining land; and</i> (e) <i>the impact on the streetscape.</i>
Response A1 is met. Both lots will continue to use the existing access.	
A2 <i>Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.</i>	P2 <i>Within the Central Business Zone or in a pedestrian priority street, any new accesses must:</i> (a) <i>not have an adverse impact on:</i> (i) <i>pedestrian safety and amenity; or</i> (ii) <i>traffic safety; and</i> (b) <i>be compatible with the streetscape.</i>
Response Not applicable to the Rural zone.	

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

C2.6.5 Pedestrian access - Not applicable to this application

C2.6.6 Loading bays - Not applicable to this application

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

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

C2.7 Parking Precinct Plan - Not applicable to this application

C3.0 Road and Railway Assets Code

C3.1 Code Purpose

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

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

Assessment against 7.10.3

In exercising its discretion to approve a development that does not need to be categorised into a Use Class (which includes subdivision per

clause 6.2.6), the planning authority must have regard to the purpose of the applicable zone.

Response:

The proposal does not conflict with the code purpose. It will have no impact on the safety and efficiency of the road network. The use of the access will essentially remain the same.

C3.5 Use Standards

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

Objective	<i>To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.</i>
Acceptable Solution	Performance Criteria
A1.1 <i>For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:</i> (a) <i>a new junction;</i> (b) <i>a new vehicle crossing; or</i> (c) <i>a new level crossing; or</i> A1.2 <i>For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority; or</i> A1.3 <i>For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority; and</i> A1.4 <i>Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:</i> (a) <i>the amounts in Table C3.1; or</i> (b) <i>allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road;</i> A1.5 <i>Vehicular traffic must be able to enter and leave a major road in a forward direction.</i>	P1 <i>Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:</i> (a) <i>any increase in traffic caused by the use;</i> (b) <i>the nature of the traffic generated by the use;</i> (c) <i>the nature of the road;</i> (d) <i>the speed limit and traffic flow of the road;</i> (e) <i>any alternative access to a road;</i> (f) <i>the need for the use;</i> (g) <i>any traffic impact assessment; and</i> (h) <i>any advice received from the rail or road authority.</i>

Response

A1.1, A1.3, and A1.5 do not apply to the proposal. Woodlands Road is not a category 1 or limited access road, a rail network is not involved, and Woodlands Road is not a major road as defined in the code.

A1.2 is met: it is anticipated that A1.2 will be met by condition on the permit to obtain a road works permit.

A1.4 is met: vehicular traffic will not increase. The residential use will remain, as will the existing resource development use, albeit on separate titles. A covenant on title will prevent a future dwelling being constructed on the balance lot.

C3.6 Development Standards for Buildings or Works

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

C3.7 Development Standards for Subdivision

C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area - Not applicable to this application

C7.0 Natural Assets Code

There are waterway and coastal protection and future coastal refugia areas along the Woodlands Road frontage. These trigger assessment under the Natural Assets Code.



Figure 12: Future coastal refugia area (aqua fill)



Figure 13: Waterway and coastal protection area (blue fill)

C7.1 Code Purpose

- C7.1.1 *To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.*
- C7.1.2 *To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.*
- C7.1.3 *To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.*
- C7.1.4 *To minimise impacts on identified priority vegetation.*
- C7.1.5 *To manage impacts on threatened fauna species by minimising clearance of significant habitat.*

Assessment against 7.10.3

In exercising its discretion to approve a development that does not need to be categorised into a Use Class (which includes subdivision per clause 6.2.6), the planning authority must have regard to the purpose of the applicable code.

Response:

The proposal is in line with the Natural Assets Code. It proposes no buildings, structures, or works in the natural assets areas and therefore has no additional impact on those assets.

C7.5 Use Standards

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

C7.6 Development Standards for Buildings and Works

Not applicable - no buildings or works proposed.

C7.7 Development Standards for Subdivision

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

Objective	<i>That:</i> <i>(a) works associated with subdivision within a waterway and coastal protection area or a future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets; and</i> <i>(b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural assets.</i>	
Acceptable Solution	Performance Criteria	
A1	P1	
Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal	Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal	

<i>protection area or a future coastal refugia area, must:</i> <i>(a) be for the creation of separate lots for existing buildings;</i> <i>(b) be required for public use by the Crown, a council, or a state authority;</i> <i>(c) be required for the provision of Utilities;</i> <i>(d) be for the consolidation of a lot; or</i> <i>(e) not include any works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area.</i>	<i>protection area or a future coastal refugia area, must minimise adverse impacts on natural assets, having regard to:</i> <i>(a) the need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area; and</i> <i>(b) future development likely to be facilitated by the subdivision.</i>
Response A1 is met. The proposal does not include any works in the waterway and coastal protection or future coastal refugia areas.	

C7.7.2 Subdivision within a priority vegetation area – not application to this proposal.

C11.0 Coastal Inundation Hazard Code

The land is subject to low coastal inundation hazard along the Woodlands Road frontage.

The 'low' band is the area vulnerable to a 1% AEP storm event in 2100 rounded up to the nearest 100mm plus 300mm added for freeboard¹.

Permanent inundation is shown in the LIST Coastal Projected Sea Level Rise 20161201 and replicated below.

¹ Coastal Inundation Mapping for Tasmania – Stage 4. Michael Lacey, June 2016. Report for the Tasmanian Department of Premier and Cabinet.



Figure 14: LIST Coastal Inundation Hazard Band (low).



Figure 15: LIST Coastal Projected Sea Level Rise. By 2050 (mid green), by 2100 (light green).

C11.1 Code Purpose

- C11.1.1** To ensure that use or development subject to risk from coastal inundation is appropriately located and managed so that:
- (a) people, property and infrastructure are not exposed to an unacceptable level of risk;
 - (b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised;
 - (c) it does not increase the risk from coastal inundation to other land or public infrastructure; and

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

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

Assessment against 7.10.3

In exercising its discretion to approve a development that does not need to be categorised into a Use Class (which includes subdivision per clause 6.2.6), the planning authority must have regard to the purpose of the applicable zone.

Response:

Because both uses already exist, and a Part 5 Agreement will be placed on the title of the Balance Lot preventing future residential use on that lot, there will be no increase in risk caused by the subdivision. The risk already exists and will not change. People, property and infrastructure will not be impacted any more than they already are. Future costs remain the same. There is no increased risk to other land or infrastructure.

C11.5 Use Standards – not applicable to subdivision

C11.6 Development Standards for Buildings and Works – no buildings or works proposed.

C11.7 Development Standards for Subdivision

C11.7.1 Subdivision within a coastal inundation hazard area

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

- (e) *the need to locate building areas outside the coastal inundation hazard area;*
- (f) *any advice from a state authority, regulated entity or a council; and*
- (g) *the advice contained in a coastal inundation hazard report.*

Response

The internal roadway crosses an area of low coastal inundation, therefore A1 is not met.



Figure 16: The internal roadway crosses a low coastal inundation hazard area.

P1 is considered satisfied.

The key test of P1 is that each lot *must not create an opportunity for use or development that cannot achieve and maintain a tolerable risk from coastal inundation*. It is considered this is the case.

Neither lot provides for additional use or development that is not already permissible. The excised lot already supports a single dwelling, and could provide for a secondary residence or a visitor accommodation cabin now just as it will be able to do after subdivision. No additional opportunity will be created by the subdivision. The balance lot will not be able to provide for a dwelling due to the Part 5 Agreement on title thus not providing an opportunity for such development. In considering this, regard has been had to:

- (a) Risk from coastal inundation on adjacent land: no impact.
- (b) Level of risk to use or development arising from an increased reliance on public infrastructure: the proposal will not generate an increased reliance.
- (c) The need to minimise future remediation works: the need for future remediation works will remain the same.
- (d) Any loss or substantial compromise, by coastal inundation, of access to the lot on or off the site: the access point itself is outside the coastal inundation hazard area. Woodlands Road is vulnerable to a 1% AEP storm event in 2100. It is considered this is a tolerable risk for the new lots. They are not impacted by permanent inundation as shown in the Coastal Projected Sea Level Rise mapping.

- (e) The building area on Lot 1 (the existing dwelling) is outside the coastal inundation hazard area. The balance lot does not have a building area and will not be able to provide for a residential use.
- (f) Advice from state entity or council not obtained.
- (g) Coastal inundation hazard report not obtained.

C12.0 Flood-Prone Areas Hazard Code

The lot is mapped as subject to overland flood as shown in council's flood mapping (Figure 17) and the Tasmanian Strategic Flood Map (Figure 18). The council mapping is at a more granular level.



Figure 17: LIST TPS Code Overlay (flood-prone areas) - council mapping

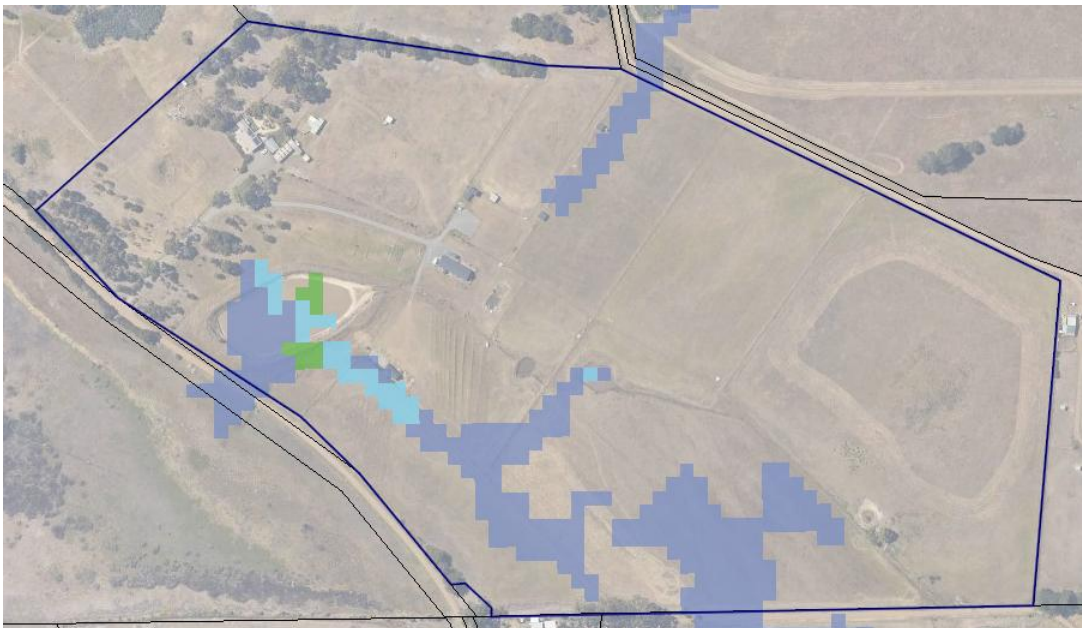


Figure 18: LIST 1.0 Percent AEP Hazard Overland Flooding (Climate Change) - Tasmanian Strategic Flood Map.

C12.1 Code Purpose

- C12.1.1** *To ensure that use or development subject to risk from flood is appropriately located and managed, so that:*
- (a) *people, property and infrastructure are not exposed to an unacceptable level of risk;*
 - (b) *future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised; and*
 - (c) *it does not increase the risk from flood to other land or public infrastructure.*
- C12.1.2** *To preclude development on land that will unreasonably affect flood flow or be affected by permanent or periodic flood.*

Assessment against 7.10.3

In exercising its discretion to approve a development that does not need to be categorised into a Use Class (which includes subdivision per clause 6.2.6), the planning authority must have regard to the purpose of the applicable code.

Response:

The use and development on the land already exist and will not change as a result of the subdivision. They will simply be separated. The residential (single dwelling) use will remain on Lot 1 and the agricultural use will remain on the Balance Lot. A dwelling will not be able to be constructed on the Balance Lot. The subdivision will not expose people, property or infrastructure to an unacceptable level of risk. The risk they are exposed to already exists and will not increase due to the subdivision. Future costs will not change. There will be no increase in risk to other land or public infrastructure. No development that will affect flood flow in any way is proposed.

C12.5 Use Standards – not applicable to subdivision

C12.6 Development Standards for Buildings and Works – no buildings or works proposed.

C12.7 Development Standards for Subdivision

C12.7.1 Subdivision within a flood-prone hazard area

Objective	<i>That subdivision within a flood-prone hazard area does not create an opportunity for use or development that cannot achieve a tolerable risk from flood.</i>	
Acceptable Solution	Performance Criteria	
A1 <i>Each lot, or a lot proposed in a plan of subdivision, within a flood-prone hazard area, must:</i>	P1 <i>Each lot, or a lot proposed in a plan of subdivision, within a flood-prone hazard area, must not create an opportunity for use or</i>	

(a) <i>be able to contain a building area, vehicle access, and services, that are wholly located outside a flood-prone hazard area;</i> (b) <i>be for the creation of separate lots for existing buildings;</i> (c) <i>be required for public use by the Crown, a council or a state authority; or</i> (d) <i>be required for the provision of Utilities.</i>	<i>development that cannot achieve a tolerable risk from flood, having regard to:</i> (a) <i>any increase in risk from flood for adjacent land;</i> (b) <i>the level of risk to use or development arising from an increased reliance on public infrastructure;</i> (c) <i>the need to minimise future remediation works;</i> (d) <i>any loss or substantial compromise by flood of access to the lot, on or off-site;</i> (e) <i>the need to locate building areas outside the flood-prone hazard area;</i> (f) <i>any advice from a state authority, regulated entity or a council; and</i> (g) <i>the advice contained in a flood hazard report.</i>
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Response

The vehicle access crosses an area mapped as flood prone under council's mapping. It is considered this is likely H1 hazard given it does not appear on the Tasmanian Strategic Flood Map (TSFM). Nonetheless, A1 is not met.

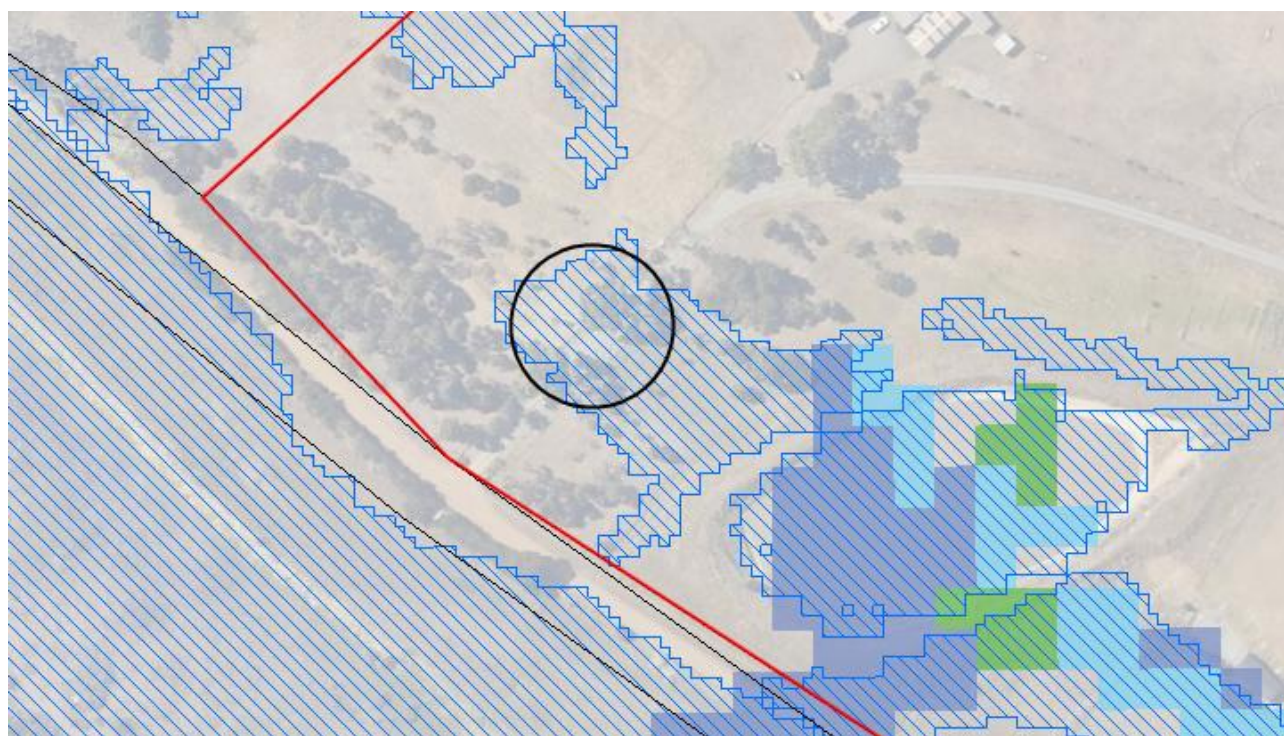


Figure 19: LIST TPS Code Overlay - Flood-prone areas (diagonal blue lines) overlain by LIST 1.0 Percent AEP Hazard Overland Flooding with climate change (blue and green shading) showing where the internal access road crosses a flood prone area per Council's mapping. The flooding will likely be H1 Hazard level given it does not appear on the TSFM.

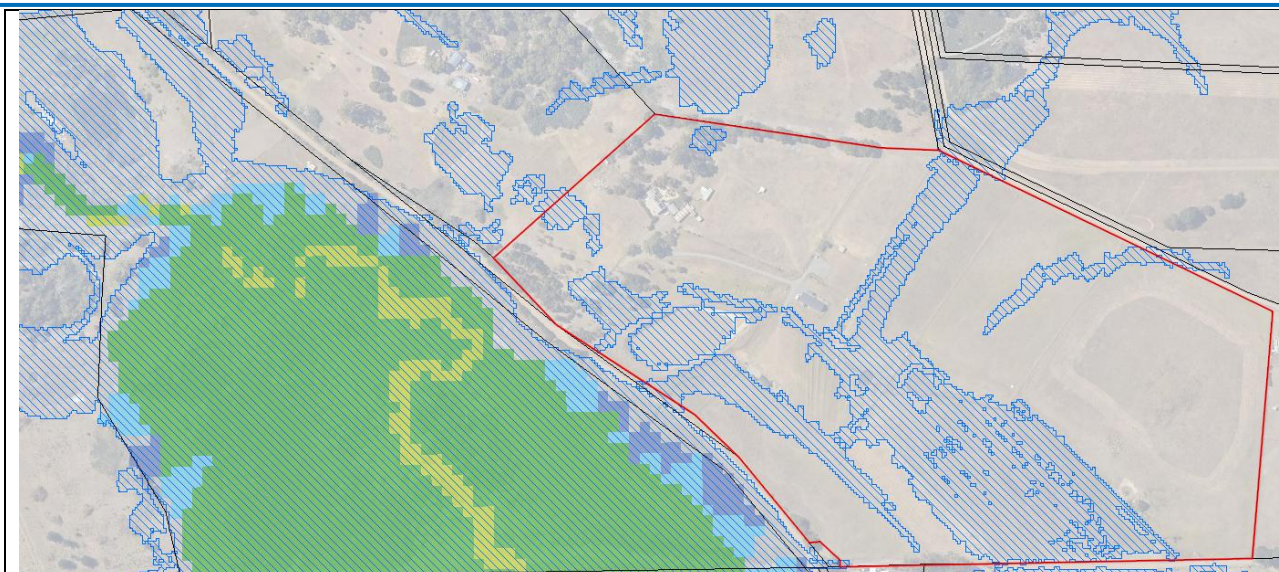


Figure 20: LIST TPS Code Overlay - Flood Prone Areas (blue diagonal lines) overlain by LIST 1.0 Percent AEP Hazard Riverine Flooding with Climate Change (green and blue fill). Woodland Road will be subject to flooding by 2100 per council mapping, likely to H1 hazard level given it doesn't appear on the TSFM.

P1 is considered satisfied.

The key test of P1 is that the subdivision *does not create an opportunity for use or development that cannot achieve a tolerable risk from flood*. It is considered this is the case and in considering this, regard has been had to:

- (a) Any increase in risk for adjacent land: the subdivision will not impact on adjacent land.
- (b) The level of risk arising from an increased reliance on public infrastructure: reliance on public infrastructure will remain the same as pre-subdivision.
- (c) The need to minimise future remediation works: the need for future remediation works will remain the same.
- (d) Any loss or substantial compromise of access, on or off the site: Both the internal roadway and Woodlands Road are subject to a flood event as identified by council mapping. The council mapping does not identify hazard level or depth. It is likely H1 hazard given that it does not appear on the less granular TSFM. H1 is described as *generally safe for vehicles, people and buildings*. Such a hazard is not considered to constitute a loss of access, nor a substantial compromise of access.
- (e) The need to locate building areas outside the flood prone area: the dwelling is outside of the flood prone hazard area. There will be no building area on the Balance Lot.
- (f) Any advice received from a state authority, regulated entity or council: nil received.
- (g) Any advice contained in a flood report: not obtained.

C13.0 Bushfire-Prone Areas Code

C13.1 Code Purpose

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

Assessment against 7.10.3

In exercising its discretion to approve a development that does not need to be categorised into a Use Class (which includes subdivision per clause 6.2.6), the planning authority must have regard to the purpose of the applicable zone.

Response:

A Bushfire Hazard Report (BushfireWise Development Planning, July 2026) has been submitted with the application. It found that the size and shape of Lot 1 provide for a bushfire hazard management area capable of achieving BAL-12.5, which is more than required under the code (which is BAL-19). It found that the Balance Lot does not require bushfire hazard management due to not being able to be used for residential purposes.

The proposed subdivision is in line with the purpose of the code in that it provides for use and development at a minimum risk to human life and property, and the cost to the community.

C13.5 Use Standards – not applicable to subdivision

C13.6 Development Standards for Subdivision

C13.6.1 Provision of hazard management areas

Objective	<i>That subdivision provides for hazard management areas that:</i> <i>(a) facilitate an integrated approach between subdivision and subsequent building on a lot;</i> <i>(b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and</i> <i>(c) provide protection for lots at any stage of a staged subdivision.</i>	
Acceptable Solution	Performance Criteria	
A1 (a) <i>TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision;</i> or (b) <i>The proposed plan of subdivision:</i>	P1 <i>A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to:</i> (a) <i>the dimensions of hazard management areas;</i>	

(i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision; (ii) shows the building area for each lot; (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas; and (iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than the separation distances required for BAL 19 in Table 2.6 of Australian Standard AS3959:2018 Construction of buildings in bushfire-prone Areas; and and (c) if hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.	(b) a bushfire risk assessment of each lot at any stage of staged subdivision; (c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; (d) the topography, including site slope; (e) any other potential forms of fuel and ignition sources; (f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development; (g) an instrument that will facilitate management of fuels located on land external to the subdivision; and (h) any advice from the TFS.
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Response

A1(a) is met for the Balance Lot. The bushfire assessor certifies that due to residential use being prohibited on the balance lot there is insufficient risk from bushfire to warrant the provision of a hazard management area.

A1(b) is met for Lot 1:

- (ii) The entire lot is within a bushfire prone area and this is shown on the plan of subdivision.
- (ii) Lot 1 contains a building area. A building area is not shown on the balance lot due to the future prohibition of residential use on that lot.
- (iii) Lot 1 contains the existing dwelling with a bushfire hazard management area that achieves the separation distances from bushfire prone vegetation required for BAL-12.5, exceeding the requirement of BAL-19.

iv) the Bushfire Hazard Management Plan is certified by Mark van den Berg, who is an accredited person as defined in the Act.

C13.6.2 Public and firefighting access

Objective	<i>That access roads to, and the layout of roads, tracks and trails, in a subdivision:</i> <i>(a) allow safe access and egress for residents, fire fighters and emergency service personnel;</i> <i>(b) provide access to the bushfire-prone vegetation that enables property to be defended when under bushfire attack, and for hazard management works to be undertaken;</i> <i>(c) are designed and constructed to allow for fire appliances to be manoeuvred;</i> <i>(d) provide access to water supplies for fire appliances; and</i> <i>(e) are designed to allow connectivity, and where needed, offering multiple evacuation points.</i>
Acceptable Solution	Performance Criteria
A1 <i>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of firefighting; or</i> <i>(b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas, is included in a bushfire hazard management plan that:</i> <i>(i) demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3 and</i> <i>(ii) is certified by the TFS or an accredited person.</i>	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> <i>(ii) all weather surfaces;</i> <i>(iii) height and width of any vegetation clearances;</i> <i>(iv) load capacity;</i> <i>(v) provision of passing bays;</i> <i>(vi) traffic control devices;</i> <i>(vii) geometry, alignment and slope of roads, tracks and trails;</i> <i>(viii) use of through roads to provide for connectivity;</i> <i>(ix) limits on the length of cul-de-sacs and dead-end roads;</i> <i>(x) provision of turning areas;</i> <i>(xi) provision for parking areas;</i> <i>(xii) perimeter access; and</i>

	(xiii) fire trails; and (b) the provision of access to: (i) bushfire-prone vegetation to permit the undertaking of hazard management works; and (ii) firefighting water supplies; and (c) any advice from the TFS.
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Response

A1(a) is met.

No new roads or fire trails are proposed. Lot 1 will retain its existing compliant access via right of way. The balance lot will remain in rural use and will not be able to be nominated for residential development. The accredited bushfire assessor certifies there is insufficient increase in risk from bushfire from the subdivision to warrant additional public or property access measures.

C13.6.3 Provision of water supply for firefighting purposes

Objective	That an adequate, accessible and reliable water supply for the purposes of firefighting can be demonstrated at the subdivision stage to allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.	
Acceptable Solution	Performance Criteria	
A1 <i>In areas serviced with reticulated water by the water corporation:</i> (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for firefighting purposes; (b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table C13.4; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for firefighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.	P1 No Performance Criterion.	

Response Not applicable – the area is not serviced.	
A2 <i>In areas that are not serviced by reticulated water by the water corporation:</i> (a) <i>The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for firefighting purposes;</i> (b) <i>The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to firefighting, will be provided and located compliant with Table C13.5;</i> or (c) <i>A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for firefighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</i>	P2 No Performance Criterion.
Response The balance lot complies with A1(a): The accredited bushfire assessor certifies that, having regard to the prohibition on residential use, there is insufficient increase in risk from bushfire to warrant a dedicated static firefighting water supply on that lot. Lot 1 complies with A1(b): Lot 1 will comply prior to the sealing of titles. A dedicated static firefighting water tank complying with the requirements of Table C13.5 and as shown on the BHMP, is to be installed prior to the sealing of titles.	

C16.0 Safeguarding of Airports Code

C16.1 Code Purpose

- C16.1.1 *To safeguard the operation of airports from incompatible use or development.*
- C16.1.2 *To provide for use and development that is compatible with the operation of airports in accordance with the appropriate future airport noise exposure patterns and with safe air navigation for aircraft approaching and departing an airport.*

Assessment against 7.10.3

In exercising its discretion to approve a development that does not need to be categorised into a Use Class (which includes subdivision per clause 6.2.6), the planning authority must have regard to the purpose of the applicable zone.

Response:

The proposal will not provide for use or development that may impede the operation of the airport. The proposal will not result in an additional lot that may be used for use or development that is incompatible with the operation of the airport. The current uses and development on the land are not proposed to change, and a residential use on the balance lot will be prohibited by Part 5 Agreement on the title.

C16.5 Use Standards – not applicable to subdivision

C16.6 Development Standards for Buildings and Works – no buildings or works proposed.

C16.7 Development Standards for Subdivision

C16.7.1 Subdivision

Objective	<i>To provide for subdivision:</i> <i>(a) that allows for sensitive use to be suitably located to avoid exposure to excessive aircraft noise; and</i> <i>(b) so that future development for sensitive use does not compromise the operation of airports.</i>
Acceptable Solution	Performance Criteria
A1 <i>Each lot, or a lot proposed in a plan of subdivision, within an airport noise exposure area must be:</i> <i>(a) be for the creation of separate lots for existing buildings;</i> <i>(b) be required for public use by the Crown, a council or a state authority;</i> <i>(c) be required for the provision of Utilities;</i> <i>(d) be for the consolidation of lots;</i> <i>(e) be for the creation of a lot that contains a building area not less than 10m x 15m entirely located outside of the airport noise exposure area; or</i> <i>(f) not be intended for a sensitive use.</i>	P1 <i>Each lot, or a lot proposed in a plan of subdivision, within an airport noise exposure area must not create an opportunity for a sensitive use to be exposed to excessive aircraft noise, having regard to:</i> <i>(a) the location, orientation and elevation of the site relative to aircraft flight paths;</i> <i>(b) the current and future type and frequency of aircraft operating from the airport;</i> <i>(c) the type of use and the operational requirements for the use;</i> <i>(d) the layout and construction of buildings associated with the use;</i> <i>(e) the need to not compromise the future operation of the airport;</i> <i>(f) the requirements of any relevant airport master plan; and</i>

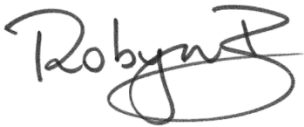
	(g) <i>any advice from the airport operator or Airservices Australia.</i>
Response A1 (a) is met. The subdivision will excise an existing dwelling from the balance lot, which will retain the existing agricultural outbuildings.	

6.CONCLUSION

This report and attached documentation demonstrate that the proposal meets the requirements of the planning scheme.

Where the proposal does not comply with an Acceptable Solution it has been demonstrated that the Performance Criterion is satisfied. It has also been demonstrated that General Provision 7.10 is satisfied.

With the above in mind, a planning permit for a 2-lot subdivision at 82 Woodlands Road, Sandford is respectfully sought from the Planning Authority.



Senior Planner

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Bushfire Hazard Report



Location: 82 Woodlands Road, Sandford
Applicant: PDA Surveyors, Engineers & Planners
Date: July 2026
Certification number: BW165v1
Author: Mark Van den Berg – BFP-108

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Disclaimer:

The measures contained in Australian Standard 3959-2018 cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the unpredictable nature and behaviour of fire and extreme weather conditions. Reasonable steps have been taken to ensure that the information contained within this report is correct and reflects the conditions on and around the proposal at the time of assessment. The assessment has been based on the information provided by you or your designer.

Authorship: This report was prepared by Mark Van den Berg BSc. (Hons.) FPO (planning) of BushfireWise. Base data for mapping including digital and aerial photography: TasMap, LIST, GoogleEarth, Mark Van den Berg.

1.0 Introduction

This Bushfire Hazard Report has been completed to form part of supporting documentation for a planning permit application for a proposed subdivision. The proposed subdivision occurs in a Bushfire-prone Area defined by the Tasmanian Planning Scheme – Clarence (the Scheme). This report has been prepared by Mark Van den Berg, a qualified person under Part 4a of the *Fire Service Act 1979* of BushfireWise for PDA Surveyors, Engineers & Planners.

The report considers all the relevant standards of Code C13 of the Scheme, specifically:

- The requirements for appropriate Hazard Management Areas (HMAs) in relation to building areas;
- The requirements for public and property access;
- The provision of water supplies for firefighting purposes;
- Compliance with the planning scheme, and
- The provision of a Bushfire Hazard Management Plan to facilitate compliant future development.

2.0 Proposal

The proposal is for the subdivision of FR 30666/13 to create Lot 1 and Balance FR 30666/13, as shown on the plan of subdivision in Appendix A.

Lot 1 contains an existing dwelling and associated residential improvements. Vehicular access is provided from Woodlands Road through an existing crossover and internal property access. The portion of the existing property access located within the Balance FR 30666/13 will be secured for the benefit of Lot 1 by a right of way.

Balance FR 30666/13 comprises rural land containing existing farm improvements. Residential use on the Balance FR 30666/13 is not proposed and will be prohibited through an agreement under section 71 of the Land Use Planning and Approvals Act 1993.

Neither resultant lot is serviced by a reticulated water supply system. The subdivision is proposed to occur in a single stage.

For the purposes of Code C13, the Balance FR 30666/13 is assessed as resulting in an insufficient increase in risk from bushfire to warrant specific bushfire protection measures, having regard to the proposed prohibition on residential use.

3.0 Site Description

The subject site comprises privately owned land contained within FR 30666/13, as shown in Figure 1. The site is located within the Clarence municipality and is subject to the Tasmanian Planning Scheme – Clarence. The land is within the Rural Zone.

The parent title is located east of the Sandford settled area, adjacent to Rushy Lagoon and approximately 1.5 kilometres north-west of Calverts Hill. The land is generally low-lying and effectively flat. The surrounding locality is predominantly rural-residential, with landholdings generally ranging from approximately 5 hectares to 20 hectares and supporting a mixture of residential and agricultural development.

Lot 1 contains an existing dwelling and associated improvements. Vegetation around the developed area occurs as a mosaic of managed low-threat vegetation, grassland and small patches of woodland. Balance FR 30666/13 comprises rural land with existing farm improvements and is predominantly covered by grassland. The grassland is periodically grazed but is otherwise largely unmanaged at a landscape scale and remains capable of supporting bushfire spread during elevated fire danger conditions.

Woodland vegetation within the broader locality is generally limited to relatively small and isolated patches, the largest of which is centred on Calverts Hill to the south-east. Several farm dams occur across the surrounding landscape; however, these are generally ephemeral and do not provide reliable breaks in bushfire fuel continuity. The dispersed pattern of rural-residential development also does not appreciably fragment the broader grassland and woodland fuels (figure 2).

The principal bushfire hazard affecting the existing residential development on Lot 1 is associated with continuous grassland vegetation within and beyond the parent title, together with smaller areas of woodland. The generally flat topography is unlikely to result in significant slope-driven increases in bushfire behaviour. The most credible direction of bushfire attack is from the north and north-west, where continuous grassland fuels provide a pathway for fire to approach the existing development.

The site is accessed from Woodlands Road via an existing crossover and internal property access. Woodlands Road is a two-way gravel no-through road. The locality is not serviced by a reticulated water supply system or reticulated fire hydrants.

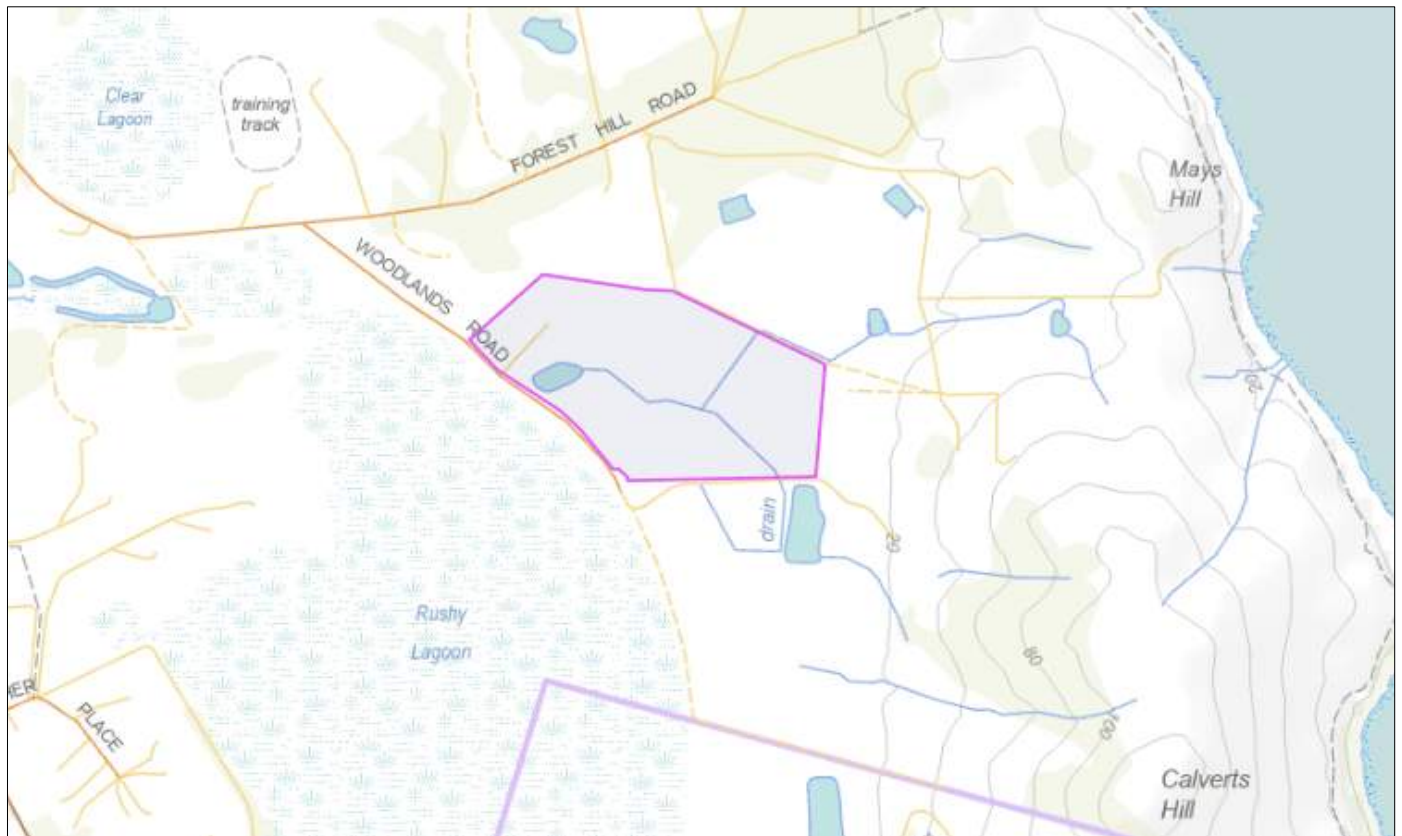


Figure 1. The site in a topographical context, pink line defines the subdivision area (approximate).

4.0 Bushfire Hazard Assessment

4.1 Vegetation

The building area within Lot 1 is influenced by vegetation classified as grassland and woodland, the latter is located to the north and north-east of the existing dwelling, while grassland occupies all other azimuths. The existing dwelling has managed curtilage which is classified as low threat vegetation.

4.2 Slope

Slope influences the rate of fire spread, fire intensity and the level of radiant heat generated by burning vegetation. The effective slope is the slope of the land beneath the classified vegetation that may contribute to bushfire attack.

The effective slopes relevant to the assessment are flat or gently downslope, with gradients not exceeding 5°. Slope therefore has only a limited influence on the assessed bushfire attack.



Figure 2. Aerial image of the site, pink line defines the subdivision area (approximate).



Figure 3 Woodland vegetation to the left of frame and grassland vegetation to the right, north of the existing dwelling within Lot 1.



Figure 4. Grassland vegetation to the east of Lot 1, at the bottom of frame, and within Balance FR 30666/13



Figure 5. Grassland vegetation to the south of existing residential development within Lot 1, Rushy Lagoon at centre top of frame, Calverts Hill left top of frame.

4.3 Bushfire Attack Level

An assessment of the vegetation, effective slope and separation distances affecting the building area within Lot 1 has been completed in accordance with Method 1 of AS 3959:2018. The detailed assessment is provided in Appendix B.

The existing dwelling and nominated building area within Lot 1 achieve BAL-12.5. The building area, required hazard management area and assessed BAL are shown on the BHMP.

5.0 Bushfire Prone Areas Code

Code C13 of the planning scheme articulates requirements for the provision of hazard management areas, standards for access and firefighting water supplies and requirements for hazard management for staged subdivisions.

5.1 Hazard Management Areas

A hazard management area is required to be maintained around the existing dwelling and associated building area within Lot 1. The hazard management area provides managed separation from bushfire-prone vegetation to reduce exposure to direct flame contact, radiant heat and ember attack.

The Bushfire Hazard Management Plan identifies the building area within Lot 1 and the associated hazard management area required to achieve BAL-12.5. Guidance for the ongoing maintenance of the hazard management area is provided in Section 5.1.2 and on the BHMP.

No building area or hazard management area is nominated for Balance FR 30666/13. Residential use on the Balance FR 30666/13 is to be prohibited through an agreement under section 71 of the Land Use Planning and Approvals Act 1993. On this basis, an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a hazard management area for the Balance FR 30666/13 as part of the subdivision.

5.1.1 Building areas

The building area for Lot 1 is shown on the BHMP and includes the footprint of the existing dwelling and associated Class 10a buildings. The building area has been assessed as BAL-12.5.

Future building work within the nominated building area may rely on the assigned BAL, provided the work complies with the minimum separation distances shown on the BHMP and the assessment remains current. A Class 10a building is not generally required to comply with BAL construction requirements unless it is located within 6 m of a habitable building.

No building area is nominated for Balance FR 30666/13.

5.1.2 Hazard Management Area requirements

A hazard management area is the area, between a habitable building or building area and the bushfire-prone vegetation which provides access to a fire front for firefighting, is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following strategies:

- Remove fallen limbs, sticks, leaf and bark litter.
- Maintain grass at less than 100 mm height.
- Avoid or minimise the use of flammable mulches (especially against buildings).
- Thin out understory vegetation to provide horizontal separation between fuels.
- Prune low-hanging tree branches less than 2 m above ground level to provide vertical separation between fuel layers.
- Remove or prune larger trees to establish and maintain horizontal separation between tree canopies.
- Minimise the storage of flammable materials such as firewood.
- Maintain vegetation clearance around vehicular access and water supply points.
- Use low-flammability plant species for landscaping purposes where possible.
- Clear out any accumulated leaf and other debris from roof gutters and other debris accumulation points.

It is not necessary to remove all vegetation from the hazard management area. Trees and shrubs may provide some protection from windborne embers and radiant heat where other fuels are appropriately managed.

The developed curtilage surrounding the existing dwelling within Lot 1 is assessed as low-threat vegetation and forms the required hazard management area. No additional vegetation management works are required prior to sealing of tiles, provided this area continues to be maintained in a low-fuel condition.

These hazard management requirements apply to Lot 1 only. No hazard management area is required for Balance FR 30666/13 under the certified insufficient-increase-in-risk pathway.

5.2 Public and Firefighting Access

5.2.1 Public Roads & Fire Trails

There is no proposal for the construction of new public roadways or fire trails as part of this proposal. In this circumstance there are no applicable standards for the construction of new public roads or fire trails.

5.2.2 Property access

Lot 1 is served by an existing crossover and internal property access from Woodlands Road. The existing access includes a formed surface and substantial areas available for vehicle turning. The section of property access located within the Balance FR 30666/13 will be secured for the benefit of Lot 1 through a right of way.

No new property access is proposed. Having regard to the existing residential use and the nature of the subdivision, an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific additional property access measures. The existing property access and right of way are shown on the BHMP.

5.3 Water supplies for firefighting

The lots are not serviced by a reticulated water supply system. A dedicated static firefighting water supply will be provided for Lot 1 prior to sealing of titles and will comply with Table 1.

Table 1. Specifications for static firefighting water supplies.

Element		Requirement
A.	Distance between building area to be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the firefighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.
B.	Static Water Supplies	A static water supply: (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting 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 AS 3959:2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework & Accessories (including stands & tank supports)	Fittings and pipework associated with a firefighting water point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm; (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: (i) Visible; (ii) Accessible to allow connection by firefighting equipment; (iii) At a working height of 450 – 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles.
D.	Signage for static water connections	The firefighting 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: (a) comply with water tank signage requirements within AS 2304:2019; or (b) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the

Element		Requirement
		Tasmania Fire Service.
E.	Hardstand	A hardstand area for fire appliances must be provided: (a) No more than three metres 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 six metres from the building area to be protected; (c) With a minimum width of three metres 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.

6.0 Compliance

6.1 Measures required prior to sealing of titles

1. Prior to the sealing of titles, the dedicated static firefighting water supply for Lot 1 must be installed in the location shown on the BHMP and must comply with Table 1, including the required capacity, firefighting connection, signage, hardstand, access and maximum hose-lay distance.
2. An agreement under section 71 of the Land Use Planning and Approvals Act 1993 must be executed and registered to prohibit residential use on Balance FR 30666/13.

The bushfire risk assessment assumes that existing low-threat vegetation within Lot 1 will continue to be maintained in a low-fuel condition, consistent with the treatment of maintained lawns, gardens and similar managed vegetation within residential curtilages.

6.2 Planning Compliance

Table 2 summarises the compliance requirements for subdivisions in bushfire-prone areas against Code C13 of the Scheme as they apply to this proposal. A planning certificate has been issued for the associated BHMP as being compliant with the relevant standards as outlined in appendix D.

Table 2. Compliance with Code C13 of the Tasmanian Planning Scheme - Clarence.

Clause	Compliance
C13.4 Use or development exempt from this code	The proposal is not exempt from Code C13.
C13.5 1 Vulnerable Uses	The proposal is not classified as Vulnerable Use. Not applicable.
C13.5.2 Hazardous Uses	The proposal is not classified as Hazardous Use. Not applicable.

Clause	Compliance
C13.6.1 Subdivision: Provision of hazard management areas	Lot 1 complies with C13.6.1 A1(b). The plan of subdivision and BHMP identify a building area within Lot 1 and an associated hazard management area that provides separation sufficient to achieve BAL-12.5, which is equal to or better than the BAL-19 benchmark required by C13.6.1 A1(b). Balance FR 30666/13 complies with C13.6.1 A1(a). Residential use on the Balance FR 30666/13 is to be prohibited through an agreement under section 71 of the Land Use Planning and Approvals Act 1993. An accredited person certifies that there is an insufficient increase in risk from bushfire to warrant a building area or hazard management area for that title at the time of subdivision.
C13.6.2 Subdivision: Public and firefighting access	The proposal complies with C13.6.2 A1(a). No new public roads or fire trails are proposed. Lot 1 will retain its existing access from Woodlands Road, with the portion located within the Balance FR 30666/13 secured through a right of way. Balance FR 30666/13 will remain in rural use and is not nominated for residential development. An accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific additional public or property access measures.
C13.6.3 Subdivision: Provision of water supply for firefighting purposes	Lot 1 complies with C13.6.3 A2(b). A dedicated static firefighting water supply complying with the applicable requirements of Table C13.5 is to be installed prior to sealing of titles, as shown on the BHMP. Balance FR 30666/13 complies with C13.6.3 A2(a). Having regard to the proposed prohibition on residential use, an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant a dedicated static firefighting water supply for the Balance FR 30666/13.

6.3 Building Compliance

The BAL assessment and BHMP may be relied upon for subsequent building work within the nominated building area on Lot 1, subject to acceptance by the building surveyor, consistency with the approved subdivision and BHMP, and the assessment remaining current.

This report must not be relied upon for building compliance purposes for Balance FR 30666/13. Any subsequent building proposal on the Balance FR 30666/13 would require a separate assessment of the applicable planning and building requirements.

7.0 Summary

The proposed subdivision will create Lot 1, containing the existing dwelling and associated residential improvements, and Balance FR 30666/13, comprising rural land with existing farm improvements.

The principal bushfire hazard affecting Lot 1 is grassland vegetation, with a smaller area of woodland vegetation to the north and north-east. The effective slopes relevant to the assessment are flat or gently downslope. The existing dwelling and nominated building area within Lot 1 achieve BAL-12.5.

The BHMP identifies the building area and hazard management area for Lot 1, the existing property access and right of way, and the dedicated static firefighting water supply required prior to sealing of titles.

Residential use on Balance FR 30666/13 is to be prohibited through an agreement under section 71 of the Land Use Planning and Approvals Act 1993. On this basis, the Balance title results in an insufficient increase in risk from bushfire to warrant a nominated building area, hazard management area or dedicated firefighting water supply at the time of subdivision.

Subject to implementation of the measures identified in this report and on the certified BHMP, the proposal complies with the applicable requirements of Code C13 of the Tasmanian Planning Scheme – Clarence.

8.0 References

Building Amendment (Bushfire-Prone Areas) Regulations 2014.

Building Regulations 2016.

Director's Determination – Bushfire Hazard Areas, version 1.2, 16th July 2024.

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

The Bushfire Planning Group 2005, *Guidelines for development in bushfire prone areas of Tasmania – Living with fire in Tasmania*, Tasmania Fire Service, Hobart.

Tasmanian Planning Scheme – Clarence

Appendix A – Plan of Subdivision



Appendix B – BAL assessment

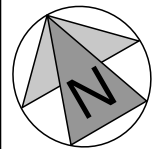
Table B1. Bushfire Attack Level Assessment – Lot 1

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Exclusion 2.2.3.2 (e, f)^^^	flat 0°	0 to 14 metres	14 metres	BAL-12.5
	Grassland^	flat 0°	14 to 80 metres		
	Woodland^	flat 0°	80 to 100 metres		
East	Exclusion 2.2.3.2 (e, f)^^^	flat 0°	0 to 14 metres	14 metres	BAL-12.5
	Grassland^	flat 0°	14 to 100 metres		
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f)^^^	>0 to 5° downslope	0 to 16 metres	16 metres	BAL-12.5
	Grassland^	>0 to 5° downslope	16 to 100 metres		
	--	--	--		
West	Exclusion 2.2.3.2 (e, f)^^^	flat 0°	0 to 14 metres	14 metres	BAL-12.5
	Grassland^	flat 0°	14 to 100 metres		
	--	--	--		
	--	--	--		

^ Vegetation classification in accordance with AS 3959:2018, Table 2.3 and Figures 2.4(A) to 2.4(H).

^^ Excluded vegetation in accordance with AS 3959:2018, clause 2.2.3.2.

Appendix C – Bushfire Hazard Management Plan



Compliance Requirements

This Bushfire Hazard Management Plan is to be read in conjunction with the Bushfire Hazard Report – 82 Woodlands Road, Sandford. July 2026. BW165v1. The bushfire protection measures shown on this plan apply to Lot 1 only, except where specifically identified otherwise. No building area or hazard management area is nominated for Balance FR 30666/13.

Property Access

Existing property access from Woodlands Road to Lot 1 is to be retained and maintained in an all-weather condition. The section of property access located within Balance FR 30666/13 is to be secured for the benefit of Lot 1 through a right of way prior to sealing of titles. Access to the dwelling, firefighting water point and associated hardstand is to remain unobstructed. No further requirements.

Water Supplies for Firefighting

A dedicated static firefighting water supply with a minimum capacity of 10,000 litres is to be provided for Lot 1 prior to sealing of titles. The water supply, firefighting connection, signage, hardstand and associated access are to comply with the specifications below. The firefighting water point is to be located so that the furthest part of the building area is within a maximum hose lay of 90 metres.

- The building area must be within a 90 m hose lay of a static water supply’s firefighting water connection point. This supply may include a remote offtake and serve multiple uses, provided 10,000 L per building area is always reserved for firefighting (excluding sprinklers/spray systems). Aboveground tanks must be metal, concrete, or lagged with non-combustible materials; if shielded per AS 3959:2018, they may be any material, provided the lowest 400 mm is protected by metal, non-combustible material, or 6 mm fibre-cement.
- Fittings and pipework must have a 50 mm nominal diameter (including the valve) and be metal or lagged above ground, or buried at least 300 mm. They must include a DIN/NEN standard forged Storz 65 mm coupling with suction washer, blank cap, and a 220 mm chain. Underground tanks need an opening ≥250 mm or a compliant coupling; any remote offtake must be visible, placed 450–600 mm above ground, and protected from damage.
- A permanent sign must identify the firefighting water point in line with AS 2304:2019 or Tasmania Fire Service guidelines.
- A hardstand must be within 3 m (hose lay) of the water connection point, at least 6 m from the building area, at least 3 m wide and constructed to the same standard as the carriageway to which it is connected.

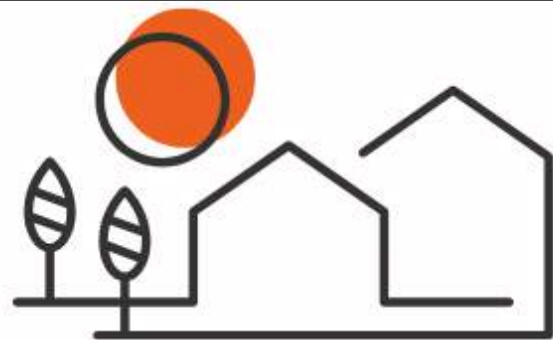
Hazard Management Area

The existing managed curtilage surrounding the dwelling and associated building area within Lot 1 forms the required hazard management area and is to be maintained in a low-fuel condition for the life of the development. Grass is to be maintained at less than 100 mm in height and accumulated leaf litter, fallen branches and other combustible material are to be regularly removed. No additional hazard management area works are required prior to sealing of titles, provided the existing low-threat vegetation continues to be maintained in accordance with these requirements. No hazard management area is required for Balance FR 30666/13.

A hazard management area is the area, between a habitable building or building area and the bushfire-prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following actions;

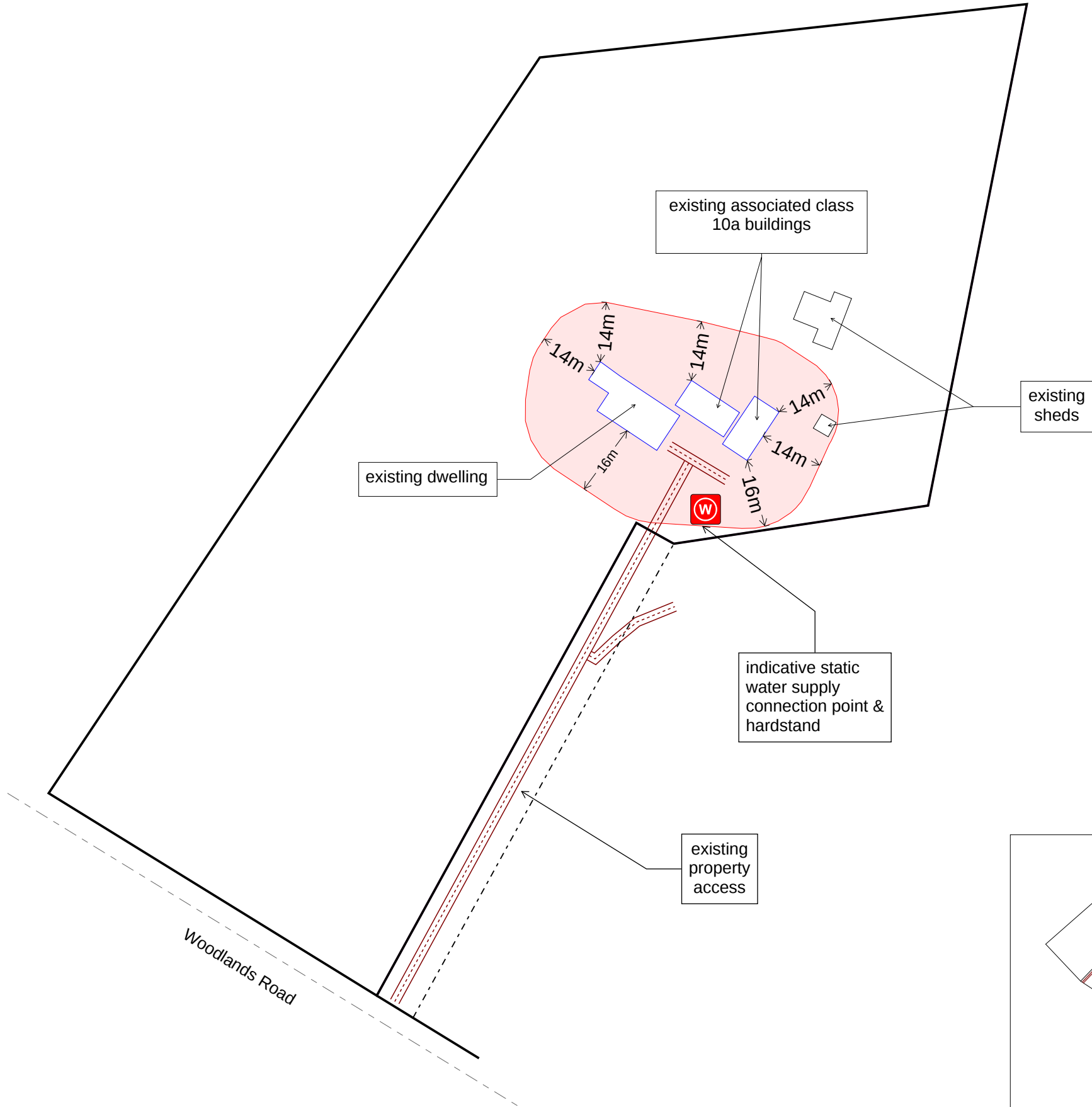
- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than 100 mm height;
- Remove pine bark and other flammable mulch (especially from against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2 m from the ground) to provide vertical separation between fuel layers;
- Prune larger trees to maintain horizontal separation between canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access and water supply points;
- Use low-flammability species for landscaping purposes where appropriate;
- Clear out any accumulated leaf and other debris from roof gutters and other accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees may provide protection from wind borne embers and radiant heat under some circumstances.



BushfireWise
DEVELOPMENT PLANNING

Mark Van den Berg BFP-108 0407 294 240
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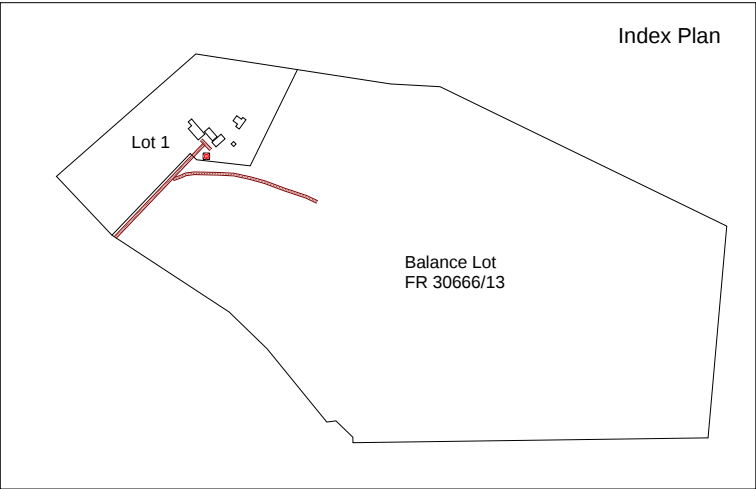


Building Area

W

Static Water Supply Point

Hazard Management Area



Do not scale from this drawing, use dimensions only. Written specifications to take precedence over diagrammatic representations. To be read in conjunction with associated Bushfire Hazard Report.	Date: 17/07/2026	PDA Surveyors, Engineers & Planners 127 Bathurst Street, Hobart, Tas., 7000	Bushfire Hazard Management Plan	Building Specifications to BAL-12.5 of AS3959-2018	Certification No. BW165v1 Mark Van den Berg Acc. No. BFP-108 Scope 1, 2, 3A, 3B, 3C.
	FR: 30666/13		82 Woodlands Road, Sandford. July 2026. BW165v1. Tasmanian Planning Scheme - Clarence		

Appendix D – Planning Certificate

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:

82 Woodlands Road, Sandford

Certificate of Title / PID:

30666/13

2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision of land resulting in two lots.

Applicable Planning Scheme:

Tasmanian Planning Scheme – Clarence

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Report 82 Woodlands Road, Sandford. July 2026. BW165v1.	Mark Van den Berg	17/07/2026	1
Bushfire Hazard Management Plan 82 Woodlands Road, Sandford. July 2026. BW165v1.	Mark Van den Berg	17/07/2026	1
Plan of Subdivision	PDA Surveyors, Engineers & Planners	02/07/2026	56267HC-DA-01-0

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 Applicable to Balance FR 30666/13
☒	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance') Applicable to Lot1
☐	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 firefighting 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 Applicable to Balance FR 30666/13
☒	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Tables. Applicable to Lot 1
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:

Mark Van den Berg

Phone No:

0407 294 240

Postal
Address:

18 Marlborough Street, Sandy Bay, Tas. 7005

Email
Address:

mark@bushfirewise.com.au

Accreditation No:

BFP – 108

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:

Mark Van den Berg

Date:

17/07/2026

Certificate
Number:

BW165v1

(for Practitioner Use only)