

Planning Department  
Flinders Council  
PO Box 40  
WHITEMARK TAS 7255

6 December 2023

Dear Sir/madam,

**RE: Planning Application, Subdivision – 17 Walker Street, Whitemark**

This letter is prepared in support of a proposal for Cohen & Associates P/L on behalf of L.J. Walker and J.A. Walker for a two-lot subdivision and road at land identified in CT 60768/6. An existing single dwelling is to be located on proposed Lot 1.

One lot currently exists; the subdivision will create one additional lot residential lot. Lot 1 will maintain existing access to Walker Street, whilst Lot 2 is proposed to have access to Cattle Track. Lot 100 ROAD will be created and transferred to Council to rectify the existing Cattle Track road encroachment. It is our understanding that previous discussions with Council (Jacci Smith) have taken place with the proponent, with confirmation that this lot transfer will offset the requirement for a monetary contribution for Public Open Space.

The subject land is zoned Low Density Residential within the Tasmanian Planning Scheme – Flinders Local Provisions Schedule, effective 1<sup>st</sup> June 2022, the subject land is also within the FLI-S5.0 Whitemark and Lady Barron Urban Development Specific Area Plan and subject to the Bushfire-Prone Areas Code and the Safeguarding of Airports Code – Airport obstacle limitation area.

Lot number	Area	Frontage
1	9718m <sup>2</sup>	94.5m
2	7859m <sup>2</sup>	100.6m
ROAD	1292m <sup>2</sup>	Not applicable

**FLI-S5.0 Whitemark and Lady Barron Urban Development Specific Area Plan**

**FLI-S5.8 Development Standards for Subdivision**

**FLI-S5.8.1 Lot Design**

**A1** – The proposal complies with (a) for each Lot, Lots 1 and 2 are at least 1500m<sup>2</sup> and able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5 with the minimum area clear of all setbacks required by clause 10.4.3 A1 and A2 and easements or other title restrictions that limit or restrict development. The existing dwelling on proposed Lot 1 is consistent with the setback required by clause 10.4.3 A1 and A2.

### **Low Density Residential Zone**

#### **10.6 Development Standards for Subdivision**

##### **10.6.1 Lot Design**

**A1** – Not applicable, in accordance with FLI-S5.8.1 the provision of the specific area plan is in substitution for the provisions of the Low Density Residential Zone, as specified in the relevant provision.

**A2** – The proposal does comply; each frontage is to be greater than 20 metres.

**A3** - Each lot is provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority. No new access is proposed to Lot 1. A new vehicular access to Lot 2 is proposed. A condition could be placed upon any approval requiring upgrade to Council standards for Lot 1 if not to standard, and that the new vehicular access proposed to Lot 2 be constructed to Council standards prior to the Final Plan being sealed by Council.

##### **10.6.2 Roads**

**P1** – Proposal complies, the subdivision does include a new road lot, although no further construction of the road is necessary. The creation of Lot 100 ROAD to rectify the existing Cattle Track road encroachment with this Lot 100 being transferred to Council. The existing road infrastructure will remain and therefore continue to provide an appropriate level of access, connectivity, safety, convenience, and legibility for all road users. The proposal is therefore considered to be consistent with the performance criteria.

##### **10.6.3 Services**

**A1** – Lot 2 is not capable of being connected to a full water supply service. TasWater advice has been obtained which confirms that due to the distance from the water main there is no need to connect Lot 2 to the reticulated water supply. Lot 1 is provided with the existing water connection as demonstrated on the Plan of Subdivision.

**A2** – Each lot is not capable of being connected to a reticulated sewerage system.

**P2** – The existing habitable building on Lot 1 is provided with an existing on-site wastewater treatment system adequate for the existing use and development of the land. Adequate setbacks to proposed boundaries will be maintained from the existing infrastructure.

Lot 2 has sufficient area to accommodate a future onsite wastewater management system. It is our understanding that due to the size of the lot proposed that no report is required at this time.

Each lot can accommodate an on-site wastewater treatment system adequate for the future use and development of the land.

**P3** – Lots 1 and 2 cannot connect stormwater to a public stormwater system. The existing habitable building on Lot 1 is provided with on-site stormwater management system which will not be altered as a result of the proposed subdivision.

Lot 2 has sufficient area to accommodate a future onsite stormwater management system.

## **CODES**

### **C2.0 Parking and Sustainable Transport Code**

Proposal complies where relevant to C2.5.1. Lot 2 has sufficient area to accommodate on site car parking at the time of consideration of a future dwelling for the lot. Lot 1 contains an existing single dwelling with car parking in compliance with C2.5.1.

### **C3.0 Road and Railway Assets Code**

A new vehicle crossing is proposed for this subdivision to Lot 2, however as a result of the proposed subdivision there is no anticipated increase in traffic movement. Any further development on the vacant lot may be required to consider this Code further dependent on the use, although likely to be a single dwelling on Lot 2 with less than 9 vehicle movements per day on average anticipated. The subdivision is not within a road or railway attenuation area.

### **C13.0 Bushfire-Prone Areas Code**

Attached to this submission is a Bush Fire Risk Assessment Report & Bushfire Hazard Management Plan prepared by Justin Cashion BFP—112, dated: 30<sup>th</sup> October 2023 demonstrating compliance with the relevant acceptable solutions.

### **C16.0 Safeguarding of Airports Code**

The proposed subdivision is not within an airport noise exposure area and therefor Clause C16.7.1 does not apply to the proposal.

The proposal is considered to be consistent with the Tasmanian Planning Scheme – Flinders and should therefore be considered for approval.

Kind Regards,



Rebecca Green

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