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**COHEN & Associates Pty. Ltd.**

LAND & AERIAL SURVEYORS  
Operating in Tasmania Since 1946

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23<sup>rd</sup> February 2023

Our ref: 52-78 (8482)

Flinders Council  
P.O. Box 40,  
Whitemark,  
Flinders Island, Tas. 7255

**Attention: J. Smith**

Dear Jacci,

**Re: Two lot subdivision  
Trousers Point Road, Loccota**

We are pleased to apply for a permit to allow a subdivision of two lots at the above property address.

We enclose:

- PDF copy of the proposed Plan of Subdivision
- PDF copy of Folio Plan and Text and Schedule of Easements
- PDF copy of the Part 5 agreement
- Bushfire Assessment from RMCG (Michael Tempest)
- Development Application
- Please send an invoice for the application and advertising fee to admin@surveyingtas.com.au

In relation to the subdivision we note:

1. Land is zoned Landscape Conservation
2. Code overlays:
  - Scenic Protection Code - Loccota, Trousers Point
  - Bushfire-prone Areas Code
  - Landslip Hazard Code – low and medium
  - Natural Assessts Code – priority vegetation
  - Natural Assessts Code – Waterway and coastal protection area
  - Coastal Inundantion Hazarad Code - Coastal inundation investigation area
3. 22.5.1 P1)
  - a) Sufficient area is provided to allow future development of a dwelling on each lot.
  - b) Not applicable - no existing buildings

- c) The subdivision has no impact on vegetation or landscape values and the bushfire report defines a potential building area that utilises already cleared land.
  - d) The subdivision layout provides for potential building areas on the lower slopes that area suitable for development.
  - e) The size and layout is in keeping with the established properties within the area which includes a range of lot sizes including smaller lots
  - The lots comply with the min 20ha requirement.
4. 22.5.1. A2 – both lots comply with frontage not less than 40m.
  5. 22.5.1. A3 – each lot is capable of providing a suitable vehicle access that will be completed in accordance with Council requirements.
  6. 22.5.1 P4 – each lot having ~20ha and large areas available for on-site waste water disposal such that a specific report is not required as confirmed by previous discussions with Jacci Smith.
  7. Bushfire-prone Areas – refer to attached bushfire assessment and report confirming the lots are suitable.
  8. The walking track to Mt Strzelecki is covered by an existing Section 71 (Part 5) agreement. See copy attached. We can discuss alternatives to a Part 5 agreement if required (i.e. licence agreement or right of footway).
  9. Landslip Hazard Code C15.
    - Refer to C15.4.1 e) & l) noting that the subdivision is exempt as there are no works within the low or medium hazard bands.
    - Natural Assets Code - Priority vegetation and waterway codes we note no works are required or planned within these areas.
    - In accordance with C11.2.3 this Code does not apply to land in the coastal inundation investigation area where a suitably qualified person has provided a land survey showing an AHD for the land in excess of the low hazard band level relevant to that land. In accordance with FLI-Table C11.1 the low hazard band level relevant is 3m AHD. of the proposal plan some levels for this area. Existing mapping data shows the 10m contours close to the lowest part of the land well above the 3m minimum level of the low hazard band.

We seek Council's approval for the subdivision and will be pleased to advise further as required.

Yours faithfully,  
COHEN & ASSOCIATES PTY. LTD.



Adrian Fairfield

Encs.