



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/064364

PROPOSAL: Boundary Adjustment & Change of Use to Educational & Occasional Care

LOCATION: 161 & 181A Mockridge Road, Rokeby

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 05/11/2026 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 05/11/2026 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 05/11/2026 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 into 2 lots) and partial change of use to Educational and Occasional Care.

Location:

161-161A and 181A Mockridge Road, Rokeby

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: **Educational and Occasional Care (primary school), Community Meeting and Entertainment (church), and vacant land**

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



SEARCH OF TORRENS TITLE

VOLUME 185055	FOLIO 101
EDITION 2	DATE OF ISSUE 05-Apr-2025

SEARCH DATE : 21-Aug-2026

SEARCH TIME : 04.39 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 101 on Sealed Plan [185055](#)

Derivation : Part of 68 Acres Gtd. to George Stokell & Part of 40 Acres Loc. to John Boyle

Prior CT [182780/102](#)

SCHEDULE 1

E4958 TRANSFER to KNOPWOOD ESTATE PTY LTD Registered
10-June-2015 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP185055](#) EASEMENTS in Schedule of Easements

[SP185055](#) COVENANTS in Schedule of Easements

[SP185055](#) FENCING PROVISION in Schedule of Easements

[SP182780](#) COVENANTS in Schedule of Easements

[SP160033](#), [SP160090](#), [SP162240](#), [SP169238](#), [SP173275](#), [SP175209](#),
[SP176431](#), [SP178880](#), [SP180739](#) & [SP182780](#) FENCING
PROVISION in Schedule of Easements

[SP51327](#) FENCING COVENANT in Schedule of Easements

[SP51327](#) COUNCIL NOTIFICATION under Section 468(12) of the
Local Government Act 1962

[SP121843](#) COUNCIL NOTIFICATION under Section 83(5) of the Local
Government (Building and Miscellaneous Provisions)
Act 1993.

[E216236](#) AGREEMENT pursuant to Section 78 of the Land Use
Planning and Approvals Act 1993 Registered
10-June-2020 at noon

[E273344](#) INSTRUMENT Creating Restrictive Covenants Registered
13-Dec-2021 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 197730	FOLIO 1
EDITION 2	DATE OF ISSUE 27-July-2007

SEARCH DATE : 21-Aug-2026

SEARCH TIME : 04.35 pm

DESCRIPTION OF LAND

City of CLARENCE

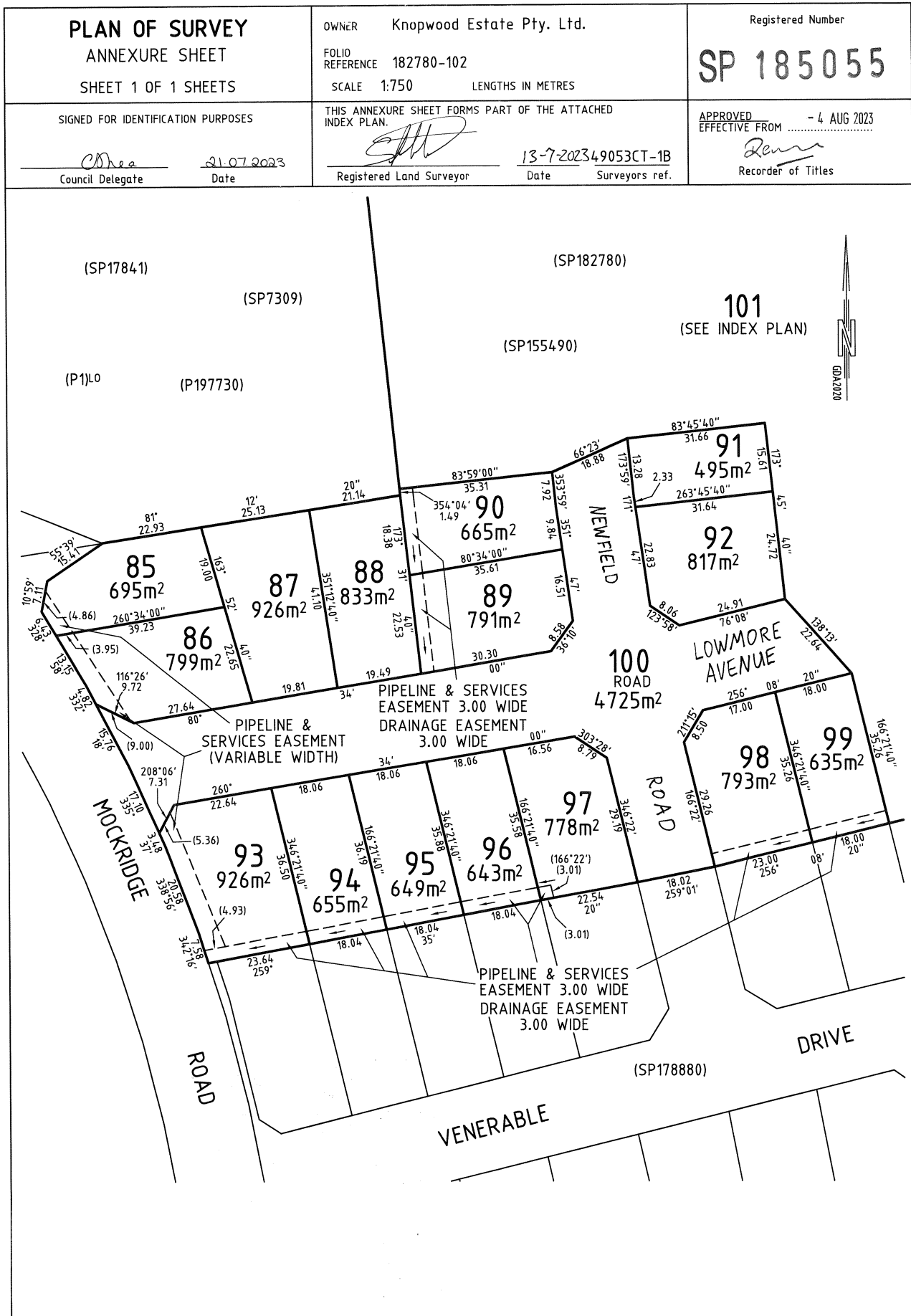
Lot 1 on Plan [197730](#)

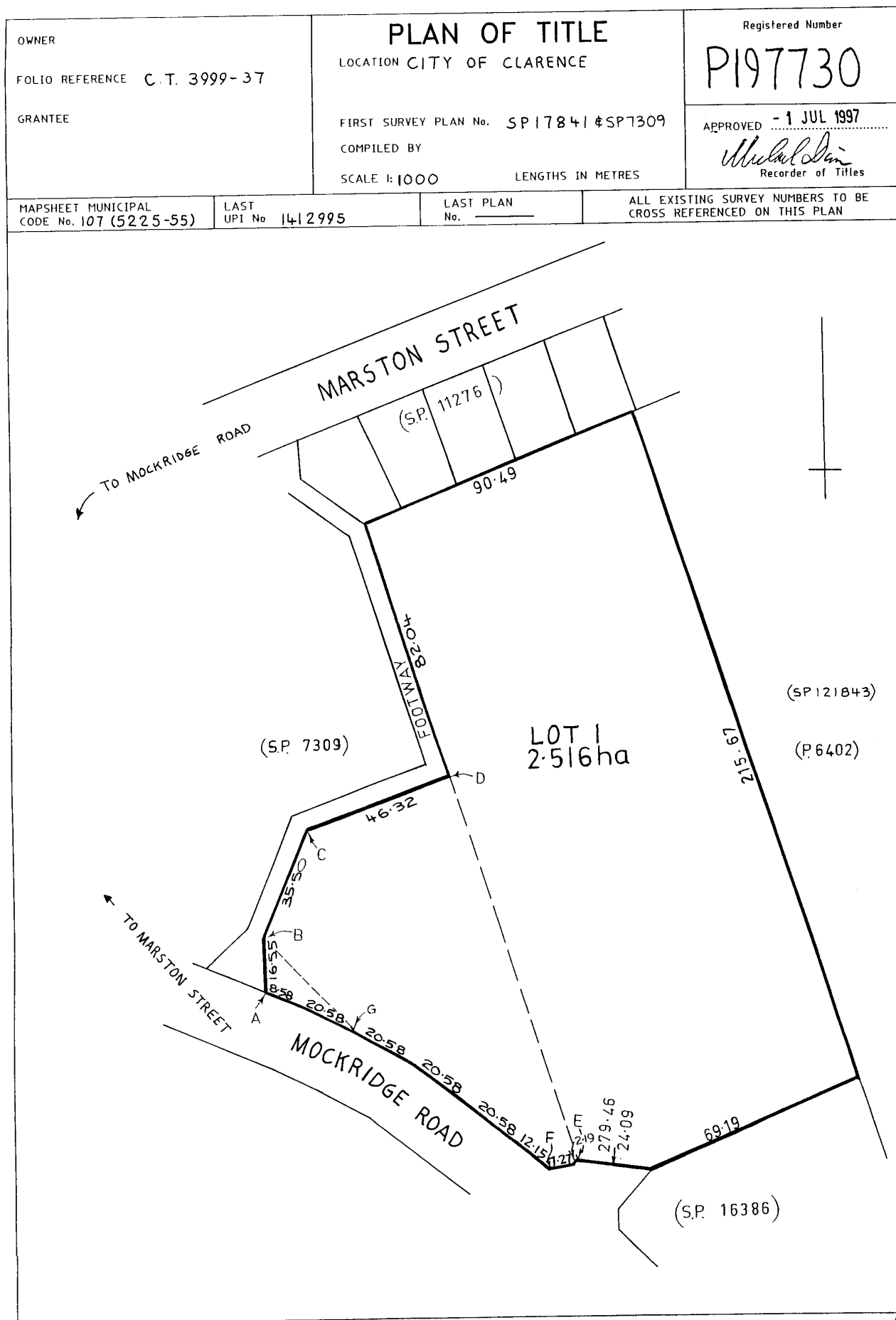
Derivation : Part of 40 Acres Located to John Boyle

Prior CT [3999/37](#)SCHEDULE 1[A790268](#), [A799932](#) & [C800891](#) ROMAN CATHOLIC CHURCH TRUST
CORPORATION OF THE ARCHDIOCESE OF HOBARTSCHEDULE 2Reservations and conditions in the Crown Grant if any
[A841054](#) BURDENING EASEMENT: Pipeline Rights in the terms more
fully set forth therein for Clarence City Council
over the strip of land marked A.B.G. on Plan No.
[197730](#)SP [17841](#) FENCING PROVISION in Schedule of Easements[A790268](#) FENCING PROVISION in Transfer[A820201](#) ADHESION ORDER under Section 477A of the Local
Government Act 1962 Registered 08-Dec-1982 at noon[A553810](#) CAVEAT by Jennings Industries Limited. Lodged
22-Feb-1977. (Filed under 24-Feb-1977) relating to
the said land within described excepting thereout the
land marked A.B.C.D.E.F. on Plan No. [197730](#)UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

[illegible]





SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 185055

PAGE 1 OF 5 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with: -

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

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

Each lot on the plan is subject to:-

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

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

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

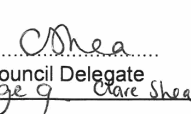
Lot 101 on the Plan is subject to a right of carriageway (appurtenant to the land in Lot 4 on Sealed Plan 182780 and the land in Lots 2 and 3 on Sealed Plan 160033) over the lands shown as "RIGHT OF WAY 'A' (PRIVATE) 8.00 WIDE (SP160033)", "RIGHT OF WAY 'B' (PRIVATE) 6.00 WIDE (SP160033)" and "RIGHT OF WAY 'C' (PRIVATE) 6.00 WIDE (SP160033)" passing through that lot on the Plan.

Lots 89, 90, 93, 94, 95, 96, 97, 98 and 99 on the Plan are each subject to a right of drainage in gross (in favour of Clarence City Council) over the land shown as "DRAINAGE EASEMENT 3.00 WIDE" respectively passing through each such lot on the Plan.

Lots 89, 90, 93, 94, 95, 96, 97, 98 and 99 on the Plan are each subject to a pipeline and services easement (as defined in this schedule of easements) in gross (in favour of Tasmanian Water and Sewerage Corporation Pty Ltd [ACN 162 220 653]) over the land shown as "PIPELINE & SERVICES EASEMENT 3.00 WIDE" respectively passing through each such lot on the Plan.

Lots 85, 86 and 93 on the Plan are each subject to a pipeline and services easement (as defined in this schedule of easements) in gross (in favour of Tasmanian Water and Sewerage Corporation Pty Ltd [ACN 162 220 653]) over the land shown as "PIPELINE & SERVICES EASEMENT (VARIABLE WIDTH)" respectively passing through each such lot on the Plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: KNOPWOOD ESTATE PTY LTD FOLIO REF: 182780-102 SOLICITOR: E R HENRY WHERRETT & BENJAMIN (REF SWL 73874)	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 21 st July 2023 REF NO. SD-2014/44  Council Delegate Stage 9 - Clare Shea
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	



ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 5 PAGES	Registered Number SP 185055
SUBDIVIDER: KNOPWOOD ESTATE PTY LTD FOLIO REFERENCE: 182780-102	

DEFINITION OF PIPELINE AND SERVICES EASEMENT

"Pipeline and Services Easement" is defined as follows:

FIRSTLY, THE FULL RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (i) without doing unnecessary damage to the Easement Land; and
 - (ii) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietors of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

NOTE: 1. Except for when an annexure (additional) page is required solely for execution(s) every annexed page must 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;
2. All pages comprising this dealing must be pinned or stapled together.
THE BACK OF THIS FORM MUST NOT BE USED

Shawn Le

Y. S. L.

OS

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 5 PAGES	Registered Number SP 185055
SUBDIVIDER: KNOPWOOD ESTATE PTY LTD FOLIO REFERENCE: 182780-102	

INTERPRETATION of definition of "Pipeline and Services Easement":

"TasWater" means Tasmanian Water and Sewerage Corporation Pty Ltd (ACN 162 220 653) its successors and assigns.

"the Easement Land" means where the context permits that part of the land comprising respectively Lots 89, 90, 93, 94, 95, 96, 97, 98 and 99 on the Plan shown as "PIPELINE & SERVICES EASEMENT 3.00 WIDE" passing through those lots on the plan and that part of the land comprising respectively Lots 85, 86 and 93 shown as "PIPELINE & SERVICES EASEMENT (VARIABLE WIDTH)" passing through those lots on the plan.

"the Lot" means where the context permits Lot 85, 86, 89, 90, 93, 94, 95, 96, 97, 98 and 99 on the Plan.

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) any thing reasonably required to support, protect or cover any of the Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

NOTE: 1. Except for when an annexure (additional) page is required solely for execution(s) every annexed page must 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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Grant W. Lee

T. S. Lee

CD

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 5 PAGES	Registered Number SP 185055
SUBDIVIDER: KNOPWOOD ESTATE PTY LTD FOLIO REFERENCE: 182780-102	

COVENANTS

Lot 101 on the Plan is burdened by the restrictive covenant created by Instrument Creating Restrictive Covenants Registered No. E273344 to the following effect;

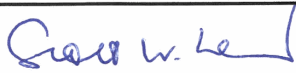
"Not to erect any fence separating any part of the servient land and any part of the dominant land of a description or kind that has not been approved by the owner for the time being of the dominant land to be bounded by such fence and it is expressly acknowledged that notwithstanding the provisions of the *Boundary Fences Act 1908* the owner for the time being of the dominant land may refuse to approve any such fence unless the owner for the time being of the servient land agrees to pay all of the actual costs of construction of the proposed fence and agrees to be solely liable for all the future costs of repairing and or making rabbit-proof any such fence."

The owner of each Lot on the Plan covenants with the owner for the time being of every other Lot shown on the Plan to the intent that the burden of these covenants shall 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 lot shown on the Plan to observe the following stipulations:-

1. Not to construct or permit to be constructed on such lot any kit home or relocatable dwelling;
2. Not to construct or permit to be constructed on such lot any building with more than 10% of the area of any external wall of that building constructed of any material other than brick, masonry or rendered surface or of timber;
3. Not to construct or permit to be constructed on such lot, or to locate or permit to be located on such lot, or place or permit to be placed on such lot any mobile home, relocatable home, caravan or campervan for use as a residence; and
4. Not at any time to use or permit to be used as a residence on such lot any mobile home, relocatable home, caravan or campervan.

NOTE: 1. Except for when an annexure (additional) page is required solely for execution(s) every annexed page must 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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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 5 PAGES	Registered Number SP 185055
SUBDIVIDER: KNOPWOOD ESTATE PTY LTD FOLIO REFERENCE: 182780-102	

COVENANTS (CONTINUED)

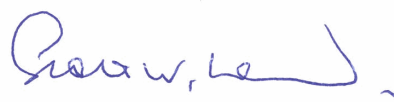
The owner of each of Lots 85, 89, 93, 94 and 98 on the Plan covenants with the owner for the time being of every other Lot shown on the Plan to the intent that the burden of these covenants shall run with and bind the covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every lot shown on the Plan to observe the following stipulations:-

1. Not to construct or permit to be constructed on such lot any building other than one single residence and buildings ancillary thereto; and
2. Not at any time to use or permit to be used any building on such lot other than as one single residence and buildings ancillary thereto.

FENCING PROVISION

In respect of the lots on the Plan the Vendor, Knopwood Estate Pty Ltd, shall not be required to fence.

Signed by KNOPWOOD ESTATE PTY LTD (ACN 138 490 516)
as trustee for the KNOPWOOD ESTATE TRUST
the registered proprietor of the land in Folio of the Register
Volume 182780 Folio 102
by its duly appointed attorney, SCOTT WILLIAM LAW
pursuant to a power of attorney registered
number PA41983 and the attorney certifies he has not
received any notice of revocation of the power of attorney,
in the presence of:



Witness signature

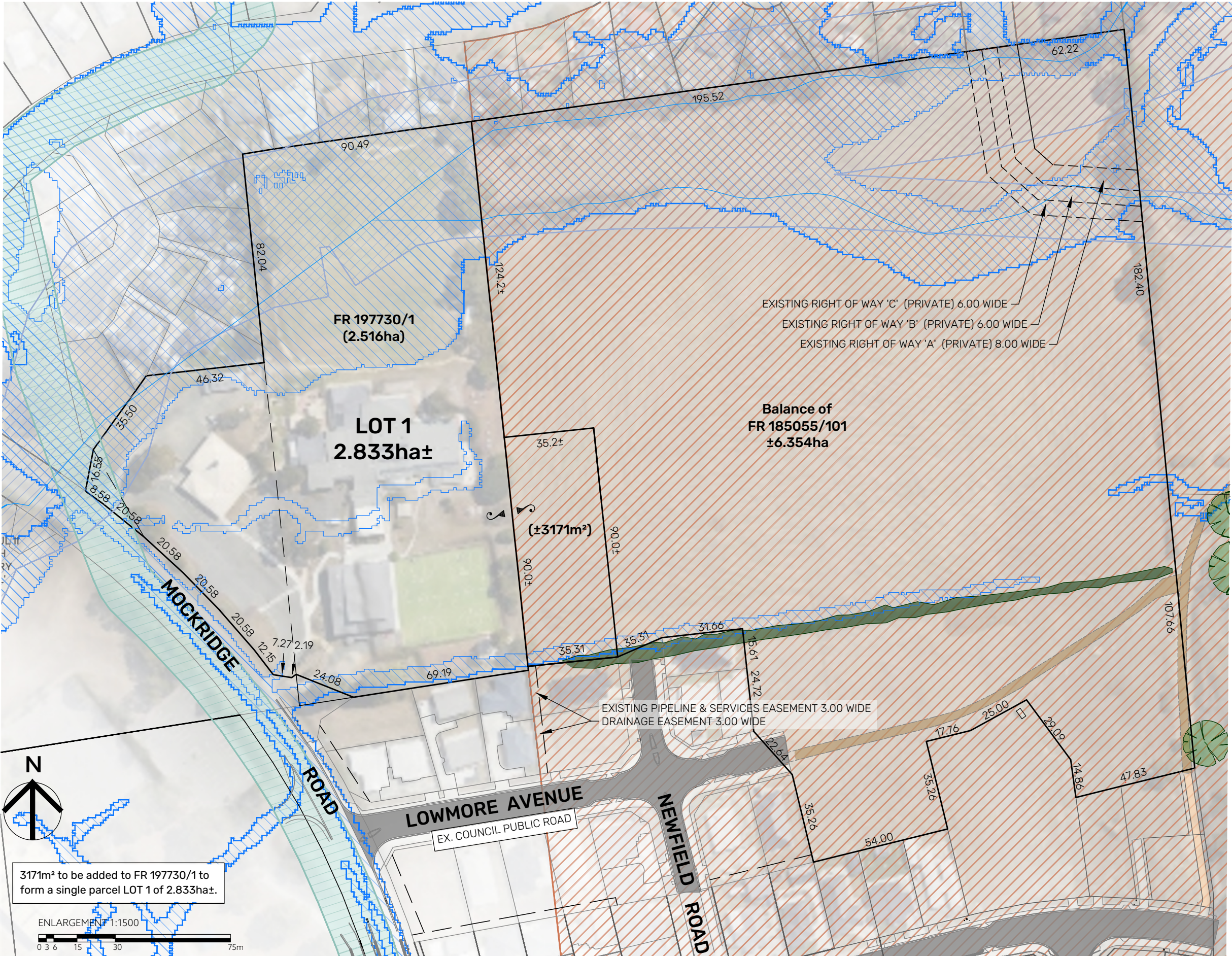
Witness full name (Print)

Witness full postal address (Print)


ALASTAIR PAUL SHEPHERD
9-11 VICTORIA STREET
HOBART TAS 7000

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2. All pages comprising this dealing must be pinned or stapled together.
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PROPERTY INFORMATION

Property Address
'John Paul II Church & Primary School'
161-161A Mockridge Road Rokeby,
181A Mockridge Road, Rokeby,

Property Owner
Roman Catholic Church Trust Corporation of
the Archdiocese of Hobart;
Knopwood Estate Pty Ltd

Certificate of Title Reference
FR 197730/1; FR 185055/101

Municipality
Clarence City Council

Tasmanian Planning scheme - Zone
8 General Residential
27 Community Purpose

Planning Code Overlay
7 Waterway and coastal protection area
12 Flood-prone areas
13 Bushfire-prone Areas (Entirety of FR 185055/101)
16 Safeguarding of Airports Code (entire site)

- Bushfire Prone Area
- Electrical Transmission Corridor/
Inner Protection Area
- Flood-prone areas
- Waterway and coastal protection area

Schedule of Easements
Existing Easements to be carried forward.

Digital Aerial Photo:
Clarence Urban 10cm 2024-25
by State of Tasmania
<https://nre.tas.gov.au/land-tasmania/aerial-photography>
CC BY 3.0

Important Note
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.

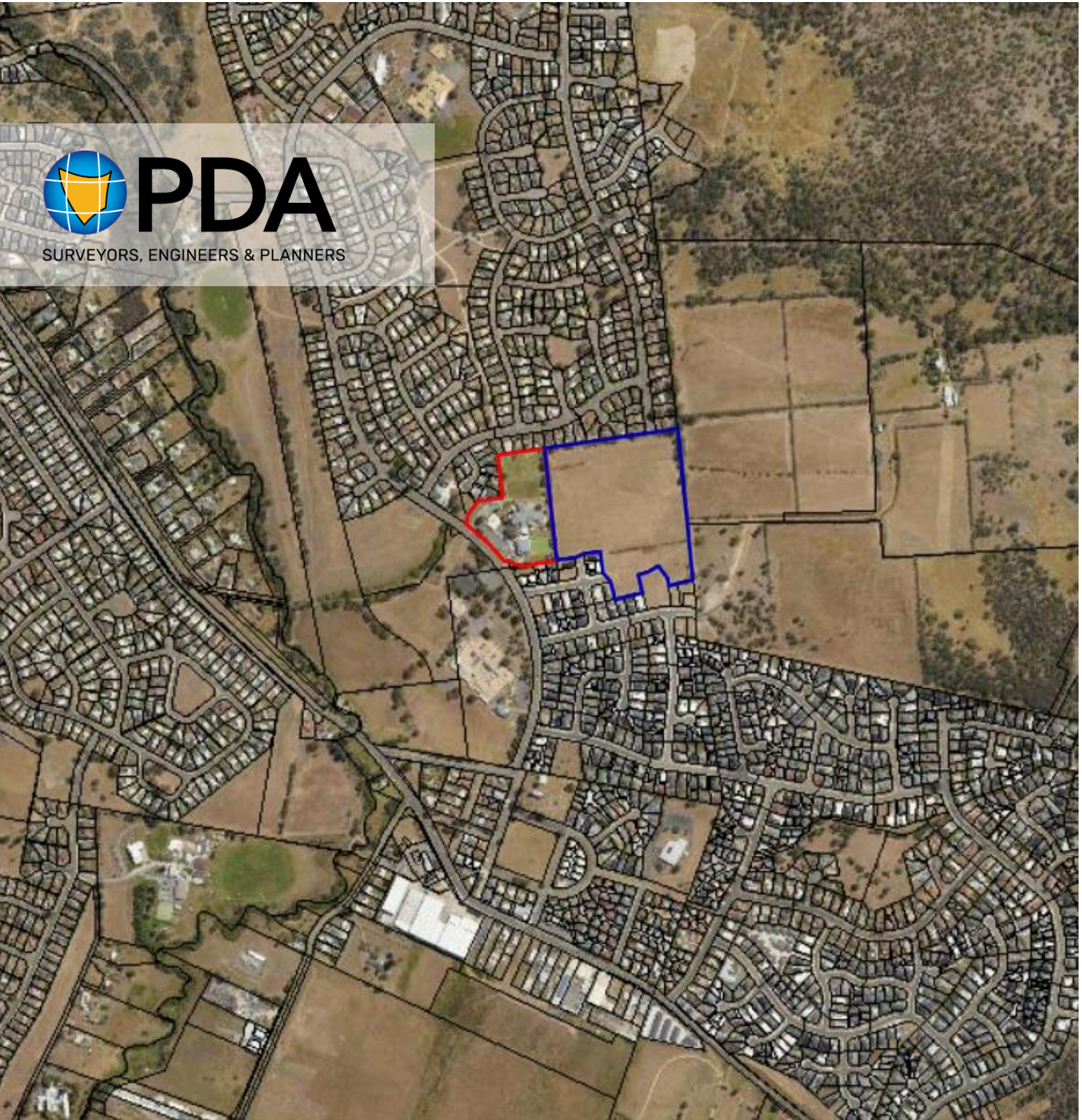
All measurements and areas are
subject to final survey.

				DRAWING STATUS:				PLANNER:		REVIEWED:		CLIENT:		KNOPWOOD ESTATE PTY LTD SUBDIVISION AND CONSOLIDATION 181A MOCKRIDGE ROAD, ROKEBY PLAN OF SUBDIVISION		 PDA SURVEYORS, ENGINEERS & PLANNERS		127 Bathurst Street Hobart, Tasmania, 7000 PHONE: +61 03 6234 3217 EMAIL: pda.hbt@pda.com.au www.pda.com.au Also at: Huonville, Launceston, Swansea, Devonport & Burnie		SCALE		PAPER						
				FOR APPROVAL				RB		-		PROJECT DESCRIPTION:								1:1500		(A3)						
				COORDINATE SYSTEM:				DRAWN:		REVIEWED:		ADDRESS:								JOB NUMBER		DRG		SHEET		REVISION		
				PLANAR DATA: Scaled About a reference point				MK		MD		DRAWING TITLE:																
0	BOUNDARY ADJUSTMENT - FR 197730/1 & 185055/101			MK	25.08.26	MD	JOB MANAGER: MATT DENHOLM		ISSUED DATE: 25 AUGUST 2026																			
REV	AMENDMENTS			DRAWN	DATE	APPR.	THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED																					
				DATE/TIME: Tuesday, 25 August 2026 12:23:34 PM				PLOTTED: MATTHEW KEATING		FILE LOCATION: S:\KNOPWOOD ESTATE\43515CT KNOPWOOD ESTATE GENERAL ADVICE\43515CT-DA-03-0.DWG																43515CT - DA-03 - 0		



PDA

SURVEYORS, ENGINEERS & PLANNERS



Planning Report

Subdivision, consolidation and partial change of use to
Educational and Occasional Care at 161-161A and 181A
Mockridge Road, Rokeby

56704MD | 25 September 2026

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PDA CONTRIBUTORS

Document Control	Author	Position
Planning	Robyn Bevilacqua	Senior Planner
Review	Jane Monks	Planner

REVISION HISTORY

Revision	Description	Date
0	First Issue	25 September 2026
1		

ENGAGEMENT & COSTS, FEES, CHARGES & INVOICING DIRECTIONS

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

PDA Engineers, Surveyors & Planners has been engaged by Knopwood Estate Pty Ltd (the Permit Holder) to prepare documentation for a planning permit for a subdivision of land known as 161-161A and 181A Mockridge Road, Rokeby. 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	161-161A Mockridge Road, Rokeby (John Paul II Church & Primary School) and 181A Mockridge Road, Rokeby
PROPOSAL	Subdivision, consolidation and change of use to Educational and Occasional Care

TITLE REFERENCES	197730/1 and 185055/101
PID	3143138 and 9238462
PLANNING SCHEME	Tasmanian Planning Scheme – Clarence
LOCAL PROVISIONS	Not applicable to this application
GENERAL PROVISIONS	7.10 Development Not Required to be Classified into a Use Class
LAND ZONING	8.0 General Residential 27.0 Community Purpose
CODES & OVERLAYS	C2.0 Parking and Sustainable Transport C4.0 Electricity Transmission Infrastructure Protection C7.0 Natural Assets (waterway and coastal protection area) C12.0 Flood-Prone Areas Hazard C13.0 Bushfire-Prone Areas – exempt per C13.4.1(a) C16.0 Safeguarding of Airports – exempt per C16.4.1(a)

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1. THE SUBJECT SITE

The subject site comprises two adjacent land parcels located at the intersection of Oakdowns, Clarendon Vale and Rokeby in the Clarence Local Government Area.

The parcels have the addresses 161-161A Mockridge Road, and 181A Mockridge Road Rokeby. The first is owned by the Roman Catholic Church, PID 3143138. The second is owned by Knopwood Estate Pty Ltd, PID 9238462.

161-161A Mockridge Road is legally described as Lot 1 on Plan 197730 and is listed on the Folio Plan as being 2.516 ha. It is burdened by a short, triangular pipeline easement to benefit Clarence City Council across its western-most tip. It is zoned Community Purpose.

181A Mockridge Road is described as Lot 101 on Sealed Plan 185055 and is listed on the plan as 6.671 ha. It is subject to three adjacent rights of carriageway 6m wide across its northeastern corner, connecting to the southern end of Rockingham Drive. It is burdened by a restrictive covenant regarding fencing as well as covenants relating to the standard of residences able to be constructed. It is zoned General Residential.

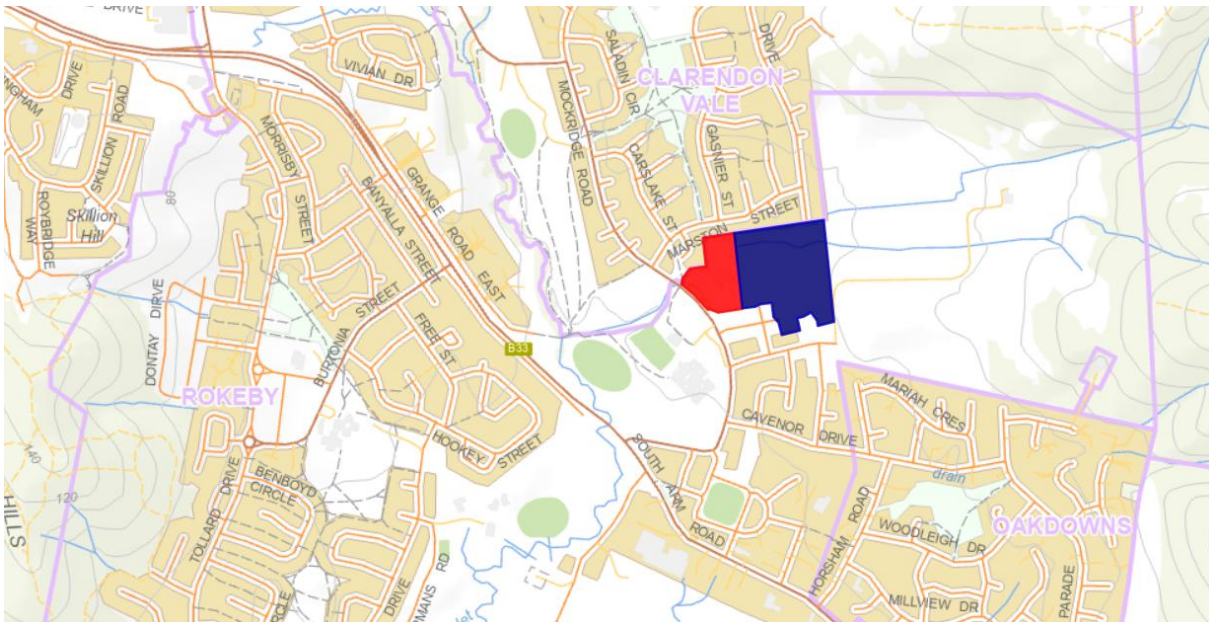


Figure 1: The subject site located between Oakdowns, Clarendon Vale, and Rokeby

2. EXISTING USE AND DEVELOPMENT

161-161A Mockridge Road supports the John Paul II Church and Primary School. 181A Mockridge Road is vacant, cleared, undeveloped land. The lots are shown in Figure 2 below.

181A Mockridge Road is the current balance lot of a subdivision (SD-2014/44) approved in 2015 for 173 lots to be created in 10 stages (stages 4-13). Stages 4-9, south of the subject site, have been completed and are almost fully developed. The balance, 181A Mockridge Road, has approval to provide 74 lots and public open space in stages 10-13. The land to be subdivided and consolidated into the school title constitutes six of the lots currently approved under stage 12. A minor amendment to the subdivision permit is submitted separately to this application.

The approved staging plan for the subdivision is shown in Figure 3 below.



Figure 2: Existing site conditions.



Figure 3: Staging Plan from SA-2014/44

ACCESS

- Access to 161-161A Mockridge Road is from Mockridge Road, which is a sealed collector road owned and maintained by council.
- Access to 181A Mockridge Road is from Newfield Road and Lowmore Avenue, which are sealed local roads owned and maintained by council. This lot also has frontage to Rockingham Drive in the north.
- Newfield Road and Lowmore Avenue are proposed to continue through 181A as local roads as shown below.

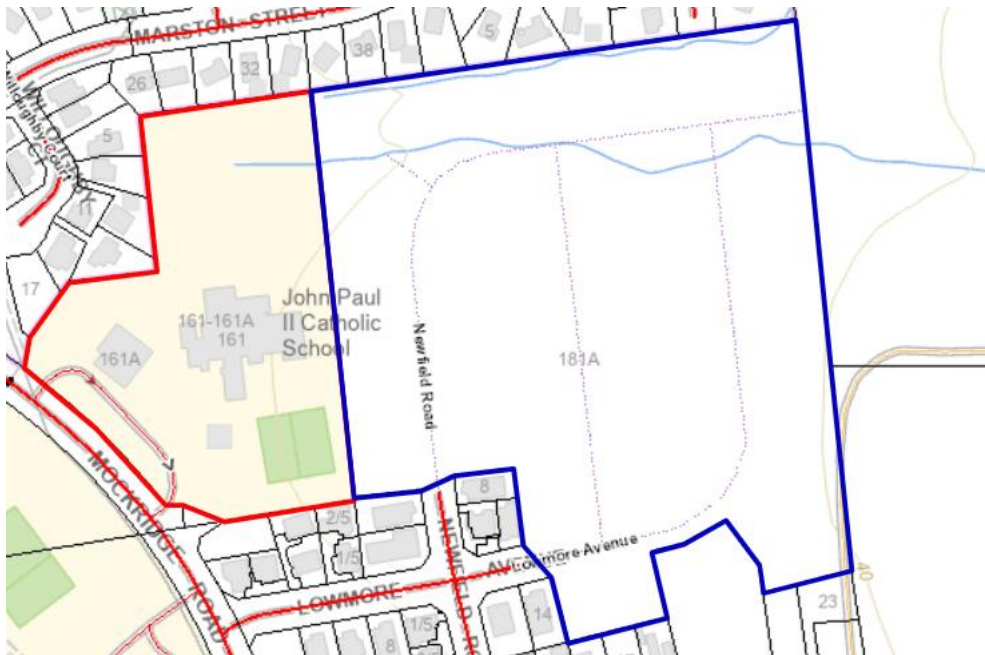


Figure 4: LIST Road Centrelines showing proposed local roads (purple dotted lines) through 181A Mockridge Road.

SERVICES

- Water reticulation is available to the subject site.
- Sewer reticulation is available to the subject site.
- Stormwater reticulation is available to the subject site.

3. THE PROPOSAL

To subdivide 3,171m² of land from 181A Mockridge Road and consolidate it with 161-161A Mockridge Road and to change the use of that area of land to Educational and Occasional Care (primary school).

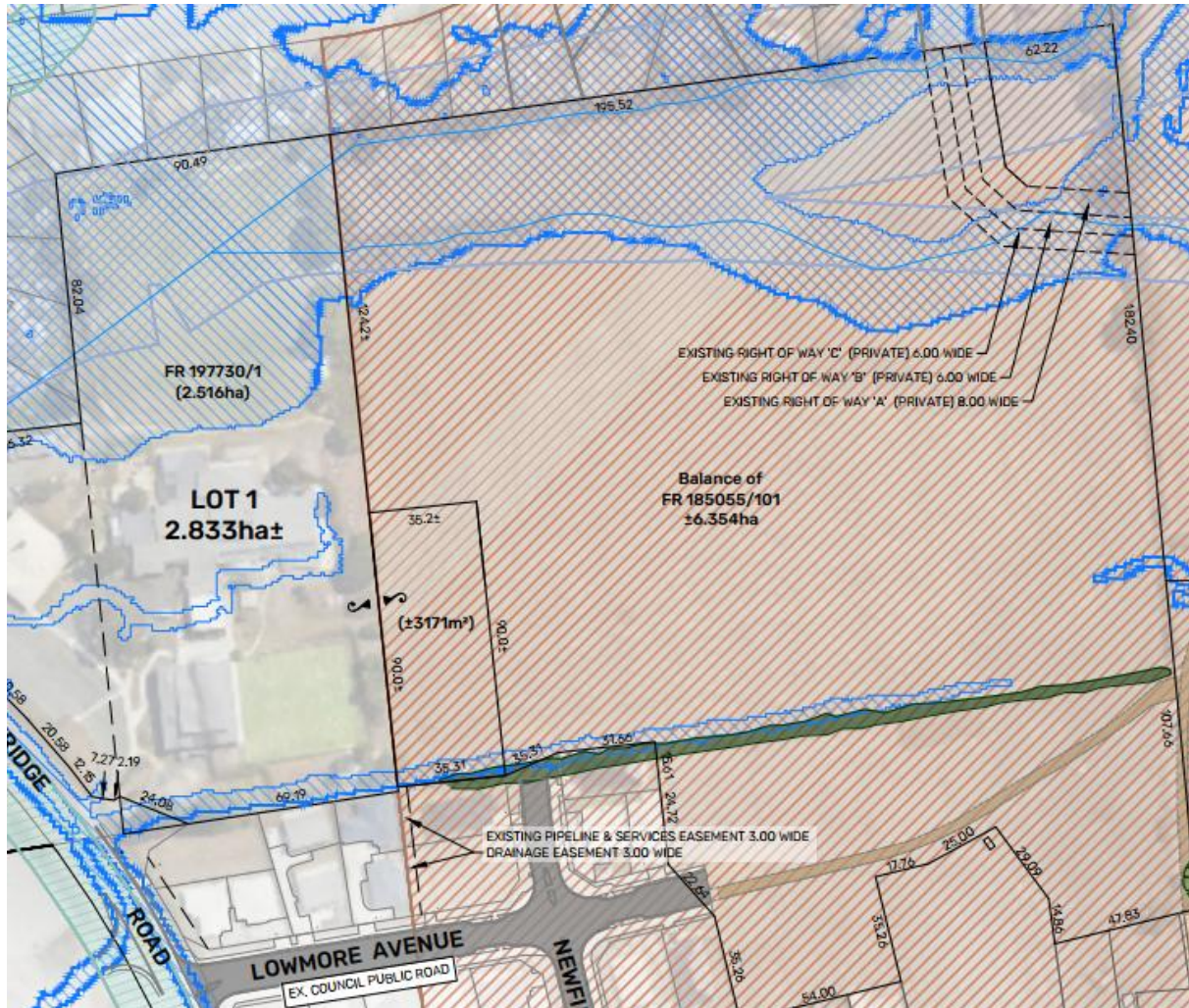


Figure 5: Plan of Subdivision

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

4. SITE ANALYSIS

ZONING

General Residential and Community Purpose.

SURROUNDING ZONES AND PATTERN OF USE AND DEVELOPMENT

- Land to the north and south is zoned General Residential and supports single and multiple dwellings.

- Land to the southwest is zoned Community Purpose and supports the Bayview Secondary College.
- Land to the east is zoned Rural and is used for agricultural purposes.

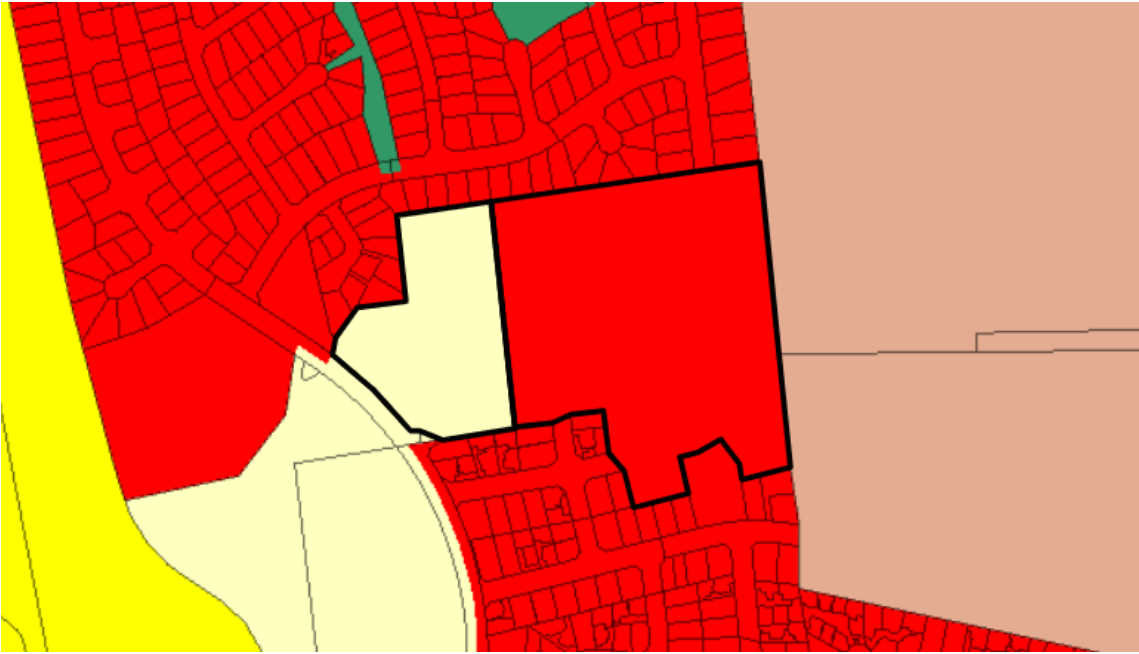


Figure 6: LIST TPS Zones. General Residential (red), Community Purpose (pale yellow) and Rural (tan). The subject site outlined in black.



Figure 7: LIST State Aerial View - surrounding use and development

TOPOGRAPHY

The land slopes gently to the west and sits between the 40 and 30m contours.

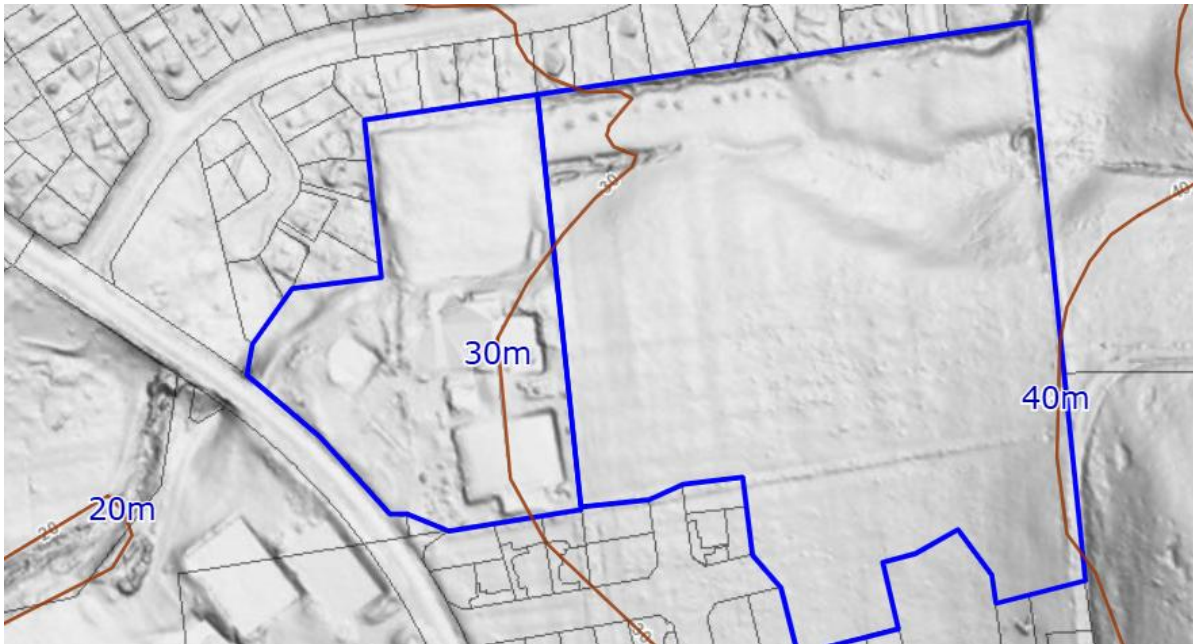


Figure 8: LIST Hillshade Grey basemap with contours.

CODE OVERLAYS

The land contains waterway and coastal protection areas and flood prone areas. 181A is bushfire prone. The western tip of 161-161A is an electricity transmission corridor (inner protection area). The lots are within an airport obstacle limitation area (147m).

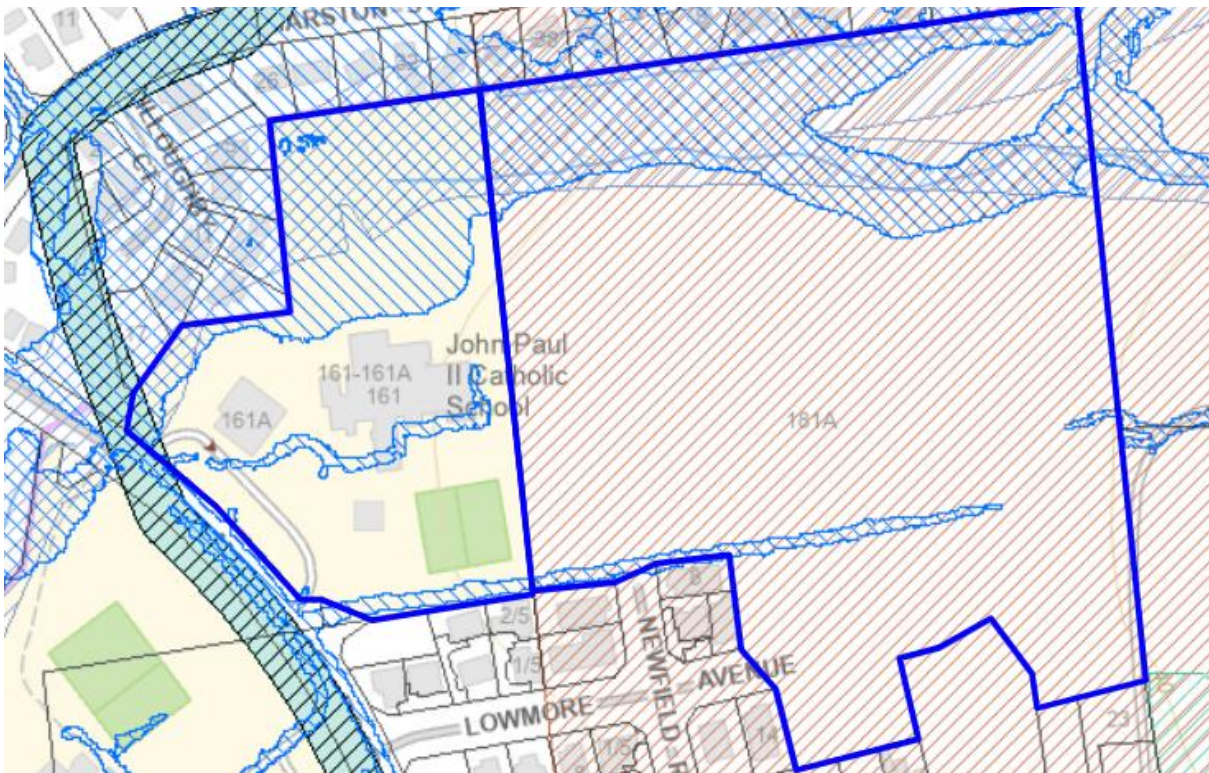


Figure 9: LIST TPS Code Overlays. Bushfire Prone (brown diagonal lines), Flood Prone (blue zig-zag lines), Waterway and coastal protections area (blue diagonal lines), Airport obstacle limitation area not shown – it covers the entire site. Electricity transmission corridor (green/blue fill).

5. ASSESSMENT AGAINST THE PLANNING SCHEME PROVISIONS

The applicable planning instrument is the Tasmanian Planning Scheme - Clarence. The subject land is zoned General Residential and Community Purpose.

General Provision 7.10 is relevant.

The applicable codes are:

- Parking and Sustainable Transport
- Natural Assets
- Flood Prone Areas

The proposal is exempt from assessment under the Bushfire Prone Areas Code; it is certified by an accredited person as posing insufficient increase in risk from bushfire to warrant specific bushfire hazard management measures.

It is also exempt from the Safeguarding of Airports Code because at 30-40m AHD, the subdivision below the AHD height specified of 147m.

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 are not 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.

Nonetheless, this proposal is also for a change of use to Educational and Occasional Care (primary school) for that area of land.

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 relevant zone and each code sections.

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

It is considered there will be no unreasonable detrimental impact on adjoining uses, or on the amenity of the surrounding area:

- The area of land to be joined to the title supporting the primary school will be used as an extension to the primary school, most likely for school sport and recreation uses.
- The school already exists on the site, and the land to be joined to the title is adjacent to already-existing sports ground facilities.
- The land is adjacent to land that has approval to be subdivided into residential lots adjacent to school ground use.
- The existence of school grounds is of benefit to rather than detrimental to that future use.
- The amenity of the area will benefit from the existence of a larger area of open space and sport and recreational use.

8.0 General Residential Zone

8.1 Zone Purpose

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

7.10.3 Development not Required to be Categorised into a Use Class

In exercising its discretion under sub-clauses 7.10.1 and 7.10.2, the planning authority must have regard to the purpose of the applicable zone.

Response:

The proposal is in line with zone purpose statement 8.1.3. It will provide additional area to the school, which serves the local community. It will not cause an unreasonable loss of amenity. Access to the school will remain from Mockridge Road. Any future development on the site is unlikely to be used outside of school hours. Any impact on neighbouring amenity already exists or has approval under SD-2014/44.

8.2 Use Table

Whilst not applicable to subdivision, a change of use to Educational and Occasional Care (primary school) for the land to be consolidated with the primary school is proposed.

Educational and Occasional Care is a **Discretionary** use in the General Residential zone, if not for a tertiary institution.

8.3 Use Standards

8.3.1 Discretionary Uses

Objective	That Discretionary uses do not cause an unreasonable loss of amenity to adjacent sensitive uses.	
Acceptable Solutions	Performance Criteria	
A1 <i>Hours of operation of a use listed as Discretionary, excluding Emergency Services, must be within the hours of 8.00am to 6.00pm.</i>	P1 <i>Hours of operation of a use listed as Discretionary, excluding Emergency Services, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</i> <i>(a) the timing, duration or extent of vehicle movements; and</i> <i>(b) noise, lighting or other emissions.</i>	
Response A1 is met. The primary school use of the land will occur within the hours 8am to 6pm.		
A2 <i>External lighting for a use listed as Discretionary:</i> <i>(a) must not operate within the hours of 7.00pm to 7.00am, excluding any security lighting; and</i> <i>(b) security lighting must be baffled to ensure direct light does not extend into the adjoining property.</i>	P2 <i>External lighting for a use listed as Discretionary, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</i> <i>(a) the number of proposed light sources and their intensity;</i> <i>(b) the location of the proposed light sources;</i> <i>(c) the topography of the site; and</i> <i>(d) any existing light sources.</i>	
Response Not applicable – no external lighting is proposed on this area of land.		
A3 <i>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services, must be within the hours of:</i>	P3 <i>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services, must not cause an</i>	

(a) 7:00am to 7:00pm Monday to Friday; (b) 9:00am to 12 noon Saturday; and (c) nil on Sunday and public holidays.	<i>unreasonable loss of amenity to adjacent sensitive uses, having regard to:</i> (a) <i>the time and duration of commercial vehicle movements;</i> (b) <i>the number and frequency of commercial vehicle movements;</i> (c) <i>the size of commercial vehicles involved;</i> (d) <i>manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise;</i> (e) <i>any existing or proposed noise mitigation measures between the vehicle movement areas and sensitive use;</i> (f) <i>potential conflicts with other traffic; and</i> (g) <i>existing levels of amenity.</i>
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Response

Not applicable – no commercial vehicle movements will occur on this area of land.

A4 No Acceptable Solution.	P4 <i>A use listed as Discretionary must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</i> (a) <i>the intensity and scale of the use;</i> (b) <i>the emissions generated by the use;</i> (c) <i>the type and intensity of traffic generated by the use;</i> (d) <i>the impact on the character of the area; and</i> (e) <i>the need for the use in that location.</i>
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Response

P4 is considered satisfied.

The key test of P4 is that the primary school use must *not cause an unreasonable loss of amenity to adjacent sensitive uses*.

Adjacent (nearby) sensitive uses include 6, 8 and 9 Newfield Road (2 multiple dwellings and two single dwellings) and 7 Lowmore Avenue (vacant).

It is not considered these dwellings will suffer an unreasonable loss of amenity from a change of use on this area of land to primary school. In considering this, regard has been had to:

- (a) The intensity and scale of the use: currently, there is no development proposed on the area of land to be added to the school site. The change of use is sought simply so the school can use it for outdoor activities while planning more formal development of the site. It may be used to provide additional sporting facilities, or it may be used to provide for additional classrooms. Associated impacts will be assessed at the time of a

future development proposal. In the meantime, the area is likely to be used only for outdoor activities during school hours.

- (b) The emissions generated by the use: a primary school would be expected to generate emissions in the form of playground noise, sport ground noise, 'bells' calling students to class, and the occasional loudspeaker announcement. These all occur at intervals during the week mainly at recess times, lunchtimes, and sport times. It is expected that many of the families inhabiting the area would be families with children, often attending the school. It is noted that purchasers of lots on the balance lot (once further subdivided) will be able to choose whether to purchase a lot sharing a boundary with the school or further afield. Many would see sharing a boundary as an advantage.
- (c) The type and intensity of traffic generated by the use: The area of land to be added to the school is not expected to generate any traffic. Any additional traffic impacts will be assessed at the time of a future development proposal on the land.
- (d) The impact on the character of the area: this is a residential area adjacent to a primary school. Extending the school title to the east will have no impact on the character of the area.
- (e) The need for the use in that location: the land is required because it is adjacent to the school, can be added to the school title, and can provide additional amenity and facilities for the school, which services the local area.



Figure 10: Adjacent sensitive uses. 6, 8 and 9 Newfield Road and 7 Lowmore Avenue.

8.4 Development Standards for Dwellings - Not applicable to this application

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

8.6 Development Standards for Subdivision

8.6.1 Lot design

Objective	<i>That each lot:</i> <i>(a) has an area and dimensions appropriate for use and development in the zone;</i> <i>(b) is provided with appropriate access to a road;</i>
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	(c) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and (d) is orientated to provide solar access for future dwellings.
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 450m² and: (i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; (b) be required for public use by the Crown, a council or a state authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area.
Response A1 (a) is met. 3,171m² of land will be subdivided from 181A Mockridge Road and added to the school title forming a new Lot 1. The lot is already developed with a school and a church and will not be used for residential development. There are no easements or other title restrictions on the area of land to be subdivided. No boundary moves closer to a building. The balance lot will be 6.354-ha and has approval for a further 68 lots (reduced by 6 from 74 under this proposal).	
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.	P2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:

	(a) the width of frontage proposed, if any; (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (c) the topography of the site; (d) the functionality and useability of the frontage; (e) the ability to manoeuvre vehicles on the site; and (f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.
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Response

A2 is met.

Lot 1 will retain its existing long frontage to Mockridge Road. The balance lot will retain 18m frontage to Newfield Road, 22m frontage to Lowmore Avenue and 20m frontage to Rockingham Drive.

A3 <i>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.</i>	P3 <i>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</i> (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic; (d) the anticipated nature of vehicles likely to access the site; and (e) the ability for emergency services to access the site.
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Response

A3 is met.

There will be no change to the access to Lot 1, which is considered in accordance with the requirements of the road authority (council).

The balance lot will retain its two access points at Newfield Road and Lowmore Avenue.

A4 <i>Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.</i>	P4 <i>Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to:</i> (a) the size, shape and orientation of the lots;
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	(b) the topography of the site; (c) the extent of overshadowing from adjoining properties; (d) any development on the site; (e) the location of roads and access to lots; and (f) the existing pattern of subdivision in the area.
Response Not applicable – no new road proposed.	

8.6.2 Roads

Objective	That the arrangement of new roads within a subdivision provides for: (a) safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.
Acceptable Solution	Performance Criterion
A1 The subdivision includes no new roads.	P1 The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to: (a) any road network plan adopted by the council; (b) the existing and proposed road hierarchy; (c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential; (d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; (e) minimising the travel distance between key destinations such as shops and services and public transport routes; (f) access to public transport;

	(g) the efficient and safe movement of pedestrians, cyclists and public transport; (h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the Guide to Road Design Part 6A: Paths for Walking and Cycling 2016; (i) the topography of the site; and (j) the future subdivision potential of any balance lots on adjoining or adjacent land.
Response A1 is met. The proposal does not include a new road.	

8.6.3 Services

Objective	That the subdivision of land provides services for the future use and development of the land.	
Acceptable Solutions	Performance Criteria	
A1	P1	
Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.	A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a limited water supply service, having regard to: (a) flow rates; (b) the quality of potable water; (c) any existing or proposed infrastructure to provide the water service and its location; (d) the topography of the site; and (e) any advice from a regulated entity.	
Response		
A1 is met.		
Lot 1 will retain its existing connection to water supply.		
The balance lot will be connected during the next stages of the approved subdivision.		
A2	P2	
	No Performance Criterion.	

<i>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.</i>	
Response A2 is met. Lot 1 will retain its existing sewerage connection. The next stages of the approved subdivision will see the balance lot connected as required.	
A3 <i>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.</i>	P3 <i>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</i> <i>(a) the size of the lot;</i> <i>(b) topography of the site;</i> <i>(c) soil conditions;</i> <i>(d) any existing buildings on the site;</i> <i>(e) any area of the site covered by impervious surfaces; and</i> <i>(f) any watercourse on the land.</i>
Response A3 is met. Lot 1 will retain its existing connections. The balance lot will be connected as required during the next stages of the approved subdivision.	

27.0 Community Purpose Zone

27.1 Zone Purpose

- 27.1.1 *To provide for key community facilities and services including health, educational, government, cultural and social facilities.*
- 27.1.2 *To encourage multi-purpose, flexible and adaptable social infrastructure.*

7.10.3 Development not Required to be Categorised into a Use Class

In exercising its discretion under sub-clauses 7.10.1 and 7.10.2, the planning authority must have regard to the purpose of the applicable zone.

Response:

The proposal is in line with the purpose of the Community Purpose zone. It will assist John Paul II primary school provide an expanded range of facilities to its students.

27.2 Use Table

Not applicable per clause 6.2.6.

27.3 Use Standards - Not applicable to this application

27.4 Development Standards for Buildings and Works - Not applicable to this application

27.5 Development Standards for Subdivision

27.5.1 Lot design

Objective	<i>That each lot:</i> <i>(a) has an area and dimensions appropriate for use and development in the zone; and</i> <i>(b) is provided with appropriate access to a road.</i>	
Acceptable Solutions	Performance Criteria	
A1 <i>Each lot, or lot proposed in a plan of subdivision, must:</i> <i>(a) have an area of not less than 600m² and:</i> <i>(i) be able to contain a minimum area of 10m x 15m, with a gradient not steeper than 1 in 5, clear of:</i> <i>a. all setbacks required by clause 27.4.2 A1 and A2; and</i> <i>b. easements or other title restrictions that limit or restrict development; and</i> <i>(ii) existing buildings are consistent with the setback required by clause 27.4.2 A1 and A2;</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; or</i> <i>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</i>	P1 <i>Each lot, or lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</i> <i>(a) the relevant requirements for development of buildings on the lots;</i> <i>(b) existing buildings and the location of intended buildings on the lots;</i> <i>(c) the topography of the site;</i> <i>(d) the presence of any natural hazards;</i> <i>(e) adequate provision of private open space; and</i> <i>(f) the pattern of development existing on established properties in the area.</i>	

Response A1 is met. Lot 1 will be 2.83ha (of which 3,171m² will be zoned General Residential).	
A2 <i>Each lot, or lot proposed in a plan of subdivision, must have a frontage or legal connection to a road by a right of carriageway of not less than 10m.</i>	P2 <i>Each lot, or lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</i> <i>(a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</i> <i>(b) the topography of the site;</i> <i>(c) the functionality and useability of the frontage;</i> <i>(d) the anticipated nature of vehicles likely to access the site;</i> <i>(e) the ability to manoeuvre vehicles on the site;</i> <i>(f) the ability for emergency services to access the site; and</i> <i>(g) the pattern of development existing on established properties in the area.</i>
Response A2 is met. Lot 1 will retain its frontage to Mockridge Road.	
A3 <i>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.</i>	P3 <i>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</i> <i>(a) the topography of the site;</i> <i>(b) the length of the access;</i> <i>(c) the distance between the lot or building area and the carriageway;</i> <i>(d) the nature of the road and the traffic; and</i>

	(e) the pattern of development existing on established properties in the area.
Response A3 is met. Lot 1 will retain its existing access which is considered in accordance with the standards of the road authority (council).	

27.5.2 Services

Objective	That the subdivision of land provides services for the future use and development of the land.	
Acceptable Solutions	Performance Criteria	
A1 <i>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:</i> <i>(a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service: or</i> <i>(b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service,</i> <i>unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.</i>	P1 No Performance Criterion.	
Response A1 is met. Lot 1 will retain its existing water connection.		
A2 <i>Each lot, or a lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.</i>	P2 <i>Each lot, or lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.</i>	
Response A2 is met. Lot 1 will retain its existing sewerage connection.		
A3	P3	

<i>Each lot, or a lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.</i>	<i>Each lot, or a lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</i> <i>(a) the size of the lot;</i> <i>(b) topography of the site;</i> <i>(c) soil conditions;</i> <i>(d) any existing buildings on the site;</i> <i>(e) any area of the site covered by impervious surfaces; and</i> <i>(f) any watercourse on the land.</i>
Response A3 is met. Lot 1 will retain its existing stormwater connection.	

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.*

7.10.3 Development not Required to be Categorised into a Use Class

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 subdivision (which is the part of the development that is not required to be categorised into a Use Class) is in line with the purpose of the code. It will not diminish

parking facilities and could provide additional parking for the school, subject to a subsequent development application. It will not impact on active transport options and will not result in an unreasonable loss of amenity to the surrounding area (as discussed in sections above). If a subsequent application is lodged to use the site for parking, that proposal will need to meet 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> <i>(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</i> <i>(b) the site is contained within a parking precinct plan and subject to Clause C2.7;</i> <i>(c) the site is subject to Clause C2.5.5; or</i> <i>(d) 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> <i>(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:</i> $N = A + (C - B)$ <i>N = Number of on-site car parking spaces required</i>	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> <i>(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;</i> <i>(b) the ability of multiple users to share spaces because of:</i> <i>(i) variations in car parking demand over time; or</i> <i>(ii) efficiencies gained by consolidation of car parking spaces;</i> <i>(c) the availability and frequency of public transport within reasonable walking distance of the site;</i> <i>(d) the availability and frequency of other transport alternatives;</i> <i>(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</i> <i>(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</i> <i>(g) the effect on streetscape; and</i> <i>(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development,</i> <i>or</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>	P1.2 <i>The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</i> <i>(a) the nature and intensity of the use and car parking required;</i> <i>(b) the size of the dwelling and the number of bedrooms; and</i> <i>(c) the pattern of parking in the surrounding area.</i>
Response Subdivision in and of itself does not generate a carparking requirement. However, all applications must address the requirements of this code. The existing, and proposed use, must retain the required number of parking spaces. A gravel carpark north of the school marked 'staff parking' provides around 17 carparks. A sealed carpark between the school and the road provides 28 carparks plus two outside the church. Overall, the site provides 47 spaces, including two accessible. Educational and Occasional Care requires 1 space per employee. The school employs 52 people, which results in a need for 52 carparking spaces. Community Meeting and Entertainment (church) requires 1 space per 15m² of floor area, or 1 space per 3 seats, whichever is greater. The church is around 480m² and contains 200 seats. This results in a need for 32 carparking spaces (based on size) or 66 (based on seats). However, it is understood from John Paul II that due to declining attendance, only around 20 churchgoers attend the church. Whilst the amount of onsite parking is less than required by Table C2.1, the school and church have existing use rights for parking. The proposed subdivision and consolidation will not generate a requirement for additional parking. If more parking is required by either the school or the church into the future, this proposal will provide the opportunity for that to be provided on site, subject to council approval.	



Figure 11: the sealed carparking area with 28 spaces including two accessible. One-way entry and exit onto Mockridge Road (LIST State Aerial Photo)



Figure 12: The gravel staff carparking area providing for at least 17 vehicles (LIST State Aerial Photo).

C2.5.2 Bicycle parking numbers

Objective	That an appropriate level of bicycle parking spaces is provided to meet the needs of the use.	
Acceptable Solution	Performance Criteria	
A1 Bicycle parking spaces must: (a) be provided on the site or within 50m of the site; and (b) be no less than the number specified in Table C2.1.	P1 Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to: (a) the likely number of users of the site and their opportunities and likely need to travel by bicycle; and (b) the availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area.	
Response		
An 8-10 bicycle rack is provided on site. Educational and Occasional Care requires 1 bicycle space per 5 employees. The school employs 52 people, which results in a need for 10.4 bicycle parking spaces. Community Meeting and Entertainment (church) requires 1 space per 50m² floor area or 1 space per 40 seats, whichever is the greater. At 480m², the church would require 10 bicycle parking spaces. As A1 is not met, P1 is addressed here. It is considered P1 is satisfied. The key test of P1 is that bicycle parking spaces <i>must be provided to meet the reasonable needs of the use</i>. It is considered that a 10-bike bicycle rack provides for the reasonable needs of the primary school, being only 0.4 less than provided under the acceptable solution. Because the bicycle rack can be used on the weekends by churchgoers when school is not in attendance this is considered a reasonable number of bicycle parks, particularly given that church going is not generally known for its bicycle travel attendance. Going to church is often a family event and involves 'good attire' rather than cycling attire.		

C2.5.3 Motorcycle parking numbers

Objective	<i>That the appropriate level of motorcycle parking is provided to meet the needs of the use.</i>	
Acceptable Solution	Performance Criteria	
A1 <i>The number of on-site motorcycle parking spaces for all uses must:</i>	P1 <i>Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to:</i>	

(a) be no less than the number specified in Table C2.4; and (b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.	(a) the nature of the proposed use and development; (b) the topography of the site; (c) the location of existing buildings on the site; (d) any constraints imposed by existing development; and (e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.
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Response

No dedicated motorcycle parking spaces are provided on site. P1 is addressed here.

P1 is considered satisfied.

The key test of P1 is that motorcycle parking spaces *must be provided to meet the reasonable needs of the use*. It is considered this is the case.

An employee of the school arriving by motorcycle would not require a carparking space and would be reasonably able to use one of those spaces instead.

Churchgoers who arrive by motorcycle similarly will be able to park in a carparking space. They would also be able to use the bus pick up and drop off points on the weekends.

C2.5.4 Loading Bays - Not applicable to this application

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

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

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

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

(f) the nature of the proposed surfacing.

Response

The parking and manoeuvring areas for the church are fully sealed and drain to the public stormwater system. No change is proposed.

The staff parking area is not sealed. P1 is addressed here for the gravel parking area.

P1 is considered satisfied.

The key test is that the parking and access ways must *be readily identifiable and constructed so they are useable in all weather conditions.*

The sealed parking area is clearly marked and readily identifiable, as shown in Figures 13 and 14 below. The sealed one way in and one way out parking area is shown in Figure 15.

The sealed parking area is clearly useable in all weather conditions. The gravel parking area is also useable in all weather conditions. It uses the same concrete crossover from the road pavement as the sealed parking area. When it leaves the crossover, it becomes a compacted gravel surface sloping gently back to the access point and directing stormwater to that point. It is a semi-permeable gravel construction with a blue-metal surface.

In considering this, regard has been had to:

- (a) The nature of the use: the carpark is used by staff, during the week. Staff arrive and leave once a day.
- (b) The topography of the land: the land is quite flat, sloping gently towards Mockridge Road. Most of the carpark lies outside the flood prone area overlay. The access may be compromised in a 1 in 100-year flood event, however, this is also the case for the sealed parking area.
- (c) The drainage system available: Due to the slope of the land, stormwater flows towards the crossover and the drainage system along the road, as shown in council's flood prone area overlay.
- (d) The likelihood of transporting sediment onto the road: because the concrete access is used before entering the gravel carparking area, there is no sign of sediment being transported onto the road.
- (e) The likelihood of generating dust: because of the blue-metal surfacing there is little likelihood of generating dust.
- (f) The nature of the proposed surfacing: gravel.

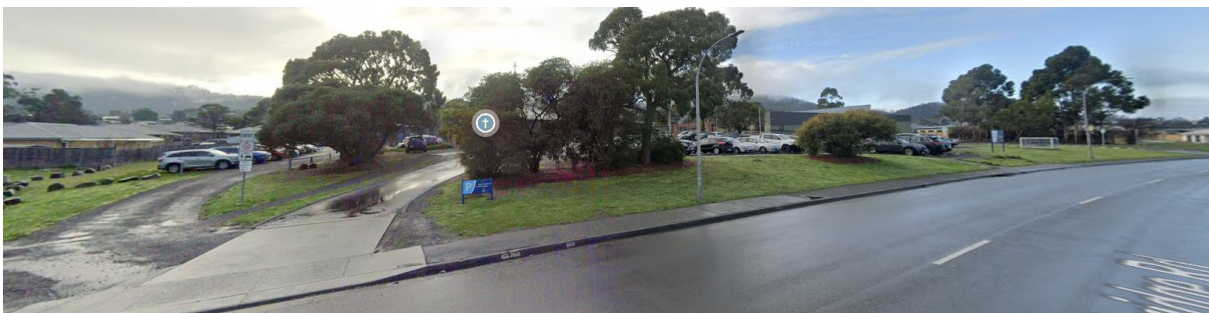


Figure 13: The sealed crossover and entry to the church carpark (Google Street View)



Figure 14: The sealed exit from the church carpark (Google Street View)



Figure 15: Signage to the staff carpark (Google Street View)



Figure 16: Parking signage for both uses (Google Street View)



Figure 17: LIST State Aerial View and TPS Code Overlay (Flood prone areas), with contours.



Figure 18: No sign of sediment being transported onto the road.

C2.6.2 Design and layout of parking areas

Objective	That parking areas are designed and laid out to provide convenient, safe and efficient parking.	
Acceptable Solutions	Performance Criteria	
A1.1 Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following: (i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;	P1 All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to: (a) the characteristics of the site; (b) the proposed slope, dimensions and layout;	

(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or (b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6. A1.2 <i>Parking spaces provided for use by persons with a disability must satisfy the following:</i> (a) be located as close as practicable to the main entry point to the building; (b) be incorporated into the overall car park design; and (c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities. (d) the proposed means of parking delineation; and (e) the provisions of Australian Standard AS 2890.1:2004 Parking facilities, Part 1: Off-street carparking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.	(c) useability in all weather conditions; (d) vehicle and pedestrian traffic safety; (e) the nature and use of the development; (f) the expected number and type of vehicles; (g) the likely use of the parking areas by persons with a disability; (h) the nature of traffic in the surrounding area;
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Response

A1(b) (i) The parking and circulation areas have a gradient of less than 1 in 4 as required by the Australian Standard. (ii) vehicles can enter and exit in a forward direction from both

carparks. (iii) Table C2.2 requires, for 21 parking spaces and over, an access width of no less than 5.5m. As the access to both parking areas is less than 5.5m wide, P1 is addressed here.

P1 is considered satisfied.

The key test of P1 is that the parking, accesses, and circulation spaces must be *readily identifiable to provide convenient, safe and efficient parking*. It is considered this is the case.

Firstly, the parking areas are already in use, and the use is not intensifying under this application. It has been discussed above that the parking areas are readily identifiable.

They also provide convenient, safe and efficient parking. They are conveniently close to, in front of and next to the school and church. They are safe; the sealed parking area is line marked and provides a large manoeuvring area with one-way, separated entry and exit points. The gravel parking area is also safe; it is designated for staff only, who use the site every day and know the area and the traffic well. It provides a large capacity manoeuvring area.

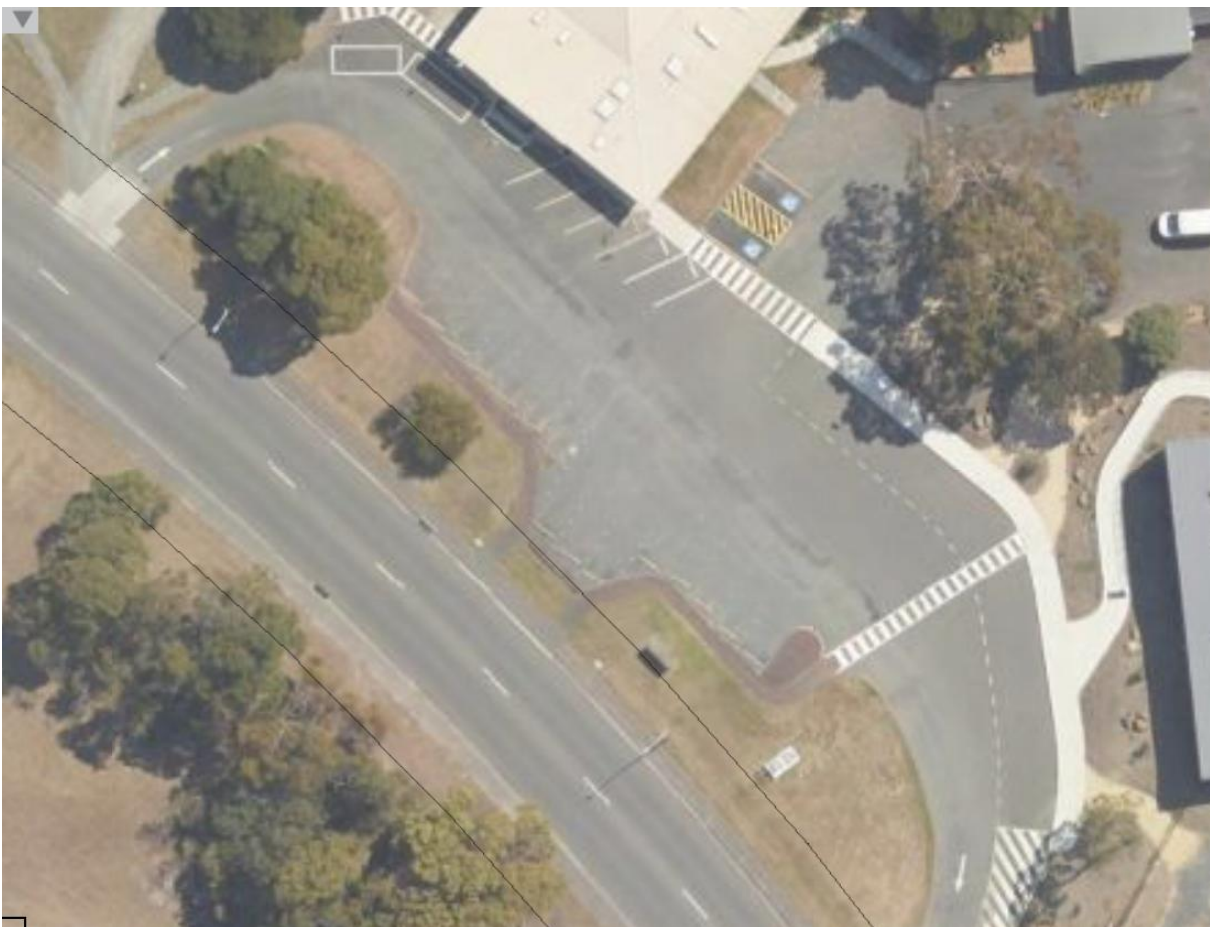


Figure 19: Carparking area with entry at the northwestern access and exit and the southeastern access (LIST State Aerial View basemap).

C2.6.3 Number of accesses for vehicles

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

<i>(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and</i> <i>(c) 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> <i>(a) be no more than 1; or</i> <i>(b) no more than the existing number of accesses,</i> <i>whichever is the greater.</i>	P1 <i>The number of accesses for each frontage must be minimised, having regard to:</i> <i>(a) any loss of on-street parking; and</i> <i>(b) pedestrian safety and amenity;</i> <i>(c) traffic safety;</i> <i>(d) residential amenity on adjoining land; and</i> <i>(e) the impact on the streetscape.</i>
Response A1 is met. No additional access is proposed.	
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> <i>(a) not have an adverse impact on:</i> <i>(i) pedestrian safety and amenity; or</i> <i>(ii) traffic safety; and</i> <i>(b) be compatible with the streetscape.</i>
Response Not applicable to the General Residential or Community Purpose zones.	

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

C4.0 Electricity Transmission Infrastructure Protection Code

The western-most tip of the land is subject to the Electricity Transmission Infrastructure Protection Code Overlay, as shown below.



Figure 20: Electricity Transmission Infrastructure Protection Code Overlay (pale blue strip) Inner Protection Area.

C4.1 Code Purpose

- C4.1.1 To protect use and development against hazards associated with proximity to electricity transmission infrastructure.
- C4.1.2 To ensure that use and development near existing and future electricity transmission infrastructure does not adversely affect the safe and reliable operation of that infrastructure.
- C4.1.3 To maintain future opportunities for electricity transmission infrastructure.

7.10.3 Development not Required to be Categorised into a Use Class

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 will not cause any change to hazards associated with proximity to electricity transmission infrastructure.

C4.5 Use Standards - Not applicable to this application

C4.6 Development Standards for Buildings or Works - Not applicable to this application

C4.7 Development Standards for Subdivision

C4.7.1 Subdivision

Objective	To provide for subdivision: (a) that allows for development to be suitably located to avoid hazards from electricity transmission infrastructure and enable appropriate levels of amenity; and (b) so that future development does not compromise safety, security, access to, and operation of, existing and future electricity transmission infrastructure.
Acceptable Solution	Performance Criteria
A1 A lot, or a lot proposed in a plan of subdivision, within an electricity transmission corridor, must: (a) be for the creation of separate lots for existing buildings where the buildings are located wholly outside an inner protection area or a registered electricity easement; (b) be required for public use by the Crown, a council or a state authority; (c) be required for the provision of Utilities; or (d) be for the creation of a lot that contains a building area not less than 10m x 15m entirely located outside an inner protection area or registered electricity easement.	P1 A lot, or a lot proposed in a plan of subdivision, within the electricity transmission corridor must not cause an unreasonable impact on the safety, security, operation of, or access to, existing or future electricity transmission infrastructure, having regard to: (a) the intended use of the proposed lots; (b) the location of any proposed building areas; and (c) any advice from the electricity entity.
Response A1 is met. The buildings on Lot 1 are located entirely outside the inner protection area.	
A2 A lot, or a lot proposed in a plan of subdivision, within a substation facility buffer area, must be: (a) for the creation of separate lots for existing buildings; (b) be for the creation of a lot that contains a building area not less than 10m x 15m	P2 A lot, or a lot proposed in a plan of subdivision, within a substation facility buffer area, must not cause an unreasonable impact on the operation of the substation facility, having regard to: (a) provision of access to and security of the substation facility;

entirely located outside the substation facility buffer area; or (c) be for the creation of a lot with a building area not less than 10m x 15m and satisfies the following: (i) is not less than 5m from the substation facility; and (ii) if the subdivision creates an opportunity for a sensitive use, is not exposed to substation noise emissions that exceed the following: a. 55 dB(A) (LAeq) within the hours of 8.00am to 6.00pm; b. 5 dB(A) above the background (LA90) level or 40 dB(A) (LAeq), whichever is the lower, within the hours of 6.00pm to 8.00am; and c. 65 dB(A) (LAmx). Noise levels are to be averaged over a 15-minute interval.	(b) safety hazards associated with proximity to the substation facility; (c) if the subdivision creates an opportunity for a sensitive use: (i) the nature of the sensitive use; (ii) proximity to the substation facility; (iii) noise levels generated by the substation facility; (iv) any existing buffers to noise impacts; (v) any mitigation measures proposed; and (vi) any advice from a suitably qualified person regarding the likelihood of a sensitive use on the lot experiencing an environmental nuisance as a result of noise emissions from the substation facility; and (d) any advice from the electricity entity.
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Response

Not applicable – not within a substation facility buffer area.

A3 A lot, or a lot proposed in a plan of subdivision, within a communications station buffer area, must: (a) be for the creation of separate lots for existing buildings; (b) be required for public use by the Crown, a council, a State; (c) be required for the provision of Utilities; or (d) identify a building area with dimensions of not less than 10m x 15m that is located no less than either: (e) 5m from any security fence associated with a communications station; or (f) 5m from a boundary of a lot that accommodates a communications station.	P3 A lot, or a lot proposed in a plan of subdivision, within a communications station buffer area, must identify a building area that will not compromise access to, security of, or the operation of a communications station, having regard to: (a) the intended use of the proposed lots; (b) the location of any proposed building areas; and (c) any advice from the electricity entity.
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Response

Not applicable – not within a communications station buffer area.

C7.0 Natural Assets Code

The northern part of the subject site is within a waterway and coastal protection area as shown below.

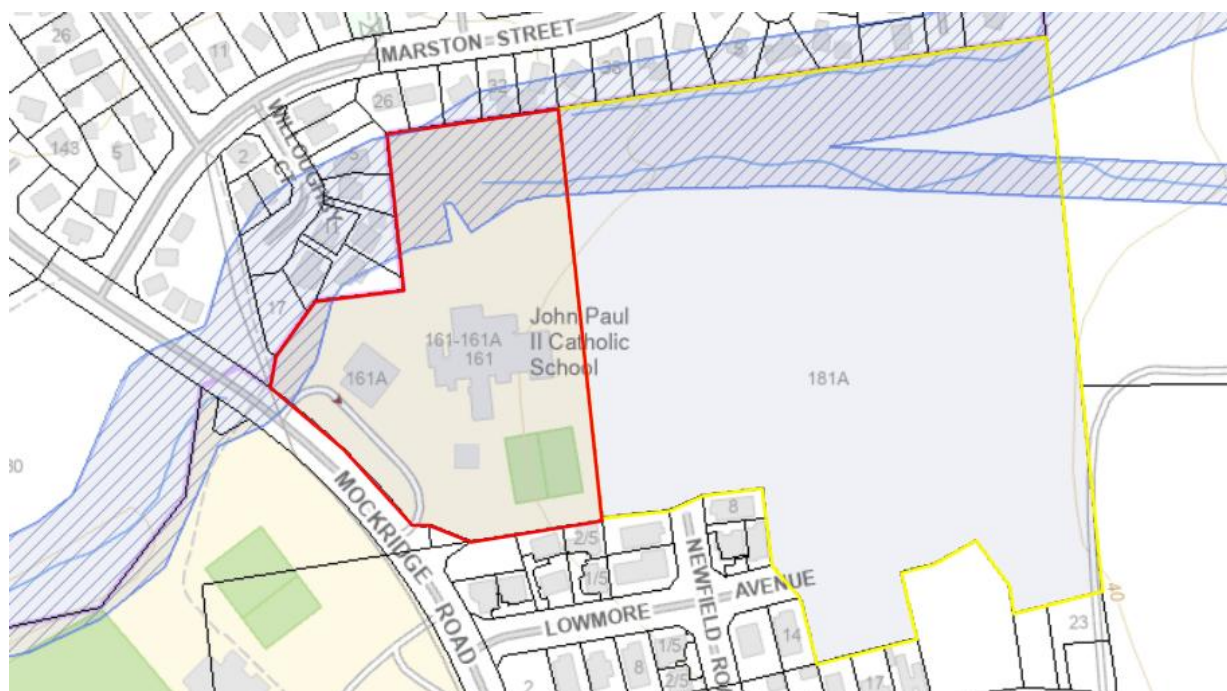


Figure 21: LISTmap Topographic basemap with TPS Code Overlay - Waterway and Coastal Protection Area.

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.

7.10.3 Development not Required to be Categorised into a Use Class

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 subdivision will have no impact on the waterway and coastal protection area.

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 to this application

C7.7 Development Standards for Subdivision

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

Objective	<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 <i>Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must:</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>	P1 <i>Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must minimise adverse impacts on natural assets, having regard to:</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(e) is met. The proposal does not include any works, new buildings or access within the waterway and coastal protection area.

C7.7.2 Subdivision within a priority vegetation area - Not applicable to this application

C12.0 Flood-Prone Areas Hazard Code

The site includes flood prone areas as shown in the image below. The area that impacts this application is the narrow strip along the southern boundary of the site.

The Tasmanian Strategic Flood Map (TSFM) does not identify the area as prone to riverine or overland flooding, but Council's mapping does. Council has advised the hazard rating is H1, with an indicative depth of 200mm.

Whilst no physical development or works are proposed, educational and occasional care is a vulnerable use under the code, and the school will use the newly acquired area of land for outdoor activities in the short to medium term.



Figure 22: Flood prone areas (blue fill and blue diagonal lines).

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.*

C12.5 Use Standards

C12.5.1 Uses within a flood-prone hazard area - Not applicable to this application – no new buildings proposed.

C12.5.2 Critical use, hazardous use or vulnerable use

Objective	<i>That critical, hazardous and vulnerable uses, located within a flood-prone hazard area can achieve</i>
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 <i>A critical, hazardous, or vulnerable use within a flood-prone hazard area must achieve a tolerable level of risk from flood, having regard to:</i> <i>(a) the type, form and duration of the use; and</i> <i>(b) a flood hazard report that demonstrates that:</i> <i>(i) any increase in the level of risk from flood does not warrant any specific hazard reduction or protection measures; or</i> <i>(ii) the use can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.</i>
Response Educational and Occasional Care is a vulnerable use under the code. As there is no Acceptable Solution, P2 is addressed. P2 is considered satisfied. A Flood Hazard Report is submitted with the application addressing all the elements of this provision.	
A2 No Acceptable Solution.	P2 <i>In addition to the requirements in clause C12.5.2 P1, a critical use within a flood-prone hazard area must achieve and maintain a tolerable risk, having regard to:</i> <i>(a) the ability of the use to function and maintain service during the flood event and recovery period;</i>

	(b) <i>any interruption to the operation of the critical use in locations external to the immediate impact of the flood;</i> (c) <i>the creation of risk to the health or safety of people from damage or disruption to:</i> (i) <i>a water supply service; or</i> (ii) <i>the drainage and treatment of wastewater;</i> (d) <i>the advice contained in a flood hazard report; and</i> (e) <i>any advice from a state authority, regulated entity or a council.</i>
Response Not applicable – not a critical use.	
A3 No Acceptable Solution.	P3 <i>In addition to the requirements in clause C12.5.2 P1, the impact of flood on a hazardous use within a flood-prone hazard area must achieve and maintain a tolerable risk, having regard to:</i> (a) <i>the health and safety of people;</i> (b) <i>any impact on property;</i> (c) <i>any impact on the environment;</i> (d) <i>the advice contained in a flood hazard report; and</i> (e) <i>any advice from a state authority, regulated entity or a council.</i>
Response Not applicable – not a hazardous use.	
A4 No Acceptable Solution.	P4 <i>In addition to the requirements in clause C12.5.2 P1, a vulnerable use within a flood-prone hazard area, must be protected from flood, having regard to:</i> (a) <i>any protection measures, existing or proposed;</i> (b) <i>the ability and capability of people in a flood event who may live, work or visit the site, to:</i>

	(i) protect themselves; (ii) evacuate in an emergency; and (iii) understand and respond to instructions in the event of an emergency; (c) any emergency evacuation plan; (d) the level of risk for emergency personnel involved in evacuation and rescue tasks; (e) the advice contained in a flood hazard report; and (f) any advice from a state authority, regulated entity or a council.
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Response

This standard applies to vulnerable use. As there is no Acceptable Solution, P4 is addressed here.

P4 is considered satisfied. The Flood Hazard Report submitted addressed this standard.

C12.6 Development Standards for Buildings and Works - Not applicable to this application

C12.7 Development Standards for Subdivision

C12.7.1 Subdivision within a flood-prone hazard area

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

	(e) <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>
Response As the access points to both lots are subject to flood (H1 hazard), mapped under council's mapping, P1 is addressed via a Flood Hazard Report. P1 is considered satisfied. Please refer to the Flood Hazard Report submitted with the application for details.	

C13.0 Bushfire-Prone Areas Code

181A Mockridge Road, including the 3,171m² to be consolidated with the John Paul II Church and Primary School title, is mapped as bushfire prone.

The proposal to subdivide and consolidate that 3,171m² of land with the school title and change the use of that land to Educational and Occasional Care has been certified as presenting insufficient increase in risk from bushfire to warrant any specific bushfire protection measures and is exempt from assessment under this code per clause 13.4.1(a).

Please refer to the Bushfire Hazard Report, Bushfire Wise Development Planning, September 2026 submitted with the application.

C16.0 Safeguarding of Airports Code

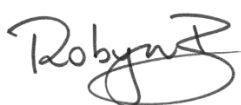
The subject site is within an airport obstacle limitation area (147m). However, it is exempt from requiring assessment against the code per C16.4.1(a) because at 30-40m AHD, it is development that is not more than the AHD height specified for the site of the development.

6.CONCLUSION

This supporting report and attached documentation demonstrate that the proposal meets all 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.

With the above in mind, a planning permit for a subdivision (2 lots into 2 lots) at 161-161A and 181A Mockridge Road, Rokeby is respectfully sought from the Planning Authority.



Senior Planner

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SURVEYORS, ENGINEERS & PLANNERS



161, 161A & 181A Mockridge Road, Rokeby

Flood Hazard Report – Revision 0

Abbreviations

AEP	Annual Exceedance Probability
AIDR	Australian Institute for Disaster Resilience
ARR	Australian Rainfall and Runoff
BOM	Bureau of Meteorology
CC	Climate Change
SES	State Emergency Service
SW	Stormwater
TSFM	Tasmanian Strategic Flood Map
TPS	Tasmanian Planning Scheme

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Review 1	Robyn Bevilacqua	14/09/2026
Review 2 & Approval	Mark Westerberg	14/09/2026

Revision History

Revision	Description	Date
0	Issue for DA approval	21/09/2026

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1. Introduction

This aim of this flood hazard report is to support the application for the subdivision of a portion of 181A Mockridge Rd (FR 185055/101) and its consolidation with the title of 161-161A Mockridge Rd (FR 197730/1), which currently operates as a school.

1.1. Plan of Subdivision and TPS Overlay

Approximately 3 171 m² of land is to be subdivided from the title of FR 185055/101 and consolidated with FR 197730/1. Below is shown the plan of subdivision, in which can be seen that the parcel of land is affected by the Flood-prone Hazard Areas Code of the Tasmanian Planning Scheme, in the southern end of the parcel.

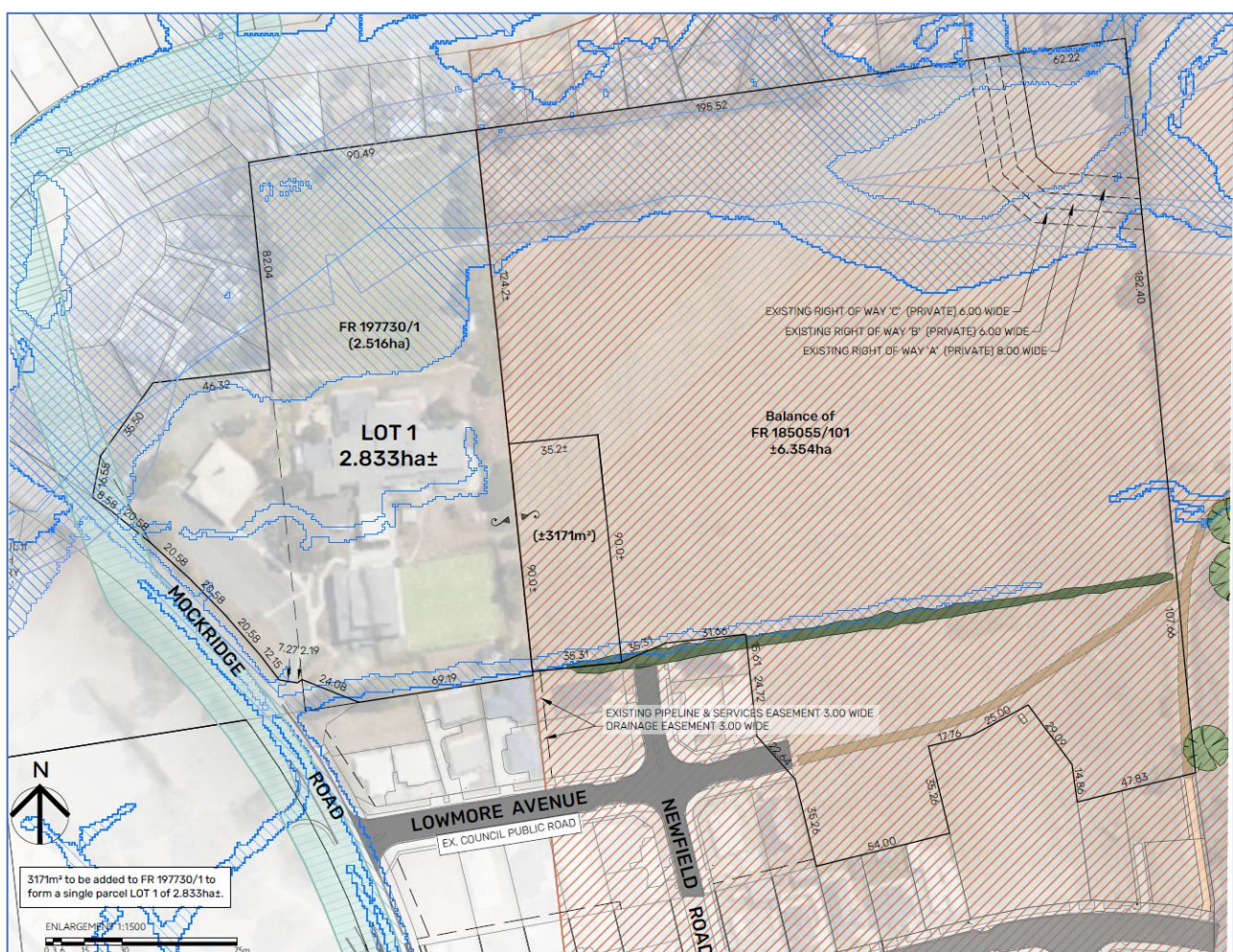


Figure 1 – Plan of subdivision

1.2. Plan of Subdivision and TPS Overlay

The Flood-Prone Areas Hazard Code overlay within the Tasmanian Planning Scheme does not necessarily correspond directly with the current TSFM mapping. While the parcel of land to be consolidated with the school is intersected by the planning overlay, review of the latest available TSFM mapping indicated no mapped flood extent affected the subject portion. The planning overlay does not reflect a mapped flood hazard within the new parcel. Council have however advised that the hazard is H1.

2. Discussion

Flood hazard is defined as the potential loss of life, injury and economic loss caused by future flood events. Flood hazard has been considered based AIDR / ARR Flood Hazard curves that utilise six (x6) classifications to characterise the degree of hazard in terms of the flood depth (m) and flood velocity (m/s).

The hazard classifications determined by Flood Hazard Guideline 7-3 from the Australian Institute for Disaster Resilience are presented in Figure 2, below.

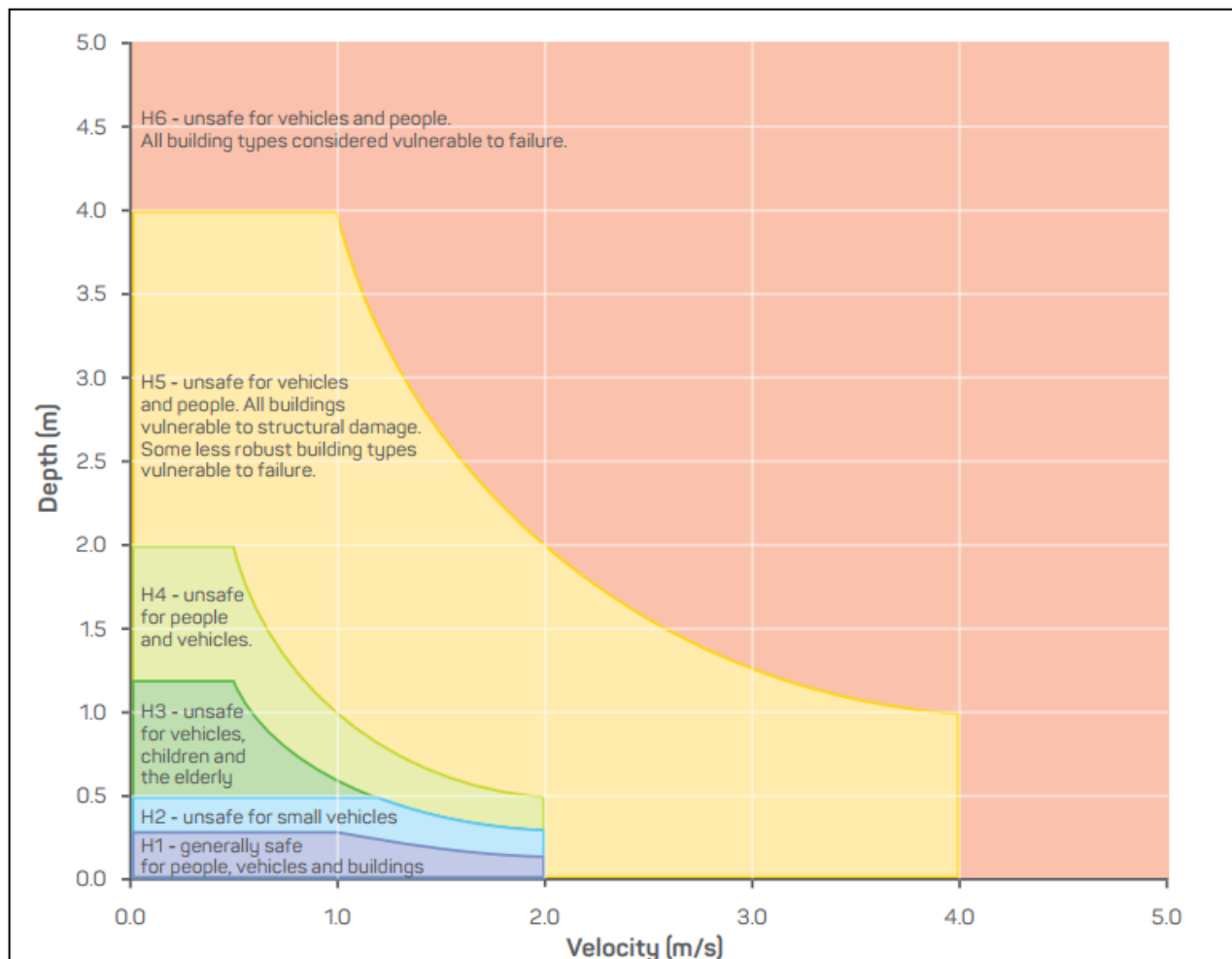


Figure 2 – Flood Hazard categories from the Australian Institute for Disaster Resilience.

The parcel of land to be consolidated with the school title is not affected by the TSFM overlay. It is however affected by the TPS Flood Prone Hazard Area Overlay. The overlay doesn't reveal the hazard rating of the affected area. A query was lodged with Council about the hazard rating. Council confirmed by email on 17 September 2026 that the hazard rating is H1.

2.1. Planning Scheme Requirements as per Flood Prone Areas Hazard Code

2.1.1. C12.5 Use Standards

C12.5.1 is not applicable to this application – no habitable buildings are proposed.

C12.5.2 is applicable to this application. The parcel of land to be consolidated with the school title will be used for Educational and Occasional Care, which is classified as a ‘vulnerable use’ under the code.

There is no development proposed for the vulnerable use on the land at this stage, and no development is anticipated to be proposed for some years. In the meantime, the land will be used for outdoor activities.

Table 1 - Response to C12.5.2

Objective	That critical, hazardous and vulnerable uses, located within a flood-prone hazard area can achieve and maintain a tolerable risk from flood.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 <i>A critical, hazardous, or vulnerable use within a flood-prone hazard area must achieve a tolerable level of risk from flood, having regard to:</i> <i>(a) the type, form and duration of the use; and</i> <i>(b) a flood hazard report that demonstrates that:</i> <i>(i) any increase in the level of risk from flood does not warrant any specific hazard reduction or protection measures; or</i> <i>(ii) the use can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.</i>
Response Educational and Occasional Care is a vulnerable use under the code. As there is no Acceptable Solution, P1 is addressed here. The key test of P1 is that the use must <i>achieve a tolerable level of risk from flood</i>. P1(a): It is anticipated that the parcel of land being consolidated with the school will be used for outdoor activities for a time and then a new building will likely be erected. The subdivision will not increase the hazard rating above H1 and there is more than enough space for these activities outside of the flood-prone hazard area. The increase in risk due to the increased number of people is deemed to be tolerable due to the low hazard. It is nevertheless recommended that the school’s emergency plan take cognizance of the fact that the southern strip of the parcel of land is flood prone. It is argued that P1 is satisfied.	

A2 No Acceptable Solution.	P2 <i>In addition to the requirements in clause C12.5.2 P1, a critical use within a flood-prone hazard area must achieve and maintain a tolerable risk, having regard to:</i> <i>(a) the ability of the use to function and maintain service during the flood event and recovery period;</i> <i>(b) any interruption to the operation of the critical use in locations external to the immediate impact of the flood;</i> <i>(c) the creation of risk to the health or safety of people from damage or disruption to:</i> <i>(i) a water supply service; or</i> <i>(ii) the drainage and treatment of wastewater;</i> <i>(d) the advice contained in a flood hazard report; and</i> <i>(e) any advice from a state authority, regulated entity or a council.</i>
Response Not applicable – not a critical use.	
A3 No Acceptable Solution.	P3 <i>In addition to the requirements in clause C12.5.2 P1, the impact of flood on a hazardous use within a flood-prone hazard area must achieve and maintain a tolerable risk, having regard to:</i> <i>(a) the health and safety of people;</i> <i>(b) any impact on property;</i> <i>(c) any impact on the environment;</i> <i>(d) the advice contained in a flood hazard report; and</i> <i>(e) any advice from a state authority, regulated entity or a council.</i>
Response Not applicable – not a hazardous use.	
A4 No Acceptable Solution.	P4 <i>In addition to the requirements in clause C12.5.2 P1, a vulnerable use within a flood-prone hazard area, must be protected from flood, having regard to:</i>

	(a) any protection measures, existing or proposed; (b) the ability and capability of people in a flood event who may live, work or visit the site, to: (i) protect themselves; (ii) evacuate in an emergency; and (iii) understand and respond to instructions in the event of an emergency; (c) any emergency evacuation plan; (d) the level of risk for emergency personnel involved in evacuation and rescue tasks; (e) the advice contained in a flood hazard report; and (f) any advice from a state authority, regulated entity or a council.
--	--

Response

As there is no Acceptable Solution, P4 is addressed here.

The key test of P5 is that the use *must be protected from flood*.

P4(a): It is recommended that the school's existing emergency plan take cognizance of the fact that the strip of land along the southern boundary of the new parcel is flood prone.

P4(b): The people that will be using the site will be primarily teachers and children. During a severe storm event, the children are most likely to be safely inside the buildings on the instruction of the teachers. It is unlikely that they will be in the way of the flooding in such an event.

P4(c): It is assumed that the school has an emergency evacuation plan. It is recommended that the plan make provision for moving children away from the southern boundary prior to or during a severe storm event.

P4(d): The level of risk for emergency personnel is low, the hazard being H1.

P4(e): The recommendation of this report is to include in the emergency evacuation plan measures to move children away from the southern boundary.

P4(f): The City of Clarence has advised that the flood hazard is H1.

It is argued that P4 is satisfied.

2.1.2. C12.6 Development Standards for Buildings and Works

C12.6 not applicable to this application – no buildings or works proposed.

2.1.3. C12.7 Development Standards for Subdivision

2.1.3.1. C12.7.1 Subdivision within a flood-prone hazard area

Table 2 - Response to C12.7.1

Objective	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.
Acceptable Solution	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, within a flood-prone hazard area, must: (a) be able to contain a building area, vehicle access, and services, that are wholly located outside a flood-prone hazard area; (b) be for the creation of separate lots for existing building; (c) be required for public use by the Crown, a Council or a State authority; or (d) be required for the provision of Utilities.	P1 Each lot, or a lot proposed in a plan of subdivision, within a flood-prone hazard area, must not create an opportunity for use or development that cannot achieve a tolerable risk from flood, having regard to: (a) any increase in risk from flood for adjacent land; (b) the level of risk to use or development arising from an increased reliance on public infrastructure; (c) the need to minimise future remediation works; (d) any loss or substantial compromise by flood of access to the lot, on or off site; (e) the need to locate building areas outside the flood-prone hazard area; (f) any advice from a State authority, regulated entity or Council; and (g) the advice contained in a flood hazard report.
Response The existing access is within the flood prone hazard area, therefore A1 cannot be met. P1 is addressed here. The key test of P1 is that the subdivision <i>must not create an opportunity for use or development that cannot achieve a tolerable risk from flood</i>. The subdivision creates an opportunity for educational and occasional care (school) use and development on the lot. It is considered that future use and development as part of the school site will be able to achieve a tolerable risk from flood due to the location of the flood hazard and the low hazard level. In considering this, regard has been had to: P1(a): The subdivision will not increase the risk of flood for adjacent land. P1(b): It is assumed that any new development within the parcel of land in consideration will have to satisfy stormwater management requirements of Council and that the increased reliance on public infrastructure will have a minimal increase in risk from flood to use or development.	

P1(c): The need for future remediation works is not foreseen.

P1(d): The access point to the site will be the existing driveway access from Mockridge Road. Council have informed us that the flood hazard is H1 and as such, the flood risk is tolerable.

P1(e): The flood-prone hazard area is confined to the southern boundary of the new parcel of land. It is unlikely that there will be any building construction in this area, since there is ample space elsewhere on the parcel.

P1(f): The City of Clarence has advised that the flood hazard affecting the parcel of land in consideration is H1.

P1(g): The advice of this report is that the subdivision can achieve a tolerable risk flood, because only a narrow strip of land along the southern portion of the parcel of land to be added to the school property is affected by the overlay. It is however recommended that the emergency evacuation plan make provision for keeping children away from the southern boundary during a severe storm event.

2.2. Statement

This Flood Hazard Report has been prepared by Roderick Parsons. Rod holds a degree in civil engineering (hons) and a graduate certificate in catchment hydrology. He has two years' overseas experience modelling river flow and 5 years' Australian experience in stormwater modelling and design, including both 1D & 2D flood modelling.

This report considers whether the subdivision is likely to cause or contribute to the occurrence of flood on the site, on adjacent land and on public infrastructure.

It considers whether the subdivision can achieve and maintain a tolerable risk for the intended life of future use (assumed until 2100) and any future development (50 years) and in doing so regard has been had to:

- (a) *The nature, intensity and duration of use:* The future use of the parcel of land to be adhered is changing to educational use, but because there is more than enough space to construct a building or other infrastructure wholly outside of the flood hazard area, it will be possible to achieve and maintain a tolerable risk from flood. Given the limited extent of the overlay and the substantial area of land outside the designated flood-prone hazard area, sufficient developable land remains available regardless of potential changes in flood behaviour.
- (b) *The type, form and duration of the development:* There is no development proposed in this subdivision application.
- (c) *The likely change in the level of risk across the intended life of the use or development:* Provision has been made for climate change until 2100.
- (d) *The ability to adapt to a change in the level of risk:* There is a large amount of space available outside the flood-prone hazard area and therefore there is sufficient leeway to accommodate a change in the level of risk.
- (e) *The ability to maintain access to utilities and services:* Access to the new parcel of land will be by means of the existing driveway access off Mockridge Road. Council have advised that the flood hazard is H1 and this will not change due to the subdivision.
- (f) *The need for flood reduction or protection measures beyond the boundary of the site:* There is no need for flood reduction or protection measures arising from the subdivision.

- (g) *Any flood management plan in place for the site or adjacent land:* There is no known plan in place, but it is recommended that the school make provision to keep children away from the southern boundary during a severe storm event.
- (h) *Any advice relating to the ongoing management of the use or development:* No relevant advice is deemed needed.

3. Qualifications

This document is intended solely for the purpose of documenting the calculations followed for the design of the stormwater drainage system and should not be used for any other purpose without proper consultation. It should be used by qualified professionals in conjunction with their professional judgement.

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

This document includes, but is not limited to, several assumptions regarding the site's condition, hydrological parameters, and, where applicable, projections for future climate scenarios. These assumptions are detailed within the report and any deviation from these assumptions may affect the outcome of the design. The design is based on site-specific conditions understood from available information. This includes information and data provided by third parties. While this information is believed to be accurate, no warrant is given as to its completeness and or reliability.

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

Yours faithfully,

PDA Surveyors, Engineers & Planners

Per:



Roderick Parsons CPEng 3131233

CIVIL ENGINEER

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Bushfire Hazard Report



Location: 181A Mockridge Road, Rokeby

Applicant: T. Jackson

Date: September 2026

Certification number: BW233v1

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 prepared to support a development application for the subdivision and consolidation of land at 181A Mockridge Road, Rokeby, together with a change of use applying to the land proposed to be incorporated into the adjoining John Paul II Church and Primary School title.

The proposal will transfer approximately 3,171 m² of land from the balance parcel and consolidate it with the existing school title, resulting in a school lot of approximately 2.833 ha. The transferred land is presently undeveloped and does not have an established use classification. As part of the application, that land is proposed to be classified as Education and Occasional Care, consistent with the existing school use. No new buildings, additional student capacity, changes to access arrangements or alterations to existing firefighting water supplies are proposed.

The site is located within the Clarence City Council municipal area and is subject to the Tasmanian Planning Scheme – Clarence. The land is mapped within a bushfire-prone area under the Bushfire-Prone Areas Code (C13).

The Bushfire-Prone Areas Code applies to subdivision of land within, or partially within, a bushfire-prone area and to vulnerable uses located on land within, or partially within, a bushfire-prone area. The proposed change of use to Education and Occasional Care is therefore subject to C13.5.1, while the subdivision and consolidation component is subject to C13.6.1, C13.6.2 and C13.6.3.

This report has been prepared to determine whether the proposed change of use and subdivision and consolidation are exempt from the Bushfire-Prone Areas Code under clause C13.4.1(a). Clause C13.4.1(a) provides an exemption where the Tasmania Fire Service or an accredited person certifies that, having regard to the objective of all applicable standards in the Code, there is an insufficient increase in risk from bushfire to warrant specific bushfire protection measures.

The assessment considers the existing bushfire hazard context, the characteristics of the proposed subdivision, the relationship of the transferred land to the existing school site, and the balance lot that will remain following subdivision. Particular consideration is given to whether the proposal results in a material increase in bushfire risk to existing or future occupants.

2.0 Scope of assessment

This report addresses the relevant bushfire planning considerations

- the purpose and application of Code C13 Bushfire-Prone Areas;
- the exemption provision at C13.4.1(a);
- the proposed change of use of approximately 3,171 m² of land to Education and Occasional Care, being a vulnerable use for the purposes of Code C13;
- the objective and relevant matters of C13.5.1;
- the proposed subdivision and consolidation of land;
- the objectives of C13.6.1, C13.6.2 and C13.6.3
- the existing school site, transferred land and balance lot;
- the bushfire hazard affecting the land; and
- whether either component of the proposal results in a sufficient increase in bushfire risk to warrant specific bushfire protection measures.

This report considers whether the proposal is exempt from the requirements of Code C13 pursuant to clause C13.4.1(a), which provides for exemption where an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific bushfire protection measures.

This report does not replace any approval requirements that may apply under the Building Act 2016, Building Regulations 2016, the National Construction Code, or the Director's Determination – Bushfire Hazard Areas. Future development of either resultant lot may require separate assessment against the planning scheme, building legislation and any bushfire requirements applicable at the time the development is proposed. The present assessment is limited to the subdivision and consolidation and associated change of use currently before the planning authority.

3.0 Documents relied upon

This assessment has been informed by the following documents:

- Subdivision and consolidation plan prepared by PDA Surveyors, Engineers & Planners, drawing number 43515CT-DA-03-0.
- Tasmanian Planning Scheme – State Planning Provisions, Code C13 Bushfire-Prone Areas.
- Director's Determination – Bushfire Hazard Areas, Version 1.2, dated 16 July 2024.
- Aerial imagery, title information and bushfire-prone area mapping.
- Site inspection undertaken by Mark Van den Berg (BFP-108).
- Site photographs and field observations recorded by BushfireWise during the inspection, including observations of vegetation, topography, existing development, access arrangements and the relationship between the existing school site and the land proposed for consolidation.

- Advice provided by the project planner confirming that the approximately 3,171 m² parcel proposed for consolidation with the school title is also proposed to change use to Education and Occasional Care.

Where factual details of the proposal are drawn from the subdivision plan or information supplied by the applicant or their representatives, those details are identified as such.

4.0 Site and proposal description

The subject land is located at 181A Mockridge Road, Rokeby, within the City of Clarence municipal area. The land comprises approximately 21.19 ha and is located between the established residential areas of Clarendon Vale, Oakdowns and Rokeby. The site is located approximately 1.5 km west of Stanfields Hill (Figure 1).



Figure 1. The site in a topographical context, pink line defines title boundaries (approximate), blue pin indicates the existing use location.

The proposal comprises two related components. First, approximately 3,171 m² of undeveloped land is proposed to be excised from the parent parcel and consolidated with the adjoining John Paul II Church and Primary School title, resulting in a school lot of approximately 2.833 ha and a balance lot of approximately 18.354 ha.

Second, the transferred land is proposed to change use to Education and Occasional Care, consistent with the established use of the adjoining school site. The transferred land is presently undeveloped and carries

grassland vegetation. No new buildings, additional student capacity, changes to existing access arrangements or alterations to firefighting water supply are proposed as part of the application.

The balance lot will remain as a single undeveloped parcel. No use or development is proposed on the balance lot as part of this application.

Public access to the school site is provided from Mockridge Road via existing access arrangements associated with the school and church development. The proposal does not alter existing access arrangements, internal circulation, firefighting water supplies or other site infrastructure associated with the existing school site.

The surrounding locality is characterised by established residential development, community infrastructure and areas of undeveloped grassland. The existing school site is immediately adjacent to the land proposed for consolidation. The balance lot adjoins residential development to the west and south, with larger areas of undeveloped land located to the east.

5.0 Bushfire-prone area context

The subject land is located within a bushfire-prone area under the Tasmanian Planning Scheme - Clarence. Code C13 applies to subdivision of land within a bushfire-prone area and to vulnerable or hazardous uses located on land within, or partially within, a bushfire-prone area. The adjoining John Paul II Church and Primary School is an existing Education and Occasional Care use and is therefore classified as a vulnerable use for the purposes of Code C13.

Bushfire-prone vegetation affecting the site is predominantly grassland vegetation. The land proposed for consolidation with the existing school site also comprises grassland vegetation and is contiguous with the broader grassland areas occurring across the parent title.

The proposed subdivision and consolidation will not result in the school site being located closer to bushfire-prone vegetation. Rather, the proposal will increase the area of land associated with the existing school site and will not reduce existing opportunities for managed separation around existing buildings.



Figure 2. Grassland vegetation within the land proposed for consolidation with the existing school site. Existing school buildings and associated managed grounds (left of frame) occur adjacent to the proposed consolidation area.

The balance lot will remain as a large undeveloped parcel dominated by grassland vegetation. No use or development is proposed on the balance lot as part of this application. Any future use or development of the balance lot may be subject to separate assessment under the planning scheme and building legislation applicable at that time.



Figure 3. Grassland vegetation within the balance lot looking south from the balance land adjacent to the existing school site.

The broader relationship between the existing school site, the land proposed for consolidation and the balance lot is shown in Figure 4.

The proposal does not introduce new buildings, increase student numbers, intensify the existing school use, alter access arrangements, or modify existing firefighting water supplies. The existing relationship between the school site, the balance lot and adjoining bushfire-prone vegetation is not materially altered by the proposal.

Accordingly, the proposal does not result in a material increase in bushfire exposure for the existing vulnerable use or the balance lot. Future use or development of either resultant lot remains subject to separate assessment against the relevant provisions of the planning scheme and building legislation.



Figure 4. Aerial image of the subject land showing the existing school site, land proposed for consolidation and balance lot (approximate). The pink line represents the title boundaries.

6.0 Relevant planning provisions

6.1 Code purpose

The purpose of Code C13 Bushfire-Prone Areas is to ensure that use and development within bushfire-prone areas is appropriately designed, located, serviced and constructed so as to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

The proposal comprises subdivision and consolidation of land together with a change of use of approximately 3,171 m² of transferred land to Education and Occasional Care. The assessment therefore considers the change-of-use component against C13.5.1 and the subdivision component against C13.6.1, C13.6.2 and C13.6.3, before considering whether the proposal qualifies for exemption under C13.4.1(a).

6.2 Exemption under C13.4.1(a)

Clause C13.4.1(a) provides that use or development is exempt from the Bushfire-Prone Areas Code where the Tasmania Fire Service or an accredited person certifies that, having regard to the objective of all applicable standards in the Code, there is an insufficient increase in risk from bushfire to warrant any specific bushfire protection measures.

The relevant consideration for this proposal is therefore not whether bushfire risk is entirely absent, but whether the proposed change of use and associated subdivision and consolidation result in a sufficient increase in bushfire risk to warrant specific bushfire protection measures under Code C13.

6.3 Vulnerable use provisions

The existing John Paul II Church and Primary School is an Education and Occasional Care use and is therefore classified as a vulnerable use for the purposes of Code C13.

Clause C13.5.1 applies to vulnerable uses and seeks to ensure that vulnerable uses are only located within bushfire-prone areas where tolerable risk can be achieved and maintained. In considering vulnerable uses, the Code requires regard to:

- the location, characteristics, nature and scale of the use;
- whether there is an overriding benefit to the community;
- whether there is a suitable lower-risk alternative site;
- the emergency management strategy and bushfire hazard management plan; and
- any advice provided by the Tasmania Fire Service.

The proposed change of use applies to approximately 3,171 m² of undeveloped land proposed for consolidation with the existing school title. The land is proposed to change use to Education and Occasional Care and will therefore become part of the existing vulnerable use.

The change of use does not involve new buildings, additional occupants, an increase in student capacity or changes to existing access, emergency management or firefighting water supply arrangements. The assessment therefore considers whether extending the existing vulnerable use onto the transferred land results in a sufficient increase in bushfire risk to warrant specific bushfire protection measures.

6.4 C13.6 – Subdivision standards

The proposed subdivision is located within a bushfire-prone area and is therefore subject to the subdivision standards of Code C13. The applicable standards are:

- C13.6.1 – Subdivision: provision of hazard management areas;
- C13.6.2 – Subdivision: public and firefighting access; and
- C13.6.3 – Subdivision: provision of water supply for firefighting purposes.

For the purposes of the exemption under C13.4.1(a), the assessment must therefore consider whether the proposed subdivision results in a sufficient increase in bushfire risk, having regard to the objective of each of these standards, to warrant specific bushfire protection measures.

7.0 Assessment against C13.5.1 – Vulnerable uses

The proposed change of use applies to approximately 3,171 m² of undeveloped land proposed to be consolidated with the existing John Paul II Church and Primary School title. The transferred land is proposed to change use to Education and Occasional Care and will therefore form part of a vulnerable use for the purposes of Code C13.

The proposal does not involve new buildings, additional occupants, an increase in student capacity or expansion of the existing built school facilities. The following assessment considers whether extending the existing Education and Occasional Care use onto the transferred land results in a sufficient increase in bushfire risk to warrant specific bushfire protection measures.

7.1 Location, characteristics, nature and scale of the use

The land subject to the proposed change of use comprises approximately 3,171 m² of undeveloped grassland immediately adjoining the existing school site. The proposal will extend the existing Education and Occasional Care use onto this land but does not involve construction of buildings or establishment of additional occupied facilities within the transferred area.

The change of use does not increase student or staff numbers, does not alter the location of existing school buildings and does not place existing occupants closer to bushfire-prone vegetation. The transferred land is already physically contiguous with the existing school site and occurs within the same surrounding bushfire hazard context.

Accordingly, while the proposal formally extends the vulnerable use onto additional land, the nature and scale of the change is limited and does not materially alter the exposure of existing occupants or buildings to bushfire hazard.

7.2 Occupant characteristics and supervision

The change of use does not introduce occupants onto the transferred land or increase the number of students, staff or visitors associated with the existing school. Occupant characteristics and supervision arrangements therefore remain unchanged.

Existing supervision arrangements, emergency management arrangements, access arrangements and evacuation procedures associated with the school remain unaffected by the subdivision and consolidation.

Accordingly, the proposal does not alter the occupant characteristics or supervision arrangements associated with the existing vulnerable use and does not result in a material increase in bushfire risk to occupants. Future use or development of either resultant lot remains subject to separate assessment should it be proposed at a later date.

7.3 Community benefit

The proposal provides an ongoing community benefit through the continued operation of the existing John Paul II Church and Primary School, which is an established Education and Occasional Care use serving the local community. The proposal will facilitate the subdivision and consolidation of land associated with the existing school site without increasing the scale or intensity of the existing use.

The additional land proposed for consolidation comprises grassland vegetation immediately adjoining the existing school grounds. The proposal will increase the area of land available to the school and may provide additional flexibility for management of the site while maintaining the existing use within its current built footprint. No new buildings, increase in student numbers, or expansion of educational facilities are proposed as part of the application.

Given that the proposal maintains an established community facility, does not increase the exposure of occupants to bushfire hazard, and does not require additional bushfire protection measures, the community benefit associated with the existing school use is maintained without creating a material increase in bushfire risk.

7.4 Alternative lower-risk sites

The proposal does not involve establishment of a new standalone vulnerable use or relocation of the existing school use to another site. For the purposes of this assessment, the relevant question is not whether a theoretical lower-risk site exists elsewhere, but whether relocation or alternative siting is

necessary to manage bushfire risk. The proposed change of use relates to land immediately adjoining the existing school and is intended to incorporate that land into the established school site. The proposal does not involve relocation of school buildings, establishment of a new school campus or introduction of additional occupied facilities.

In this context, consideration of a lower-risk alternative relates to whether the proposed playground use could reasonably be accommodated elsewhere. Given that the transferred land directly adjoins the established school site, no occupied development is proposed and the change of use does not materially increase bushfire exposure, an alternative location is not considered necessary to achieve a tolerable bushfire risk outcome.

The balance lot will remain as a separate undeveloped parcel following subdivision and consolidation. No use or development is proposed on the balance lot as part of this application. Any future development of the balance lot will remain subject to separate assessment against the planning scheme and applicable bushfire requirements at the time such development is proposed.

Accordingly, the proposal does not create a circumstance where an alternative lower-risk site is necessary to achieve an acceptable bushfire outcome. The existing school site remains suitable for its current use and the proposed subdivision and consolidation does not result in a material increase in bushfire risk.

7.5 Emergency management considerations

The proposed change of use does not introduce additional occupants, buildings or occupied activities onto the transferred land. Existing access, evacuation routes, supervision arrangements and emergency management arrangements associated with the school are therefore not materially altered.

On this basis, the change of use does not create an additional bushfire emergency management requirement warranting preparation of a separate Emergency Management Strategy as a specific bushfire protection measure for this proposal.

7.6 Bushfire hazard management plan considerations

The proposed change of use does not involve buildings, occupied facilities or an increase in occupancy on the transferred land. It therefore does not create an immediate requirement for additional hazard management areas, bushfire construction standards, property access or firefighting water supply measures. No specific bushfire protection measure is relied upon to support the exemption conclusion for the change-of-use component.

Accordingly, a Bushfire Hazard Management Plan is not considered necessary as a specific bushfire protection measure arising from the proposed change of use.

7.7 Advice from TFS

Advice was sought from the Tasmania Fire Service Bushfire Risk Unit regarding the proposed subdivision, change of use and exemption under C13.4.1(a). Following clarification that the transferred land is intended to be used as a play area directly associated with the existing school, TFS advised that the land would form part of the Education and Occasional Care use and indicated that exemption of the proposal was a logical approach.

The assessment has been undertaken by an accredited bushfire hazard practitioner having regard to the objectives and relevant provisions of Code C13. The advice provided by TFS is consistent with the assessment approach adopted in this report.

8.0 Assessment against C13.6 – Subdivision

8.1 C13.6.1 – Provision of hazard management areas

The proposed subdivision and consolidation does not introduce a new building area or new habitable development. Existing school buildings remain in their current locations and the subdivision does not reduce their existing physical separation from bushfire-prone vegetation.

The balance lot will remain approximately 18.354 ha in area and undeveloped. The proposed boundary configuration does not identify an obvious bushfire constraint arising specifically from the subdivision that would prejudice future assessment of hazard management requirements associated with any future use or development.

Accordingly, having regard to the objective of C13.6.1, the subdivision results in an insufficient increase in bushfire risk to warrant specific hazard management area measures as part of this application.

8.2 C13.6.2 – Public and firefighting access

The subdivision does not alter the existing access arrangements serving the school and church site and does not introduce additional development requiring new firefighting access.

The balance lot remains undeveloped. Any property access or firefighting access requirements associated with future use or development of that lot would be assessed at that time.

Accordingly, having regard to the objective of C13.6.2, the subdivision results in an insufficient increase in bushfire risk to warrant specific public or firefighting access measures as part of this application.

8.3 C13.6.3 – Water supply for firefighting purposes

Existing firefighting water supply arrangements associated with the school site are not altered by the subdivision. No additional buildings or occupants are proposed as part of the subdivision.

No development is proposed on the balance lot requiring a firefighting water supply at this time. Any firefighting water requirements associated with future development would be assessed as part of that development.

Accordingly, having regard to the objective of C13.6.3, the subdivision results in an insufficient increase in bushfire risk to warrant specific firefighting water supply measures as part of this application.

9.0 Assessment against C13.4.1(a)

The assessment against C13.5.1 demonstrates that the proposed change of use of the transferred land to Education and Occasional Care does not introduce buildings, additional occupants or additional occupied facilities and does not materially alter the bushfire exposure of the existing vulnerable use.

The assessment against C13.6.1, C13.6.2 and C13.6.3 demonstrates that the proposed subdivision and consolidation does not create a sufficient increase in bushfire risk to warrant specific hazard management area, access or firefighting water supply measures.

Having regard to the objectives of all applicable standards within Code C13, the proposed change of use and associated subdivision and consolidation result in an insufficient increase in risk from bushfire to warrant specific bushfire protection measures.

Accordingly, the proposal is considered exempt from Code C13 pursuant to clause C13.4.1(a).

10.0 Conclusion

The application comprises the subdivision and consolidation of land together with a change of use of approximately 3,171 m² of adjoining undeveloped land to Education and Occasional Care.

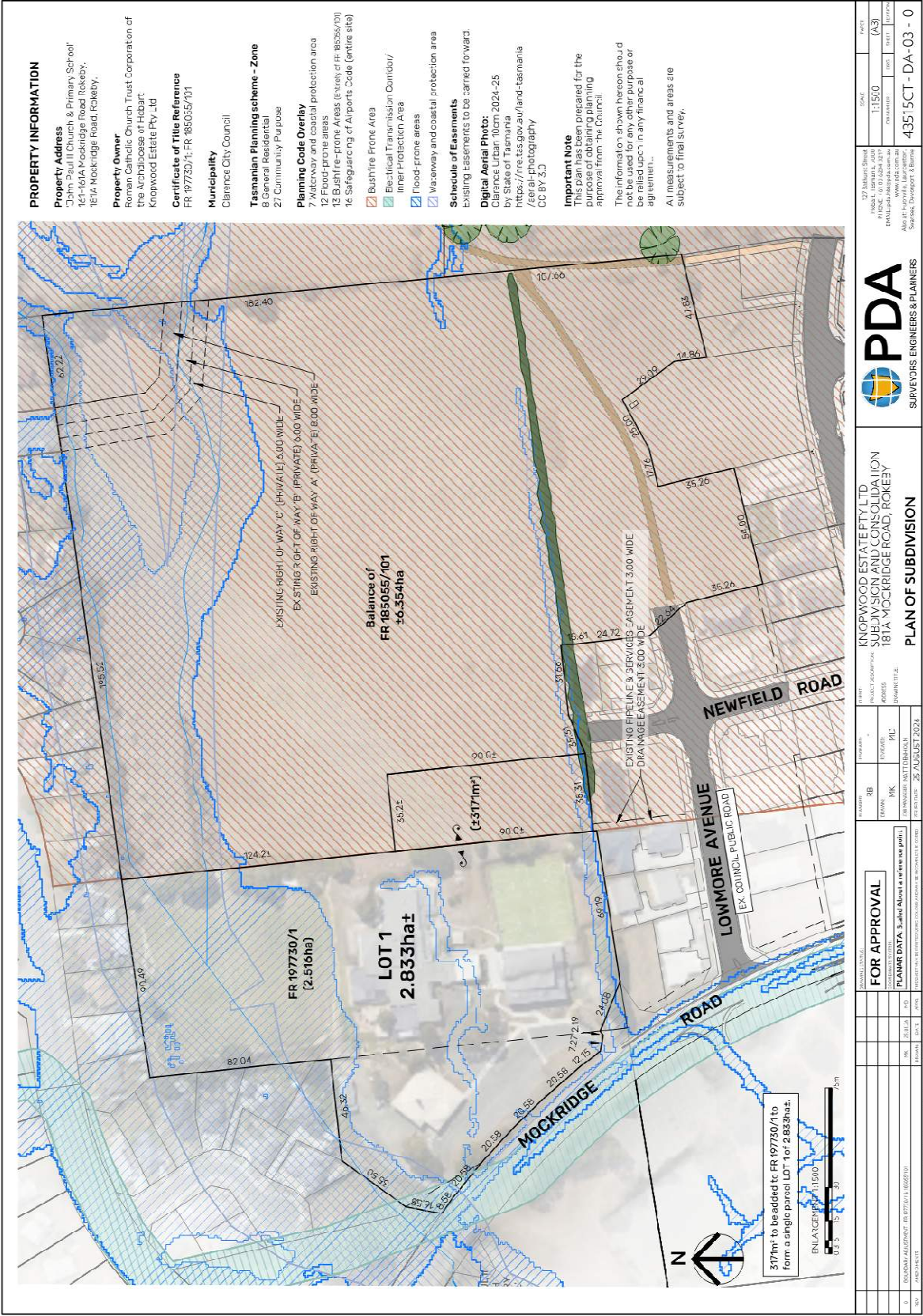
The change of use will extend the existing vulnerable use onto the transferred land but does not involve new buildings, additional occupants, additional student capacity or changes to existing access or

firefighting water supply arrangements. Having regard to the matters relevant to C13.5.1, the change of use does not materially alter the bushfire risk profile of the existing school use.

The subdivision and consolidation does not materially alter existing access, firefighting water supply or hazard management circumstances and does not create an identifiable new bushfire constraint for the balance lot. Any future use or development of either resultant lot will remain subject to separate assessment under the planning scheme, building legislation and applicable bushfire requirements at that time.

Having regard to the objectives of C13.5.1, C13.6.1, C13.6.2 and C13.6.3, it is concluded that the proposal results in an insufficient increase in bushfire risk to warrant specific bushfire protection measures. Accordingly, the proposed change of use and associated subdivision and consolidation are considered exempt from the Bushfire-Prone Areas Code pursuant to clause C13.4.1(a).

Appendix A – Plan of Subdivision



Appendix B – 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:

181a Mockridge Road, Rokeby

Certificate of Title / PID:

185055/101 & 197730/1

2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision of land and change of use

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 181a Mockridge Road, Rokeby. September 2026 BW233v1.	Mark Van den Berg	18/09/2026	1
Plan of Subdivision 181A Mockridge Road, Rokeby.	PDA Surveyors, Engineers & Planners	25/08/2026	43515CT-DA-03-0

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 A3	Bushfire hazard management plan

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

☐	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
☐	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
☐	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
☐	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

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

☐	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for 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
☐	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Tables.
☐	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:

18/09/2026

Certificate
Number:

BW233v1

(for Practitioner Use only)