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Dear Jacci,

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DEVELOPMENT APPLICATION – PROPOSED 3 LOT SUBDIVISION – 22 BAILEYS ROAD, WHITEMARK

Please find enclosed a development application for a three (3) lot subdivision at 22 Baileys Lane, Whitemark.

The purpose of this letter is to provide a description of the proposed development and an assessment of the proposed development against the applicable provisions of the *Tasmanian Planning Scheme - Flinders* ('**the Scheme**').

This letter should be read in conjunction with the following plans and documents:

Document	Prepared by	Reference	Date	Revision
Plan of Subdivision	Cohen & Assoc	32-77 (7631)	05.07.23	4
Bushfire Hazard Management Report	Michael Tempest RMCG	Project #2111	23.08.23	2

1 Site and Planning Overview

The site comprises a single existing title that has an area of 54.8ha (refer to Figure 1 and Table 1). The site is developed for residential purposes with a single dwelling, outbuilding and associated improvements. The balance area of the site is used for farming activities.

The site is located on the northern side of Lady Barron Road and to the east of the main Whitemark settlement.

The property has existing access via Baileys Lane, which is a formed gravel road identified by a road sign. Baileys Lane crosses a small parcel of Crown land owned by the State Department of Natural Resources and Environment. Lady Barron Road is an arterial road maintained by the State Road authority.

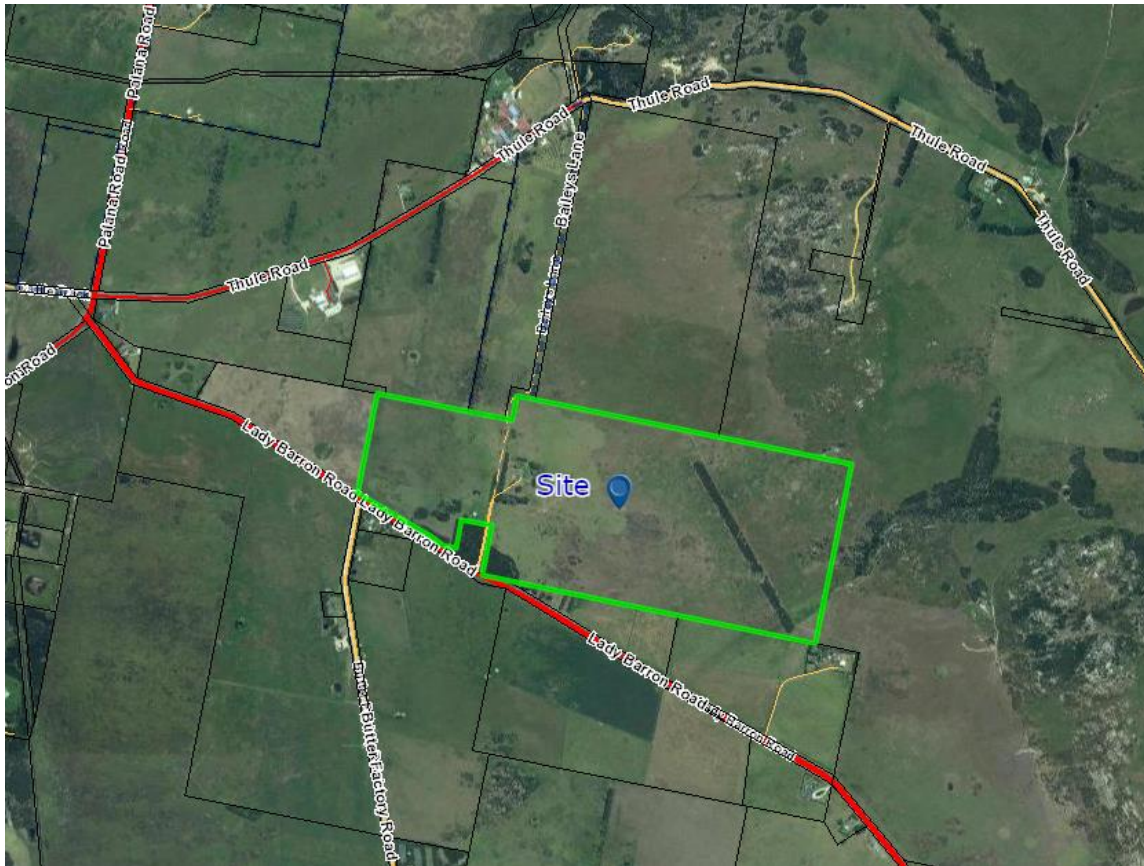


Figure 1 - aerial image showing the location and spatial extent of the site and surrounds.

Table 1 - Details of the site and proposed subdivision.

Location	22 Baileys Lane, Whitemark	
Title Information	Volume	Folio
	212109	1
Property ID	6427849	
Tenure	Private Freehold	
Area	54.8ha	
Existing Use	Residential - single dwelling	
Planning Instrument	Tasmanian Planning Scheme - Flinders	
Zoning	11.0 - Rural Living C and Rural Living D	
Overlays	C13.0 - Bushfire-Prone Area C16.0 – Airport Obstacle Limitation Area	
SAP	NA	
Use	Pursuant to clause 6.2.6 of the Scheme, development which is for subdivision is not required to be categorised into a Use Class.	
Development	3 lot Subdivision	
Use Status	NA	
Development Status	Discretionary	

The surrounding area is used and developed for residential and primary industry purposes. Adjoining land to the south-east is also in the Rural Living Zone and other adjoining and surrounding land is in the Rural and Agriculture Zones. The Utilities Zone is applied to infrastructure in the surrounding area including the Lady Barron Road casement, a telecommunications site to the north-east and Flinders Island power station to the north-west (refer to Figure 2).

In addition to the Rural Living zone, the site is also subject to several Code overlays:

- Bushfire-Prone Area;
- Airport Obstacle Limitation Area

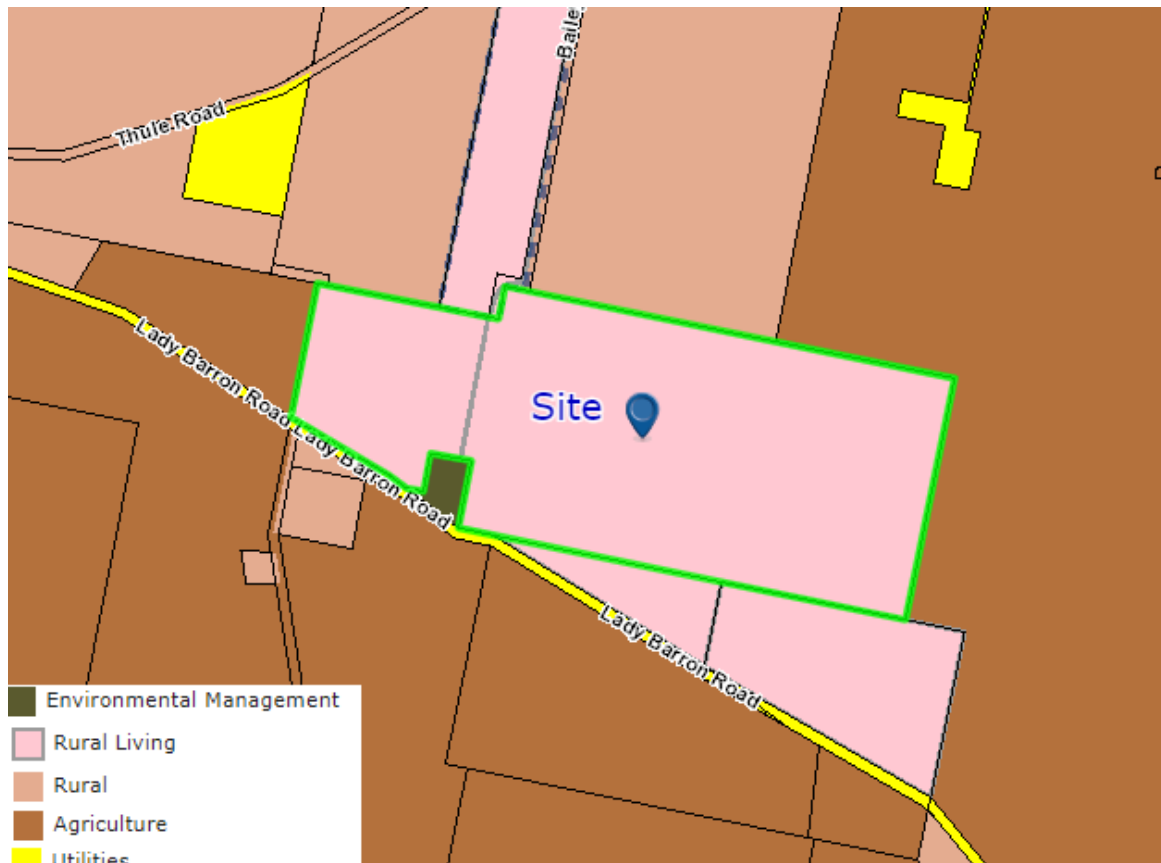


Figure 2 – Zone Map

2 Proposed Development

The proposed development is a subdivision of the existing title to create a total of three (3) lots (refer to Figure 4).

Under the proposal, two lots will be created at the western end of the existing property, dividing the land that is in the Rural Living C Zone.

Lot 1 will have an area of 5.5ha and Lot 2 will have an area of 5.3ha. Lots 1 and 2 will both be vacant. Access will be provided via a new shared vehicle crossing from Lady Barron Road. Consent to lodge the development application has been obtained from the road authority.

Overhead electricity lines can provide connections to the proposed new lots. No other reticulated services are available.

Lot 3 will contain the balance area of 44ha, including the existing dwelling. The balance title includes all the land in the Rural Living D Zone. Lot 3 will be served by the existing access point from Baileys Lane and existing electricity connection.

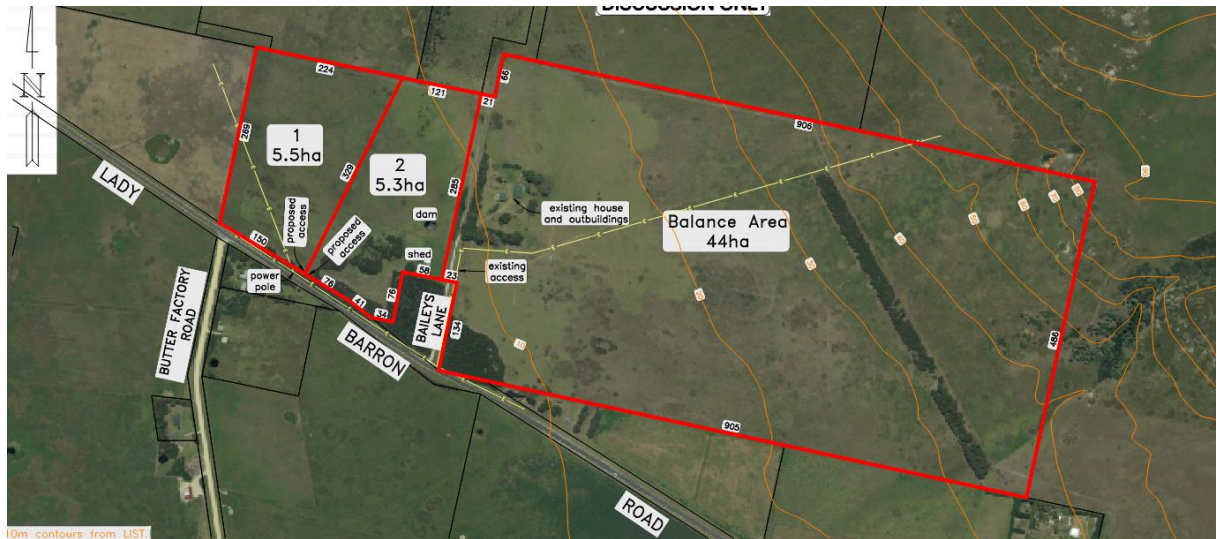


Figure 3 – Proposed subdivision plan.

3 Planning Assessment

3.1 Use Status

Pursuant to clause 6.2.6 of the Scheme, development which is for subdivision does not need to be categorised into one of the Use Classes listed in Table 6.2 of the Scheme.

The proposal relies upon Performance Criteria to demonstrate compliance with some standards, so the application is Discretionary in accordance with Clause 6.8.1.

The zone and code standards that apply to the proposed use and development are addressed in Sections 3.2 to 3.8 below.

Assessment against relevant Performance Criteria is provided under Section 4.

3.2 Clause 7.10

Table 2 provides an assessment against clause 7.10.2 and 7.10.3 of the Scheme.

Table 2 - assessment against clause 7.10 of the Scheme: Development Not Required to be Categorised into a Use Class.

7.10.1

An application for development that is not required to be categorised into one of the Use Classes under subclause 6.2.6 of this planning scheme and to which 6.8.2 applies, excluding adjustment of a boundary under subclause 7.3.1, may be approved at the discretion of the planning authority.

7.10.2

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

Assessment:

The proposed subdivision will create three lots from the existing title. One of the lots will contain the existing dwelling and associated improvements and two will be vacant and available for future development, subject to approvals. The subdivision itself will involve minimal works, for a new access point from Lady Barron Road.

The site is currently used for residential purposes, which will continue to be the case. The adjoining land is used for a mix of residential and low intensity farming, predominantly grazing. The proposal is not expected to have a detrimental impact on adjoining uses or amenity of the surrounding area.

7.10.3

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

Sub-clause:	Planning Comments:
(a) the purpose of the applicable zone;	The proposed subdivision is consistent with the purpose of the Rural Living Zone insofar as it will create additional lots available for residential use and development where some infrastructure services are available. The lots will retain a low density look and feel and sufficient area is available on each new lot to accommodate development that responds to the values and risks identified for the land. The lots are large enough to provide generous setbacks for new sensitive uses (dwellings) and the proposal will therefore be compatible with agricultural use and development and will not cause an unreasonable loss of amenity.
(b) the purpose of any applicable code;	The proposed subdivision is consistent with the purpose of the applicable Codes, insofar as the standards within each of the Codes are satisfied, as presented below.
(c) any relevant local area objectives; and	The site is not subject to any local area objectives.
(d) the purpose of any applicable specific area plan.	The site is not subject to any Specific Area Plans.

3.3 Rural Living Zone

11.5 Development Standards for Subdivision		
11.5.1 Lot design		
Standard/Requirement	Assessment	Compliance
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area not less than specified in Table 11.1 and: (i) be able to contain a minimum area of 15m x 20m clear of: a. all setbacks required by	Table 11.1 specifies a minimum lot size of 5ha for the Rural Living C zone and 10ha for the Rural Living D Zone. Lot 1 is in the Rural Living C Zone and will	Complies with Acceptable Solution.

11.5 Development Standards for Subdivision

	<p>clause 11.4.2 A2 and A3; and</p> <p>b. easements or other title restrictions that limit or restrict development; and</p> <p>(ii) existing buildings are consistent with the setback required by clause 11.4.2 A2 and A3;</p> <p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p>	<p>have an area of 5.5ha, which meets the Acceptable Solution.</p> <p>Lot 2 is in the Rural Living C Zone and will have an area of 5.3ha, which meets the Acceptable Solution.</p> <p>Lot 3 is in the Rural Living D Zone and will have an area of 44ha, which meets the Acceptable Solution.</p> <p>The land is privately owned and is not required for a public use.</p> <p>The proposal is not related to the provision of Utilities.</p>	<p>Not applicable.</p> <p>Not applicable.</p>
	<p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>The proposal includes new lots.</p>	<p>Not applicable.</p>
A2	<p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 40m.</p>	<p>Each of the proposed lots is provided with more than 40m of frontage to Lady Barron Road.</p>	<p>Complies with Acceptable Solution.</p>
A3	<p>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.</p>	<p>Lots 1 and 2 will be provided with new shared vehicular access crossing from Lady Barron Road.</p> <p>Lot 3 will retain the existing access from Lady Barron Road via Baileys Lane.</p> <p>Permission to lodge the development</p>	<p>Complies with Acceptable Solution.</p>

11.5 Development Standards for Subdivision

		<p>application including the new crossover to Lady Barron Road has been obtained from the Department of State Growth as road authority, in accordance with Section 52(1B) of the <i>Land Use Planning and Approvals Act 1993</i>.</p> <p>The new access will be constructed in accordance with any requirements of the road authority.</p>	
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8.6 Development Standards for Subdivision

8.6.2 Roads

	Standard/Requirement	Assessment	Compliance
A1	The subdivision includes no new roads.	The subdivision does not include any new roads.	Complies with Acceptable Solution.

8.6 Development Standards for Subdivision

8.6.3 Services

	Standard/Requirement	Assessment	Compliance
A1	<p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:</p> <p>(a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or</p> <p>(b) be connected to a limited water supply service if the frontage of the lot is within 30m of a</p>	<p>No reticulated water supply service is available to the site.</p> <p>Lots 1 and 2 will require onsite water supplies when they are developed.</p>	Complies with Acceptable Solution.

8.6 Development Standards for Subdivision			
	<p>limited water supply service,</p> <p>unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.</p>		
A2	<p>Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must:</p> <p>(a) be connected to a reticulated sewerage system; or</p> <p>(b) be connected to a reticulated sewerage system if the frontage of each lot is within 30m of a reticulated sewerage system and can be connected by gravity feed.</p>	<p>No reticulated sewerage system is available.</p> <p>Onsite wastewater management is required.</p> <p>The site is in Rural Living Zone C and D, so this complies with the Acceptable Solution.</p>	<p>Complies with Acceptable Solution.</p>

3.4 Code Summary

Tasmanian Panning Scheme – Launceston		
Clause	Code	Applicability
C1.0	Signs Code	Not Applicable - the proposal does not involve any signage.
C2.0	Parking and Sustainable Transport Code	Applicable - pursuant to clause C2.2.1 the Code applies to all use and development.
C3.0	Road and Railway Assets Code	Applicable - the proposal involves an additional vehicle crossing from Lady Barron Road.
C4.0	Electricity Transmission Infrastructure Protection Code	Not Applicable - the site is not located within an electricity transmission corridor, communications station buffer area or substation facility buffer area.

Tasmanian Planning Scheme – Launceston		
Clause	Code	Applicability
C5.0	Telecommunications Code	Not Applicable - the proposal does not involve development for a telecommunications facility.
C6.0	Local Historic Heritage Code	Not Applicable - the code is not applicable in accordance with clause C6.2 of the Scheme.
C7.0	Natural Assets Code	Applicable – part of the site is located within a waterway and coastal protection area and a priority vegetation area.
C8.0	Scenic Protection Code	Not Applicable - the code is not applicable in accordance with clause C8.2 of the Scheme.
C9.0	Attenuation Code	Not Applicable - the proposal does not involve a sensitive use, or an activity listed in Table C9.1 and C9.2 of the Scheme.
C10.0	Coastal Erosion Hazard Code	Not Applicable –the site is not located within a coastal erosion hazard area.
C11.0	Coastal Inundation Hazard Code	Not Applicable - the site is not located within a coastal inundation hazard area.
C12.0	Flood-Prone Areas Hazard Code	Not Applicable - the site is not located within a flood-prone hazard area.
C13.0	Bushfire-Prone Areas Code	Applicable - the site is located within a bushfire-prone area and the proposal includes subdivision.
C14.0	Potentially Contaminated Land Code	Not Applicable - the site is not known to have been used for potentially contaminating activities.
C15.0	Landslip Hazard Code	Not Applicable – the site is not subject to a landslip hazard area.
C16.0	Safeguarding of Airports Code	Exempt - the site is subject to airport obstacle limitation area. The proposal does not include development above the identified AHD height for the site (60-110AHD).

3.5 Parking and Sustainable Transport Code

C2.5 Use Standards			
Clause		Assessment	Compliance
C2.5.1 Car parking numbers			
A1	The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:	Table C2.1 requires parking at the following rate for Residential use in zones other than General Residential: <i>1 space per bedroom or 2 spaces per 3 bedrooms</i>	Complies with Acceptable Solution.

C2.5 Use Standards

Clause	Assessment	Compliance
	<p>In this case the balance lot will contain the existing dwelling and space is available on the lot to park more than 4 vehicles. Lots 1 and 2 are vacant, so there is no parking demand.</p> <p>The proposal satisfies the parking requirements.</p>	
(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;	The site is not subject to a parking plan.	Not applicable.
(b) the site is contained within a parking precinct plan and subject to Clause C2.7;	The site is not subject to a parking plan.	Not applicable.
(c) the site is subject to Clause C2.5.5; or	The site is not subject to Clause C2.5.5 of the Scheme.	Not applicable.
(d) it relates to an intensification of an existing use or development or a change of use where:	The proposal satisfies Table C2.1 with respect to car parking numbers.	Not applicable.
(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site		

C2.5 Use Standards

Clause	Assessment	Compliance
	<p>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>N = Number of on-site car parking spaces required</p> <p>A = Number of existing on site car parking spaces</p> <p>B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <p>C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p>	

C2.5.2 Bicycle parking numbers

A1	Bicycle parking spaces must:	Table C2.1 has no requirement for bicycle parking spaces to be provided for single dwellings.	Not applicable.
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	<p>(a) be provided on the site or within 50m of the site; and</p> <p>(b) be no less than the number specified in Table C2.1.</p>		
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C2.5.3 Motorcycle parking numbers

A1	<p>The number of on-site motorcycle parking spaces for all uses must:</p> <p>(a) be no less than the number specified in Table C2.4; and</p> <p>(b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.</p>	<p>This clause does not apply to the proposal in accordance with Clause C2.2.2 of the Scheme.</p>	<p>Not applicable.</p>
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C2.5.4 Loading Bays

A1	<p>A loading bay must be provided for uses with a floor area of more than 1000m² in a single occupancy.</p>	<p>This clause does not apply to the proposal in accordance with Clause C2.2.3 of the Scheme.</p>	<p>Not applicable.</p>
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C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone

This clause does not apply to the proposal in accordance with Clause C2.2.4 of the Scheme.

C2.6 Development Standards for Buildings and Works

Clause	Requirement	Assessment	Compliance
C2.6.1 Construction of parking areas			
A1	<p>All parking, access ways, manoeuvring and circulation spaces must:</p>		

C2.6 Development Standards for Buildings and Works

Clause	Requirement	Assessment	Compliance
	(a) be constructed with a durable all weather pavement;	Parking and access ways for the existing dwelling are constructed of a durable all weather gravel surface.	Complies with Acceptable Solution.
	(b) be drained to the public stormwater system, or contain stormwater on the site; and	The stormwater from vehicle parking, access ways and circulation areas for each lot will be contained on the relevant lot or directed the roadside public stormwater system as required.	Complies with Acceptable solution.
	(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.	<p>The site is in the Rural Living Zone.</p> <p>The existing vehicle parking, access ways and circulation areas for the balance lot are constructed from gravel.</p> <p>The Rural Living Zone is not excluded from this clause, so assessment against the Performance Criteria is necessary.</p>	Relies on Performance Criteria.

C2.6.2 Design and layout of parking areas

A1.1	<p>Parking, access ways, manoeuvring and circulation spaces must either:</p> <p>(a) comply with the following:</p> <p>(i) have a gradient in accordance with Australian Standard AS 2890 – Parking facilities, Parts 1-6;</p>	<p>The existing and proposed accesses will have gradients that comply with the Australian Standard.</p>	Complies with Acceptable Solution.
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C2.6 Development Standards for Buildings and Works

Clause	Requirement	Assessment	Compliance
	(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;	Turning is available onsite for the existing dwelling.	Complies with Acceptable Solution.
	(iii) have an access width not less than the requirements in Table C2.2;	The width of the proposed access ways will be at least 3m and therefore meet the requirements of Table C2.2 and the Bushfire Code.	Complies with Acceptable Solution.
	(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;	The parking space widths comply with Table C2.3.	Complies with Acceptable Solution.
	(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;	The access and manoeuvring widths will comply with Table C2.3 and the Bushfire Code.	Complies with Acceptable Solution.
	(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and	The parking spaces all have vertical clearance complying with this requirement.	Complies with Acceptable Solution.
	(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or	The proposal relates to a single dwelling, as such this subclause does not apply.	Not applicable.
	(c) comply with Australian Standard AS 2890-Parking facilities, Parts 1-6.	The application relies on subclause (a) for compliance with the Standard.	Not applicable.

C2.6 Development Standards for Buildings and Works

Clause	Requirement	Assessment	Compliance
A1.2	<p>Parking spaces provided for use by persons with a disability must satisfy the following:</p> <ul style="list-style-type: none"> (a) be located as close as practicable to the main entry point to the building; (b) be incorporated into the overall car park design; and (c) be designed and constructed in accordance with <i>Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.</i> 	<p>Accessible car parking spaces are not required for the existing or proposed use and development.</p>	<p>Not applicable.</p>

C2.6.3 Number of accesses for vehicles

A1	<p>The number of accesses provided for each frontage must:</p> <ul style="list-style-type: none"> (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater. 	<p>Each lot will be provided with no more than one access, complying with the Acceptable Solution.</p> <p>One additional access is proposed, however the proposal complies with (a).</p>	<p>Complies with Acceptable Solution.</p>
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C2.6.5 Pedestrian access

A1.1	<p>Uses that require 10 or more car parking spaces must:</p> <ul style="list-style-type: none"> (a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by: 	<p>The proposal does not require more than 10 car parking spaces.</p>	<p>Not applicable.</p>
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C2.6 Development Standards for Buildings and Works

Clause	Requirement	Assessment	Compliance
	(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or (ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and (b) be signed and line marked at points where pedestrians cross access ways or parking aisles; and		
A1.2	In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.	Accessible car parking spaces are not required.	Not applicable.
C2.6.6 Loading bays			
A1	The area and dimensions of loading bays and access way areas must be designed in accordance with Australian Standard AS 2890.2–2002, Parking facilities, Part 2: Off-street commercial vehicle facilities, for the type of vehicles likely to use the site.	The proposal is not required to provide loading bays pursuant to clause C2.2.3 of the Scheme.	Not applicable.

C2.6 Development Standards for Buildings and Works

Clause	Requirement	Assessment	Compliance
A2	The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with Australian Standard AS 2890.2 – 2002, Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities.	The proposal is not required to provide loading bays pursuant to clause C2.2.3 of the Scheme.	Not applicable.

3.6 Road and Railway Assets Code

C3.5 Use Standards

Clause	Requirement	Assessment	Compliance
C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction			
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; (c) a new level crossing. 	Lady Barron Road and Baileys Lane are not category 1 or limited access roads.	Not applicable.
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.	The proposal includes one new shared vehicle crossing on Lady Barron Road to serve Lots 1 and 2. Written consent from the road authority to lodge the application is expected to be provided.	Complies with Acceptable Solution.
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.	The proposal does not involve a new private level crossing.	Not applicable.
A1.4	Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:		

C3.5 Use Standards			
Clause	Requirement	Assessment	Compliance
	(a) the amounts in Table C3.1; or (b) allowed by a licence issued under Part IVA of the <i>Roads and Jetties Act 1935</i> in respect to a limited access road.	The proposal will not increase the amount of vehicular traffic using the existing vehicle crossing. Subclause (a) is relied upon for compliance with the standard.	Complies with the Acceptable Solution. Not applicable.
A1.5	Vehicular traffic must be able to enter and leave a major road in a forward direction.	Vehicular traffic will be able to enter and leave the road in a forward direction.	Complies with the Acceptable Solution.

3.7 Natural Assets Code

C7.7 Development Standards for Subdivision			
Clause	Requirement	Assessment	Compliance
C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area			
A1	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: (a) be for the creation of separate lots for existing buildings; (b) be required for public use by the Crown, a council, or a State authority; (c) be required for the provision of Utilities; (d) be for the consolidation of a lot; or (e) not include any works (excluding boundary fencing), building area, services, bushfire hazard	The proposal will provide a separate lot for the existing dwelling; however, the clause does not apply to the other proposed lots. The proposal is a private project on private land. The proposal is not for Utilities. The proposal is for subdivision of additional lots. There will be no works, building area, services, bushfire hazard management area or vehicular access	Not applicable. Not applicable. Not applicable. Not applicable. Complies with the Acceptable Solution.

C7.7 Development Standards for Subdivision			
Clause	Requirement	Assessment	Compliance
	management area or vehicular access within a waterway and coastal protection area or future coastal refugia area.	associated with the proposed subdivision within the waterway and coastal protection area.	

C7.7 Development Standards for Subdivision			
Clause	Requirement	Assessment	Compliance
C7.7.2 Subdivision within a priority vegetation area			
A1	<p>Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area, must:</p> <ul style="list-style-type: none"> (a) be for the purposes of creating separate lots for existing buildings; (b) be required for public use by the Crown, a council, or a State authority; (c) be required for the provision of Utilities; (d) be required for the consolidation of a lot; or (e) not include any works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a priority vegetation area. 	<p>The proposal is not for this purpose.</p> <p>The proposal is a private project on private land.</p> <p>The proposal is not for Utilities.</p> <p>The proposal is for subdivision of additional lots.</p> <p>The priority vegetation area applies to small sections of the site, adjoining the NRE managed land on Baileys Lane.</p> <p>There will be no works, building area, services, bushfire hazard management area or vehicular access associated with the proposed subdivision with the priority vegetation area.</p>	<p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p> <p>Complies with the Acceptable Solution.</p>

3.8 Bushfire-Prone Areas Hazard Code

C13.6 Development Standards for Subdivision		
Clause	Assessment	Compliance
C13.6.1 Provision of hazard management areas		
A1	<p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</p> <p>(b) The proposed plan of subdivision:</p> <p>(i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision;</p> <p>(ii) shows the building area for each lot;</p> <p>(iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation</p>	<p>Complies with Acceptable Solution.</p> <p>Complies with Acceptable Solution.</p>

C13.6 Development Standards for Subdivision

Clause	Assessment	Compliance
<p>distances required for BAL 19 in Table 2.6 of Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas; and</p> <p>(iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than the separation distances required for BAL 19 in Table 2.6 of Australian Standard AS3959:2018 Construction of buildings in bushfire-prone Areas; and</p> <p>(c) if hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered</p>	<p>No hazard management areas outside the lot boundaries are required.</p>	<p>Not applicable.</p>

C13.6 Development Standards for Subdivision		
Clause	Assessment	Compliance
	on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.	

C13.6 Development Standards for Subdivision			
Clause	Assessment	Compliance	
C13.6.2 Public and fire fighting access			
A1	(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or	The application is accompanied by a Bushfire Hazard Management Report (Dated 23 August 2023) and Bushfire Hazard Management Plan and associated certificates, prepared by Michael Tempest (BFP – 153). The report certifies that regarding the existing dwelling on the balance lot, the proposal complies with A1(a).	Complies with Acceptable Solution.
	(b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas, is included in a bushfire hazard management plan that: (i) demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire	The application is accompanied by a Bushfire Hazard Management Report (Dated 23 August 2023) and Bushfire Hazard Management Plan and associated certificates, prepared by Michael Tempest (BFP – 153). It certifies that the proposal complies with A1(b). The proposed lots 1 and 2 can achieve access for firefighting as required.	Complies with Acceptable Solution.

C13.6 Development Standards for Subdivision			
Clause		Assessment	Compliance
	trails will comply with Table C13.3 and		
	(ii) is certified by the TFS or an accredited person.		

C13.6 Development Standards for Subdivision			
Clause		Assessment	Compliance
C13.6.3 Provision of water supply for fire fighting purposes			
A1	In areas serviced with reticulated water by the water corporation:		Complies with Acceptable Solution.
	(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes;		Not applicable
	(b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table C13.4; or		Not applicable
	(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage	The application is accompanied by a Bushfire Hazard Management Report (Dated 23 August 2023) and Bushfire Hazard Management Plan and associated certificates, prepared by Michael Tempest (BFP – 153).	Complies with Acceptable Solution.

C13.6 Development Standards for Subdivision

Clause	Assessment	Compliance
	the risks to property and lives in the event of a bushfire.	It certifies that the proposal complies with A1(c). All the proposed lots are or can be provided with sufficient static water supply.

4 Performance Criteria Assessment

4.1 Parking and Sustainable Transport Code - Clause C2.6.1 Construction of parking areas - Performance Criteria P1

The objective of the standard is:

That parking areas are constructed to an appropriate standard.

Performance Criteria Assessment

Performance Criteria P1

All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:

Subclause	Assessment
(a) the nature of the use;	<i>The construction of the existing and proposed access is acceptable, having regard to the following: The existing dwelling is served by a gravel driveway and parking area, which is accessed via Baileys Lane, which is a gravel road. The new lots are likely to also be used by single dwellings and for farm related uses. The proposed standard of construction is appropriate for the nature of the use.</i>
(b) the topography of the land;	<i>The land is largely flat and is suitable for the proposed level of construction.</i>
(c) the drainage system available;	<i>The crossover from Lady Barron Road will be sealed in asphalt and drained to the roadside drains. Drainage from the internal gravel driveway and hardstand areas will be contained on the site as they are for the existing dwelling on the balance lot.</i>
(d) the likelihood of transporting sediment or debris from the site onto a road or public place;	<i>The new crossover from the road to the property boundary will be sealed in asphalt to reduce the likelihood of sediment or debris transfer to the road. Drainage from the gravel portions of the driveways will be contained on the site. No other public places will be impacted by the proposed accesses.</i>
(e) the likelihood of generating dust; and	<i>The gravel portion of the driveways will be well constructed and maintained to minimise dust generation.</i>
(f) the nature of the proposed surfacing.	<i>The new access will be sealed in asphalt from the road edge to the property boundary. The gravel</i>

access to the existing dwelling is off Baileys Lane, which is a gravel road. The surface of the existing access and associated parking and manoeuvring areas will not be altered.

Please do not hesitate to contact me should you have any queries on this application.

Yours faithfully

6ty° Pty Ltd



Jacqui Tyson
Planning Consultant