

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval under the Land Use Planning and Approvals Act 1993, for the following development(s):

| | |
|--------------|---|
| NUMBER: | SA 12 / 2025 |
| ADDRESS: | 34 Wiggins Road, Saltwater River (CT 121549/2, 175085/1 and 224561/1) |
| DESCRIPTION: | Subdivision – Boundary Adjustment |

All plans and documents submitted with the application can be inspected at the Tasman Council Office, Monday to Friday from 8:30am to 4:30pm. In addition to the statutory requirements, some documents, relevant to the assessment of the application are available on the council website by following this link:

<https://tasman.tas.gov.au/advertised-applications/>, by using the QR Code below, or they are available in hard copy upon request by calling Council on (03) 6250 9200 or email tasman@tasman.tas.gov.au during the period for which representations may be made, until **10 December 2025**.

Any person may make a representation relating to the application. Representations are to be made in writing addressed to the General Manager, Tasman Council, 1713 Main Road, Nubeena TAS 7184 or by email to tasman@tasman.tas.gov.au and will be received no later than **10 December 2025**. Late representations will not be considered.

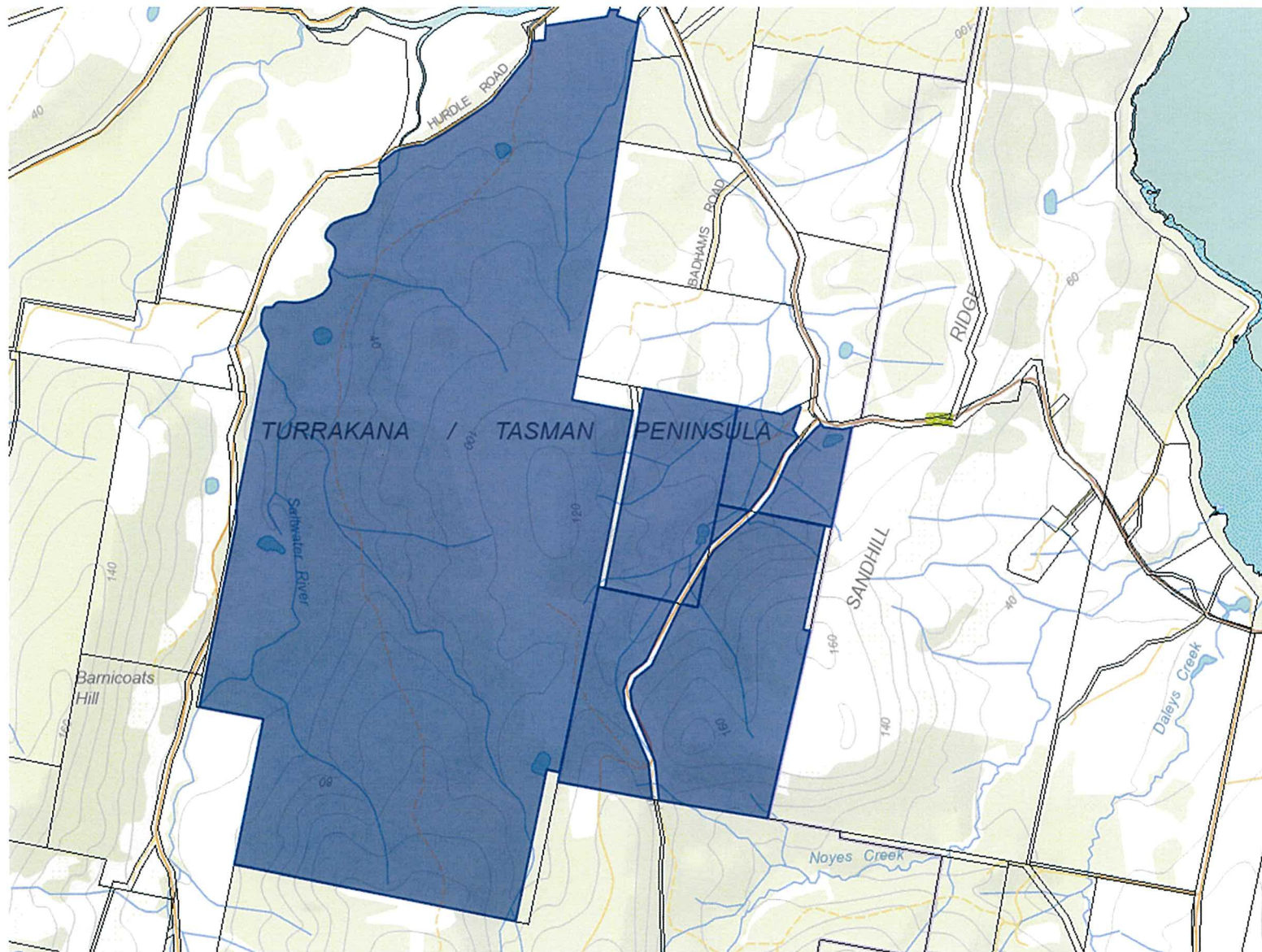


Blake Repine

General Manager

Date: 27 November 2025

SA 12 / 2025, 34 Wiggins Road, Saltwater River (CT 121549/2, 175085/1 and 224561/1) – The relevant plans and documents can be inspected at the Council Offices at 1713 Main Road, Nubeena during normal office hours, or the plans may be viewed on Council's website at www.tasman.tas.gov.au until the date representations close 10 December 2025. The below image was sourced from The List: <https://maps.thelist.tas.gov.au/listmap/app/list/map>



Application for Planning Permit

The personal information requested on this form is being collected by council for purpose set out in the title of the form. The personal information will be used solely by council for the primary purpose or directly related purposes. The applicant understands that personal information is provided for the above mentioned function and that he/she may apply to council for access to and/or amendment of the information. If an application is made under Section 57 of the Land Use Planning and Approvals Act 1993, a copy of the lodgement documents must be made available for any person to inspect during public notification. Please note that any information, reports and plans submitted with an application are treated as public documents and may be reproduced for representors, referral authorities and any other persons/bodies interested in the proposal.

Requests for access or correction should be made to Tasman Council's Customer Service Officer.

* Indicates mandatory field

APPLICANT DETAILS*

| | | | |
|------------------------|--|----------|--|
| FULL NAME | PDA Surveyors, Engineers and Planners (contact Robyn Bevilacqua) | | |
| POSTAL ADDRESS | | POSTCODE | |
| PHONE (BUSINESS HOURS) | | MOBILE: | |
| EMAIL | | | |

NOTE: All Council correspondence will be emailed to the applicant unless otherwise specified.

OWNERS DETAILS (IF DIFFERENT TO APPLICANT DETAILS)*

ENSURE OWNER DETAILS MATCH THE CURRENT CERTIFICATE OF TITLE

| | | | |
|------------------------|--|----------|--|
| FULL NAME | | | |
| POSTAL ADDRESS | | POSTCODE | |
| PHONE (BUSINESS HOURS) | | MOBILE | |

DESCRIPTION OF PROPOSED DEVELOPMENT*

| | |
|--|---|
| <input type="checkbox"/> New Dwelling | <input type="checkbox"/> Extension/ Addition |
| <input type="checkbox"/> New Shed/ Outbuilding | <input type="checkbox"/> Demolition |
| <input checked="" type="checkbox"/> Subdivision/ Boundary Adjustment | <input type="checkbox"/> Visitor Accommodation |
| <input type="checkbox"/> Change of Use | <input type="checkbox"/> Other (please specify – right) |
| <input type="checkbox"/> Commercial/ Industrial Building | |

Are any of the components in this application seeking retrospective approval?*

E.g. Use and/or development that has commenced without a planning permit.

(If yes, please specify the relevant components)

☐ Yes

☒ No

PRESENT USE OF LAND/ BUILDING(S)*

Resource Development (agriculture)

LOCATION OF PROPOSED DEVELOPMENT*

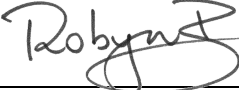
| | | | |
|---|----------------------------------|----------|-------------------|
| ADDRESS | 34 Wiggins Road, Saltwater River | | |
| CERTIFICATE OF TITLE: FOLIO NUMBER | 221561/1 121549/2 | 175085/1 | LOT NUMBER |

| | |
|--------------------------------------|--------------------------------------|
| FLOOR AREA* | |
| Existing floor area (square metres): | Proposed floor area (square metres): |
| CAR PARKING* | |
| Number existing | Number proposed |

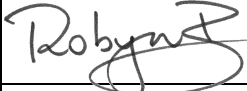
| | |
|---|--|
| SITE CONTAMINATION* | |
| Have any potentially contaminating uses been undertaken on this site? (Refer to list provided on page 5) | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| TASMANIAN HERITAGE OR ABORIGINAL HERITAGE REGISTER* | |
| Is this property on the Tasmanian Heritage or Aboriginal Heritage Register? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| VEGETATION REMOVAL* | |
| Does the proposal require any vegetation removal? If yes, provide details on the site plan. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| VALUE* | |
| Value of work (inc. GST) | \$ 10,000 |

Please complete both declarations if you are making the application but not the owner

DECLARATION BY APPLICANT*

| | |
|--|---|
| I/ we declare that the information given is a true and accurate representation of the proposed development; and I/ we am/ are liable for the payment of Council application processing fees, even in the event of the development not proceeding; and I/ we authorise Tasman Council to provide a copy of my documents relating to this application to any person for the purpose of assessment and public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained. | |
| SIGNATURE OF APPLICANT |  |
| NAME OF APPLICANT (PLEASE PRINT) | Robyn Bevilacqua per PDA Surveyors, Engineers and Planners |
| DATE | 11 November 2025 |

DECLARATION IF APPLICANT IS NOT THE OWNER

| | |
|---|---|
| I hereby declare that I am the applicant for the development at the address detailed in this application for a planning permit, and that I have notified the owner/s of the land for which I am making this application, in accordance with Section 52(1a) of the <i>Land Use Planning and Approvals Act 1993</i> . | |
| SIGNATURE OF APPLICANT |  |
| NAME OF APPLICANT (PLEASE PRINT) | Robyn Bevilacqua per PDA Surveyors, Engineers and Planners |
| DATE | 11 November 2025 |
| NAME/S OF OWNER/S NOTIFIED | |
| DATE | 11 November 2025 |

DECLARATION IF LAND IS COUNCIL OR CROWN LAND

| | |
|---|--|
| If the land that is the subject of this application is owned or administered by either the Crown or Tasman Council, the consent of the Minister of the Crown or the General Manager of the Council, whichever is applicable, must be included here. This consent should be completed and signed by either the Minister, the General Manager of Tasman Council, or their delegate (as specified in Subsections 52(1d-1g) of the <i>Land Use Planning and Approvals Act 1993</i>). | |
| DECLARATION | <p>I, _____</p> <p>being responsible for the administration of land at _____</p> <p>declare that I have given permission for the making of this application.</p> |
| SIGNATURE OF MINISTER/ GENERAL MANAGER | |
| DATE | |

NON-RESIDENTIAL DEVELOPMENTS

Note: This section must be completed for all applications for non-residential uses, home occupations and domestic/ residential businesses or other managed/ commercial residential uses (e.g. hostel or motel).

| | | | |
|---|--|--|---|
| HOURS OF BUSINESS | | | |
| CURRENT | | PROPOSED | |
| Monday to Friday | | Monday to Friday | |
| Saturday | | Saturday | |
| Sunday | | Sunday | |
| NUMBER OF EMPLOYEES | | | |
| CURRENT | | PROPOSED | |
| Total Employees | | Total Employees | |
| Employees on Site | | Employees on Site | |
| PLANT/ MACHINERY | | | |
| Is there any large plant or machinery that would need to be installed or used on site such as refrigeration units and generators? (If yes, please list below the type of machinery and ensure location, dimensions etc are clearly marked on your plans.) | | | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| | | | |
| | | | |
| | | | |
| OUTDOOR STORAGE/ SEATING/ NUMBER OF BEDS | | | |
| Is outdoor storage proposed? (If yes, please ensure that your plans show where the outdoor storage areas are and what type of goods are stored. This information will help us assess the impact of the proposal on the amenity. | | | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| If you are proposing a night club, café or the like, what is the number of seats proposed including the capacity at any bar area? | | Please ensure that the arrangements are shown on your plans. This information enables us to assess the car parking arrangements. | |
| If you are proposing a hotel, motel, visitor accommodation, hostel or the like, what is the number of beds proposed? | | Please ensure the beds are clearly indicated on your plans. This information enables us to assess the car parking arrangements. | |
| GOODS DELIVERIES | | | |
| Will there be any goods deliveries to and from the site? (If yes, please estimate the number and type of vehicles and how often they will make trips.) | | | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Type and Size of Vehicle | | Number of Vehicles on Site | |
| Trip Frequency per Month | | | |

PLANNING PERMIT – APPLICATION CHECKLIST – MANDATORY

To ensure that we can process your application as quickly as possible, please read the following checklist carefully to ensure that you have provided the following at the time of lodging the application.

If you are unclear on any aspect of your application, please phone **(03) 6250 9200** to discuss or arrange an appointment concerning your proposal. Note that, in accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, Council may require additional information.

Please note that the following information is required by Clause 6.1 of the State Planning Provisions. An application will not be considered to be a valid application and will not be processed without the required information as detailed below.

Please complete the below checklist



Completed Application Form - Required

All sections filled out correctly and owner details match those listed on the title documents
Application form includes a detailed cost estimate of the proposal



Written Submission - Required

Description of the proposed development
Justification addressing the Performance Criteria (if applicable)



Title Documents - Required

Current copy of the Certificate of Title (Folio Plan and Text Page)
Copies of any restrictive covenants, easements, or other relevant documents.



Site Plan - Required

Drawn to scale
Shows the location of the proposed development including setback distances from boundaries
Includes existing structures, property boundaries, access points, driveways, parking areas, rainwater tanks and any natural features (vegetation and waterways)



Floor Plan and Elevations - Required

Detailed floor plans of the proposed development
Elevations showing the height and external appearance



Stormwater and Servicing Plan - Required

Details on how stormwater will be managed on-site
Information about connections to utilities (water, sewer, electricity)
Elevations showing the height and external appearance of all water tanks



Landscaping Plan - if applicable

Details of existing vegetation to be retained or removed

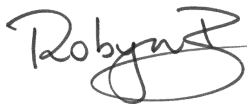


Supporting Reports and Assessments - if applicable

Bushfire Hazard Management Plan and Report
Traffic Impact Assessment
Natural Values Assessment
Onsite Wastewater Assessment

Dated: 11 November 2025

Signed:



Please note the following:

Application fees will be invoiced upon initial assessment, this is within 4 business days of submission.
If this application results in building works occurring on the property, applicant and/or owner information including name and contact details will be provided to the Office of the Valuer General for the purpose of undertaking a valuation inspection of the property / building works.

| POTENTIALLY CONTAMINATING ACTIVITIES | |
|---|---|
| Agricultural Fertiliser Manufacture | Metal Founders |
| Asbestos Production and Manufacture | Metal Sprayers |
| Battery Manufacture and Recycling | Metal Treatments and Picklers |
| Chemical Manufacture or Formation | Mining and Extractive Industries |
| Defence Establishments and Training Areas | Pest Controllers (being areas where pest control chemicals are stored or vehicles and tanks used in connection with pest control are washed.) |
| Drum Reconditioning Wastes | Petroleum and Petrochemical Industries |
| Dry Cleaning Establishments | Pharmaceutical Manufacture or Formation |
| Electroplating | Printers |
| Explosives Production and Storage | Railway Yards |
| Fuel Depots and Storage Areas | Sanitary and Refining |
| Galvanisers | Scrap Yards |
| Gas Works | Service Stations |
| Gun, Pistol and Rifle Clubs | Smelting and Refining |
| Hazardous Waste Landfills | Tannery or Fellmongery or Hide Curing Works |
| Industrial Cleaners | Wood Treatment and Preservation Sites |
| Lime Burners | |

SEARCH OF TORRENS TITLE

| | |
|------------------|------------------------------|
| VOLUME 224561 | FOLIO 1 |
| EDITION 6 | DATE OF ISSUE 26-Feb-2018 |

SEARCH DATE : 01-Oct-2025

SEARCH TIME : 11.00 AM

DESCRIPTION OF LAND

Parish of TOGANEE, Land District of PEMBROKE

Lot 1 on Plan [224561](#)Derivation : Lots 13808 and 14438 Gtd to W H Woolley and Lot
21207 Gtd to H PricePrior CT [2837/48](#)SCHEDULE 1

[M556218](#) TRANSFER to Registered
26-Apr-2016 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[D27160](#) PRIVATE TIMBER RESERVE pursuant to Section 15(1) of
the Forest Practices Act 1985 (affecting part of the
said land within described as shown hatched on the
plan annexed thereto) Registered 17-Apr-2013 at noon

[E119466](#) MORTGAGE to National Australia Bank Limited
Registered 26-Feb-2018 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book

Vol.

Fol.

2837 48

Cert. of Title Vol.1047 Fol. 80

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

Recorder of Titles.



DESCRIPTION OF LAND

PARISH OF TOGANEE LAND DISTRICT OF PEMBROKE
ONE HUNDRED AND TWENTY ACRES THREE ROODS TWO PERCHES on the Plan
hereon

FIRST SCHEDULE (continued overleaf)

JAMES ALBERT NOYE of Premaydena, Farmer

SECOND SCHEDULE (continued overleaf)

MORTGAGE NO.A329249 to Daisy Jean Noye DISCHARGED A684238 (27.3.1980)
Registered 9th January, 1970 at 12.5p.m.

(Sgd.) T.E.HUTCHINSON

Recorder of Titles.

Acting Recorder of Titles

MORTGAGE NO.A329968 to The English Scottish
and Australian Bank Limited
Registered 15th January, 1970 at Noon

(Sgd.) T.E.HUTCHINSON

Recorder of Titles.

DISCHARGED B438311
1.7.1991.

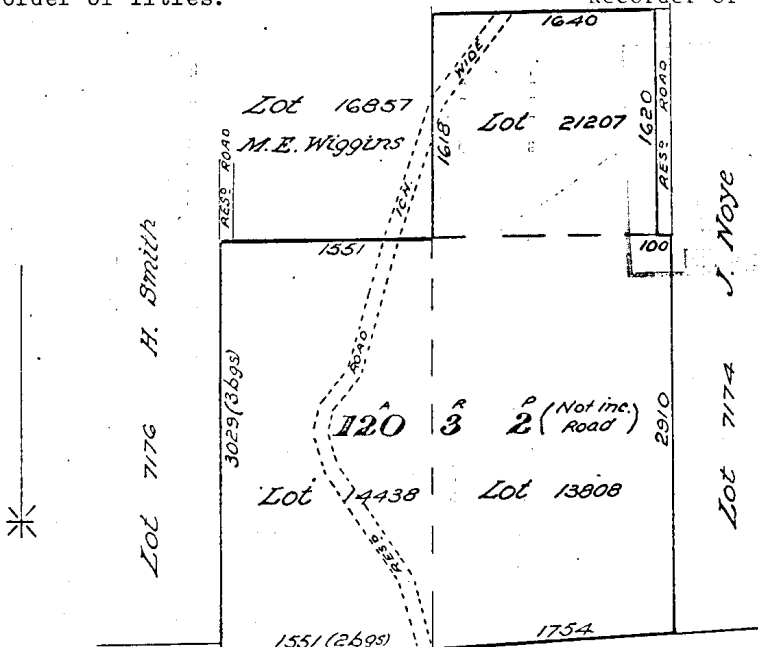
Recorder of Titles.

RE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

Lot 1 of this plan consists of all the
land comprised in the above-mentioned
cancelled folio of the Register

REGISTERED NUMBER

224561



Lots 13808 and 14438 Gtd. to W.H.Woolley and Lot 21207 Gtd. to H.Price
Meas. are in links.

FIRST.Edition. Registered

Derived from C.T.Vol. 1047 Fol.80 - Transfer A329248 D.J.Noye

SEARCH OF TORRENS TITLE

| | |
|------------------|------------------------------|
| VOLUME 175085 | FOLIO 1 |
| EDITION 1 | DATE OF ISSUE 28-May-2018 |

SEARCH DATE : 01-Oct-2025

SEARCH TIME : 10.59 AM

DESCRIPTION OF LAND

Parish of TOGANEE Land District of PEMBROKE

Lot 1 on Plan [175085](#)

Derivation : Part of Lot 6989, 513 Acres Gtd. to Herbert Smith,
Whole of Lot 14728, 99A-1R-27P Gtd. to Jacob Burden, Whole of
Lot 31405, 6A-0R-32P Gtd. to George Percival Jenkins and Part
of Lot 16857 Gtd to M E Wiggins

Prior CTs [131642/2](#) and [207996/1](#)SCHEDULE 1

[M556213](#) & [M556218](#) TRANSFER to
Registered 26-Apr-2016 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP[131642](#) FENCING COVENANT in Schedule of Easements

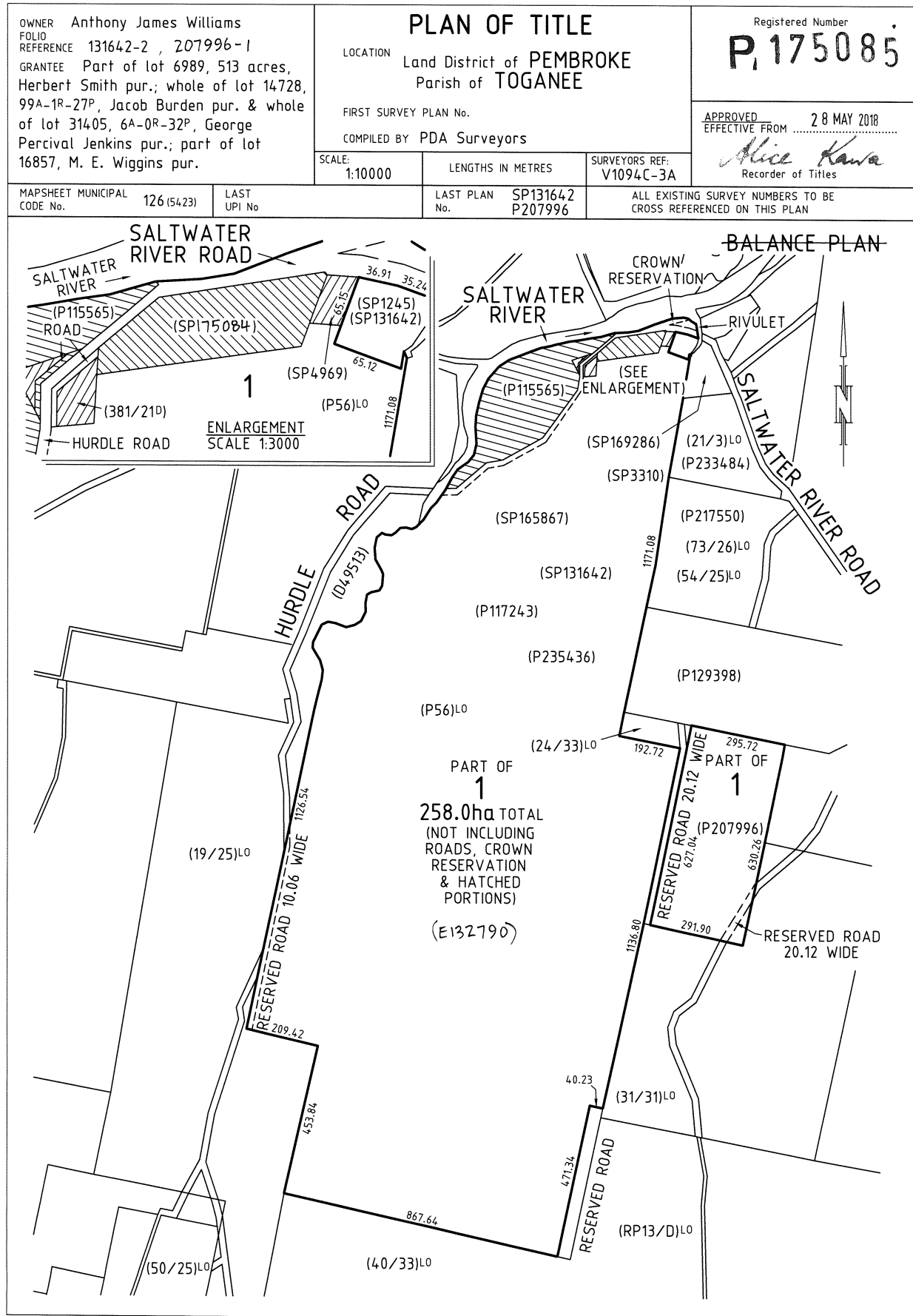
[E29035](#) MORTGAGE to National Australia Bank Limited (of that
part of the said land within described formerly
comprised in folio of the Register Volume [131642](#)
Folio 2) Registered 28-Jan-2016 at 12.01 PM

[E119466](#) MORTGAGE to National Australia Bank Limited (of that
part of the said land within described formerly
comprised in folio of the Register Volume [207996](#)
Folio 1) Registered 26-Feb-2018 at 12.01 PM

[E132790](#) ADHESION ORDER under Section 110 of the Local
Government (Building and Miscellaneous Provisions)
Act 1993 Registered 28-May-2018 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SEARCH OF TORRENS TITLE

| | |
|------------------|------------------------------|
| VOLUME 121549 | FOLIO 2 |
| EDITION 5 | DATE OF ISSUE 26-Feb-2018 |

SEARCH DATE : 01-Oct-2025

SEARCH TIME : 11.01 AM

DESCRIPTION OF LAND

Parish of TOGANEE, Land District of PEMBROKE

Lot 2 on Sealed Plan [121549](#)Derivation : Part of Lot 26556 Gtd. to J.E. Noye Part of Lots
34566 & 34881 Gtd to D.J. NoyePrior CTs [201999/1](#), [202666/1](#) and [203799/1](#)SCHEDULE 1

[M556218](#) TRANSFER to
26-Apr-2016 at 12.01 PM Registered

SCHEDULE 2

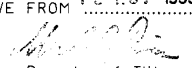
Reservations and conditions in the Crown Grant if any

SP[121549](#) COVENANTS in Schedule of EasementsSP[121549](#) FENCING COVENANT in Schedule of Easements[E119466](#) MORTGAGE to National Australia Bank Limited

Registered 26-Feb-2018 at 12.01 PM

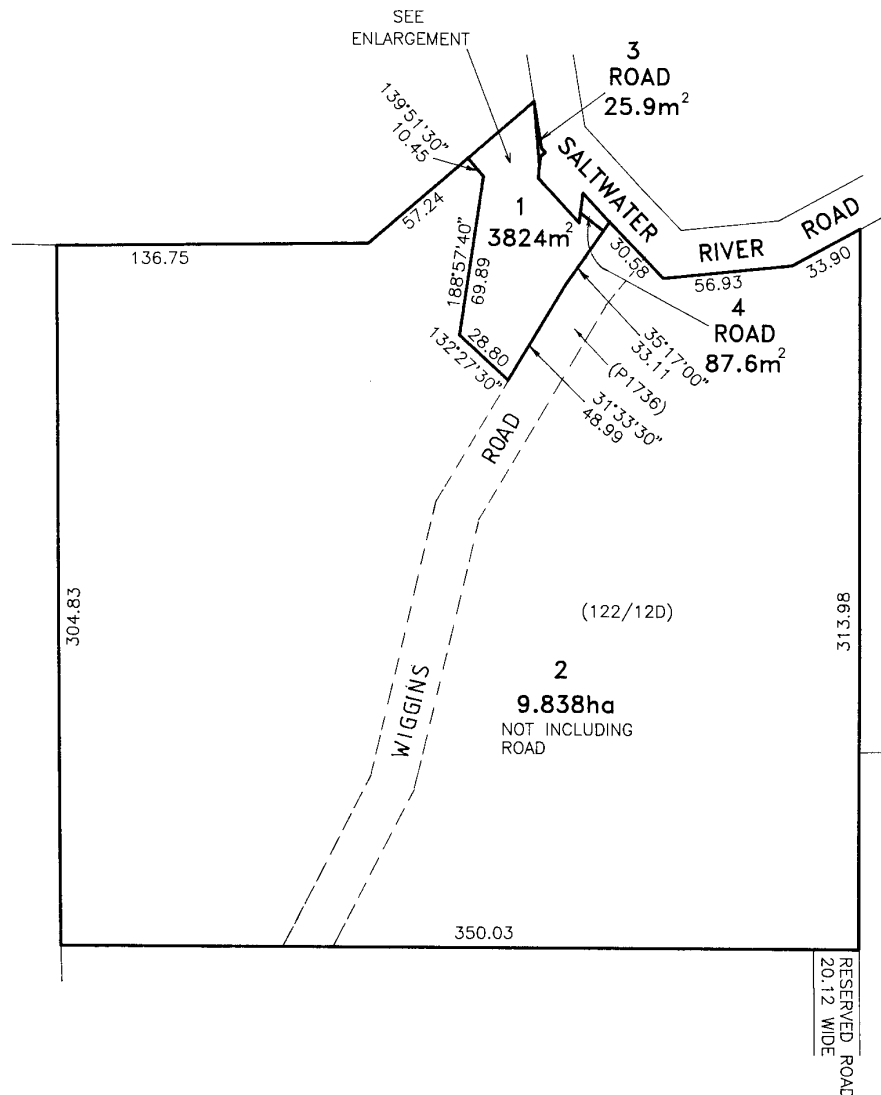
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

| | | | | |
|---|--|---|---------------------------|--|
| OWNER P.B. & J.A. NOYE | | PLAN OF SURVEY BY SURVEYOR D.J. McAVOY | | REGISTERED NUMBER SP 121549 |
| FOLIO REFERENCE CT. 201999/1, CT. 202666/1 CT. 203799/1 GRANTEE WHOLE OF LOT 34566, 1-2-7% LOT 34881, 0-1-27 GTD TO DAISY JEAN NOYE. PART OF LOT 26556, 57-3-9 GTD TO JAMES EDWARD NOYE. | | LOCATION PEMBROKE TOGANEE | | APPROVED EFFECTIVE FROM 15 NOV 1995  Recorder of Titles |
| MAPSHEET MUNICIPAL CODE No. 126 | | LAST UPI No. 3201055 2920785 | LAST PLAN No. 122-12 D | ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN |

INDEX PLAN

LOT 2 IS COMPILED FROM CT 2114-17, CT 2263-40, CT 2201-22 AND THIS SURVEY



A-148

SURVEY NOTES

SHEET 2 OF SHEETS
LENGTHS IN METRES



**PLAN OF SURVEY
ANNEXURE SHEET**

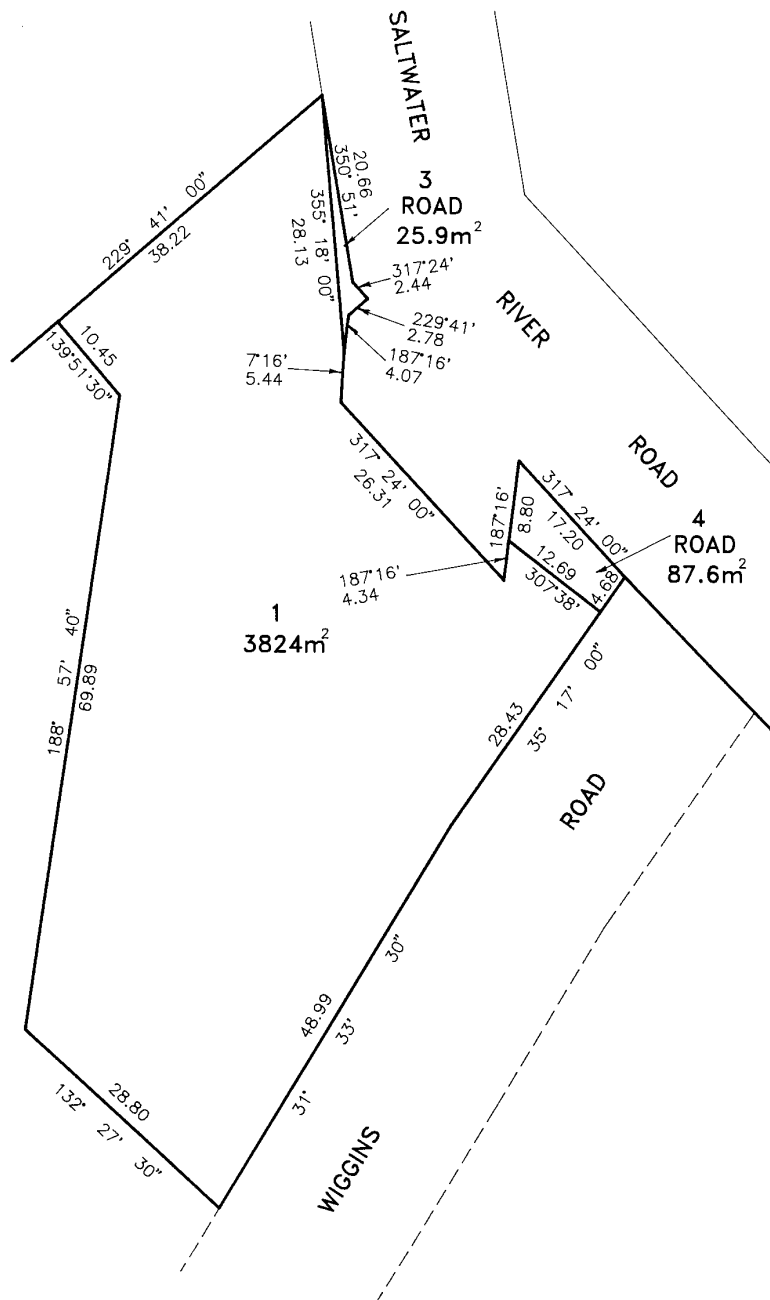
SHEET 1 OF 1 SHEETS
SCALE 1: 500

Registered Number

SP12 1549

ENLARGEMENT

SCALE 1:500



SCHEDULE OF EASEMENTS

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS
& MORTGAGEES OF THE LAND AFFECTED.
SIGNATURES MUST BE ATTESTED.

REGISTERED NUMBER

SP 121549

EASEMENTS AND PROFITS

PAGE 1 OF 2 PAGES

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.

FENCING COVENANT

The owner of each lot on the plan covenants with JAMES ALBERT NOYE and PAULINE BARBARA NOYE (the Vendors) that the Vendors shall not be required to fence.

COVENANTS

The owner of lot 2 on the plan covenants with the said JAMES ALBERT NOYE and PAULINE BARBARA NOYE ~~and the owners for the time being of the balance~~ and the Municipality of Tasman to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit thereof shall be for the Municipality of Tasman and shall be annexed to and devolve ~~with the balance land and each and every part thereof~~ to observe the following stipulations:-

- (a) not to construct or use any vehicular access from Lot 2 onto "Saltwater River Road" other than at the access point where "Wiggins Road" intercepts with "Saltwater River Road".

DEFINITION

~~"Balance" means the land remaining in Certificates of Title volume 2263 folio 40, volume 2114 folio 17 and volume 2201 folio 22 after the transfer thereof of the lots shown on the plan.~~

SUBDIVIDER :

FOLIO REF : J.A. & P.B. NOYE

CTS 2263/40, 2114/17 & 2201/22

SOLICITOR & REFERENCE **PIGGOTT WOOD & BAKER**

JTT:HDM

PLAN

SEALED BY : *TASMANIAN COUNCIL*

DATE : *14 September 1995*

SD 11/94

REF No.

General Manager

NOTE: THE COUNCIL GENERAL MANAGER MUST SIGN THE CERTIFICATE FOR THE PURPOSE OF IDENTIFICATION.

SCHEDULE OF EASEMENTS

PAGE 2 OF 2 PAGES

Registered Number

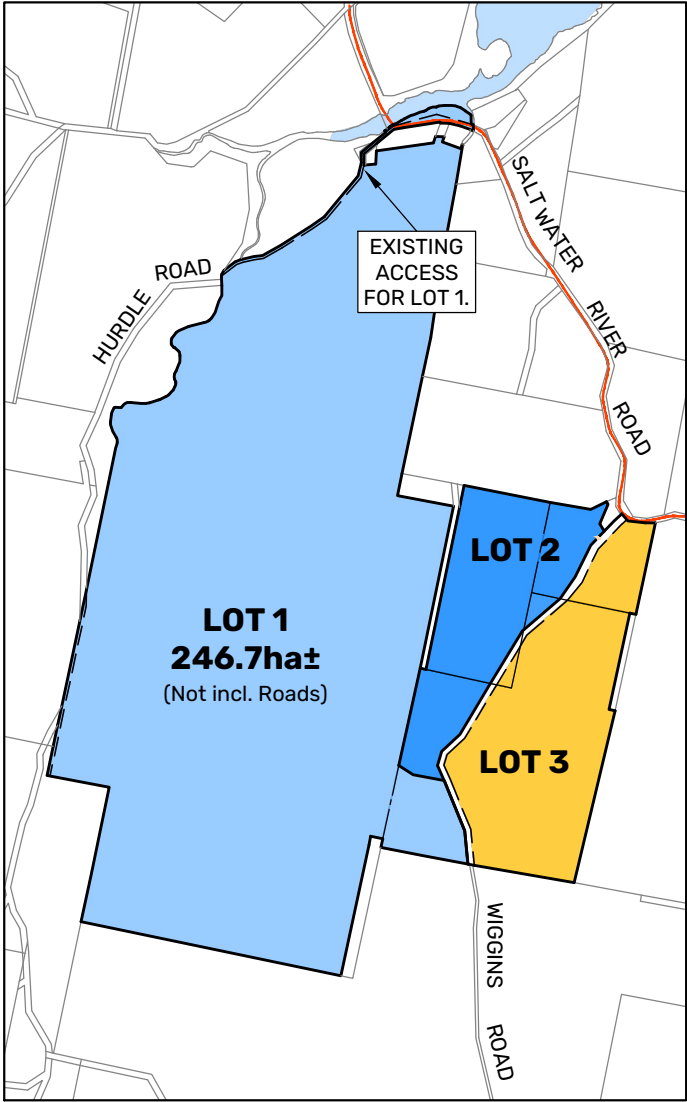
SP 12 1549

SIGNED by JAMES ALBERT NOYE and)
 PAULINE BARBARA NOYE)
 the registered proprietor of the)
 land contained in Certificates of Title)
 volume 2263 folio 40, volume 2114)
 folio 17 and volume 2201 folio 22 in)
 the presence of:-)

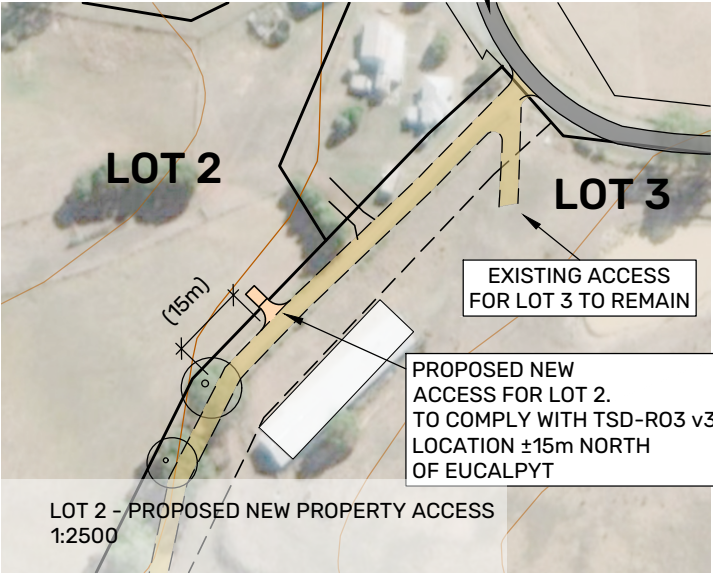
WITNESS: *B.J. Placey*
 ADDRESS: *Nabeena*
 OCCUPATION: *Administrative Officer*

SIGNED by GRANT EDWARD KENCH and)
 MICHAEL GRAEME FOSTER)
 the Mortgagors under Mortgage nos.)
 B438312 and B779805 in the presence)
 of:-)

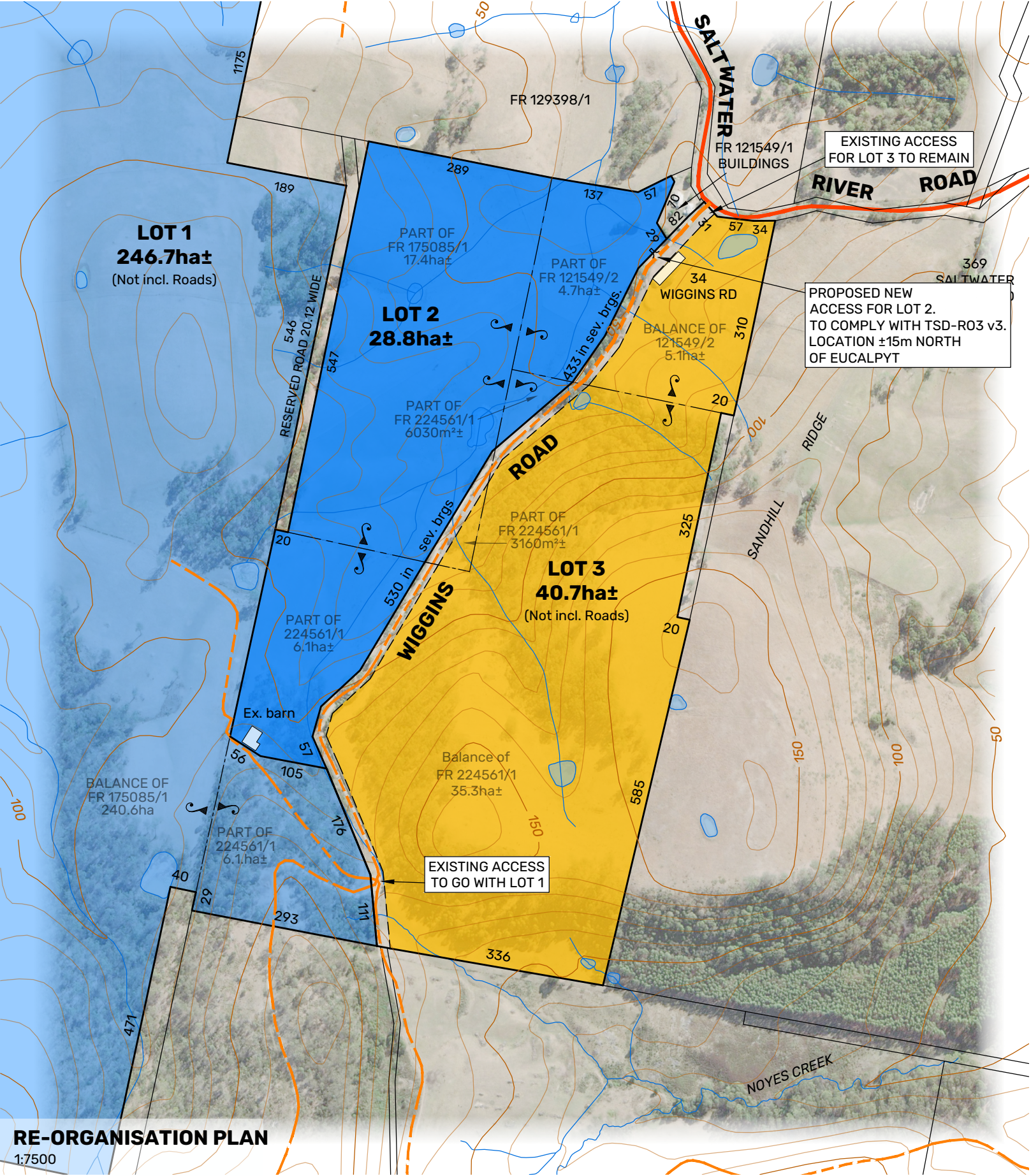
J. A. Noye
P. B. Noye



LOCALITY PLAN
1:25,000



LOT 2 - PROPOSED NEW PROPERTY ACCESS
1:2500



RE-ORGANISATION PLAN
1:7500

**PLAN OF SUBDIVISION
BOUNDARY RE-ORGANISATION**

Owners

Title References
FR 175085/1, FR 121549/2 & FR 224561/1

Address
34 Wiggins Road, Saltwater River

Council
Tasman Council

Tasmanian Planning scheme
Tasman Local Provisions Schedule

Zone
21 Agriculture

Zone Overlay
7 Waterway and coastal protection area
11 Coastal inundation
13 Bushfire-prone Areas Code
15 Landslip Hazard Code

Schedule of Easements
Covenant: FR121549/2 not to construct or use access onto Saltwater River Road other than at the access point where Wiggins Road intercept with Saltwater River Road.

NOTES

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

The entire site is subject to the Bushfire Protection Area Overlay.
This has not been shown for plan clarity.

KEY

- LOT 1
- LOT 2
- LOT 3
- SEALED ROAD
- UNSEALED ROAD
- 10m Contour intervals

| | | | | |
|-----|---------------------|-------|----------|-------|
| D | | | | |
| C | | | | |
| B | | | | |
| A | | | | |
| 0 | PLAN OF SUBDIVISION | MK | 03.10.25 | HAC |
| REV | AMENDMENTS | DRAWN | DATE | APPR. |

NOTES:

| | |
|----------------|---------|
| PLANNER | CHECKED |
| - | - |
| DRAWN | CHECKED |
| MK | HAC |
| DATE | |
| 3 OCTOBER 2025 | |

BOUNDARY RE-ORGANISATION
34 WIGGINS ROAD, SALTWATER RIVER ROAD
for



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 |
| 1:7500 | (A3) |
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PDA

SURVEYORS, ENGINEERS & PLANNERS

PDA Planning Report

34 Wiggins Road, Saltwater River

Reorganisation of Boundaries (3 lots into 3)

54783HC | 11 November 2025

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REVISION HISTORY

| Revision | Description | Date |
|----------|-------------|------------------|
| 0 | First Issue | 11 November 2025 |
| 1 | | |

ENGAGEMENT & COSTS, FEES, CHARGES & INVOICING DIRECTIONS

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PDA Engineers, Surveyors & Planners has been engaged by Anthony James Williams & Bronwyn Meredith Williams (the Permit Holder) to prepare documentation for a planning permit for a Reorganisation of boundaries (3 lots to 3) located on land known as 34 Wiggins Road, Saltwater River. 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 SUMMARY

| | |
|----------------------|--|
| ADDRESS | 34 Wiggins Road, Saltwater River |
| PROPOSAL | Subdivision - reorganisation of boundaries (3 lots to 3) |
| TITLE REFERENCES | 175085/1, 224561/1, 121549/2 |
| PID | 9979375 |
| ORDINANCE | Tasmanian Planning Scheme – Tasman |
| GENERAL PROVISIONS | 7.10 Development not Required to be Categorised into a Use Class |
| ZONE | 21.0 Agriculture |
| SPECIFIC AREAS PLANS | Not applicable to this application |
| OVERLAYS AND CODES | C2.0 Parking and Sustainable Transport C3.0 Road and Railway Assets C7.0 Natural Assets (waterway and coastal protection areas) C11.0 Coastal Inundation Hazard (investigation area) C13.0 Bushfire-Prone Areas – exempt per C13.4.1(a) C15.0 Landslip Hazard (low and medium) – exempt per C15.4(d)(ii)(b) |

TABLE OF CONTENTS

| | |
|---|----|
| 1. THE LAND | 4 |
| 2. EXISTING USE AND DEVELOPMENT | 5 |
| 3. THE PROPOSAL | 8 |
| 4. SITE ANALYSIS | 9 |
| 5. PLANNING SCHEME ASSESSMENT | 16 |
| Categorising into a Use Class | 16 |
| General Provision 7.10 Development Not Required to be Categorised into a Use Class..... | 16 |
| 21.0 Agriculture Zone..... | 18 |
| C2.0 Parking and Sustainable Transport Code..... | 25 |
| C3.0 Road and Railway Assets Code | 30 |
| C7.0 Natural Assets Code | 32 |
| C11.0 Coastal Inundation Hazard Code | 34 |
| C13.0 Bushfire-Prone Areas Code | 36 |
| C15.0 Landslip Hazard Code | 36 |
| 6. CONCLUSION | 37 |

1. THE LAND

The subject site consists of three adjoining titles located between Premaydena and the Saltwater River township on Turrakana / Tasman Peninsula.

The lots are legally described as:

- 1) Lot 1 on Plan 175085. This lot is 258ha (not including roads and crown reserves).
- 2) Lot 2 on Sealed Plan 121549. This lot is 9.838ha (not including the road).
- 3) Lot 1 of Registered Number 224561. This lot is 120 acres, 3 roods and 2 perches (not including the road). LISTmap area is 48.17ha.

The three titles are owned by
PID 9979375.

and have the address 34 Wiggins Road;

A copy of the Folio Texts and Folio Plans are included with the submission.

CT 175085/1 lists an adhesion order registered in May 2018.

CT 121549/2 lists a Schedule of Easements, also attached. The Schedule contains a covenant whereby the owner of lot 2 is *not to construct or use any vehicular access from Lot 2 onto Saltwater River Road, other than at the access point where Wiggins Road intercepts with Saltwater River Road*. This application does not propose such an access.

CT 224561/1 indicates the property contains an area of private timber reserve. This does not impact the subdivision proposal; however Private Forests Tasmania will need to be advised and make an administrative adjustment when titles are issued.

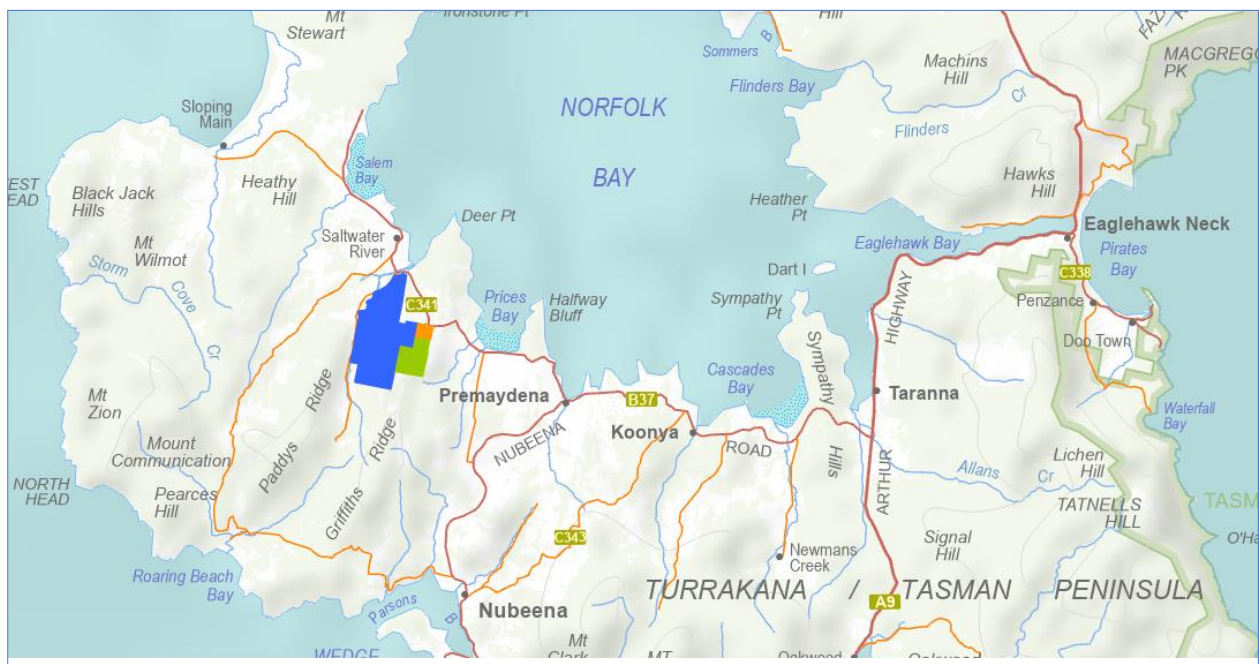


Figure 1: The subject site (green, blue and orange fill), south of the Saltwater River township and west of Premaydena.

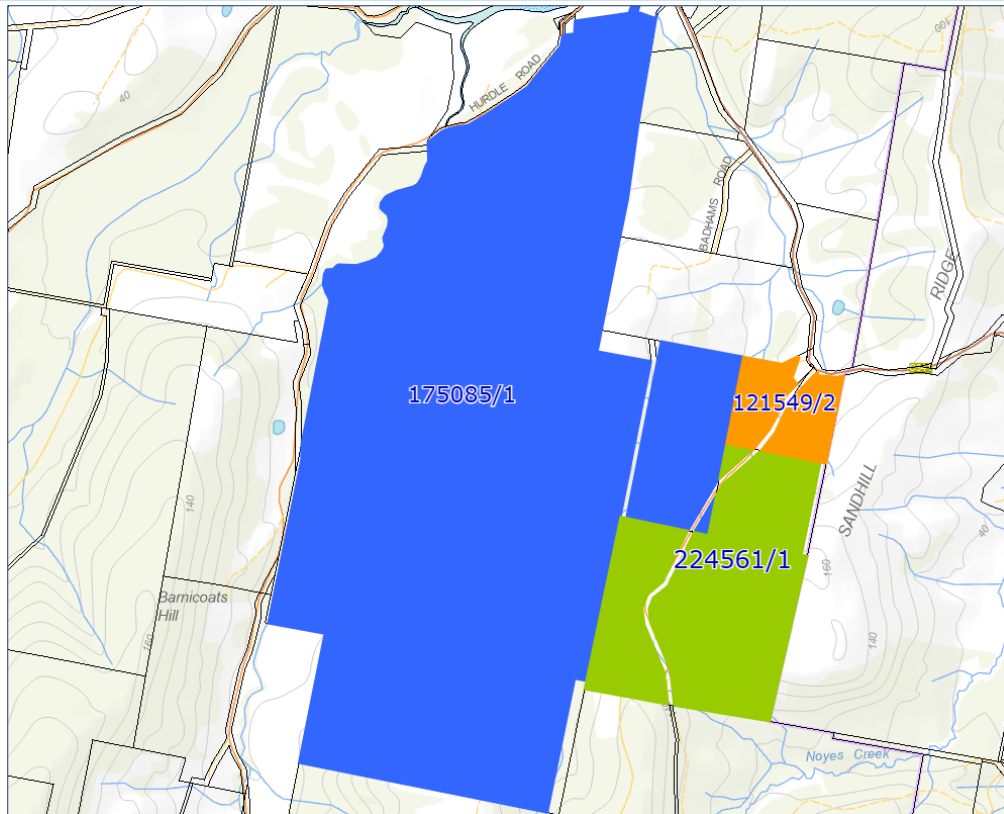


Figure 2: the three titles that make up the subject site.

2. EXISTING USE AND DEVELOPMENT

The land is used for agricultural purposes, with the northern, flatter areas cleared and pastured, and the southern, steeper areas remaining vegetated. CT 224561/1 contains a private timber reserve in its southern half. There have been several Forest Practices Plans issued in the surrounding area, two of which are on CT 175085/1.

Clockwise from left in the image above:

CT 175085/1 (blue): The northern half of this large lot is cleared and pastured and used for grazing. It contains around 13 dams. It has access from Hurdle Road on its northwestern boundary with a farm track leading into and through the lot to the lot to the south. Wiggins Road cuts through an eastern corner of the lot. The southern half remains mostly vegetated. This lot has two expired Forest Practices Plans listed (2004 and 2017). Two remnant road reserves occur in the east.

CT 121549/2 (orange): This is the smallest of the three lots. Apart from scattered eucalypts along Wiggins Road and a central shelter belt area, is cleared and pastured and used for agricultural purposes (grazing). Wiggins Road bisects the lot from north to south. The lot supports two outbuildings: one around 688m² on the eastern side of Wiggins Road, and a smaller one around 168m² in the northern tip on the western side of Wiggins Road. Access to the lot is from the Wiggins Road / Saltwater River Road junction. Access to the smaller outbuilding is currently from Saltwater River Road through another property. The lot contains a dam in the northeastern corner on the eastern side of Wiggins Road. A TasNetworks high voltage transmission line runs along the frontage 8-20m inside the front boundary. Three power poles lead east into the property from Wiggins Road for around 115m.

CT 224561/1 (green): this lot is also bisected from north to south by Wiggins Road. Wiggins Road ends around 100m from the lot's southern boundary, and from there continues as a

private access road leading to the west and then further south. This lot contains around 50% pasture, interspersed with 50% native vegetation. It supports a barn in the south and two dams (one small). The southern one-third of the lot is a private timber reserve (PTR Code 2200BA). Whilst this does not impact this proposal, Private Forests Tasmania will need to make administrative adjustments once new titles are issued.

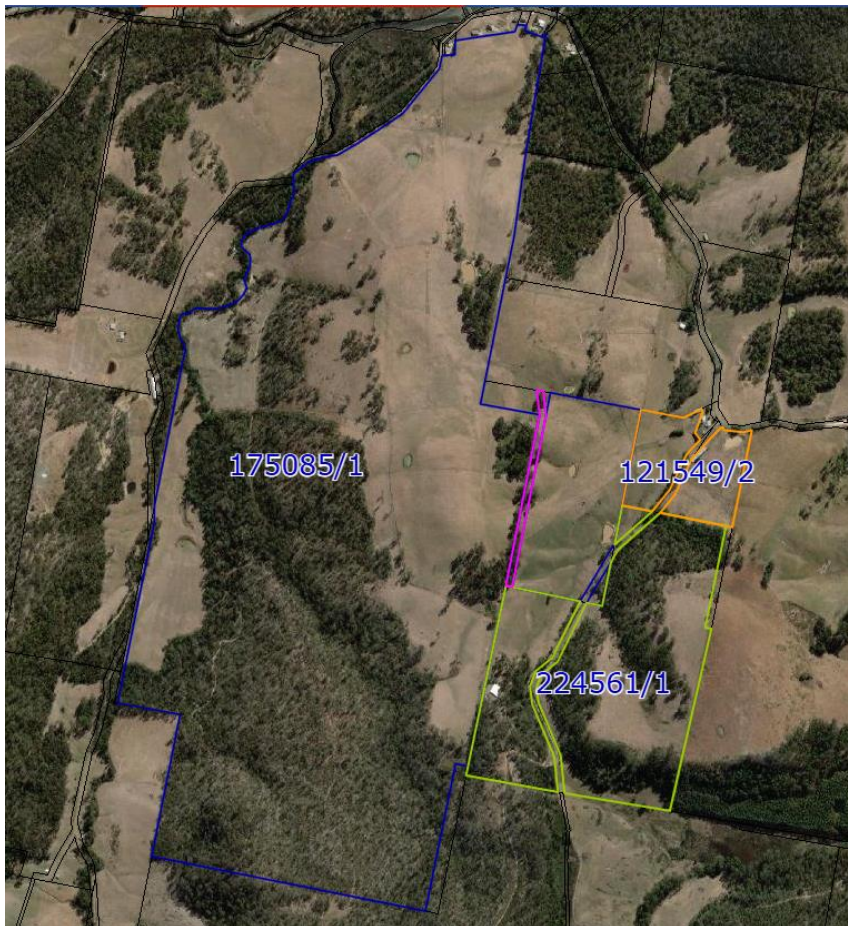


Figure 3: The three lots, mostly cleared and pastured in the north with areas still vegetated in the south. A remnant road reserve is shown in pink. Source: maps.thelist.tas.gov.au – ESRI Imagery basemap.

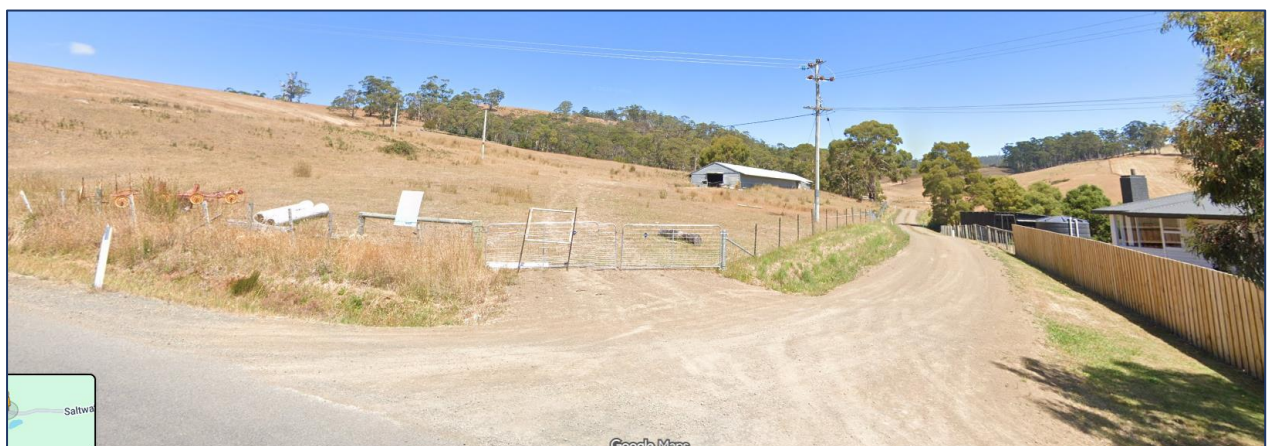


Figure 4: the junction of Saltwater River Road (sealed) and Wiggins Road (unsealed) showing the access to the 688m² outbuilding on CT 121549/2. The pastured land interspersed with native vegetation can be seen in the background. High voltage transmission lines can be seen across the front boundary as well as power poles leading into the lot.



Figure 5: the smaller outbuilding seen from Saltwater River Road through another property (475 Saltwater River Road). The pastured land can be seen in the background.



Figure 6: High voltage transmission line (orange line) running along inside the front boundary of CT 121549/2, and power poles leading into the lot (yellow dots).

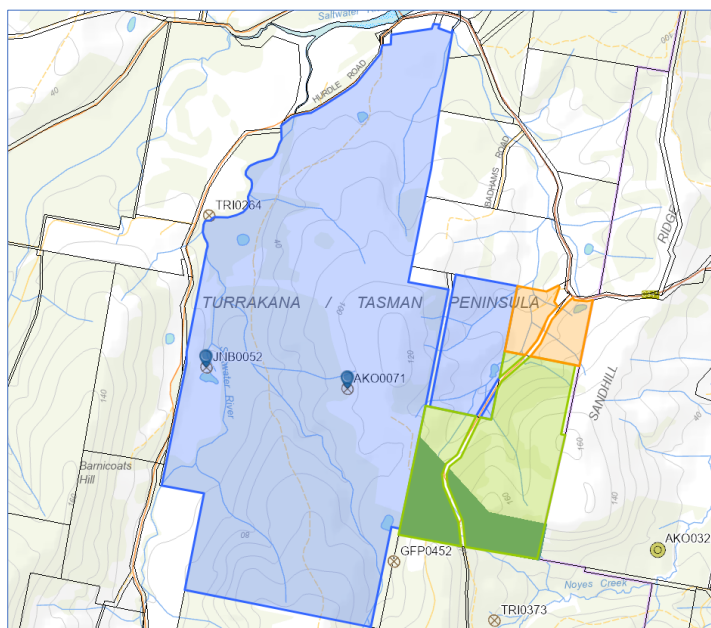


Figure 7: the Private Timber Reserve (darker green fill) and expired Forest Practices Plans (pinned circles with numbering)

DRAINAGE

The site does not contain any formed drainage system and currently utilises natural absorption.

ACCESS

Access to the site is off Wiggins, Hurdle and Saltwater River Roads. Saltwater River Road is a sealed, council-maintained, collector road. Wiggins Road and Hurdle Road are unsealed, council-maintained local roads.

RETICULATED SERVICES

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

3. THE PROPOSAL

To reorganise the boundaries by subdivision, retaining three lots. The reorganisation essentially 'makes more sense' on the ground. It divides the land along reserved and actual roads so they no longer cut through the properties. The two smaller lots become more evenly sized. The smallest lot (currently approx. 5 ha) becomes more useable as an agricultural lot (approx. 28.8 ha).

Lot 1 is the westernmost lot and would be 246.7ha. It would surrender around 17.4ha of land east of the remnant road reserve, to Lot 2. It has frontage and a single access from Hurdle Road in the west, which will not change. It will retain 10-11 dams. It will also have frontage to Wiggins Road in the south with an existing access point.

Lot 2 is to be around 28.8ha. It will incorporate most of the land between Lot 1 (to the west) and Wiggins Road (to the east). It will have frontage to Wiggins Road along the eastern boundary. A new access will be created off Wiggins Road to TSD-R03-v3 standard, at least 15m north of a eucalypt on the boundary (to protect the eucalypt), opposite the outbuilding on Lot 3. Lot 2 will include the barn in the south and the 168m² outbuilding in the north.

Lot 3 would be 40.7ha. It would incorporate all the land east of Wiggins Road with frontage to Wiggins Road along the western boundary and to Saltwater River Road along the north. Access is via an existing single access from Wiggins Road, near the junction with Saltwater River Road. This will not change. Lot 3 will include the large outbuilding and three dams.

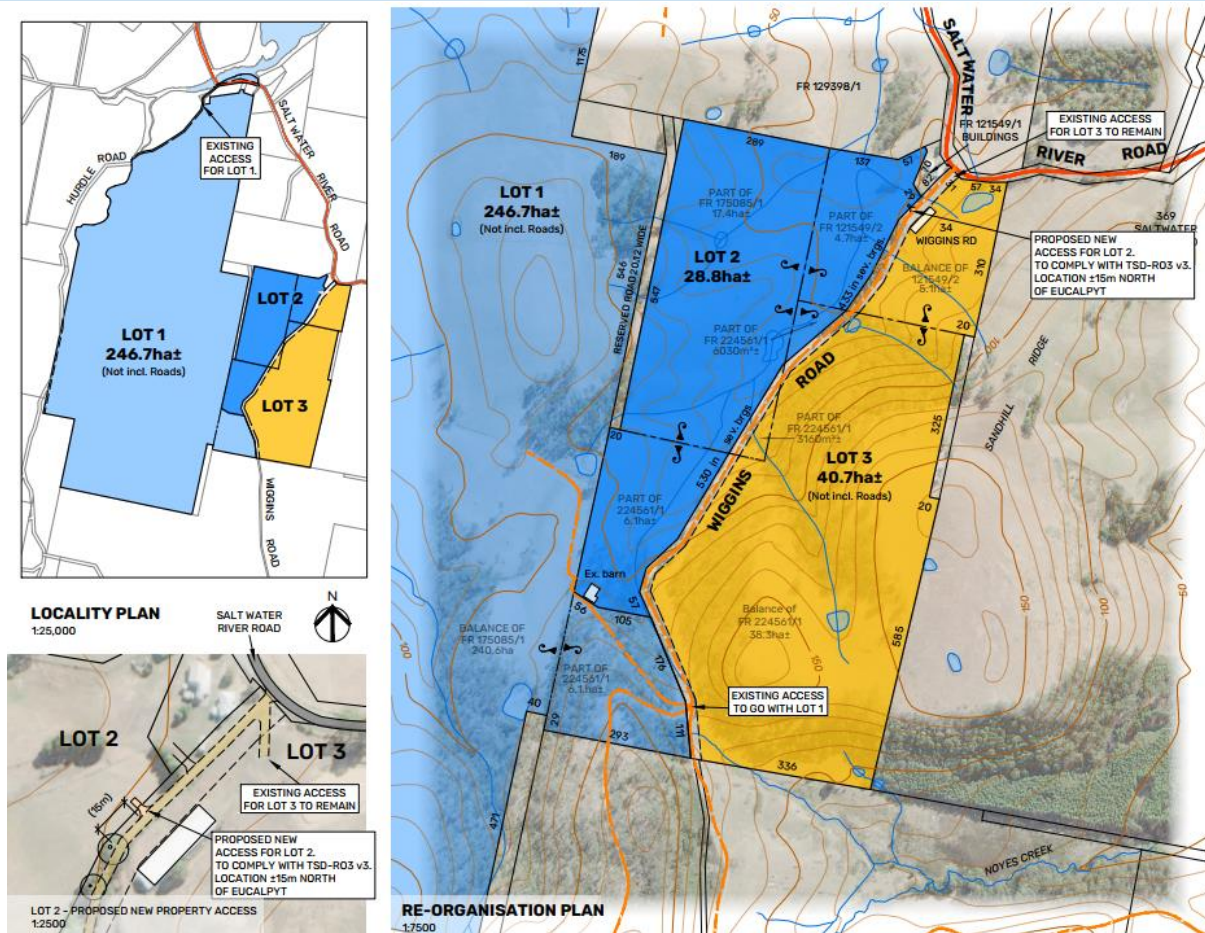


Figure 8: Plan of subdivision

PDA Surveyors, Engineers and Planners are applying on behalf of the property owner 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

ZONE

All three lots are zoned **Agriculture**.

SURROUNDING PROPERTY ZONES AND USES

All abutting land is zoned either Agriculture or Rural. The Saltwater River to the north and west is zoned Environmental Management. Land further inland to the southwest is zoned Landscape Conservation. Surrounding land on the peninsula contains a mix of private timber reserve and conservation covenanted land.

- Land to the north is zoned Rural and either remains vegetated or supports single dwellings on smaller lots.
- East is zoned Agriculture and used for agricultural purposes.
- South is zoned Rural and remains vegetated and undeveloped.
- West is zoned Agriculture and either remains undeveloped or supports agricultural use with supporting dwellings.

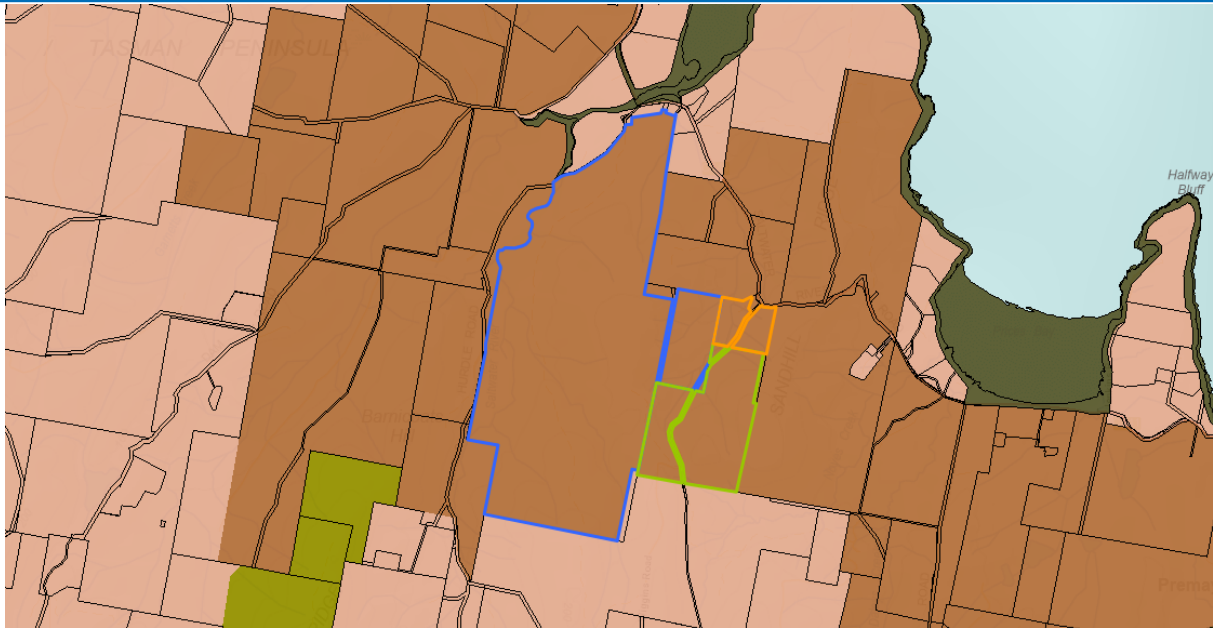


Figure 9: Zones - Agriculture (brown), Rural (pink), Landscape Conservation (olive) and Environmental Management (dark green).



Figure 10: the area is characterised a mix of Private Timber Reserves (dark green) and Conservation Covenants (bright green).

TOPOGRAPHY

The image below shows the topography of the land.

- Lot 1 slopes generally west and northwest towards Saltwater River and the rivermouth, with two peaks of around 120m AHD in its east and south.
- Lot 2 slopes generally to the north / northeast towards the coast.

- Lot 3 undulates but slopes generally to the northwest. It is steeper in the south with a couple of peaks at the 160m contour.

Wiggins Road travels through a cleft between slopes, especially in the south. It is the demarkating line between the lots.

All three lots contain areas of landslip hazard, ranging from low (mostly) to medium (in the south). The lots also contain multiple waterways (including Saltwater River, tributaries, minor streams, and minor tributaries).

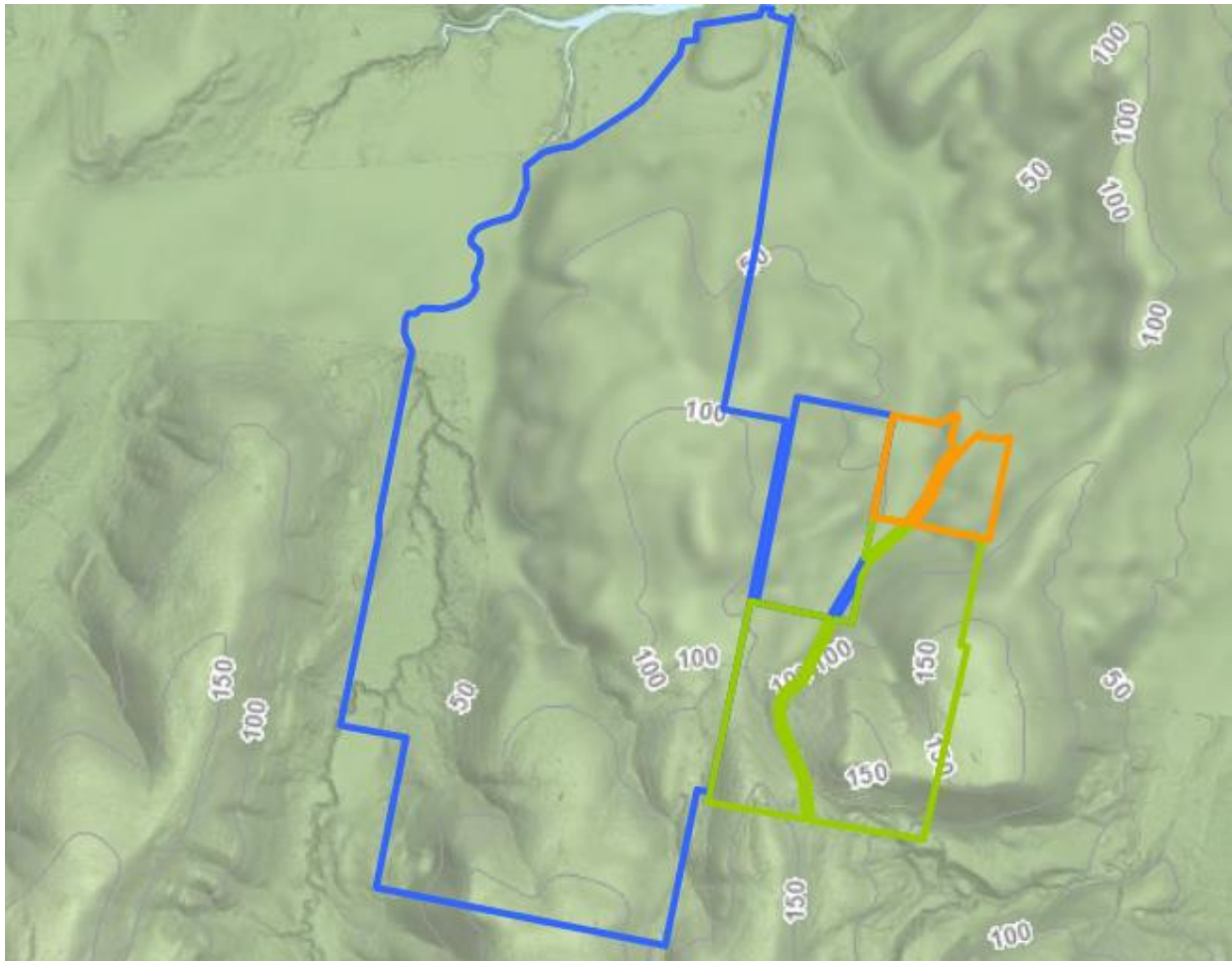


Figure 11: LISTmap 'Hillshade' view with 10m contour layer.

LAND CAPABILITY

The Land Capability layer is not available at this site, but the land supports several watercourses.



Figure 12: Streams and tributaries on all three lots. Source: 'Hydrology - All' layer (LISTmap).

VEGETATION (TASVEG 4.0)

The northern parts of the land are 'modified land - Agricultural land'. There is an area of 'modified land - unverified plantations for silviculture' on Lot 1 near the Saltwater River boundary.

There are scattered communities of *Eucalyptus amygdalina* forest and woodland on sandstone throughout - this is a Threatened Native Vegetation Community.

There is a patch of *Eucalyptus viminalis* grassy forest and woodland in the north on Lot 1.

The southern areas support areas of:

- *Eucalyptus pulchella* forest and woodland
- *Eucalyptus obliqua* dry forest
- *Eucalyptus globulus* dry forest and woodland (Threatened Native Vegetation Community).

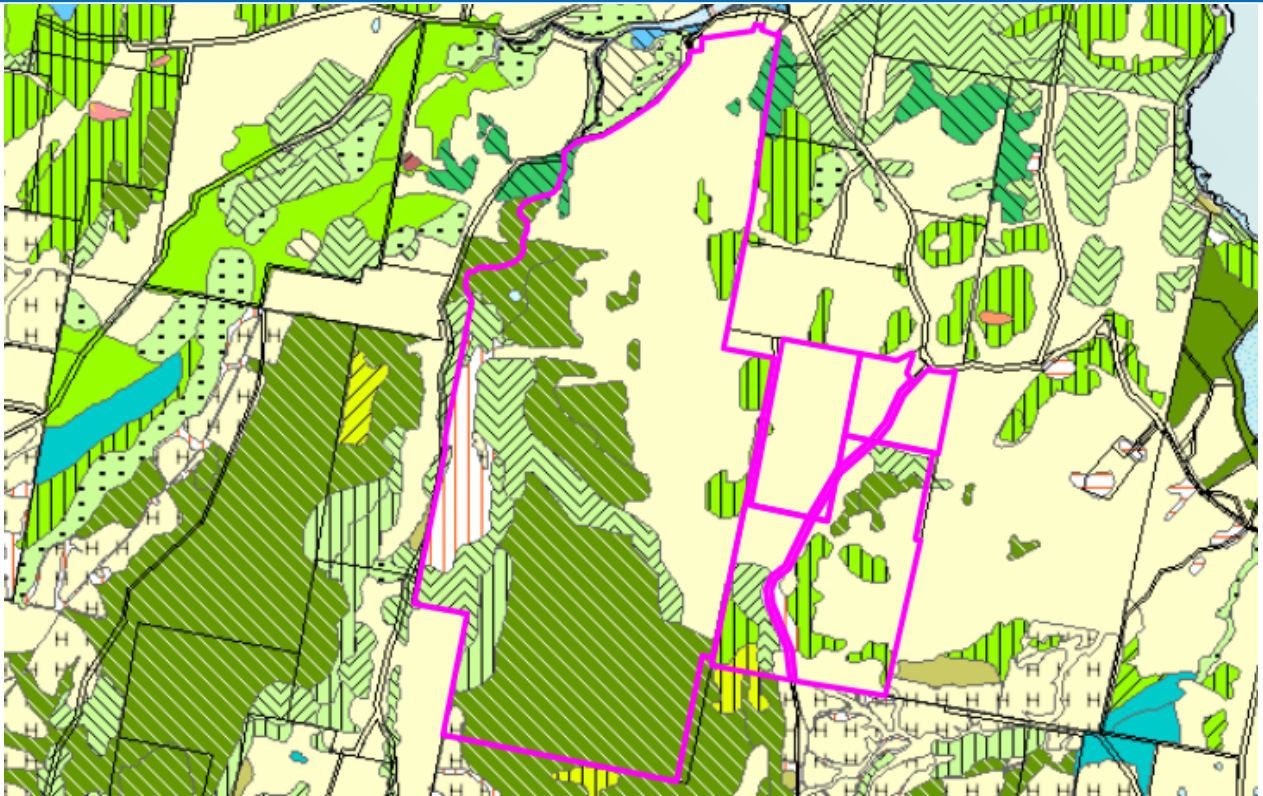


Figure 13: TASVEG 4.0 showing the modified land (cream, and red diagonal stripes), and various forms of native forest in green.

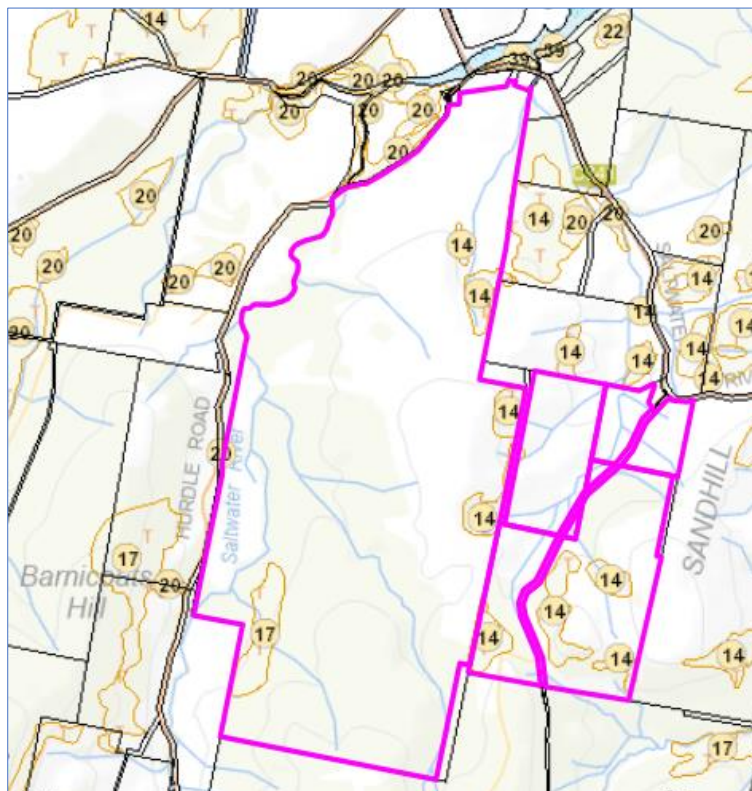


Figure 14: Threatened Native Vegetation Communities: *Eucalyptus globulus* dry forest and woodland (17) and *Eucalyptus amygdalina* forest and woodland on sandstone (14).

THREATENED FLORA AND FAUNA POINTS and RAPTOR NESTS

These LISTmap layers show the known locations of threatened flora and fauna, including raptor nests. This helps identify when ecological assessments may be required to determine the presence, location, and conservation status of plants and animals, especially threatened species.

Several pieces of legislation protect threatened species. These include the *Threatened Species Protection Act 1995* (Tas), the *Nature Conservation Act 2002* (Tas) and the *Environment Protection and Biodiversity Conservation Act 1999* (Cth). Whilst not a planning matter at this stage, it is worth noting that other legislation that may need to be considered when undertaking development.

Threatened species seen and reported in the area include the masked owl, Tasmanian wedge-tailed eagle, white-bellied sea eagle, blue-winged parrot, and the Tasmanian devil. These do not impact the proposal.

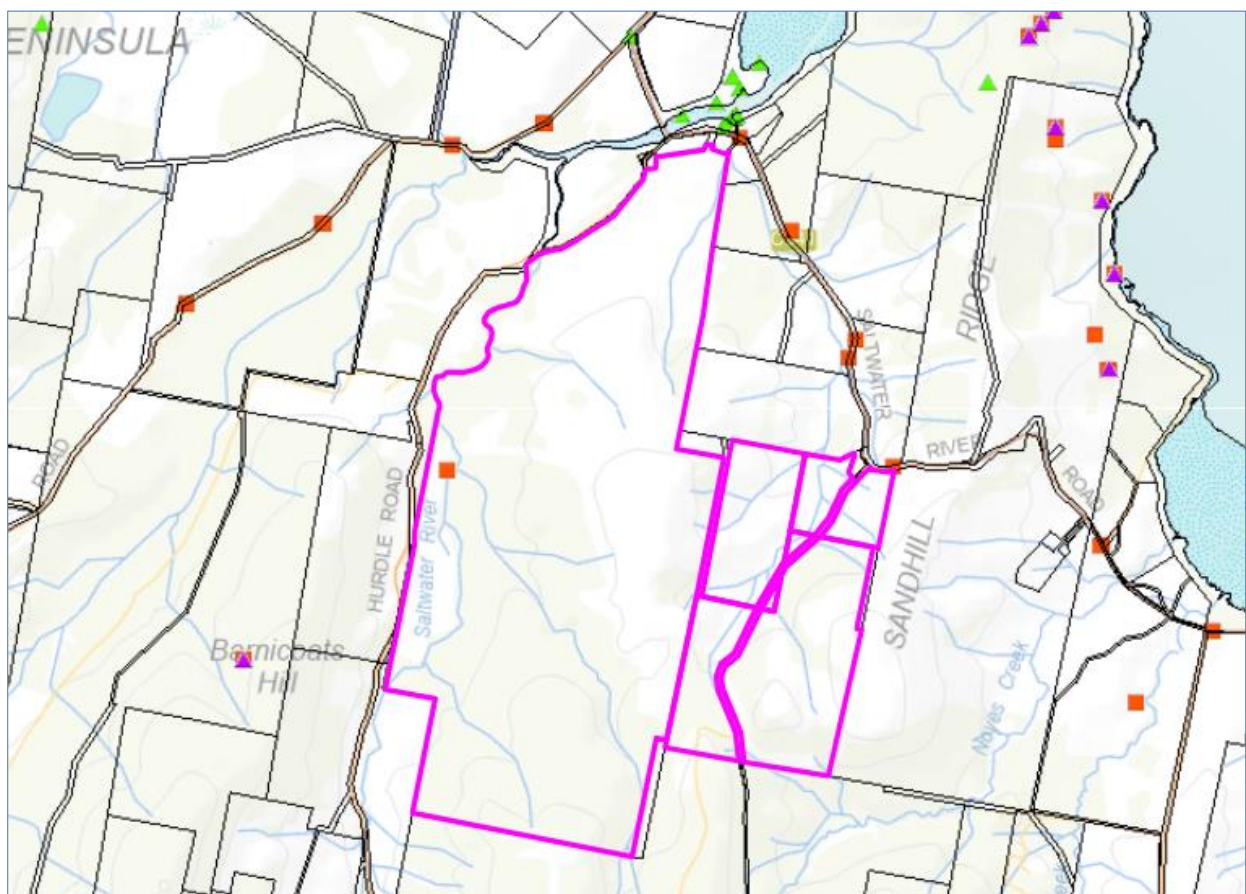


Figure 15: Fauna points (orange squares), Flora points (green triangles) and Raptor nests (purple triangles)

GROUNDWATER BORE HOLES AND FEATURES

Nil identified on the site or nearby.

COASTAL ACID SULFATE SOILS

This LISTmap layer helps identify potential naturally-occurring acid sulfate soils in coastal areas. These soils are generally harmless until disturbed, at which point the contained iron sulphides oxidise and release sulfuric acid into the environment and can deteriorate structural elements, including concrete. The overlay will not impact the proposal.

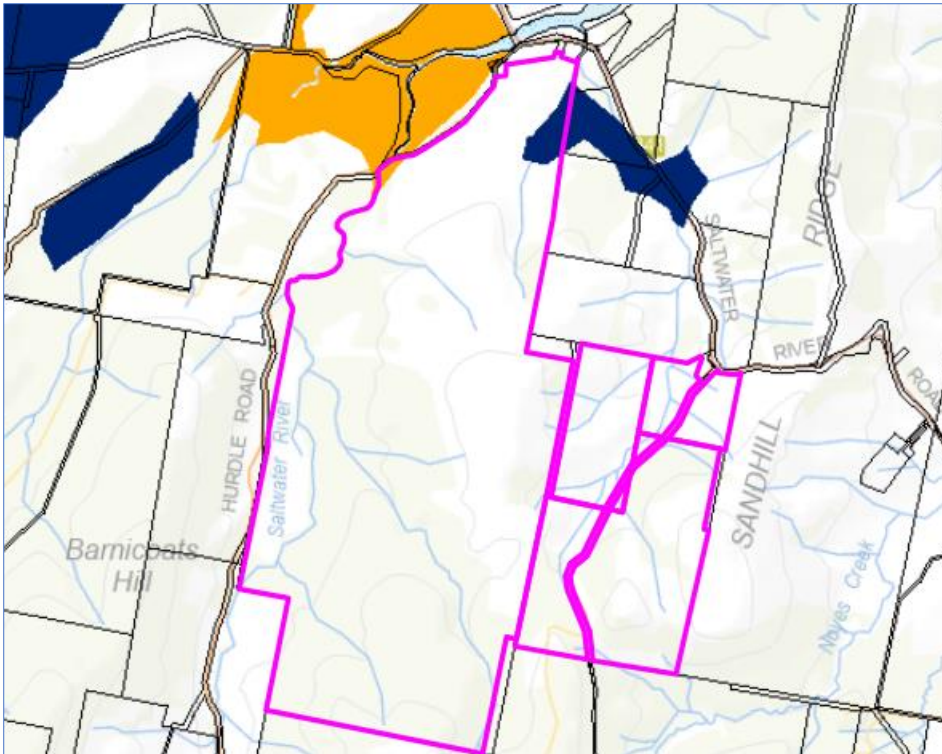


Figure 16: Coastal Acid Sulfate Soils - Extremely low (blue) and Low (yellow)

CODE OVERLAYS

The entire site is Bushfire Prone and the site contains Waterway and Coastal Protection, Landslip Hazard (low and medium), and Coastal Inundation (investigation) Areas. These are discussed further below.

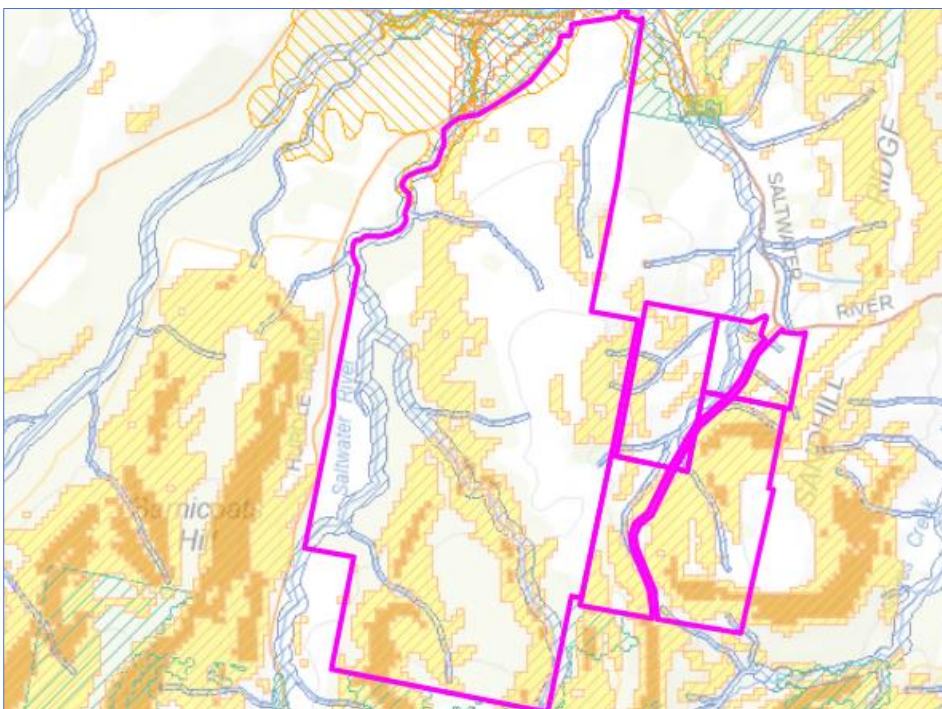


Figure 17 - Code Overlays: Waterway and Coastal Protection Areas (blue diagonal lines), Landslip Hazard Areas (yellow with diagonal lines) and Coastal Inundation Hazard Area (orange diagonal lines) near the river mouth. The Bushfire Prone Hazard Area overlay covers the entire site.

5. PLANNING SCHEME ASSESSMENT

The applicable planning instrument is the Tasmanian Planning Scheme. The land is zoned Agriculture.

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

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

Categorising into a Use Class

Administration clause 6.2.6 provides that development for subdivision (amongst other things) *does not need to be categorised into one of the Use Classes*.

General Provision 7.10 Development Not Required to be Categorised into a Use Class

Subclause 7.10.1 provides that an application for 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 provide the issues the planning authority *must consider* when using this discretion. These are addressed below:

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: The reorganisation of boundaries will not have any impact on adjoining uses or on the amenity of the surrounding area.

7.10.3:

In exercising its discretion under sub-clauses 7.10.1 and 7.10.2 of this planning scheme, the planning authority *must have regard to:*

- (a) *the purpose of the applicable zone*
- (b) *the purpose of any applicable code*
- (c) *any relevant local area objectives, and*
- (d) *the purpose of any applicable specific area plan.*

There are no local area objectives and there is no specific area plan for the subject site. Therefore, only items (a) and (b) are relevant to this proposal. These are addressed here.

The zone is Agriculture and the applicable codes are Parking and Sustainable Transport, Natural Assets (waterway and coastal protection area), Coastal Inundation Hazard, and Bushfire Prone Areas. The purposes of these are addressed below.

The purpose of the Agriculture Zone

- 21.1.1 *To provide for the use or development of land for agricultural use.*
- 21.1.2 *To protect land for the use or development of agricultural use by minimising:*
 - (a) *conflict with or interference from non-agricultural uses;*
 - (b) *non-agricultural use or development that precludes the return of the land to agricultural use; and*
 - (c) *use of land for non-agricultural use in irrigation districts.*
- 21.1.3 *To provide for use or development that supports the use of the land for agricultural use.*

Response: This reorganisation of boundaries will better provide for the use of the land for agriculture. A lot that is currently rather small to be used for farming (around 10ha) will increase in size to around 40ha, making it much more viable (Lot 3). A lot that is currently around 48 ha will remain much the same in size decreasing only to 41 ha (Lot 2). The largest of the lots (258ha) will decrease marginally to 247ha retaining 13 dams (Lot 1). All the lots will retain cleared and pastured land in the north with vegetated land in the south. Dams and outbuildings will remain.

The reorganisation of boundaries will not interfere with agricultural use, will not change the land so that it cannot be used for agriculture, and will not change the use of the land. Each lot will provide for development that supports its use for agricultural purposes.

The purpose of the Parking and Sustainable Transport Code

- 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.*

Response: The lots are currently used for Resource Development, which does not generate a demand for carparking. The lots are not in an urban area. The new access will be constructed to standard and will not cause a loss of amenity to the surrounding area.

The purpose of the Natural Assets Code

- 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.*

Response: The reorganisation of boundaries will not impact on water quality, natural assets, coastal or foreshore areas, priority vegetation or threatened fauna species. No development is proposed other than the new access to Lot 2, which is not in a waterway and coastal protection area or priority vegetation area.

C15.0 The Purpose of the Landslip Hazard Code

- C15.1.1 To ensure that a tolerable risk can be achieved and maintained for the type, scale and intensity and intended life of use or development on land within a landslip hazard area.*

Response: The proposal does not create any new use, buildings or works within the landslip hazard area/s and as such does not result in a risk from landslip.

The proposal is shown to be in line with the purposes of the zone and all the relevant codes.

The Planning Authority may use its discretion to approve this reorganisation of boundaries as long as it meets the relevant specific standards of the zone and codes, which are addressed below.

21.0 Agriculture Zone

21.1 Zone Purpose

- 21.1.1 To provide for the use or development of land for agricultural use.*
- 21.1.2 To protect land for the use or development of agricultural use by minimising:*
 - (a) conflict with or interference from non-agricultural uses;*
 - (b) non-agricultural use or development that precludes the return of the land to agricultural use; and*
 - (c) use of land for non-agricultural use in irrigation districts.*

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

21.2 Use Table

Per cl. 6.2.6 subdivision is not required to be categorised into a Use Class.

21.3 Use Standards – not applicable

21.4 Development Standards for Buildings and Works – not applicable

21.5 Development Standards for Subdivision

21.5.1 Lot design

| Objective | To provide for subdivision that: (a) relates to public use, irrigation infrastructure or Utilities; and (b) protects the long-term productive capacity of agricultural land. |
|--|---|
| Acceptable Solutions | Performance Criteria |
| <p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) be required for public use by the Crown, a council or a state authority; (b) be required for the provision of Utilities or irrigation infrastructure; or (c) be for the consolidation of a lot with another lot provided both lots are within the same zone. | <p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) provide for the operation of an agricultural use, having regard to: <ul style="list-style-type: none"> (i) not materially diminishing the agricultural productivity of the land; (ii) the capacity of the new lots for productive agricultural use; (iii) any topographical constraints to agricultural use; and (iv) current irrigation practices and the potential for irrigation; (b) be for the reorganisation of lot boundaries that satisfies all of the following: <ul style="list-style-type: none"> (i) provides for the operation of an agricultural use, having regard to: <ul style="list-style-type: none"> a. not materially diminishing the agricultural productivity of the land; b. the capacity of the new lots for productive agricultural use; c. any topographical constraints to agricultural use; and d. current irrigation practices and the potential for irrigation; |

| | |
|---|--|
| | <p>(ii) <i>all new lots must be not less than 1ha in area;</i></p> <p>(iii) <i>existing buildings are consistent with the setback required by clause 21.4.2 A1 and A2;</i></p> <p>(iv) <i>all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use; and</i></p> <p>(v) <i>it does not create any additional lots; or</i></p> <p>(c) <i>be for the excision of a use or development existing at the effective date that satisfies all of the following:</i></p> <p>(i) <i>the balance lot provides for the operation of an agricultural use, having regard to:</i></p> <ol style="list-style-type: none"> <i>not materially diminishing the agricultural productivity of the land;</i> <i>the capacity of the balance lot for productive agricultural use;</i> <i>any topographical constraints to agricultural use; and</i> <i>current irrigation practices and the potential for irrigation;</i> <p>(ii) <i>an agreement under section 71 of the Act is entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot;</i></p> <p>(iii) <i>any existing buildings for a sensitive use must meet the setbacks required by clause 21.4.2 A2 or P2 in relation to setbacks to new boundaries; and</i></p> <p>(iv) <i>all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use.</i></p> |
| <p>Response</p> <p>The proposal does not meet any of the acceptable solutions. P1 is addressed here.</p> <p>Whilst only one needs to be satisfied, both P1(a) and (b) are considered satisfied.</p> | |

P1(a): all three lots provide for an agricultural use. The smallest of the lots (Lot 2) will be 29 hectares. Currently the smallest lot (CT 121549/2) is 10 hectares. To provide for this, the other two lots decrease only marginally in size. The middle-sized lot reduces from 48 ha to 41ha – still providing for an agricultural use. The largest lot reduces from 258ha to 247ha.

- (i) Rather than materially diminishing the agricultural productivity, the rearrangement provides for increased productivity. In exchange for small reductions in the larger lots, the smallest lot increases markedly.
- (ii) Each of the lots has capacity for agricultural use. Sizes are 29, 41 and 247 hectares. Lot 1 (247ha) retains 10-11 dams, boundary and internal fencing, and other farm infrastructure. Lot 2 (29ha) retains two outbuildings (one in the north and one in the south), two dams, internal fencing, and other farm infrastructure. Lot 3 (41 ha) retains the largest outbuilding and four dams.
- (iii) Topographical constraints: there is no change to topographical constraints. Each of the lots incorporates reasonably flat, cleared and pastured land in the north and somewhat vegetated, steeper land in the south.
- (iv) Current irrigation practices: The land is not in an irrigation district. Lot 1 contains 10-11 dams; Lot 2 has two dams and Lot 3 has four. Multiple waterways criss-cross all three lots. There does not appear to be crop irrigation currently occurring on the land. The multiple dams and waterways indicate potential for onsite irrigation on each of the lots.

P1(b): the proposal is for a reorganisation of boundaries that (i) provides for all the above. (ii) all lots are more than 1ha in size. (iv) all lots are provided with a frontage to a road. (v) no additional lots are created.

With regard to P1(b)(iii), on LISTmap, the large outbuilding on Lot 3 does not appear to have the required 5m setback to the Wiggins Road boundary:



Figure 18: the outbuilding appears to have been constructed right on the boundary.

However, on the 'Boundary Lines with Accuracy' layer on LISTmap this boundary line shows as pink. The pink boundary lines have been scanned into LISTmap onto the 1:25,000 map

and only have a horizontal accuracy of 30m (Fig. 18). They could be wrong by up to 30m in either direction.

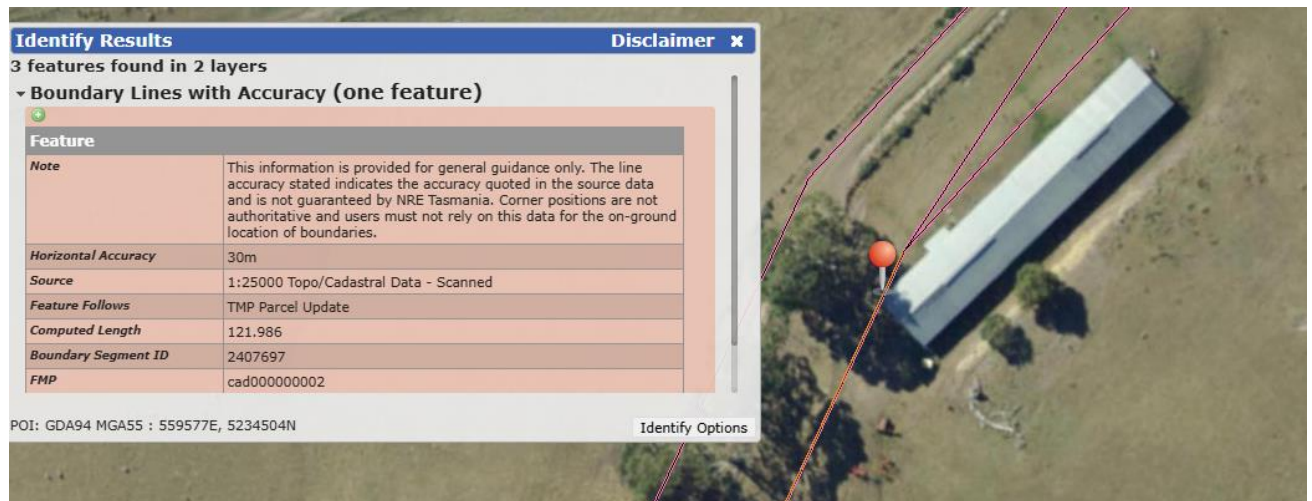


Figure 19: Boundary Lines with Accuracy (pink boundary line) = 30m horizontal accuracy

A way of working out where the boundary line really is, from LISTmap, is to find a Coordinated Survey boundary line nearby and compare it to the boundary line in question. The Coordinated Survey boundary lines usually come up as dark green and are far more accurate. There is one to the east as shown below (black flag). This one has a horizontal accuracy of 0.09m.

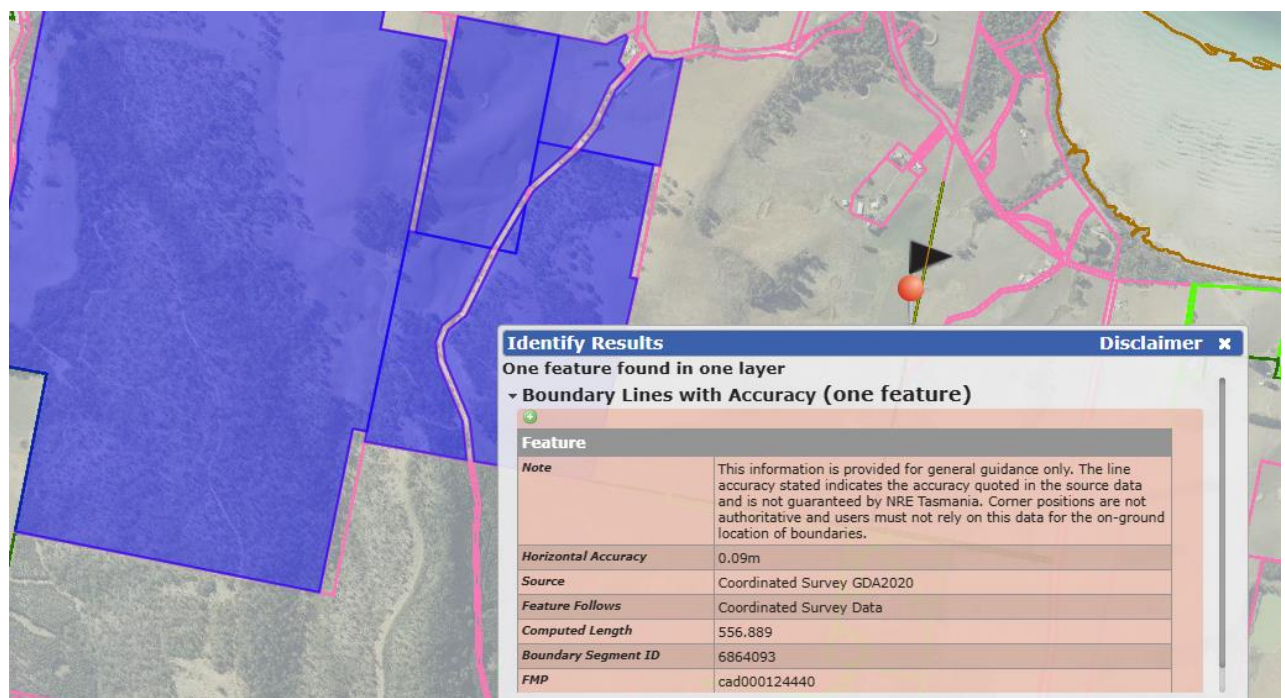


Figure 20: Boundary Lines with Accuracy (dark green) - Coordinated Survey GDA2020 with 0.09m horizontal accuracy.

Using these Coordinated Survey boundary lines is a more accurate and immediate way of assessing the correct location of the boundaries (and buildings and setbacks). By using one of these Coordinated Survey boundary lines and comparing it to an existing fenceline we can see how accurately placed the fences are (and then the outbuilding).

The Coordinated Survey boundary line we have been looking at is located right on the fenceline. This indicates the fences have been correctly placed on the boundary.

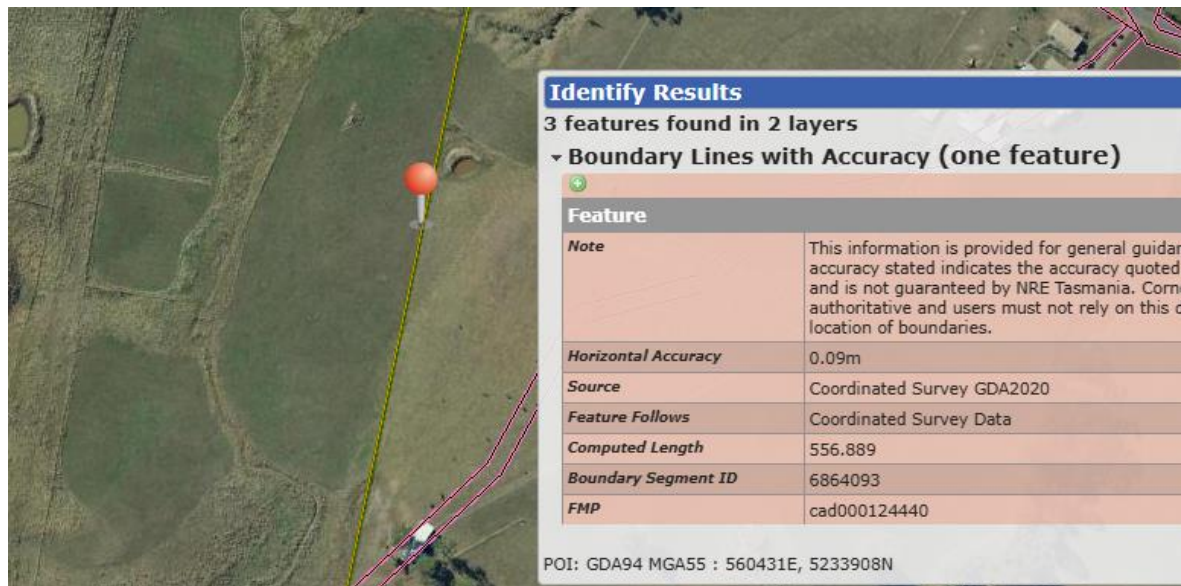


Figure 21: Coordinated Survey boundary line (dark green boundary line) between CT-102693/1 and 186376/1 – 0.09m horizontal accuracy and right on the fence line.

We can then look at the next boundary to the west, which is a pink boundary line (scanned with a potential 30m inaccuracy) to see if it is on the fenceline. The fenceline, which has been shown above to be accurately placed on the boundaries, is almost 6m to the west of the pink boundary line, indicating the boundary line is in fact showing incorrectly and should be almost 6m to the west. The fenceline is correct. The pink boundary line is not correct.

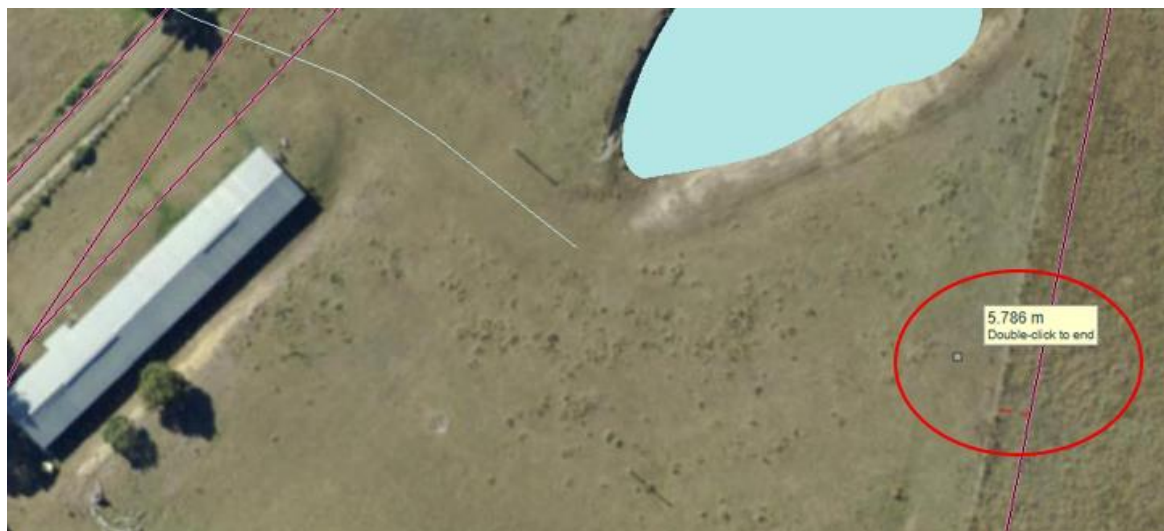


Figure 22: The pink boundary line (up to 30m discrepancy) on the eastern boundary fence is around 6m to the east of the fence line, which has been shown to be accurate. This indicates the pink boundary lines in the immediate area should be approx. 6m to the west.

The fence line is around 6m to the west of the boundary line all the way along the boundary, indicating the pink boundary line (scanned) is incorrectly shown around 6m to the east. If that boundary line should move 6m to the west, then so should the road boundary line from which the outbuilding is set back. In essence the 6m move to the west should be replicated throughout.

Moving the road boundary line (pink) 6m to the west means the outbuilding is in fact set back the required 5m from that boundary.



Figure 23: the boundary line should move around 6m to the west, which would provide the outbuilding with the required 5m setback.

A2

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

P2

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

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

Response

A1 is met.

Each lot has a vehicular access from the boundary to a public road.

SPECIFIC AREA PLANS

Tasman - Not applicable to this application

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.*

C2.5 Use Standards

C2.5.1 Car parking numbers

| | | |
|---|---|--|
| Objective: | <i>That an appropriate level of car parking spaces are provided to meet the needs of the use.</i> | |
| Acceptable Solutions | 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> <ul style="list-style-type: none"> (a) <i>the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</i> (b) <i>the site is contained within a parking precinct plan and subject to Clause C2.7;</i> (c) <i>the site is subject to Clause C2.5.5; or</i> (d) <i>it relates to an intensification of an existing use or development or a change of use where:</i> <ul style="list-style-type: none"> (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</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> <ul style="list-style-type: none"> (a) <i>the availability of off-street public car parking spaces within reasonable walking distance of the site;</i> (b) <i>the ability of multiple users to share spaces because of:</i> <ul style="list-style-type: none"> (i) <i>variations in car parking demand over time; or</i> (ii) <i>efficiencies gained by consolidation of car parking spaces;</i> (c) <i>the availability and frequency of public transport within reasonable walking distance of the site;</i> (d) <i>the availability and frequency of other transport alternatives;</i> | |

| | |
|---|---|
| <p>development, in which case no additional on-site car parking is required; or</p> <p>(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:</p> <p>$N = A + (C - B)$</p> <p><i>N</i> = Number of on-site car parking spaces required</p> <p><i>A</i> = Number of existing on-site car parking spaces</p> <p><i>B</i> = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <p><i>C</i> = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p> | <p>(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</p> <p>(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;</p> <p>(g) the effect on streetscape; and</p> <p>(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development, or</p> <p>P1.2</p> <p>The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</p> <p>(a) the nature and intensity of the use and car parking required;</p> <p>(b) the size of the dwelling and the number of bedrooms; and</p> <p>(c) the pattern of parking in the surrounding area.</p> |
| <p>Response</p> <p>Not applicable – the current use is resource development, which does not generate an onsite carparking requirement. Subdivision does not generate a parking requirement.</p> | |

C2.5.2 Bicycle parking numbers - Not applicable

C2.5.3 Motorcycle parking numbers - Not applicable

C2.5.4 Loading Bays - Not applicable

C2.5.5 Car parking spaces within the General Residential Zone and Inner Residential Zone - N/a

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 |

| | |
|---|---|
| <p>A1</p> <p><i>All parking, access ways, manoeuvring and circulation spaces must:</i></p> <ul style="list-style-type: none"> (a) <i>be constructed with a durable all-weather pavement;</i> (b) <i>be drained to the public stormwater system, or contain stormwater on the site; and</i> (c) <i>excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.</i> | <p>P1</p> <p><i>All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:</i></p> <ul style="list-style-type: none"> (a) <i>the nature of the use;</i> (b) <i>the topography of the land;</i> (c) <i>the drainage system available;</i> (d) <i>the likelihood of transporting sediment or debris from the site onto a road or public place;</i> (e) <i>the likelihood of generating dust; and</i> (f) <i>the nature of the proposed surfacing.</i> |
| <p>Response</p> <p>A1 is met.</p> <p>There are no parking areas or vehicle circulation areas proposed. A new vehicle access is proposed from Wiggins Road to Lot 2. This will be constructed in accordance with TSD-R03 v3. As the zone is Agriculture it does not need to be sealed.</p> | |

C2.6.2 Design and layout of parking areas

| | |
|---|---|
| <p>Objective:</p> | <p><i>That parking areas are designed and laid out to provide convenient, safe and efficient parking.</i></p> |
| <p>Acceptable Solution</p> | <p>Performance Criteria</p> |
| <p>A1.1</p> <p><i>Parking, access ways, manoeuvring and circulation spaces must either:</i></p> <p>(a) <i>comply with the following:</i></p> <ul style="list-style-type: none"> (i) <i>have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;</i> (ii) <i>provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;</i> (iii) <i>have an access width not less than the requirements in Table C2.2;</i> | <p>P1</p> <p><i>All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:</i></p> <ul style="list-style-type: none"> (a) <i>the characteristics of the site;</i> (b) <i>the proposed slope, dimensions and layout;</i> (c) <i>useability in all weather conditions;</i> |

| | |
|--|---|
| <ul style="list-style-type: none"> (iv) <i>have car parking space dimensions which satisfy the requirements in Table C2.3;</i> (v) <i>have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;</i> (vi) <i>have a vertical clearance of not less than 2.1m above the parking surface level; and</i> (vii) <i>excluding a single dwelling, be delineated by line marking or other clear physical means; or</i> (b) <i>comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.</i> <p>A1.2</p> <p><i>Parking spaces provided for use by persons with a disability must satisfy the following:</i></p> <ul style="list-style-type: none"> (a) <i>be located as close as practicable to the main entry point to the building;</i> (b) <i>be incorporated into the overall car park design; and</i> (c) <i>be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.</i> (d) <i>the proposed means of parking delineation; and</i> (a) <i>the provisions of Australian Standard AS 2890.1:2004 Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.</i> | <ul style="list-style-type: none"> (d) <i>vehicle and pedestrian traffic safety;</i> (e) <i>the nature and use of the development;</i> (f) <i>the expected number and type of vehicles;</i> (g) <i>the likely use of the parking areas by persons with a disability;</i> (h) <i>the nature of traffic in the surrounding area;</i> |
| <p>Response</p> <p>A1.1 is met: There are no parking or internal access ways proposed under this proposal. The new access to Wiggins Road will be constructed to the standard required.</p> <p>A1.2: Not applicable to this application.</p> | |

C2.6.3 Number of accesses for vehicles

| Objective: | <p><i>That:</i></p> <p><i>(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></p> <p><i>(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and</i></p> <p><i>(c) the number of accesses minimise impacts on the streetscape.</i></p> |
|--|--|
| Acceptable Solutions | Performance Criteria |
| <p>A1</p> <p><i>The number of accesses provided for each frontage must:</i></p> <p><i>(a) be no more than 1; or</i></p> <p><i>(b) no more than the existing number of accesses,</i></p> <p><i>whichever is the greater.</i></p> | <p>P1</p> <p><i>The number of accesses for each frontage must be minimised, having regard to:</i></p> <p><i>(c) any loss of on-street parking; and</i></p> <p><i>(d) pedestrian safety and amenity;</i></p> <p><i>(e) traffic safety;</i></p> <p><i>(f) residential amenity on adjoining land; and</i></p> <p><i>(g) the impact on the streetscape.</i></p> |
| <p>Response</p> <p>A1 is met.</p> <p>There will be only one access per frontage.</p> | |
| <p>A2</p> <p><i>Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.</i></p> | <p>P2</p> <p><i>Within the Central Business Zone or in a pedestrian priority street, any new accesses must:</i></p> <p><i>(a) not have an adverse impact on:</i></p> <p><i>(i) pedestrian safety and amenity; or</i></p> <p><i>(ii) traffic safety; and</i></p> <p><i>(b) be compatible with the streetscape.</i></p> |
| <p>Response</p> | |

Not applicable.

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

C2.6.5 Pedestrian access - Not applicable to this application

C2.6.6 Loading bays - Not applicable to this application

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

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

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

C3.0 Road and Railway Assets Code

C3.1 Code Purpose

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

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

C3.5 Use Standards

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

| | | |
|---|--|--|
| Objective | To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction. | |
| Acceptable Solutions | Performance Criteria | |
| A1.1 For a category 1 road or a limited access road, vehicular traffic to and from the site will not require: <ul style="list-style-type: none"> (a) a new junction; (b) a new vehicle crossing; or (c) a new level crossing; or | P1 Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to: <ul style="list-style-type: none"> (a) any increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature of the road; (d) the speed limit and traffic flow of the road; (e) any alternative access to a road; (f) the need for the use; (g) any traffic impact assessment; and | |
| A1.2 For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority; or | | |
| A1.3 For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority; and | | |
| A1.4 | | |

Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:

- (a) the amounts in Table C3.1; or*
- (b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road;*

A1.5

Vehicular traffic must be able to enter and leave a major road in a forward direction.

(h) any advice received from the rail or road authority.

Response

A1.1: N/a – not a category 1 or limited access road

A1.2: Does not comply – a new access is proposed and written consent has not been provided by the road authority (council)

A1.3: N/a – not a rail crossing

A1.4: Complies – use of existing accesses will not increase.

A1.5: Complies – vehicles can and will be able to enter and leave a road in a forward direction.

As A1.2 does not comply, P1 is addressed here.

P1 is considered satisfied.

The key test is that vehicular traffic to and from the site must *minimise any adverse effects on the safety or efficiency of the road network*.

The new access to Lot 2 from Wiggins Road will not have any adverse effect on the road network. Wiggins Road is a low-use, rural, local road serving very few properties. Other than the existing access to what will be Lot 3 on the corner of Saltwater River Road, there are no other accesses for another 1.2 km, after which point Wiggins Road services very few properties.

In assessing this, regard has been had to:

- (a) any increase in traffic: the current use is resource development, and this is not proposed to change.
- (b) the nature of the traffic generated by the use: resource development use, with no supporting dwelling, generates very little traffic.
- (c) the nature of the road: a low use, rural, local road
- (d) the speed limit and traffic flow of the road: the unposted gravel road has a default limit of 80kph. Traffic flow is rare.
- (e) Any alternative access to a road: Lot 2 has no alternative access to a road other than Wiggins Road.
- (f) The need for the use: resource development is a highly valued use.
- (g) Any TIA: nil obtained.
- (h) Advice received from the road authority: nil obtained.

C3.6 Development Standards for Buildings or Works - Not applicable to this application

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

C3.7 Development Standards for Subdivision

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

C7.0 Natural Assets Code

All three titles contain Waterway and Coastal Protection Areas as shown below:

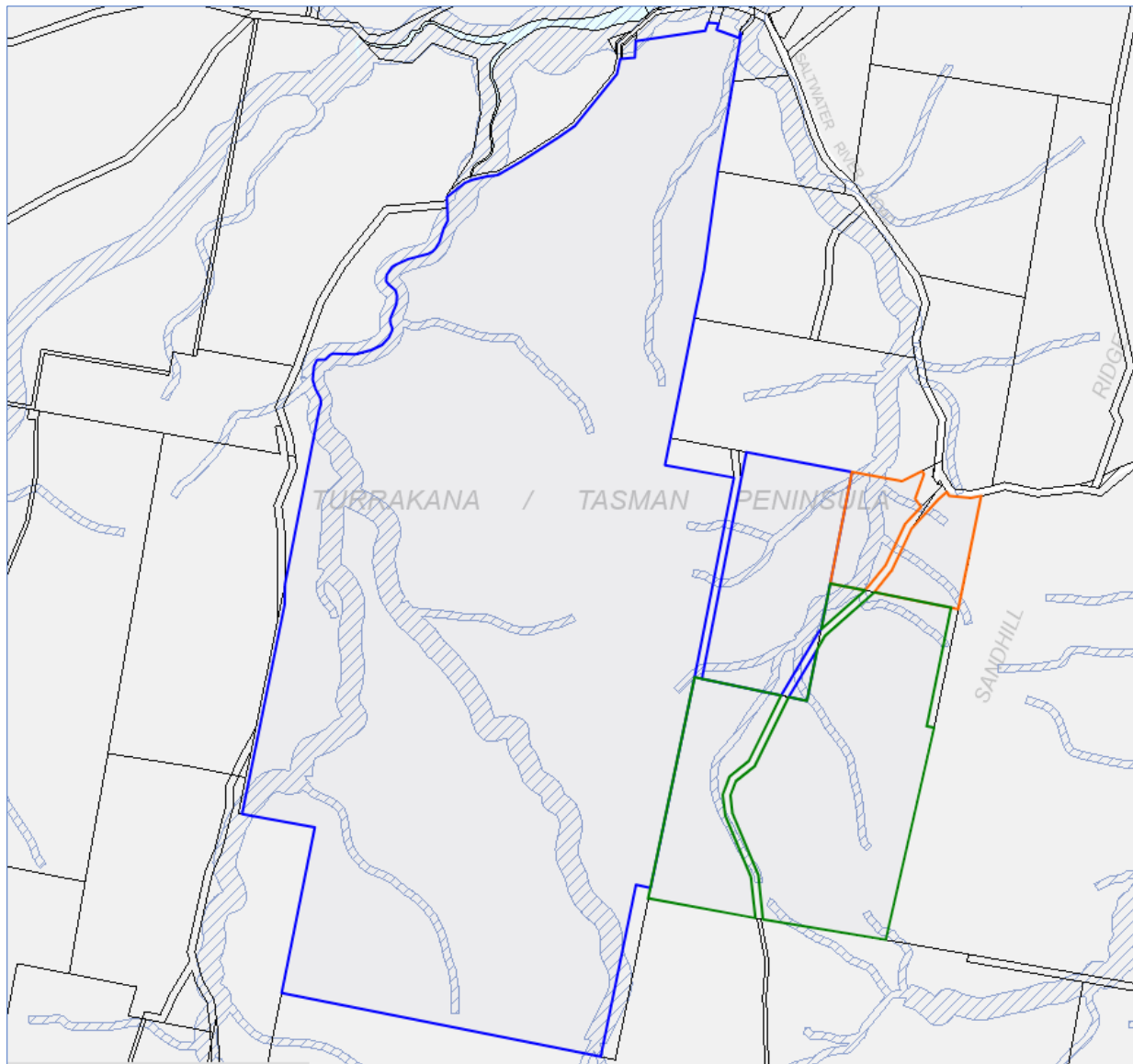


Figure 24: Waterway and Coastal Protection Areas (blue diagonal lines). Source: www.thelist.tas.gov.au

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.*

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: | That: <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 Solutions | Performance Criteria |
| <p>A1</p> <p><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></p> <ul style="list-style-type: none"> <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</i> | <p>P1</p> <p><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></p> <ul style="list-style-type: none"> <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> |

coastal protection area or future coastal refugia area.

Response

A1 is met. The proposal does not include any works other than the new access from Wiggins Road to Lot 2, which is not within one of the waterway and coastal protection areas.

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

C11.0 Coastal Inundation Hazard Code

The north/northwestern tip of proposed Lot 1 is subject to a Coastal Inundation Hazard (investigation area) overlay:

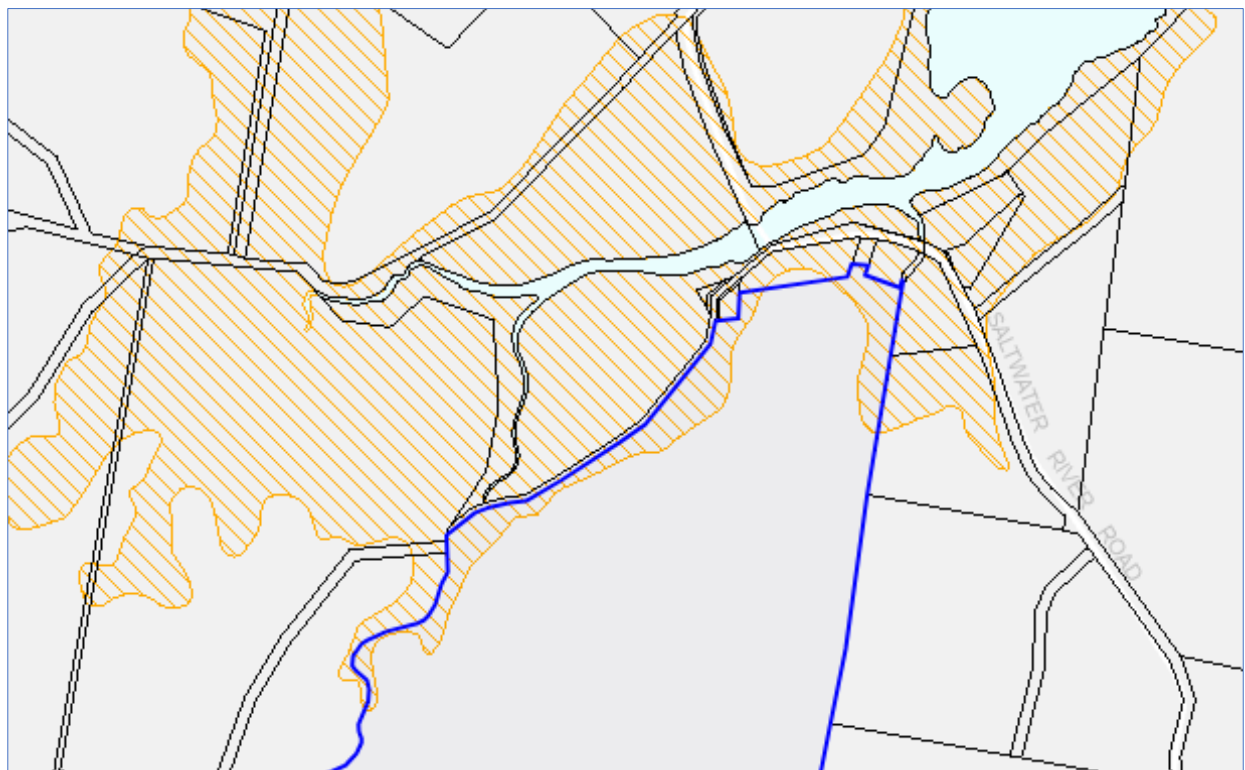


Figure 25: Coastal Inundation Hazard (investigation area) in orange diagonal hatching. Source: Tasmanian Planning Scheme - Code Overlay.

C11.1 Code Purpose

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

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

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

C11.5 Use Standards – not applicable to subdivision.

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

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

C11.7 Development Standards for Subdivision

C11.7.1 Subdivision within a coastal inundation hazard area

| | | |
|--|---|--|
| Objective | That subdivision within a coastal inundation hazard area does not create an opportunity for use or development that cannot achieve and maintain a tolerable risk from coastal inundation. | |
| Acceptable Solutions | Performance Criteria | |
| <p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a coastal inundation hazard area, must:</p> <ul style="list-style-type: none"> (a) be able to contain a building area, vehicle access, and services, that are wholly located outside a coastal inundation hazard area; (b) be for the creation of separate lots for existing buildings; (c) be required for public use by the Crown, a council or a state authority; or (d) be required for the provision of Utilities. | <p>P1</p> <p>Each lot proposed in a plan of subdivision within a coastal inundation hazard area must not create an opportunity for use or development that cannot achieve and maintain a tolerable risk from coastal inundation, having regard to:</p> <ul style="list-style-type: none"> (a) any increase in risk from coastal inundation for adjacent land; (b) the level of risk to use or development arising from an increased reliance on public infrastructure; (c) the need to minimise future remediation works; (d) any loss or substantial compromise, by coastal inundation, of access to the lot on or off site; (e) the need to locate building areas outside the coastal inundation hazard area; (f) any advice from a state authority, regulated entity or a council; and (g) the advice contained in a coastal inundation hazard report. | |

Response

A1(a) is met.

Whilst there is an existing access off Hurdle Road, and that access is in the Coastal Inundation Hazard Area, the proposal includes a second access, from Wiggins Road. That access is not within the coastal inundation hazard area and can lead to a building area that is wholly outside the coastal inundation hazard area.

C13.0 Bushfire-Prone Areas Code

The site is bushfire prone. A Bushfire Hazard Report conducted by Mulcahy Planning and Property Services, November 2025 (included in the submission documents) certifies the proposal is exempt from this code per C13.4.1(a) because *there is insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures.*

C15.0 Landslip Hazard Code

The three titles all contain areas of landslip hazard. The yellow shown in the image below indicates low hazard and the orange is medium. Also shown in the image below are possible occurrences of landslip in the most southernmost and steepest areas, as mapped by Mineral Resources Tasmania.

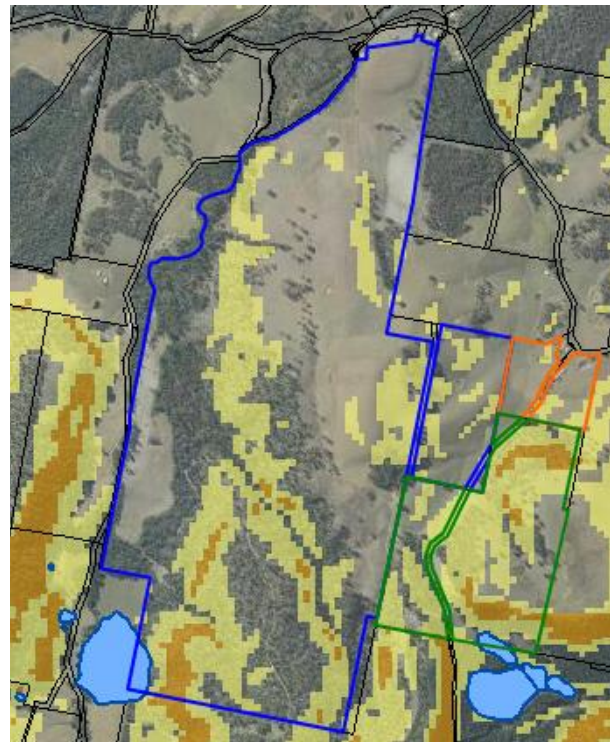


Figure 26: Landslide Hazard Areas - Low (yellow) and medium (orange) on the site. Landslide Polygons (blue) - these are areas of possible actual landslides as mapped by Mineral Resources Tasmania.

C15.1 Code Purpose

- C15.1.1** *To ensure that a tolerable risk can be achieved and maintained for the type, scale and intensity and intended life of use or development on land within a landslip hazard area.*

C15.5 Use Standards – not applicable to subdivision

C15.6 Development Standards for Buildings and Works - Not applicable to this application

C15.7 Development Standards for Subdivision

C15.7.1 Subdivision within a landslip hazard area

| | | |
|---|--|--|
| Objective | That subdivision within a landslip hazard area does not create an opportunity for use or development that cannot achieve a tolerable risk from a landslip. | |
| Acceptable Solutions | Performance Criteria | |
| A1 Each lot, or a lot proposed in a plan of subdivision, within a landslip hazard area, must: (a) be able to contain a building area, vehicle access, and services, that are wholly located outside a landslip 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 landslip hazard area must not create an opportunity for use or development that cannot achieve a tolerable risk from landslip, having regard to: (a) any increase in risk from a landslip 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 a landslip, of access to the lot on or off site; (e) the need to locate building areas outside the landslip hazard area; (f) any advice from a state authority, regulated entity or a council; and (g) the advice contained in a landslip hazard report. | |
| Response | | |
| A1 is met. Each of the three lots will be able to contain a building area, vehicle access and services that are wholly outside the landslip hazard areas. | | |

6.CONCLUSION

This supporting documentation demonstrates that the proposal being a Reorganisation of boundaries (3 lots to 3) supports and furthers the Planning Scheme aims and objectives,

relevant Clauses and Schedules as set out for development within the Rural & Agriculture Zone.

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

With the above in mind, a planning permit for a Reorganisation of boundaries (4 lots to 3) at 34 & 136 Wiggins Road, Saltwater River is respectfully sought from the Planning Authority.

For any enquiries, please contact one of our offices:

HOBART

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P: (03) 6234 3217
E: Hobart@pda.com.au

HUONVILLE

A: 8/16 Main Street, Huonville, TAS 7109 - (By appointment)
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E: Huan@pda.com.au

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A: 77 Gunn Street, Devonport, TAS 7310
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E: Devonport@pda.com.au

WALTER SURVEYS

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



MULCAHY PLANNING
AND
PROPERTY
SERVICES

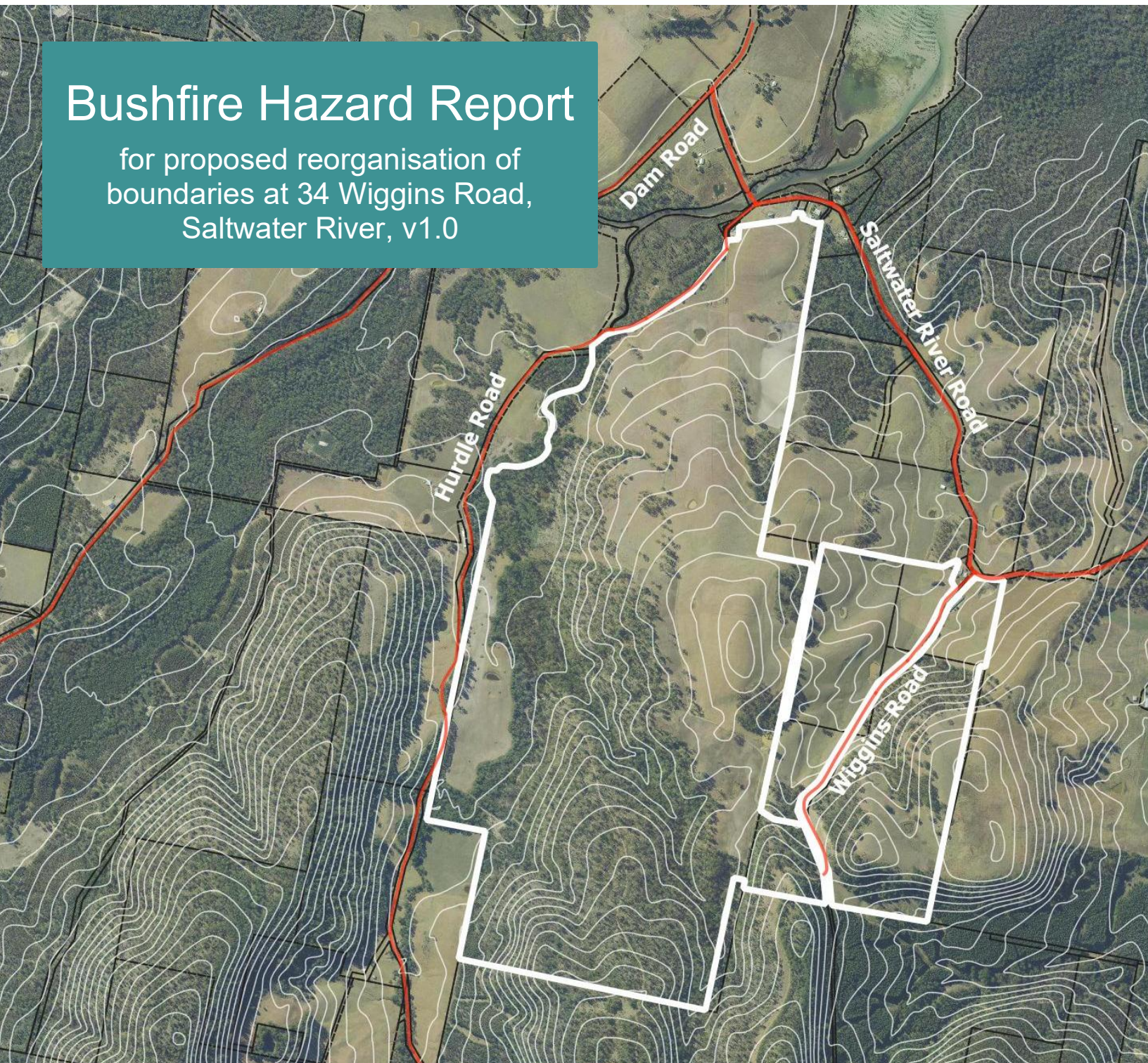
410 Nelson Road Mt Nelson TAS 7007

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Mobile: 0424 505 184

Bushfire Hazard Report

for proposed reorganisation of
boundaries at 34 Wiggins Road,
Saltwater River, v1.0



Client:

Prepared by: Jim Mulcahy (BFP-159)

Date: NOVEMBER 2025

Contents

| | |
|--|----|
| Executive Summary | 1 |
| 1. Introduction | 3 |
| 1.1 Site Details | 3 |
| 1.2 Site Description | 3 |
| 1.3 Development Proposal | 5 |
| 1.4 Planning Background – Agriculture Zone | 5 |
| 2. Bushfire Hazard Assessment | 7 |
| 3. Bushfire Management Measures | 9 |
| 3.1 Risk assessment | 9 |
| 3.2 Hazard Management Areas | 10 |
| 3.3 Public and Firefighting Access | 10 |
| 3.4 Firefighting Water Supply | 12 |
| 4. Overall conclusions | 12 |
| 5. Glossary and Abbreviations | 13 |
| 6. References | 14 |

ATTACHMENT 1 - Certificate under s51(2)(d) of LUPAA

Executive Summary

The following Bushfire Hazard Report has been prepared in support of a proposed reorganisation of boundaries at 34 Wiggins Road, Saltwater River.

The proposed development is within the Bushfire-Prone Areas overlay of the Tasmanian Planning Scheme (State Planning Provisions) - Tasman (the Scheme). The Scheme requires that the bushfire risk to the development and appropriate hazard management responses to those risks be considered during the planning process.

The proposed reorganisation of boundaries has been assessed against the requirements of C13.0 Bushfire-Prone Areas Code (the Code) of the Scheme and AS 3959-2018 Construction of Buildings in Bushfire Prone Areas (AS 3959) and a risk assessment has been undertaken to identify any increased exposure to bushfire hazard as a result of the proposal.

Pursuant to C13.4.1 (a) of the Code, it is considered that there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures.

Andy Welling

ACCREDITED BUSHFIRE ASSESSOR (BFP-135)

CERTIFICATE No: JM_BHR_037

DATE: 10 November 2025

Signed



Disclaimers

Bushfire hazard management

All reasonable steps have been taken to ensure that the information and advice contained in this report is an accurate reflection of the bushfire hazard affecting the proposed development at the time of the assessment and the hazard management measures necessary to meet the standards prescribed in C13.0 Bushfire Prone Areas Code (the Code) of the Tasmanian Planning Scheme (State Planning Provisions) - Tasman (the Scheme), and Australian Standard AS 3959-2018 (AS3959).

The prescribed hazard management measures are designed to reduce bushfire risk to future habitable buildings on the site. The effectiveness of these measures relies on their implementation in full and their maintenance for the life of the development. No liability can be accepted for actions by landowners or third parties that undermine or compromise the integrity of prescriptions and recommendations contained in this report.

Due to the unpredictable nature of bushfires, particularly under extreme weather conditions, landowners should be aware that implementation and maintenance of the hazard management measures outlined in this report cannot guarantee that a building will survive a bushfire event.

Planning Scheme provisions

This report addresses the requirements of the Code. It is the owners' responsibility to address any other planning requirements relating to use and development of the subject land. Nothing in this report or the attached BHMP should be taken to suggest or imply that the indicative building areas will:

- satisfy all relevant provisions of the Scheme in respect of the current application for a reorganisation of boundaries, or
- at the time of any future applications to build on the lots, satisfy any relevant provisions of the planning scheme in force at that time.

1. Introduction

The following Bushfire Hazard Report has been developed to address the provisions of C13.0 Bushfire-Prone Areas Code (the Code) of the Tasmanian Planning Scheme (State Planning Provisions) - Tasman (the Scheme) in respect of a proposed reorganisation of boundaries at 34 Wiggins Road, Saltwater River. The report provides an assessment of the bushfire hazard affecting the development and whether there is any increase in risk in respect of the potential for provision of hazard management areas (HMAs), access for firefighting and water supplies for firefighting to service future habitable buildings on all lots.

1.1 Site Details

Landowner:

Location: 34 Wiggins Road, Saltwater River

Title: FR 175085/1, FR 224561/1 & FR 121549/2

Municipality: Tasman Council

Zoning: Agriculture

Scheme Overlays: Waterway & coastal protection area (buffers along drainage lines running through the property).
Bushfire Prone Areas (whole site), and
Landslip hazard area (slopes over 10 degrees).

Type of Development: Reorganisation of boundaries

Date of Assessment: 30 October 2025

Reference Number: JM_BHR_037

1.2 Site Description

The subject land is +/- 316 ha in three titles located between Sandhill Ridge and Barnicoats Hill on the Tasman Peninsula, approximately 900 m south of Saltwater River. The location of the subject land is shown in Figure 1, while the context and zoning are shown in Figure 2.

The property is bound to the west by Hurdle Road and is bisected in the central east by Wiggins Road. The property is serviced with power but not with reticulated water. The only buildings on the property are non-habitable agricultural buildings (sheds and barns).

Topography and aspect vary across the property, with more moderate slopes typically occupied by pasture and steeper slopes typically occupied by dry eucalypt forest and woodland. There is an altitudinal range of approximately 10 – 170 m above sea level and slopes varying between flat in pasture in the far north and northeast and 30° in forested slopes in the southwest.

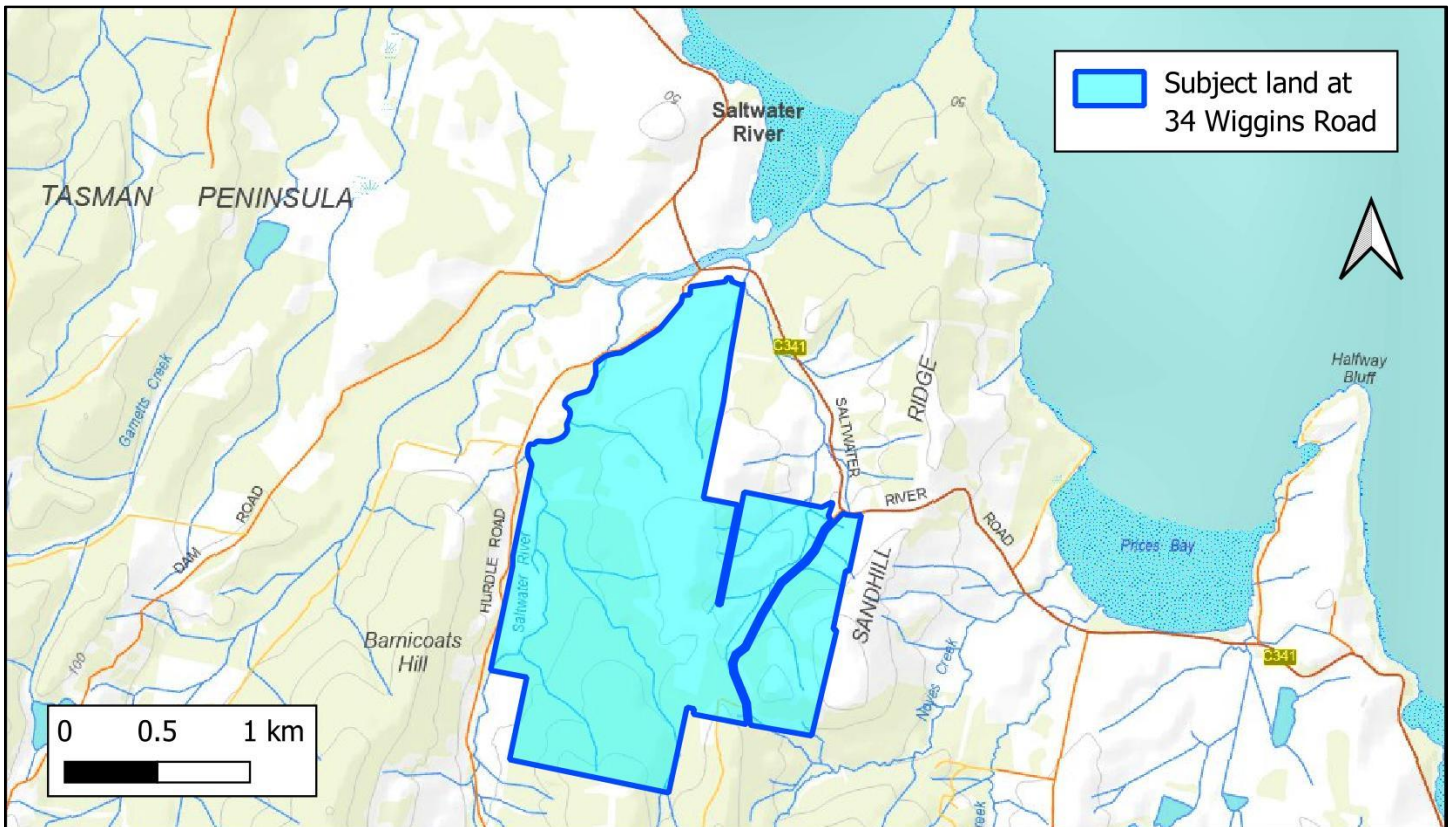


Figure 1 – Site Location (Source: theLIST 2025)

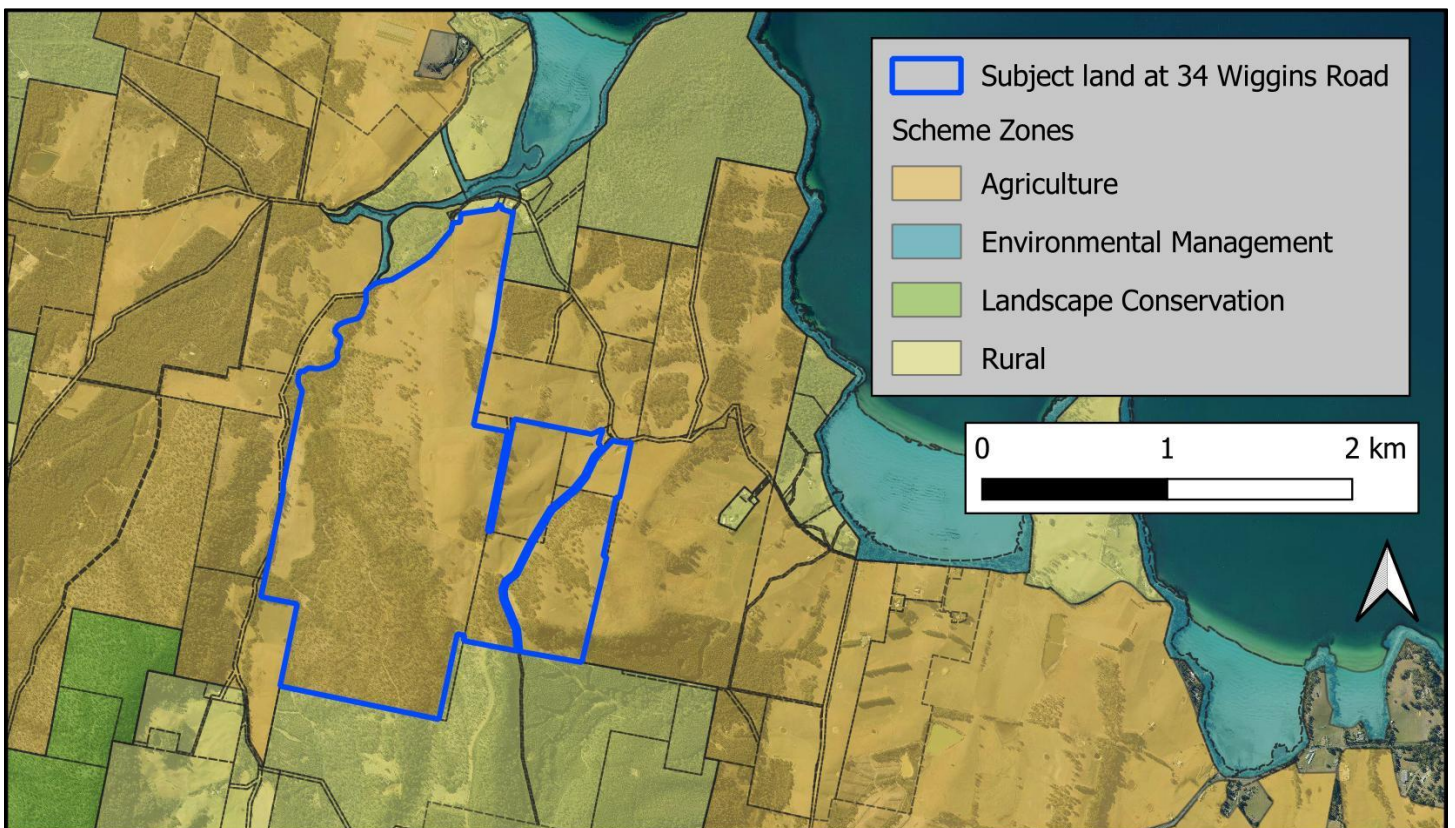


Figure 2 – Site Context Map (Source: theLIST 2025)

The property is currently used for agricultural purposes (mainly pastoral) and is occupied predominantly by pasture in the northeastern half and predominantly by dry forest and woodland along the ridgeline in the southwestern half.

1.3 Development Proposal

The proposed development is a reorganisation of boundaries between the three lots in the central east where Wiggins Road bisects the property, as illustrated in the Plan of Subdivision by PDA Surveyors at Figure 3.

1.4 Planning Background – Agriculture Zone

Under the Agriculture Zone, a reorganisation of boundaries as proposed falls under the subdivision provisions.

In most zones, the subdivision provisions of the Scheme require that a building area be shown on title, and this forces a detailed assessment of bushfire hazard, even if the proposal is subsequently deemed insufficient increase in risk to warrant mandating specific measures for bushfire hazard reduction.

In the case of the Agriculture Zone however, residential use outside existing dwellings is a discretionary use, and the emphasis of Scheme provisions, including subdivision provisions, is the preservation of agricultural potential. As such, the lot design requirements under the development standards for subdivision (21.5.1) do not anticipate future residential development and do not require that building areas be shown on a plan of subdivision.

Should lots arising from the proposed reorganisation be subject to an application for a dwelling (or other habitable building) in future, approval would be discretionary and would not be achieved if the proposed building area could not meet the requirements of the Director's Determination - Bushfire Hazard Areas (v1.2). While the risk of creating a lot that could not support habitable buildings in future might be deemed an undesirable outcome in other zones, it would not be an inappropriate outcome in the context of the objectives and provisions of the Agriculture Zone.

Nonetheless, it is possible that the lots arising from the reorganisation could support some form of habitable building in future and the proposed reorganisation cannot be exempted from consideration under the Code due to an insufficient increase in risk purely on the basis of this being an improbable outcome.

The risk profile of the proposed reorganisation of boundaries will be assessed in respect of the key considerations under the Code:

- hazard management areas,
- property access for firefighting, and
- water supplies for firefighting.

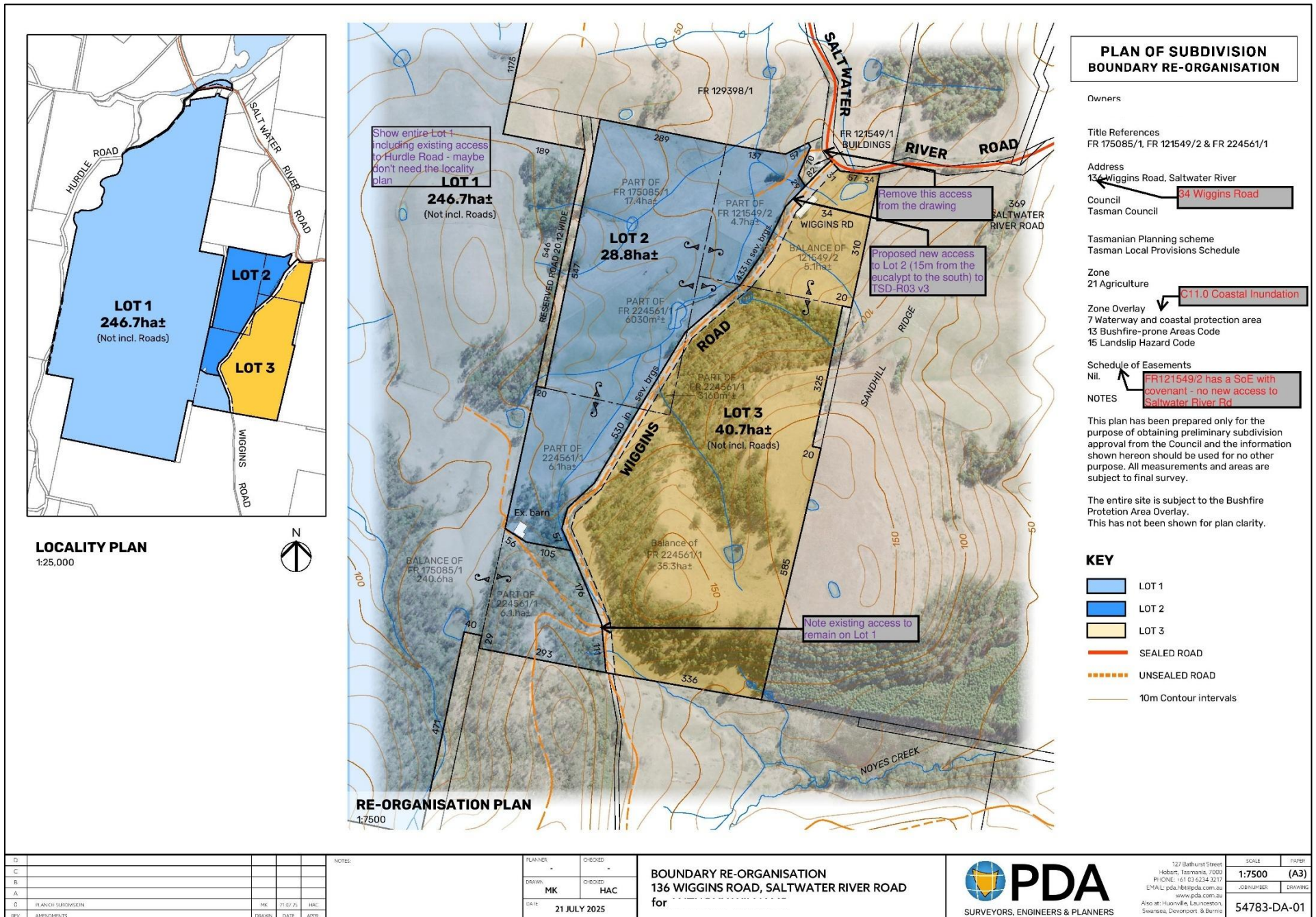


Figure 3 – Proposal Plan (PDA Surveyors, July 2025)

2. Bushfire Hazard Assessment

Bushfire Hazard: the bushfire hazard at the site is posed by potential fuel loads and classified vegetation in the form of A. Forest and G(i) Grassland (actual and potential).

Potential Bushfire Attack Mechanisms: radiant heat, ember attack, wind, flame, and smoke are all potential mechanisms impacting the site.

Bushfire Threat

In terms of the probability of extreme conditions, the greatest threat is from the north, which is the direction of prevailing fire weather conditions. There is a sizeable area of intact forest on Deer Point across Saltwater River Road to the north of the property.

In terms of vegetation and slope, the greatest threat is probably from forest on steep downslopes in the southwest of the property, although this direction is less likely to support a bushfire attack and habitable buildings are probably also less likely in this area.

Areas of pasture in the northeast of the property also pose a potential bushfire threat. Left unmanaged, areas of pasture have the potential to develop a structure and fuel load that can support a grass fire and pose a bushfire threat to nearby dwellings (potential grassland).

Fire History: the fire history layer on theLIST indicates no history of bushfire on the subject land, although areas within 100 m to the north, including Deer Point, were impacted by the 1967 fires.

Fire Danger Index (FDI): an FDI of 50 applies across Tasmania.

Classified Vegetation

For the purposes of this assessment and as per the classifications in Table 2.3 of AS 3959-2018, vegetation has been classified as follows:

- all pasture has been classified as G(i) Grassland (actual and potential), and
- all wooded areas on the property have been classified as A. Forest (actual and potential).

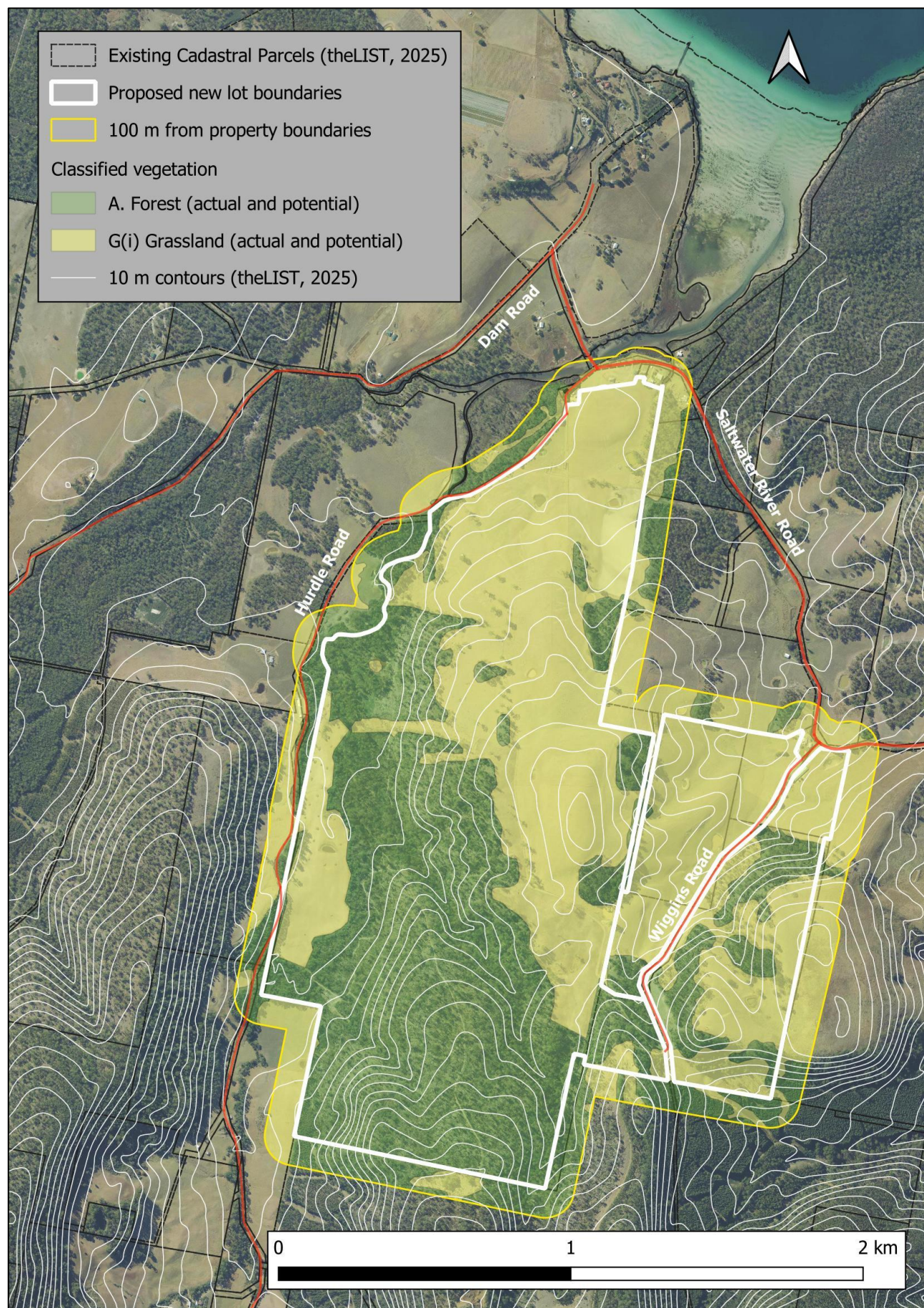


Figure 4 – Bushfire Hazard Assessment Map

3. Bushfire Management Measures

The site is within the Bushfire-Prone Areas overlay of the Tasmanian Planning Scheme (State Planning Provisions) - Tasman (the Scheme). Any future habitable buildings on lots arising from the proposed reorganisation would be within 100 m of bushfire-prone vegetation as defined under AS3959, in the form of G(i) Grassland (actual and potential), and potentially A. Forest and / or B. Woodland.

The requirements for subdivision in a bushfire-prone area are set out under clause C13.6.1 of C13.0 Bushfire-Prone Areas Code of the Scheme (the Code). The proposed reorganisation of boundaries must comply with the following clauses of the Code (shaded clauses in Table 3).

Table 1 – Compliance with C13.0

| CLAUSE | ISSUE |
|---------------|---|
| C13.2 | Application of Code |
| C13.3 | Definition of Terms |
| C13.4 | Use or Development Exempt from this Code |
| C13.5 | Use Standards |
| C13.5.1 | Vulnerable uses |
| C13.5.2 | Hazardous uses |
| C13.6 | Developments Standards for Subdivision |
| C13.6.1 | Provision of hazard management areas (HMAs) |
| C13.6.2 | Public and firefighting access |
| C13.6.3 | Provision of water supply for firefighting purposes |

3.1 Risk assessment

To assess the risk profile of the proposed reorganisation of boundaries, the current and proposed lots have been organised and compared according to their size (Table 2).

A comparison has then been made of the impact of the proposed reorganisation on the potential for the lots arising to support a habitable building within cleared land close to the road frontages that would meet the requirements of the Code (Table 3).

The following are the parameters used to define areas that could easily support a future habitable building meeting the acceptable solutions for BAL-19 under the Code and AS3959 (low-risk land):

- areas of existing cleared land,
- slopes of 10° or less,
- within 200 m of a road frontage, and
- more than 60 m from any forest, presenting an absolute worst-case acceptable solution scenario for BAL-19 separation where all surrounding forest is assumed to be on downslopes of > 15 - 20°.

Table 2 – Comparison of lots for the purpose of assessing risk profile

| Lot | Current | Proposed |
|---------------------|----------------|-----------------|
| Largest lot | FR 175085/1 | Lot 1 |
| Middle Lot | FR 224561/1 | Lot 3 |
| Smallest lot | FR 121549/2 | Lot 2 |

3.2 Hazard Management Areas

Based on the risk assessment in Table 3 on the following page, there are sufficient areas of low-risk land available on all lots arising to ensure they could support a future habitable building meeting the acceptable solutions for BAL-19 under the Code and AS3959.

As such, it is considered that is insufficient increase in risk as a result of the proposed reorganisation to warrant any specific bushfire protection measures in terms of identifying building areas, prescribing hazard management areas (HMAs) or production of a Bushfire Hazard Management Plan (BHMP).

3.3 Public and Firefighting Access

Based on the risk assessment in Table 3 on the following page, available road frontage is similar or improved for all lots arising and there is no change in the quality of the available access or the potential for access by fire appliances.

As such, it is considered that there is insufficient increase in risk as a result of the proposed reorganisation to warrant any specific bushfire protection measures in terms of public and firefighting access.

Table 3 – Risk assessment for proposed reorganisation of boundaries

| Issue | | Current | Proposed | Conclusion regarding risk profile for future habitable buildings |
|--|--------------|-----------------------------------|-----------|---|
| Area of lots | Largest lot | 257.9 ha | 246.7 ha | Reduced size but still a very large lot - no increase in risk |
| | Middle Lot | 48.1 ha | 40.7 ha | Reduced size but still a large lot – no increase in risk |
| | Smallest lot | 9.95 ha | 28.8 ha | Significant size increase - no increase in risk |
| Area of existing cleared land on slopes of 10° or less, within 200 m of road frontage, and at least 60 m from any forest | Largest lot | ~ 19.9 ha | ~ 12.7 ha | Decrease in available low-risk land but still a large area available - insufficient increase in risk |
| | Middle Lot | ~1.8 ha | ~3.0 ha | Increase in available low-risk land - no increase in risk |
| | Smallest lot | ~6.1 ha | ~10.5 ha | Increase in available low-risk land - no increase in risk |
| Road frontage | Largest lot | ~1040 m | ~1033 | Virtually no change - no increase in risk |
| | Middle Lot | ~760 m | ~ 1400 m | Frontage almost doubled - no increase in risk |
| | Smallest lot | ~ 457 m | ~ 1200 m | Frontage more than doubled - no increase in risk |
| Any change in exposure to bushfire-prone vegetation? | Largest lot | None - no increase in risk | | |
| | Middle Lot | None - no increase in risk | | |
| | Smallest lot | None - no increase in risk | | |
| Any change in the quality of available access or the potential for access by fire appliances? | Largest lot | None - no increase in risk | | |
| | Middle Lot | None - no increase in risk | | |
| | Smallest lot | None - no increase in risk | | |
| Any change in the potential for provision of static water supplies dedicated for firefighting? | Largest lot | None - no increase in risk | | |
| | Middle Lot | None - no increase in risk | | |
| | Smallest lot | None - no increase in risk | | |

3.4 Firefighting Water Supply

Based on the risk assessment in Table 3 on the previous page, road access is similar or improved for all lots arising and there is no change in the potential for provision of static water supplies dedicated for firefighting on each lot.

As such, it is considered that is insufficient increase in risk as a result of the proposed reorganisation to warrant any specific bushfire protection measures in terms of firefighting water supplies.

4. Overall conclusions

The proposed reorganisation of boundaries has been assessed against the requirements of C13.0 Bushfire-Prone Areas Code (the Code) of the Scheme and AS 3959-2018 Construction of Buildings in Bushfire Prone Areas (AS 3959), and a risk assessment has been undertaken to identify any increased exposure to bushfire hazard as a result of the proposal.

Pursuant to C13.4.1 (a) of the Code, it is considered that there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures.

Andy Welling

ACCREDITED BUSHFIRE ASSESSOR (BFP-135)

CERTIFICATE No: JM_BHR_037

DATE: 10 November 2025

Signed



5. Glossary and Abbreviations

AS – Australian Standard

BAL – Bushfire Attack Level – means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire (AS3959-2018).

BFP – Bush Fire Practitioner – a suitably qualified person accredited by the Tasmania Fire Service to undertake assessments of bushfire hazard and certify Bushfire Hazard Management Plans.

BHMP – Bushfire Hazard Management Plan – plan for individual house or subdivision identifying separation distances required between a habitable building(s) and bushfire prone vegetation based on the BAL for the site. The BHMP also indicates requirements for construction, property access and firefighting water.

FDI – fire danger index – relates to the chance of a fire starting, its rate of spread, its intensity and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both the long- and short-term drought effects (AS3959-2018).

ha – hectares; m – meters

HMA – Hazard Management Area – the area, between a habitable building or building area and the bushfire-prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.

6. References

AS3959-2018. Australian Standard for Construction of buildings in bushfire-prone areas. SAI Global Limited Sydney, NSW Australia.

Building Act 2016. The State of Tasmania Department of Premier and Cabinet.
<https://www.legislation.tas.gov.au/view/html/inforce/current/act-2016-025>

Building Regulations 2016. The State of Tasmania Department of Premier and Cabinet.
<https://www.legislation.tas.gov.au/view/html/inforce/current/sr-2016-110>.

Tasmanian Planning Scheme – State Planning Provisions.
<https://tpso.planning.tas.gov.au/tpso/external/planning-scheme-viewer/30/section/1?effectiveForDate=2025-04-11>

LISTmap 2025. Land Information System Tasmania, Tasmania Government.
<https://maps.theLIST.tas.gov.au/listmap/app/list/map>.

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:

34 Wiggins Road, Saltwater River

Certificate of Title / PID:

FR 175085/1, FR 224561/1 & FR 121549/2

2. Proposed Use or Development

Description of proposed Use and Development:

Reorganisation of boundaries

Applicable Planning Scheme:

Tasmanian Planning Scheme – Tasman

3. Documents relied upon

This certificate relates to the following documents:

| Title | Author | Date | Version |
|--|---------------|--------------|-------------|
| Boundary Reorganisation, 34 Wiggins Road, Saltwater River | PDA Surveyors | 21 July 2025 | 54783-DA-01 |
| Bushfire Hazard Report for proposed reorganisation of boundaries at 34 Wiggins Road, Saltwater River | Jim Mulcahy | October 2025 | 1.0 |

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:

| | | |
|-------------------------------------|---|-------------------------------|
| <input checked="" type="checkbox"/> | C13.4 – Use or development exempt from this Code | |
| | Compliance test | Compliance Requirement |
| <input checked="" type="checkbox"/> | C13.4(a) | Insufficient increase in risk |

| | | |
|--------------------------|----------------------------------|---------------------------------|
| <input type="checkbox"/> | C13.5.1 – Vulnerable Uses | |
| | Acceptable Solution | Compliance Requirement |
| <input type="checkbox"/> | C13.5.1 P1 | |
| <input type="checkbox"/> | C13.5.1 A2 | Emergency management strategy |
| <input type="checkbox"/> | C13.5.1 A3 | Bushfire hazard management plan |

| | | |
|--------------------------|---------------------------------|---------------------------------|
| <input type="checkbox"/> | C13.5.2 – Hazardous Uses | |
| | Acceptable Solution | Compliance Requirement |
| <input type="checkbox"/> | C13.5.2 P1 | |
| <input type="checkbox"/> | C13.5.2 A2 | Emergency management strategy |
| <input type="checkbox"/> | C13.5.2 A3 | Bushfire hazard management plan |

| | | |
|--------------------------|--|---|
| <input type="checkbox"/> | C13.6.1 Subdivision: Provision of hazard management areas | |
| | Acceptable Solution | Compliance Requirement |
| <input type="checkbox"/> | C13.6.1 P1 | |
| <input type="checkbox"/> | C13.6.1 A1 (a) | Insufficient increase in risk to the existing dwelling on the Balance lot |
| <input type="checkbox"/> | C13.6.1 A1 (b) | Provides BAL-19 for ALL LOTS |

| | | |
|--------------------------|---------------|--------------------------------|
| <input type="checkbox"/> | C13.6.1 A1(c) | Consent for mechanism on title |
|--------------------------|---------------|--------------------------------|

| | | |
|--------------------------|--|--|
| <input type="checkbox"/> | C13.6.2 Subdivision: Public and firefighting access | |
| | Acceptable Solution | Compliance Requirement |
| <input type="checkbox"/> | C13.6.2 P1 | |
| <input type="checkbox"/> | C13.6.2 A1 (a) | Insufficient increase in risk |
| <input type="checkbox"/> | C13.6.2 A1 (b) | Access to both lots complies with relevant Table |

| | | |
|--------------------------|---|---|
| <input type="checkbox"/> | C13.6.3 Subdivision: Provision of water supply for firefighting purposes | |
| | Acceptable Solution | Compliance Requirement |
| <input type="checkbox"/> | C13.6.3 A1 (a) | Insufficient increase in risk |
| <input type="checkbox"/> | C13.6.3 A1 (b) | Reticulated water supply complies with relevant Table |
| <input type="checkbox"/> | C13.6.3 A1 (c) | Water supply consistent with the objective |
| <input type="checkbox"/> | C13.6.3 A2 (a) | Insufficient increase in risk |
| <input type="checkbox"/> | C13.6.3 A2 (b) | Static water supply complies with relevant Table |
| <input type="checkbox"/> | C13.6.3 A2 (c) | Static water supplies consistent with the objective |

5. Bushfire Hazard Practitioner

Name: Andy Welling

Phone No: 0400 151 205

Postal Address: 56-58 Burnett Street, North Hobart, 7000

Email Address: andy.welling@enviro-dynamics.com.au

Accreditation No: BFP – 135

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:

Andy Welling (BFP-135)

Date: 10/11/2025

Certificate
Number: JM_BHMP_037

(For Practitioner Use only)