
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2023293**

Location: **242 & 274 Ironcliffe Road, Penguin**

Proposal: **Subdivision - 7 lots**

The application may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during Office hours and on the council's website: www.centralcoast.tas.gov.au Any person may make representation in relation to the applications (in accordance with S.57(5) of the Act) by writing to the Chief Executive Officer, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au and quoting the Application No. Any representations received by the Council are classed as public documents and will be made available to the public where applicable under the *Local Government (Meeting Procedures) Regulations 2025*.

The representation must be made on or before 19 January 2026

Date of Notification: **24 December 2025**

CENTRAL COAST COUNCIL

PO Box 220

19 King Edward Street

ULVERSTONE TASMANIA 7315

Ph: (03) 6429 8900

Email: planning@centralcoast.tas.gov.auwww: centralcoast.tas.gov.au

CENTRAL COAST COUNCIL

Land Use Planning and Approvals Act 1993**Tasmanian Planning Scheme – Central Coast****PLANNING PERMIT APPLICATION****CENTRAL COAST COUNCIL
LAND USE PLANNING**

Received: 31/10/2023

Application No: DA2023293

Doc ID: 469319

Office use only:

Zone:

Permit Pathway – NPR/Permitted/Discretionary

Use or Development Site:

Site Address

242 - 274 IRONCLIFFE ROAD, PENGUIN

Certificate of
Title Reference

165387/2, 161962/3

Land Area

18.14ha±

Heritage Listed Property

NO



YES

**Applicant(s)**

First Name(s)

Payal Patel of PDA

Surname(s)

Company name
(if applicable)

Contact No:

Postal Address:

77 Gunn Street, Devonport TAS 7310

Email address:

payal.patel@pda.com.au

Please tick box to receive correspondence and any relevant information regarding your application via email.

**Owner(s)** (note – if more than one owner, all names must be indicated)

First Name(s)

MATTHEW JASON MITCHELL-
SUE-ELLEN MITCHELL

Middle Names(s)

Surname(s)

Company name (if applicable)

Postal Address:

PO BOX 62 PENGUIN TAS 7316

PERMIT APPLICATION INFORMATION

(If insufficient space for proposed use and development, please attach separate documents)

"USE" is the purpose or manner for which land is utilised.

Proposed Use

Residential

Use Class

Office use only

"Development" is the works required to facilitate the proposed use of the land, including the construction or alteration or demolition of buildings and structures, signs, any change in ground level and the clearing of vegetation.

Proposed Development (please submit all documentation in PDF format to planning@centralcoast.tas.gov.au separating A4 documents & forms from A3 documents).

Please see attached documents

Value of the development – (to include all works on site such as outbuildings, sealed driveways and fencing)

\$ 50,000 Estimate/ Actual

Total floor area of the developmentm²

Declaration of Notice to Landowner

If land is NOT in the applicant's ownership

I **Payal Patel of PDA** , declare that the owner/each of the owners of the land has been notified of the intention to make this permit application under section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Signature of Applicant 

Date **10/08/2023**

If the application involves land within a Strata Corporation

I , declare that the owner/each of the owners of the body corporation has been notified of the intention to make this permit application.

Signature of Applicant

Date

If the application involves land owned or administered by the CENTRAL COAST COUNCIL

Central Coast Council consents to the making of this permit application.

General Managers Signature _____ Date _____

If the permit application involves land owned or administered by the CROWN

I, Tanya Simm A/Team Leader (Assessments) the Minister's Delegate responsible for the land, consent to the making of this permit application.

Delegate (Signature)  Date 18/10/2023

NB: If the site includes land owned or administered by the Central Coast Council or by a State government agency, the consent in writing (a letter) from the Council or the Minister responsible for Crown land must be provided at the time of making the application - and this application form must be signed by the Council or the Minister responsible.

Applicants Declaration

I/ we Payal Patel of PDA declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant/s  Date 10/08/2023

Office Use Only	
Planning Permit Fee	\$
Public Notice Fee	\$
Permit Amendment / Extension Fee	\$
No Permit Required Assessment Fee	\$
TOTAL	\$
Validity Date	



Department of Natural Resources,
and Environment Tasmania

GPO Box 44, Hobart, TAS 7001 Australia
Ph 1300 TAS PARKS / 1300 827 727 Fax 03) 6223 8308
www.parks.tas.gov.au



CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	31/10/2023
Application No:	DA2023293
Doc ID:	469322

Enquiries: Rhys Johnson
Phone: 03 6165 4677
Email: rhys.johnson@parks.tas.gov.au
Our ref: 23/5816

31st October 2023

Ms Payal Patel
PDA Surveyors, Engineers & Planners
77 Gunn Street
Devonport TAS 7310

Dear Ms Patel,

**LODGEMENT OF PLANNING APPLICATION
PAYAL PATEL OF PDA
RESIDENTIAL SUBDIVISION
242, 274 IRONCLIFFE ROAD PENGUIN**

This letter, issued pursuant to section 52(1B) of the *Land Use Planning and Approvals Act 1993* (LUPAA), is to confirm that the Crown consents to the making of the enclosed Planning Permit Application, insofar as the proposed development relates to Crown land managed by the Department of Natural Resources and Environment Tasmania.


Crown consent is only given to the lodgement of this application. Any variation will require further consent from the Crown.

Please also note, it is Departmental policy that all fire buffer areas (Hazard Management Areas and Fuel Modified Areas) are maintained wholly within freehold title boundaries and not on neighbouring Crown or Reserved land. Additionally, it is not Parks & Wildlife Service's (PWS) practice for the Crown to enter into agreements under Part 5 of LUPAA in support of developments on private property.

This letter does not constitute, nor imply, any approval to undertake works, or that any other approvals required under the *Crown Lands Act 1976* have been granted. If planning approval is given for the proposed development, the applicant will be required to obtain separate and distinct consent from the Crown before commencing any works on Crown land.

If you need more information regarding the above, please contact the officer nominated at the head of this correspondence.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Tanya Simm', written in a cursive style.

Tanya Simm
Acting Team Leader (Assessments)

Notice of Termination of Authority and Instrument of Delegation

DELEGATION OF THE DIRECTOR-GENERAL OF LANDS' FUNCTIONS UNDER THE LAND USE PLANNING AND APPROVALS ACT 1993

I, MICHAEL PERVAN, being and as the Director-General of Lands appointed under section 7 of the *Crown Lands Act 1976*, acting pursuant to section 23AA(5A) of the *Acts Interpretation Act*, hereby give notice that the authority of the holders of the offices of Deputy Secretary (Parks and Wildlife Service) (position number 700451), General Manager (Park Operations and Business Services) (position number 708581), Director (Operations) (position number 708050), Manager (Property Services) (position number 707556), Unit Manager (Operations) (position number 702124) and Team Leader (Assessments) (position number 334958) to perform the functions conferred on the Director-General of Lands, as delegated on 7 December 2021 by Tim Baker, then Director-General of Lands, is terminated with immediate effect.

Further, acting pursuant to section 52(1E) of the *Land Use Planning and Approvals Act 1993* ("the Act"), I hereby delegate the functions described (by reference to the relevant provision of the Act and generally) in Schedule 1, to the persons respectively holding the offices of Deputy Secretary (Parks and Wildlife Service) (position number 700451), General Manager (Park Operations and Business Services) (position number 708581), Director (Operations) (position number 708050), Manager (Property Services) (position number 707556), Unit Manager (Operations) (position number 702124) and Team Leader (Assessments) (position number 334958) in accordance with the functions delegated to me by the Minister for Parks, being and as the Minister administering the *Crown Lands Act 1976*, by instrument dated 7 December 2022.

SCHEDULE 1

Provision	Description of Functions
Section 52(1B)	Signing, and providing written permission for, applications for permits in relation to Crown land.

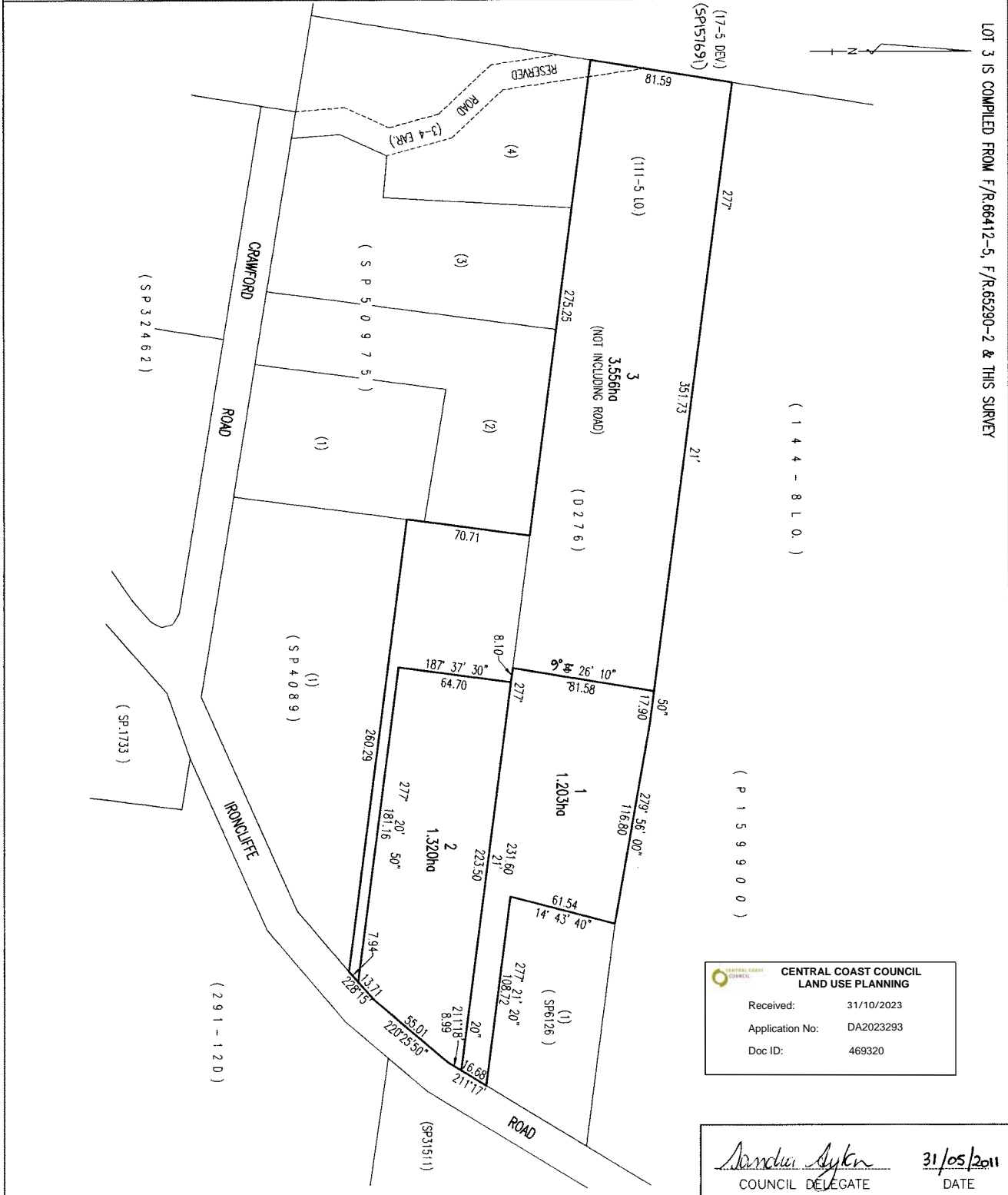
Dated at HOBART this 13th day of December, 2022



Michael Pervan
DIRECTOR-GENERAL OF LANDS

	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	31/10/2023
Application No:	DA2023293
Doc ID:	469321

OWNER M.J. & S.E. MITCHELL A.C. & A.T. BENNETT	PLAN OF SURVEY		REGISTERED NUMBER SP161962
FOLIO REFERENCE	BY SURVEYOR PAUL PLUNKETT of MICHELL HODGETTS & ASSOC. P/L Po.Box 712 DEVONPORT, 7310	APPROVED EFFECTIVE FROM 30 NOV 2011	
GRANTEE F/R 66412-5 F/R 65290-2	LOCATION LAND DISTRICT OF DEVON PARISH OF ASHWATER	<i>Alice Kawa</i> Recorder of Titles	
PART OF LOT 30860, 75 Acres GTD TO RICHARD CRAWFORD	SCALE 1: 2000	LENGTHS IN METRES	
MAPSHEET MUNICIPAL CODE No. 104 (4244-31)	LAST UPI No 5700091, 5700090	LAST PLAN No. SP.4089, D276	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



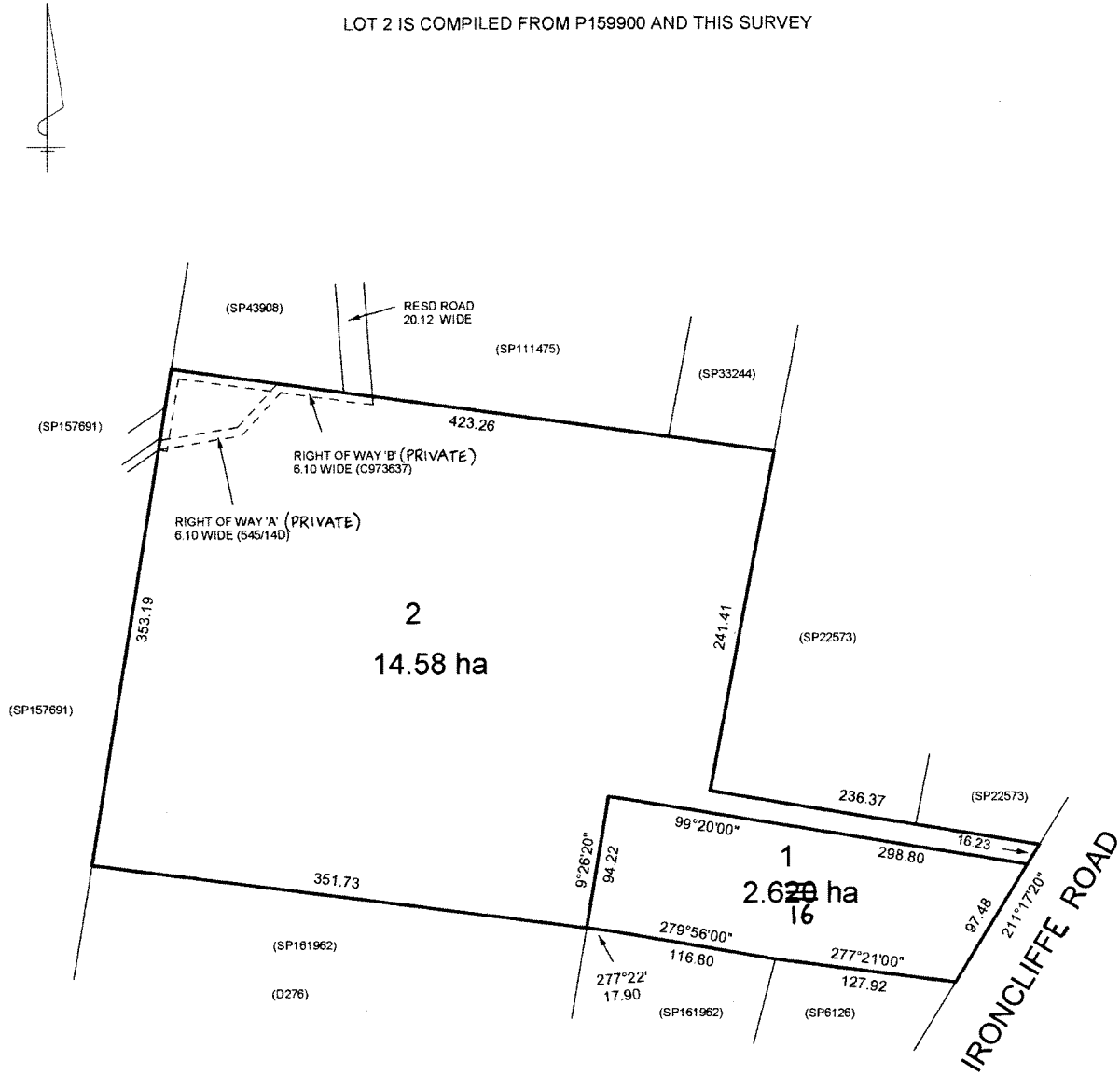
**CENTRAL COAST COUNCIL
LAND USE PLANNING**

Received: 31/10/2023
Application No: DA2023293
Doc ID: 469320

Sandra Sykes 31/05/2011
COUNCIL DELEGATE DATE

OWNER Woodhouse, David Osmond		PLAN OF SURVEY		REGISTERED NUMBER
FOLIO REFERENCE F/R159900/1				SP165387
GRANTEE		BY SURVEYOR LEN C MACKENZIE LOCATION LAND DISTRICT of DEVON PARISH of ASHWATER		APPROVED
Part of Lot 30860, Gtd. to Richard Crawford (75 ACRES)				EFFECTIVE FROM 28 FEB 2013
SCALE 1: 3000 LENGTHS IN METRES				<i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No (4244 - 21, 31) 104	LAST UPI No 5700089	LAST PLAN No. P159900	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

LOT 2 IS COMPILED FROM P159900 AND THIS SURVEY




	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	31/10/2023
Application No:	DA2023293
Doc ID:	469320

Andrea Syjan 4/02/2013
COUNCIL DELEGATE DATE

SEARCH OF TORRENS TITLE

VOLUME 161962	FOLIO 3
EDITION 3	DATE OF ISSUE 01-Jul-2013

 CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	31/10/2023
Application No:	DA2023293
Doc ID:	469320

SEARCH DATE : 03-Aug-2023

SEARCH TIME : 04.59 PM

DESCRIPTION OF LAND

Parish of ASHWATER Land District of DEVON
 Lot 3 on Sealed Plan 161962
 Derivation : Part of Lot 30860, 75 Acres Gtd to Richard
 Crawford
 Prior CTs 66412/5 and 65290/2

SCHEDULE 1

C439271 & M338282 TRANSFER to MATHEW JASON MITCHELL and
 SUE-ELLEN MITCHELL

SCHEDULE 2


Reservations and conditions in the Crown Grant if any
 SP161962 FENCING COVENANT in Schedule of Easements
 A393370 FENCING PROVISION in Transfer
 D92843 MORTGAGE to Commonwealth Bank of Australia
 Registered 01-Jul-2013 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 165387	FOLIO 2
EDITION 2	DATE OF ISSUE 04-Apr-2013

 CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	31/10/2023
Application No:	DA2023293
Doc ID:	469320

SEARCH DATE : 03-Aug-2023

SEARCH TIME : 04.59 PM

DESCRIPTION OF LAND

Parish of ASHWATER Land District of DEVON
 Lot 2 on Sealed Plan 165387
 Derivation : Part of Lot 30860, 75 Acres Gtd. to R. Crawford
 Prior CT 159900/1

SCHEDULE 1

M411441 TRANSFER to MATTHEW JASON MITCHELL and SUE-ELLEN
 MITCHELL Registered 04-Apr-2013 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP165387 EASEMENTS in Schedule of Easements
 SP165387 COVENANTS in Schedule of Easements
 SP165387 FENCING COVENANT in Schedule of Easements
 SP165387 COUNCIL NOTIFICATION under Section 83(5) of the Local
 Government (Building and Miscellaneous Provisions)
 Act 1993.

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS	Registered Number SP 16 19 62
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

EASEMENTS AND PROFITS

PAGE 1 OF $\frac{1}{2}$ PAGE 2

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.

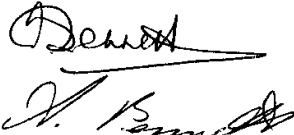
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.


FENCING COVENANT

The owner of each lot shown on the plan covenants with the vendors, Alan Charles Bennett and Ann Therese Bennett, that the vendors shall not be required to fence.

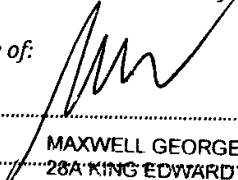
EXECUTED BY:

ALAN CHARLES BENNETT)
 AND ANN THERESE BENNETT)
 The Registered Proprietors of the)
 Land comprised in Folio of the)
 Register Volume 65290 Folio 2)




 CENTRAL COAST COUNCIL LAND USE PLANNING
Received: 31/10/2023
Application No: DA2023293
Doc ID: 469320

In the presence of:

Witness signature..... 
 Witness full name..... **MAXWELL GEORGE HUDSON**
 28 KING EDWARD ST, ULVERSTONE
 Witness address..... **LAW CLERK**
 Witness occupation

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: A C & A T BENNETT FOLIO REF: VOLUME 65290 FOLIO 2 SOLICITOR FRIEND & EDWARDS LAWYERS & REFERENCE: MGH.91267	PLAN SEALED BY: CENTRAL COAST COUNCIL DATE: 31 MAY 2011 Com 2009.2 REF NO.  Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF Error Reference source not found. ² PAGE/S	Registered Number SP 16 19 62
SUBDIVIDER: A.C. & A.T. BENNETT AND M.J. & S. MITCHELL FOLIO REFERENCE: 65290/2 & 66412/5	

EXECUTED BY:

MATHEW JASON MITCHELL) *M. Mitchell*
 AND SUE-ELLEN MITCHELL) *S. Mitchell*
 The Registered Proprietors of the)
 Land comprised in Folio of the)
 Register Volume 66412 Folio 5)

In the presence of:

Witness signature..... *[Signature]*
 Witness full name..... MAXWELL GEORGE HUDSON
 Witness address..... 28A KING EDWARD ST, ULVERSTONE
 LAW CLERK
 Witness occupation

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 165387

PAGE 1 OF 2 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

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

EASEMENTS

(Private)

Lot 2 on the plan is subject to a Right of Carriage Way over the RIGHT OF WAY 'B' 6.10 WIDE (C973637) shown on the plan appurtenant to Lot 1 on SP157691.

(Private)

Lot 2 on the plan is subject to a Right of Carriage Way over the RIGHT OF WAY 'A' 6.10 WIDE (545/14D) shown on the plan in favour of Central Coast Council.

RESTRICTIVE COVENANTS

The Owner or Owners for the time being of each lot shown on the plan covenants with David Osmond Woodhouse the owner for the time being of each and every lot shown on the plan to the intent that the burden of these covenants shall run with and bind the covenantors lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulations

1. The said David Osmond Woodhouse as Vendor and/or Transferor shall not be required to fence.
2. That no structure is to be erected within the confines of the access to Lot 2 on the plan commencing at the boundary on Ironcliffe Road and encompassing an area of land 236.37 m in length in a westerly direction from Ironcliffe Road bounded by the North and Southern boundaries of the access and being 16.23 m in width.

	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	31/10/2023
Application No:	DA2023293
Doc ID:	469320

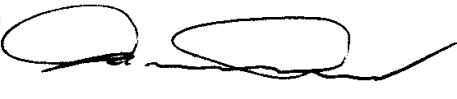

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: David Osmond Woodhouse FOLIO REF: Vol: 159900 Fol: 1 SOLICITOR & REFERENCE: Graham Woodhouse Conveyancing Graham Woodhouse</p>	<p>PLAN SEALED BY: Central Coast Council DATE: 4 February 2013 PLA 2008-36 REF NO.</p> <p style="text-align: right;"><i>Sandra Sytko</i> Council Delegate</p>
---	--

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP 165387
SUBDIVIDER: David Osmond Woodhouse FOLIO REFERENCE: Vol: 159900 Fol: 1	

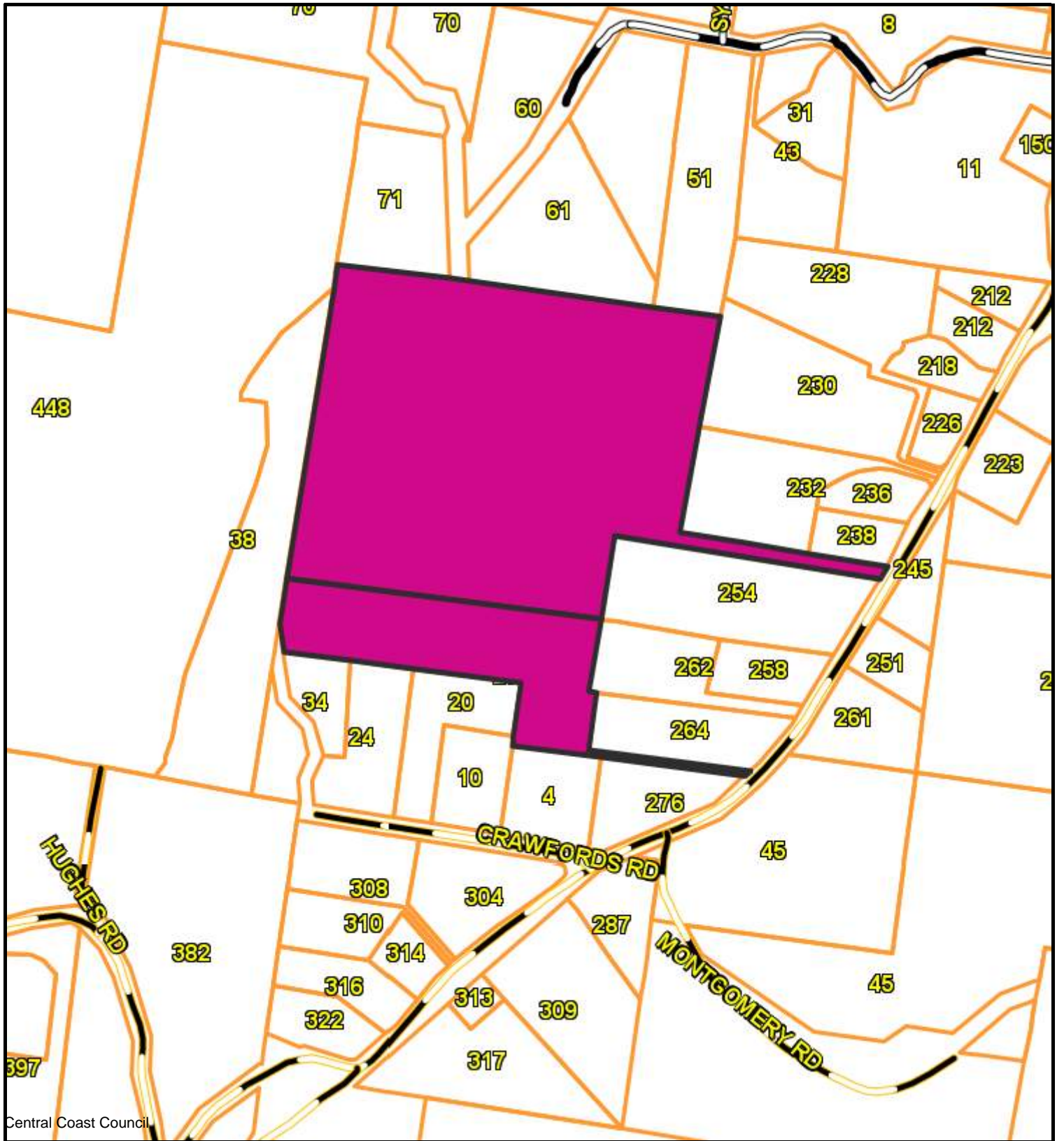
Signed by
David Osmond Woodhouse
in the presence of

Witness Signature
Print Witness full Name
Address

Graham Woodhouse
4 Cattley Street, Burnie TAS
Licenced Conveyancer

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



Central Coast Council



CENTRAL COAST COUNCIL
 19 King Edward St
 Ulverstone
 TAS 7315
 Telephone: 03 6429 8900
 admin@centralcoast.tas.gov.au



22-Dec-2025

**242 & 247 IRONCLIFFE ROAD,
 PENGUIN
 DA2023293**

IMPORTANT

This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.

Disclaimer

This map is not a precise survey document
 All care is taken in the preparation of this plan; however, Central Coast Council accepts no responsibility for any misprints, errors, omissions or inaccuracies. The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurement should be undertaken by survey.

© The List 2025.
 © Central Coast Council 2025.

100 m

Scale =
 1:5881.680



LEGEND

- Title/Proposed Boundary
- Surrounding Boundary
- Easement
- Natural Assets Code
- LOT 7 = Lot 7a + Lot 7b

Each lot access is 4m wide, reciprocal right of ways to be placed over the entire access strip. Singular driveway to be constructed to service all 4 lots.


Lots 3, 4, 5, 6 & 7 are a stage in their own right
 Creation of Lots 1 & 2 are to be the final stage
 The Use associated with Lot 1 (located on Lot 2) shall cease immediately upon creation of title.

Owners Matthew and Sue-Ellen Mitchell		Title References FR 165387/2, FR 161962/3		PID 3164086 & 3225504	Council Central Coast Council	Planning scheme Tasmanian Planning Scheme - Central Coast	Zone Rural Living A	Zone Codes Bushfire Prone Areas, Natural Assets Code	Schedule of Easements (Existing easements to be retained unless noted otherwise.) As shown
-		-		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.		PLANNER: AB		REVIEWED: AE	
-		-		All measurements and areas are subject to final survey.		DRAWN: AB		REVIEWED: AE	
A		Lot boundaries and added building area		PP 27/04/23		JOB MANAGER: Adrian Eberhardt		CLIENT: Matthew Mitchell	
REV		AMENDMENTS		DRAWN DATE APPR		PRINTED DATE: 27/09/2022		PROJECT DESCRIPTION: 7 Lot Subdivision	
DATE/TIME: Tuesday, 11 May 2021 12:46:38 PM		PLOTTED: PAYAL PATEL		FILE LOCATION: Q:\PROJECTS\46137 - MATTHEW MITCHELL - DA SUBDIVISION - 242 IRONCLIFFE RD, PENGUIN\DRAWINGS\46137 P01 - A.DWG		ADDRESS: 242 Ironcliffe Road, Penguin		DRAWING TITLE: PLAN OF SUBDIVISION A3 - PLANNING	
								 6 Queen Street Burnie, Tasmania, 7320 PHONE: +61 03 6431 4400 FAX: +61 03 6431 6663 EMAIL: pda.bne@pda.com.au www.pda.com.au Also at: Launceston, Devonport, Hobart & Kingston	
								SCALE: 1:3000 PAPER: (A3)	
								JOB NUMBER: 46137 DISCIPLINE: PA SHEET: 01 REVISION: 01	

Our Reference: 46137
Project Manager: MW
Your Reference: DA2023293

16 December 2025

Central Coast Council
Planning Department
via email

	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	16/12/2025
Application No:	DA2023293
Doc ID:	540764

Dear Sir/Madam,

RE: 242 & 274 IRONCLIFFE ROAD, PENGUIN - SUBDIVISION (7 LOTS)

Thank you for your additional information request for the above development. In response to your request please find the following:

1. *Clarification as to whether a change of use is proposed for an existing building on CT161962/3.*

The proposed Lot 1 currently contains previously approved multiple dwellings, whilst the application documentation details a dwelling and an outbuilding. Please note that this may also require updates to supporting reports.

No change of use is proposed for existing buildings on CT161962/3. The multiple dwellings will be retained on proposed Lot 1. The planning compliance report has been updated as per attached to reflect the same.

2. *The proposed Lot 2 has previously been allowed to retain business vehicles on the site. A demonstration of how compliance with these existing land uses and the zone provisions is to be maintained throughout the subdivision of this property is required, or alternatively notification of a change in land use for these existing building(s).*

The business vehicles will be stored as per the approved letter by the Council on 10th January 2023. This existing infrastructure (shed) will be contained within the proposed Lot 2. Lot 1 and Lot 2 is to be retained by the current owners for future residential development and forms the last stage of the subdivision at which time the use (located on Lot 2 of the plan) shall cease immediately. No adjacent use is disturbed or altered with the proposed boundaries, as the business vehicles will still be within one title.

3. *Updated application documentation and supporting reports addressing the land clearing (retrospective) and revegetation of the land (if required) in relation to C7.0 Natural Assets Code.*

The landowner has previously been advised that the land clearing on the site requires a planning permit. Please refer to letters from the Council dated 22 March 2022 and 19 January 2023.

Please see attached revised natural values report by Livingston Natural Resource Services.

4. *A submission addressing C15.0 Landslip Hazard Code.*

The planning report states that C15.0 Landslip Hazard Code is "Applicable - please see planning compliance below". No submission is made in regard to this Code in later portions of the report.

The proposal is exempted under C15.4(a) as it is within a low to medium risk area and is not a critical use, vulnerable use or hazardous use. The planning compliance report has been updated as per attached to reflect the same.

5. *The site is outside the sewer serviced land. A report by a suitably qualified person demonstrating that each lot is capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land (including the existing dwelling(s)) is required.*

Please see attached onsite waste water assessment by SEAM.

The supplied documentation adequately addresses Council's information request and enables the legislative clock to 'restart' and the assessment can continue on its legislative pathway.



SURVEYORS, ENGINEERS & PLANNERS
Planning Department

Contact

For any enquiries, please contact one of our offices:

HOBART

A: 127 Bathurst Street, Hobart Tasmania 7000

P: (03) 6234 3217

E: planning@pda.com.au

LAUNCESTON

A: 3/23 Brisbane Street, Launceston, TAS 7250

P: (03) 6331 4099

E: planning@pda.com.au

BURNIE

A: 6 Queen Street, Burnie, TAS 7320

P: (03) 6431 4400

E: planning@pda.com.au



Planning Compliance Report
274-242 IRONCLIFFE RD PENGUIN
Subdivision: 7 lot

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Contact	Error! Bookmark not defined.

PDA Contributors

Planning	Payal Patel	16 December 2025
Review & Approval		

Revision History

Revision	Description	Date
0	First Issue	August 2023
1	RFI-1	November 2023
2	RFI-2	December 2025

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EXECUTIVE SUMMARY

A Planning Permit for a 7 lot Subdivision is sought, in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and Clause 6.8.1 (b) of the *Tasmanian Planning Scheme – Central Coast*. This Planning assessment, combined with supplementary documentation has been provided in support of the proposed development.

Development Details:

Property Address	242 - 274 IRONCLIFFE ROAD, PENGUIN
Proposal	7 lot subdivision
Land Area	18.14ha±
Land Owner/s	MATTHEW JASON MITCHELL- SUE-ELLEN MITCHELL
Client	Matthew – Sue Mitchell

PID / CT	3164086, 3225504	165387/2, 161962/3
Planning Ordinance	<i>Tasmanian Planning Scheme – Central Coast</i>	
Land Zoning	11.0 Rural Living Zone A	
Specific Areas Plans	N/A	
Code Overlays	13.0 Bushfire Prone Areas Code 15.0 Landslip Hazard Code	

Use Status	Residential
Application Status	Discretionary

1. Introduction/Context

Council approval is sought for a 7 lot Subdivision at 242-274 Ironcliffe Road, Penguin. In support of the proposal the following associated documents have been provided in conjunction with this planning assessment:

- The Title Plan and Folio: 165387/2, 161962/3
- Proposed Plan of Subdivision: PDA-46137-P01
- Bushfire Hazard Report and Management Plan provided by Scott Livingston
- Natural Values Assessment provided by Scott Livingston

1.1. The Land



Figure 1. Existing aerial image of the subject land (LISTmap, 2023)

The subject land comprises of three titles 165387/2, 161962/3 located at 242- 274 Ironcliffe Road. The site has a total land area of 18.14ha± as illustrated in figure 1. The subject land consists is undulating with slope towards south. The surrounding area consists of similar scale residential lots, ranging between 5000m2± to 5ha±.

1.2. Existing Development

The subject titles FR161962/3 contains an existing multiple dwelling with an associated outbuilding, existing access and frontage connecting to Ironcliffe Road. The title also is used to park (approved by council) pieces of equipment used for Mr Mitchell's business as a contractor. The title FR165387/2 is vacant.

1.3. Natural Values

The subject land is partially mapped with priority vegetation and watercourse running through. A natural values assessment has been undertaken against the proposed development by Scott Livingston. Please see attached Natural values Report.

2. The Proposal

The proposal is for a 7 lot subdivision for residential development in rural living setting as illustrated in Figure 2 -Plan of Subdivision 46137-P01.

Lot 1, 3, 4, 5 and 6 will have frontage and access to Ironcliffe Road where Lot 2 and Lot 7 (7a + 7b) will have frontage to Crawford Road.

Proposed boundaries for Lot 1 will retain existing multiple dwellings and parking of business equipment and Lot 2 will be retained by the land owners as the final allotment to be released from the plan. As such Lot 1 & 2 shall form a single allotment so as the existing business can continue unaffected by this proposal. Once lot 2 is released – the home base business will cease to operate or shall require further Council approvals.

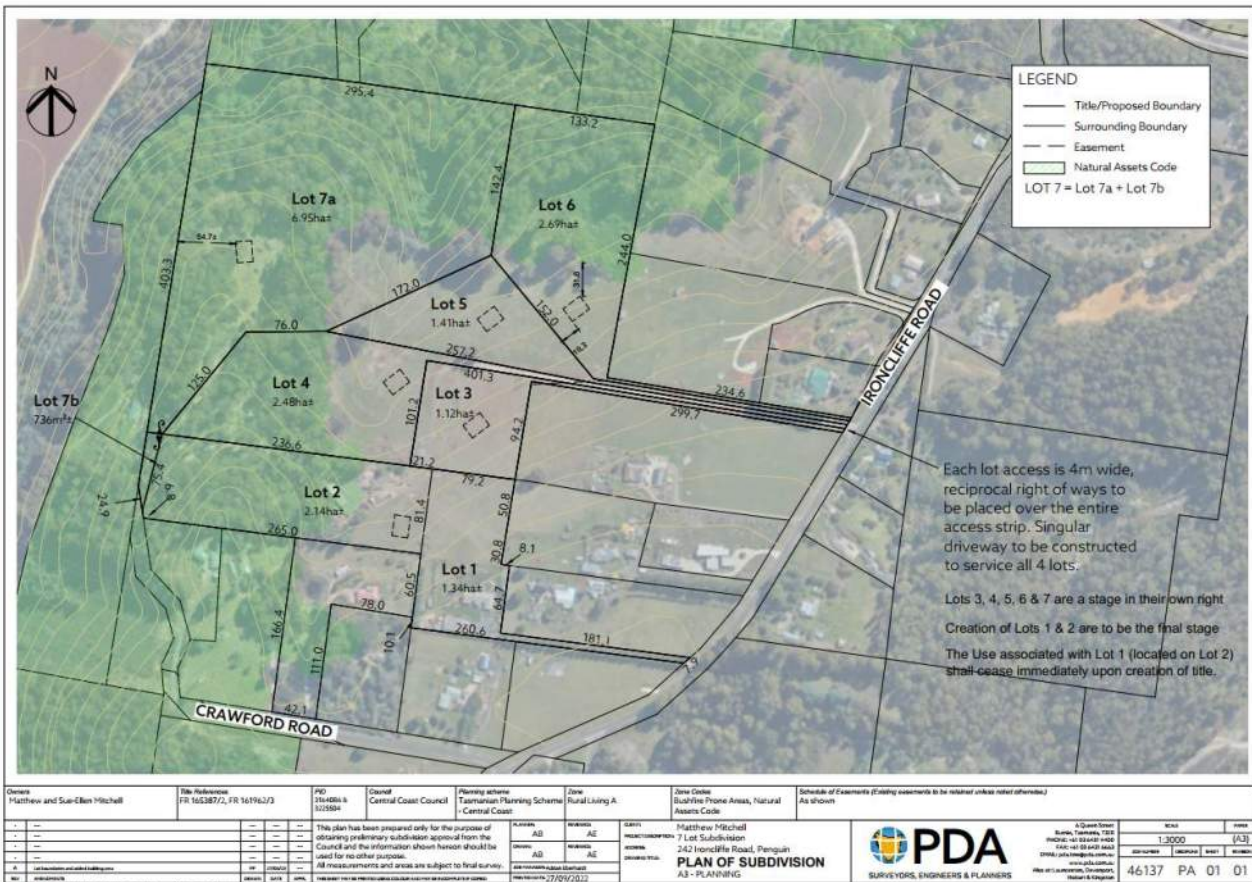


Figure 2. Proposed Plan of Subdivision- 46137-P01-A

3. Planning Assessment

This current proposal for subdivision has been developed in accordance with *Tasmanian Planning Scheme – Central Coast*.

3.1. Use Class

Existing use class – Residential.

3.2 Zoning

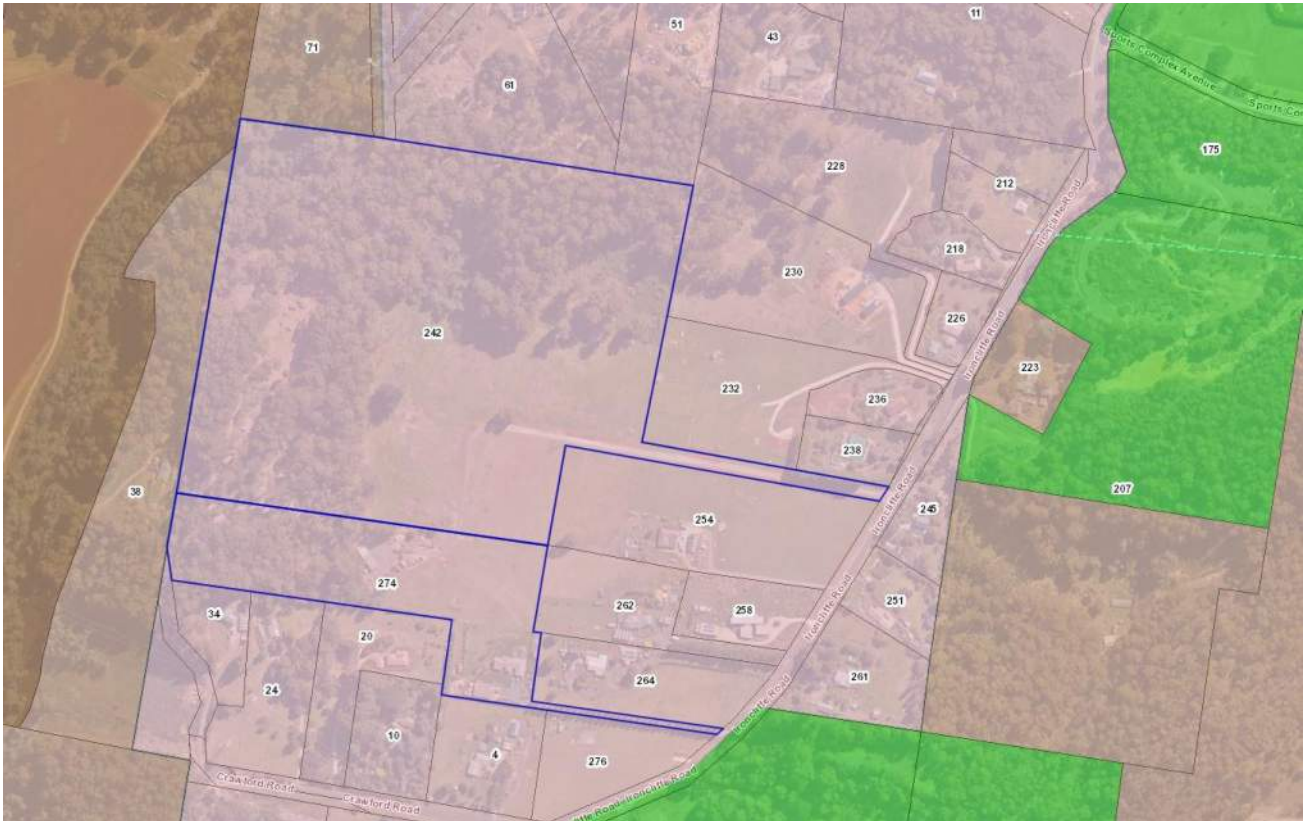


Figure 3. Zoning identification of the subject land and surrounds (LISTmap, 2023)

The subject land is located within the Rural Living Zone (A), surrounding zones include the Rural Zone and Recreation Zone, as shown in Figure 3 above.

3.3 Zone Standards

11.5 Development Standards for Subdivision

11.5.1 Lot Design

Objective:

That each lot:

- (a) has an area and dimensions appropriate for use and development in the zone;
- (b) is provided with appropriate access to a road; and
- (c) Contains areas which are suitable for residential development.

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have an area of not less than specified in Table 11.1 and:</p> <p>(i) be able to contain a minimum area of 15m x 20m clear of:</p> <p>a. all setbacks required by clause 11.4.2 A1, A2 and A3, and 11.5.1 A1 and A2; 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 A1, A2 and A3, and 11.5.1 A1 and A2;</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>(a) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>P1</p> <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 sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <p>(a) the relevant requirements for development of existing buildings on the lots;</p> <p>(b) the intended location of buildings on the lots;</p> <p>(c) the topography of the site;</p> <p>(d) any natural or landscape values;</p> <p>(e) adequate provision of private open space; and</p> <p>(f) the pattern of development existing on established properties in the area, and must be no more than 20% smaller than the applicable lot size required by clause 11.5.1 A1.</p>

Comment:

A1 is not met: All lots (2, 3, 4, 5, 6 and 7) are compliant with A1 having an area of more than 1ha and consistent with required setbacks. However, the existing shed located on Lot 1 does not meet the required side/rear boundary setback proposed plan of subdivision as required by clause 11.4.2 A2 and A3. Therefore, P1 is addressed below;

P1 is met: as proposed lot 1 have sufficient area and dimension suitable for the intended residential use.

- (a) The existing shed on Lot 1 is 3.6m from the side boundary therefore does not comply with 11.4.2 A3. The existing shed located on lot 1 does not cause unreasonable loss of amenity. The existing shed is situated near the side boundary with no interference of neighbouring property (4 Crawford Road), therefore is unlikely to cause any unreasonable overshadowing or loss of amenity.
- (b) The existing dwelling on Lot 1 meet the relevant setback requirements and provides suitable area for the intended and existing residential use.
- (c) All lots slopes gently to face south, providing a suitable topography and orientation for the indented residential use.

- (d) All intended building areas and existing dwellings are clear of Natural Values are present on the subject land.
- (e) Each lot contains sufficient private open space suitable for the residential use and character of the rural living zone.
- (f) The proposed subdivision is consistent with the surrounding pattern of development and existing established properties in the area, such as 130-228-262 Ironcliffe Road. Further, the subdivision supports the urban-Rural Interface purpose, which is to provide for higher density rural living with closer proximity to urban areas with greater service provisions and areas where there are fewer environmental constraints.

Neither lot proposed has an area less than 8000m².

A2

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 40m.

P2

Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:

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

Comment:

A2 is not met: as all proposed lots have a frontage less than 40m.

P2 is met: as the Lot 1, 3, 4, 5, 6 are provided with a frontage and connection to Ironcliffe Road whereas Lot 2 and 7 would have frontage and access through Crawford Road that meets the following criteria and is not less than 3.6m.

- (a) It is proposed that the width of the frontage for the lots are as below:

- Lot 1 – 7.9m
- Lot 2 – 42.1m
- Lot 3 – 4m
- Lot 4 – 4m
- Lot 5 – 4m
- Lot 6 – 4m
- Lot 7 – 24.9m

- (b) 4 lots will have reciprocal right of carriage as shown on the plan of subdivision. It is noted that setting such as this works compliant with rural residential pattern without hindrance.
- (c) The subject land has a gentle slope and the topography of the existing land is sufficient for the existing and any future residential use.
- (d) The usability of the frontage is sufficient for the use and further is consistent with the surrounding pattern of residential development.
- (e) The ability to manoeuvre vehicles on the site is suitable for residential use.
- (f) The proposed frontage and existing access are suitable for the intended use and is comparable to a number of surrounding established residential properties.

As mentioned earlier, the proposed frontage of lots are no less than 3.6m.

A3 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.	P3
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Comment:

A3 is met: as the existing access is to be utilised by the existing residence, whilst a new access is proposed for Lot 3, 4, 5, 6 and 7. A Right of Way is to be established over the proposed new access to provide legal access to both Lots. The new access is to be established in accordance with the requirements of the road authority.

11.5.2 Roads

Objective:

That the arrangement of new roads with a subdivision provides:

- (a) safe, convenient and efficient connections to assist accessibility and mobility of the community;
- (b) adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and
- (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

Acceptable Solutions	Performance Criteria
A1 The subdivision includes no new roads.	P1

Comment:

A1 is met: The subdivision includes no new roads.

11.5.3 Services

Objective:

That the subdivision of land provides services for the future use and development of the land.

Acceptable Solutions	Performance Criteria
<p>A1</p> <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> <ul style="list-style-type: none"> (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 (b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service, <p>unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.</p>	<p>P1</p>
<p>Comment:</p> <p>A1 is met: as the site is able to connect to a limited water supply service (on-site water) as there is no reticulated water supply service in the vicinity.</p>	
<p>A2</p> <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> <ul style="list-style-type: none"> (a) be connected to a reticulated sewerage system; or (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>P2</p> <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 be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.</p>
<p>Comment:</p> <p>A2 is not met: as there is no reticulated sewer system available.</p> <p>P2 is met: The site has the capacity to contain on-site wastewater treatment systems adequate for the existing use and future development of the land. The existing dwelling is provided with an on-site wastewater system that is contained within Lot 1 and Lot 2. The proposed lot 3, 4, 5, 6 and 7 are vacant, however has the capacity to accommodate an on-site wastewater treatment system suitable for future residential use.</p>	

C12.0 Flood-prone Areas Hazard Code	N/A
C13.0 Bushfire-prone Areas Code	A Bushfire Hazard Report is provided by Scott Livingston
C14.0 Potentially Contaminated Land Code	N/A
C15.0 Landslip Hazard Code	Applicable - please see planning compliance below
C16.0 Safeguarding of Airports Code	N/A

3.5 Code Standards

C2.0 Parking and Sustainable Transport Code

C2.5.1 Car parking numbers

Objective:	
That an appropriate level of car parking spaces are provided to meet the needs of the use.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:</p> <ul style="list-style-type: none"> (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; (b) the site is contained within a parking precinct plan and subject to Clause C2.7; (c) the site is subject to Clause C2.5.5; or (d) it relates to an intensification of an existing use or development or a change of use where: <ul style="list-style-type: none"> (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 	<p>P1</p>

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:

$$N = A + (C - B)$$

N = Number of on-site car parking spaces required

A = Number of existing on site car parking spaces

B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1

C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.

Comment:

A1 is met: as the proposal complies with criterion (d)(ii). The site relates to an intensification of an existing use. Proposed Lot 1 contains an existing parking area that has capacity to contain more than the required parking specified in table C2.1. The proposed Balance lot is vacant, however there is sufficient area for a future residential development to meet the requirements of table C2.1.

C2.6.3 Number of accesses for vehicles

Objective:

That:

- (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;
- (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and
- (c) the number of accesses minimise impacts on the streetscape.

Acceptable Solutions

Performance Criteria

A1

The number of accesses provided for each frontage must:

- (a) be no more than 1; or
 - (b) no more than the existing number of accesses,
- whichever is the greater.

P1

Comment:

A1 is met: as no more than 1 access is provided per lot and the accesses to both Lot 1 and the Balance Lot are existing.

C13.0 Bushfire-prone Areas Code

A Bushfire Hazard Assessment has been prepared and supplied in support of the proposed subdivision. As seen below, provides a summary of planning compliance applicable to this current application. The BHA states that the proposal is compliant against the requirements of the Bushfire-prone Areas Code.

C15.0 Landslide Hazard Code

The application is exempted under C15.4(a) as the development is located within a low or medium hazard band and is not a critical use, hazardous use or vulnerable use.

Conclusion

The planning assessment and supporting documentation provided, demonstrates that the development proposal for the 7 lot subdivision at 274-242 Ironcliffe Road, Penguin meets all requirements of the *Tasmanian Planning Scheme - Central Coast*. We therefore request that Council support this application and recommend for approval.



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Natural Values Report

Report for: Matt & Sue Ellen Mitchell

Property Location: 242 & 274 Ironcliffe Road, Penguin

Prepared by: Scott Livingston
Livingston Natural Resource Services

Date: 29th September 2023



Client:	Matt & Sue-Ellen Mitchell
Property identification	242 Ironcliffe Road, Penguin, CT 165387/2, PID 3225504 274 Ironcliffe Road, Penguin, CT 161962/3, PID 3164086 Current zoning Rural Living -Tasmanian Planning Scheme- Central Coast.
Proposal:	Assessment of Natural Assets in relation to proposed 7 lot subdivision at 242 & 274 Ironcliffe Road, Penguin.
Assessment comments:	<p>Portions of the site are mapped as priority habitat and watercourse protection area in planning scheme overlays. Under the Tasmanian Planning Scheme- Central Coast, consideration of the impact on natural assets is required.</p> <p>A field inspection was conducted on the 8th November 2022. This field assessments were used to confirm or otherwise the desktop study findings. This report summarises the findings of the desktop and field assessment.</p>
Version	3

Assessment by:
Scott Livingston,

Master Environmental Management,
Forest Practices Officer (Planning)
Natural Resource Management Consultant.



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INTRODUCTION

A 7 lot subdivision from 2 lots is proposed at 242 & 274 Ironcliffe Road, Penguin. The site is partially mapped as priority habitat and watercourse protection area in the planning scheme overlays. Under the Tasmanian Planning Scheme- Central Coast, consideration of the impact on natural assets is required.

An initial desktop assessment was undertaken followed by a field inspection on the 8th November 2022 to confirm or otherwise the desktop study findings.

METHODS

A Natural Values report was accessed from the DPIWE website on 14/1/2023, The Forest Practices Authority Biodiversity Values database was also accessed on 14/1/2023, to assess eagle nest probability and mature habitat classes. This report covers known sightings within 5km and fauna species whose predicted range boundaries overlay the site.

A site visit on the 8/11/2022 was undertaken by Scott Livingston. The site assessed with a spaced wandering meander technique, with areas of variation within the site vegetation inspected.

The survey was conducted in November, which is late in the flowering period of many flora species. No survey can guarantee that all flora will be recorded in a single site visit due to limitations on seasonal and annual variation in abundance and the presence of material for identification. While all significant species known to occur in the area were considered, species such as spring or autumn flowering flora may have been overlooked. A sample of all vegetation communities, aspects and variations in topographic location was achieved.

All mapping and Grid References in this report use GDA 94, Zone 55, with eastings and northings expressed as 6 & 7 digits respectively.

Flora taxonomy nomenclature used is consistent with Census of Vascular Plants of Tasmania, Tasmanian Herbarium 2015, From Forest to Fjaeldmark, Descriptions of Tasmania's Vegetation (Edition 2) Harris & Kitchener, 2005, Little Book of Common Names for Tasmanian Plants, Wapstra et al.

DESCRIPTION

The 2 lot property is forested in the western and northern portions, with pasture and residential development in the southeastern portion. The property has a dwelling and numerous outbuildings. The property generally slopes north from 120m ASL to 80m ASL. Underlying geology is Cenozoic cover sequences under forest in the northeast, Tertiary basalt under pasture areas and portion of the clearing area with Pebble-cobble siliciclastic conglomerate and coarse-grained sandstone (Duncan Conglomerate) under the western portion. A tributary of Penguin Creek bisects the property south to north and flows through the pasture area and forest to the north.

NATURAL VALUES

VEGETATION

TASVEG 4.0 mapping shows the property to be (WOU) *Eucalyptus obliqua* wet forest (undifferentiated) and Agricultural land, the site visit confirmed the vegetation types and boundaries as being correct with the exception of an area (0.6ha) of on proposed lot 7 that is considered regenerating cleared land following felling of trees.

Lot	Modified Land: FAG	Modified Land: FRG	Wet eucalypt forest and woodland: WOU	Total
1	1.3			1.3
2	0.7		1.5	2.2
3	1.1			1.1
4	1.2		1.3	2.5
5	1.4			1.4
6	0.9		1.8	2.7
7	0.9	0.6	6.1	7.0
Total	7.5	0.6	10.7	18.2
	41%	3%	59%	

FLORA

An assessment of the study area was undertaken, and no threatened flora species were identified. An assessment conducted during at other times of the year may identify further threatened flora species.

The Natural Vales Atlas (Department of Primary Industries, (accessed 14/1/2023) has no records of threatened flora species within 500m of the study area, and 5 within 5km of the study area. None of the study area / recent clearing are considered to be suitable habitats for these species. Marginal habitat may occur within the downstream riparian areas.

FAUNA

The Natural Values Atlas has 2 records of threatened species within 500m of the property, no suitable habitat for either species occurs within the study area. An additional 21 threatened fauna species are known within 5km. Of these wide ranging species such as owls, eagles, devils and quolls may forage on the site, but no significant breeding habitat occurs. For other species known or with in the known range of the species, no suitable habitat occurs.

RAPTOR NESTS

There are no known raptor nests within 500m of the study area. The closest known eagle nests are 4 km to the NW. The study area has a nil rating in Forest Practices Authority Wedge Tailed eagle modelling, with the retained northern forest gully having a rating of 4/10, this area is in close proximity to agricultural and residential uses and is considered unlikely to be utilised.

PRIORITY HABITAT

The forested portion of the property is mapped as priority habitat area. The area that is likely to be cleared on lots 2 and 7 contains no threatened flora species or vegetation communities, it provides no significant habitat for threatened fauna species and therefore while mapped as priority habitat is not considered priority vegetation as defined in the Code.

WATER COURSES

The property has 1 mapped watercourse and associated Watercourse protection area. The Conservation of Freshwater Ecosystem Values shows the watercourse to have an Integrated Conservation Value of Low. The catchment of the watercourse is within cleared disturbed land. The potential building area / clearing of vegetation on lot 7 is at least 90m from the water course which is in pasture area at that point.

EXISTING DISTURBANCE

In addition to the long term clearing of pasture areas and development on the site, there is evidence of ongoing small scale harvesting on the property. For example, an area to the northeast of the pasture area was cleared between 2008 and 2011, (ref attached Google Earth images), and a second area south of the recent clearing between 2011 and 2013. Further clearing occurred between the southern area and the recent clearing between 2013 and 2015. The more recent clearing has extensive weed infestation, including thistle and foxglove, older clearing has only occasional weed and a suite of naturally regenerating native species. It is likely that as time elapses from the disturbance event, weed infestation reduces as native species provide longer term competition.

The clearing undertaken in recent times, a period where the Natural Assets Code applies occurred in 2 phases an initial 4000 m² with a further 2400m² at a later date. In total around 15 large eucalypts were felled. The small scale clearing appears to continue a preexisting use of ad hoc small scale harvesting / clearing on the property. The area had been subject to extensive storm damage prior to the clearing.

CLEARING OF VEGETATION

The following table indicates likely clearing of vegetation within the subdivision including some areas within the Priority Habitat Overlay.

Building areas have been located to have no impact on natural values with the exception of lot 7, the indicative building Hazard Management Area for lot 7 is within the partially cleared area. Access to lots 2 and 7 will require clearing to allow widening of the existing tracks or is within existing partial cleared areas. Lot 2 access will cross to watercourse protection area at an existing crossing and no additional disturbance is likely.

Lot	Proposed Development	Priority habitat	Area (m2)	Watercourse Protection
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1	Existing dwelling and infrastructure, no additional development	na		na
2	access	Priority Habita Area, existing track upgrade	1100	existing crossing
	Hazard Management Area	Building area outside overlays		
3	all pasture	na		na
4	development area pasture	Building area and access outside overlay		Building area and access outside overlay
5	all pasture	Building area outside overlay		Building area and access outside overlay
6	development area pasture	Building area and access outside overlay		na
7	access	Priority Habita Area, existing track upgrade and partial clearing area	1100	Building area and access outside overlay
	Hazard Management Area	Priority Habita Area, existing partial clearing area	4300	
2 & 7	existing access, road reserve Crawford Rd	Priority Habita Area, existing track upgrade	620	na

CONCLUSIONS

The property supports native vegetation that is not considered significant habitat (Priority Vegetation) as defined under the Natural Assets Code. Clearing within the priority habitat for access to lot 2 & 7 and Hazard management Area on Lot 7 will impact around 0.7 ha the majority is partially cleared and disturbed. The existing access track for lot 2 crosses a water course protection area, no additional works are likely. No other likely development is within a mapped Watercourse Protection Area. Acceptable Solution C7.7.1 A1e is met.

Development facilitated by the proposed subdivision is within a mapped Priority Habitat Area and cannot meet Acceptable Solutions. This report finds the area cleared to contain no threatened flora or vegetation communities; the area does not provide significant habitat for threatened fauna species as defined in the code. The clearing is considered to be able to meet Performance Criteria C7.7.2 P1 & P2.

PLANNING SCHEME COMPLIANCE

C7.7 Development Standards for Subdivision

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

Acceptable Solutions 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 management area or vehicular access within a waterway and coastal protection area or future coastal refugia area.*

Response

No works facilitated by subdivision are within the watercourse and coastal protection area on the property, access to lot 2 crosses the watercourse protection area at an existing crossing with no likely additional impacts. C7.7.1e, is met.

C7.7.2 Subdivision within a priority vegetation area

Acceptable solutions

A1

Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must:

- (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 for the consolidation of a lot; or*
- (e) not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area.*

Response

Acceptable solutions are not met.

P1.1

Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for:

- (a) subdivision for an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person;*
- (b) subdivision for the construction of a single dwelling or an associated outbuilding;*
- (c) subdivision in the General Residential Zone or Low Density Residential Zone;*

- (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;*
- (e) subdivision involving clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or*
- (f) subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.*

Response

The property does not include any priority vegetation as defined by the Natural Assets Code, the facilitated development on lot 2 & 7 meets P1.1 f.

P1.2

Works associated with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:

- (a) the design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards;*
- b) any particular requirements for the works and future development likely to be facilitated by the subdivision;*
- (c) the need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future habitable buildings;*
- (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;*
- (e) any on-site biodiversity offsets; and*
- (f) any existing cleared areas on the site.*

Response

- a) No priority vegetation is present on the site the proposal utilised existing clearing and tracks where feasible.*
- b) No priority vegetation is present on the site the proposal utilised existing clearing and tracks where feasible.*
- c) BAL 19 Bushfire Hazard Management area is proposed, for all lots.*
- d) No priority vegetation is present on the site.*
- e) No biodiversity offsets are proposed.*
- f) A large portion of the property is cleared land, building areas and HMAs on lots 2 -6 are located within cleared land. Building area and HMA on lot 7 requires clearing of previously felled regenerating land.*

P1.2 is met.

REFERENCES

Department of Primary Industry Parks Water and Environment (DPIPWE). (accessed 14/1/2023). *Natural Values Report, Derived from the Natural Values Atlas, online database.*

DPIPWE. Thelist.tas.gov.au , spatial datasets

DPIPWE. Tasmanian Vegetation Monitoring and Mapping Program TASVEG 4.0. Department of Primary Industries, Parks, Water and Environment.

Forest Practices Authority, (14/1/2023). *Biodiversity Values Database, online database.*

Tasmanian Planning Scheme- Central Coast

Bushfire Hazard Mangement Plan . SRL 23/35 Scott Livingston BFP #105

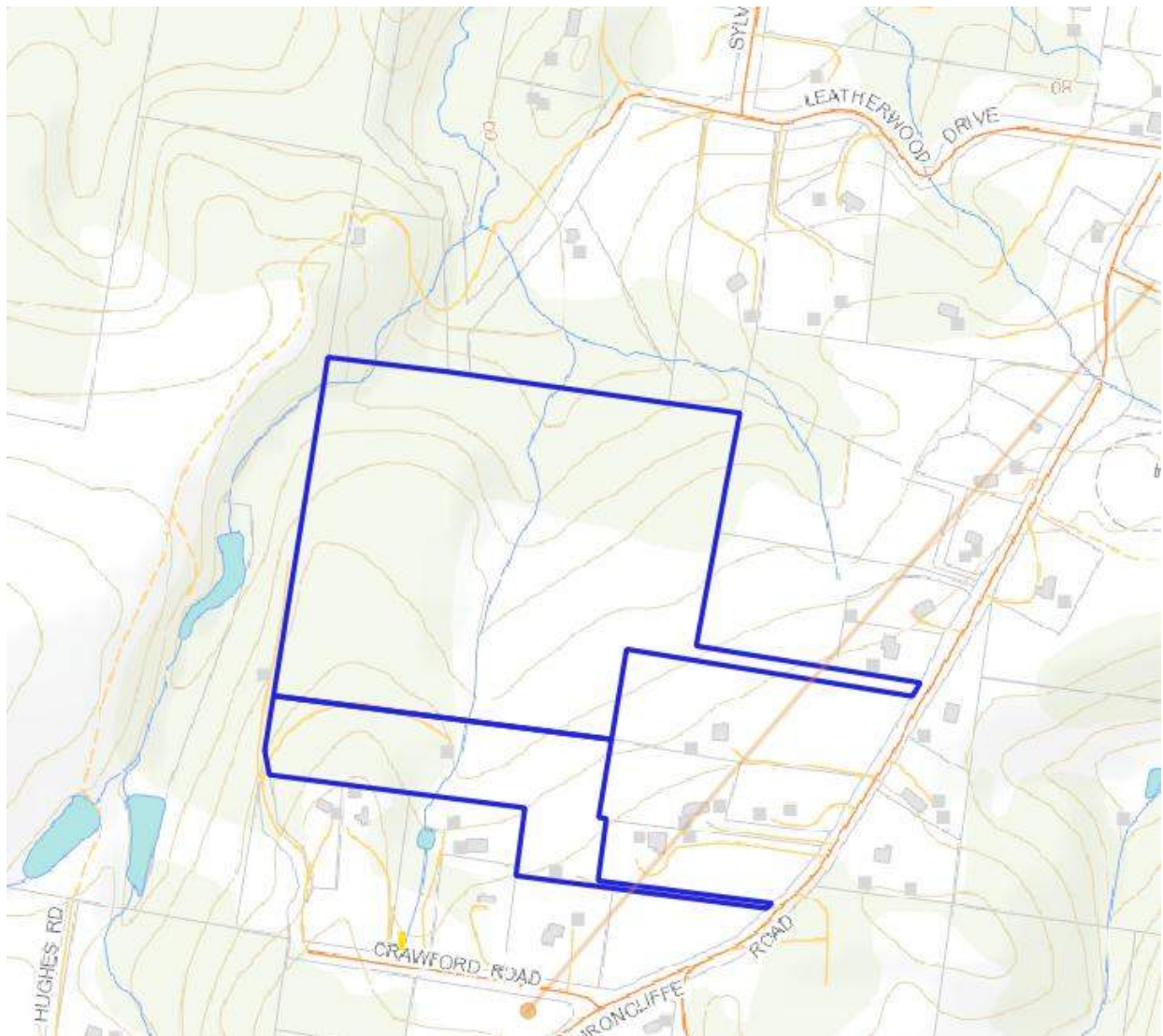


Figure 1: Location Map existing titles in blue,



Figure 2: Natural Assets overlays

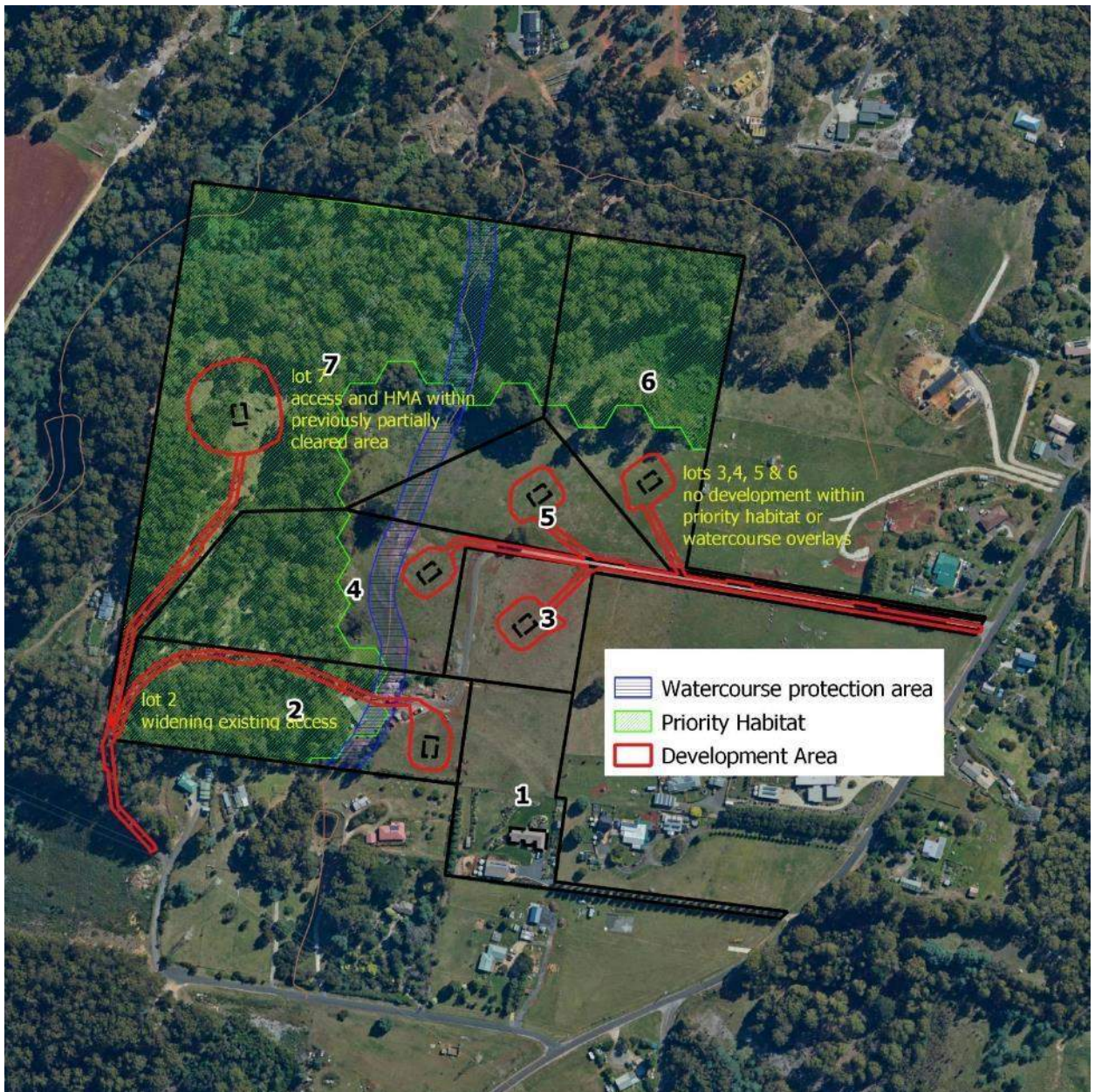


Figure 3: Development Area

Figure 4: Google Earth Historic Imagery 2008 – 2022, previous clearing



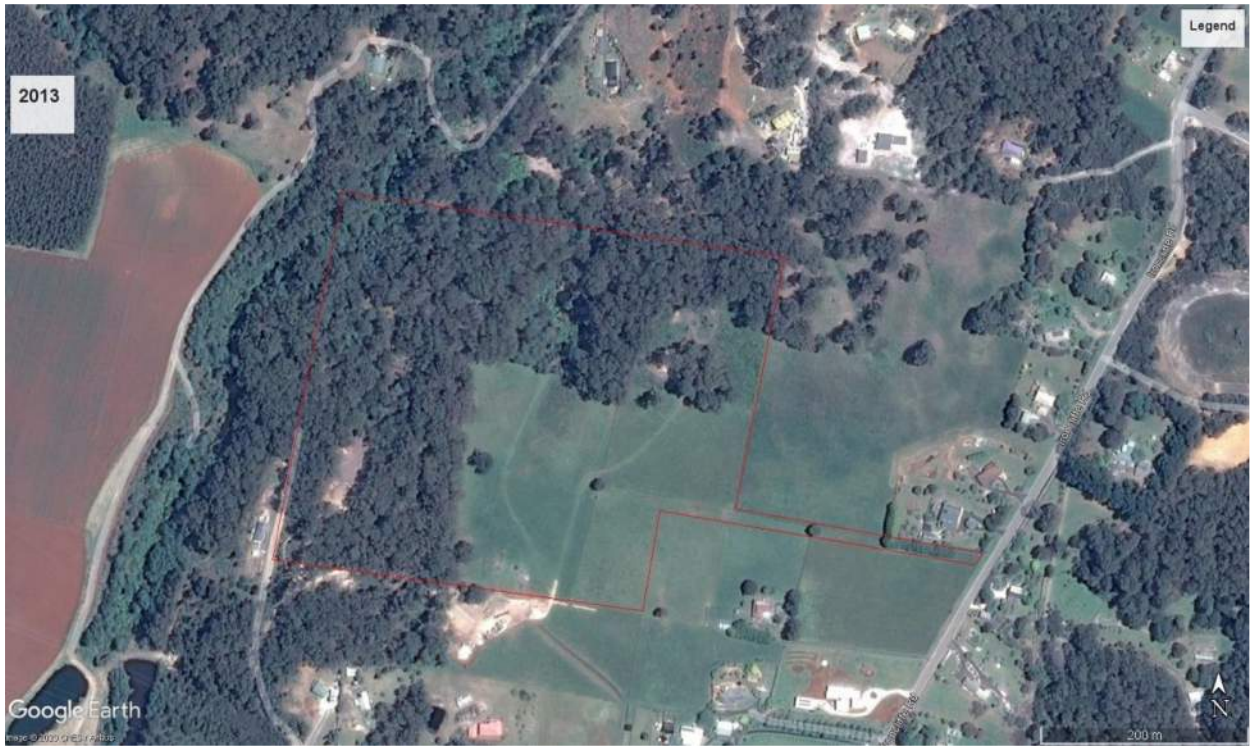










Figure 5: north along watercourse



Figure 6: North across older clearing and recent clearing Lot 7



Figure 7: forest to east of clearing, multi age classes evident Lot 7



Figure 8: land at rear of pasture, regenerating after previous clearing Lot 6

APPENDIX 3 – ATTACHMENTS

Natural Values Atlas Report

WASTEWATER & STORMWATER SITE SUITABILITY ASSESSMENT REPORT



PROPOSED 7 LOT SUBDIVISION
242 Ironcliffe Rd Penguin
March 2024

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Introduction

This assessment follows a request to ascertain if the land proposed for a 7 lot subdivision (inclusive of the balance lot) is suitable for the installation of onsite wastewater disposal systems and stormwater. The land is owned by Sue-Ellen & Matthew Mitchell.

The Site Plan (courtesy of PDA Surveyors) with preferred lots is presented in Figure 1 and is dated 27/9/22. The assessment provides an appraisal of suitability of onsite wastewater disposal systems and stormwater for each of the proposed vacant Lots.

Methodology

This wastewater assessment is based on the subdivision plan by prepared by PDA Surveyors. A site visit was undertaken on the 24th January 2024 with test holes excavated on each of the proposed lots. The approximate location of the test holes is illustrated on the Site Plan (Figure 2). The general soil profile is consists of dolerite red soils to over 1300mm across the whole site. Test Hole Log summary is shown below in Table 1.

The assessment was carried out in accordance with AS 1547 – 2012 and using the EHA recognised *Trench 3™* program. The methodology for the assessment is in Appendix A. The modelling results are representative of all of the proposed lots, with a detailed design required for each lot when Building Approval is sought.

In preparing the assessment, the following documentation has been reviewed:

- Google Earth/Maps Imagery
- Subdivision plan provided by prepared by PDA Surveyors
- Tasmania Department of Mines Geological Atlas 1:50,000

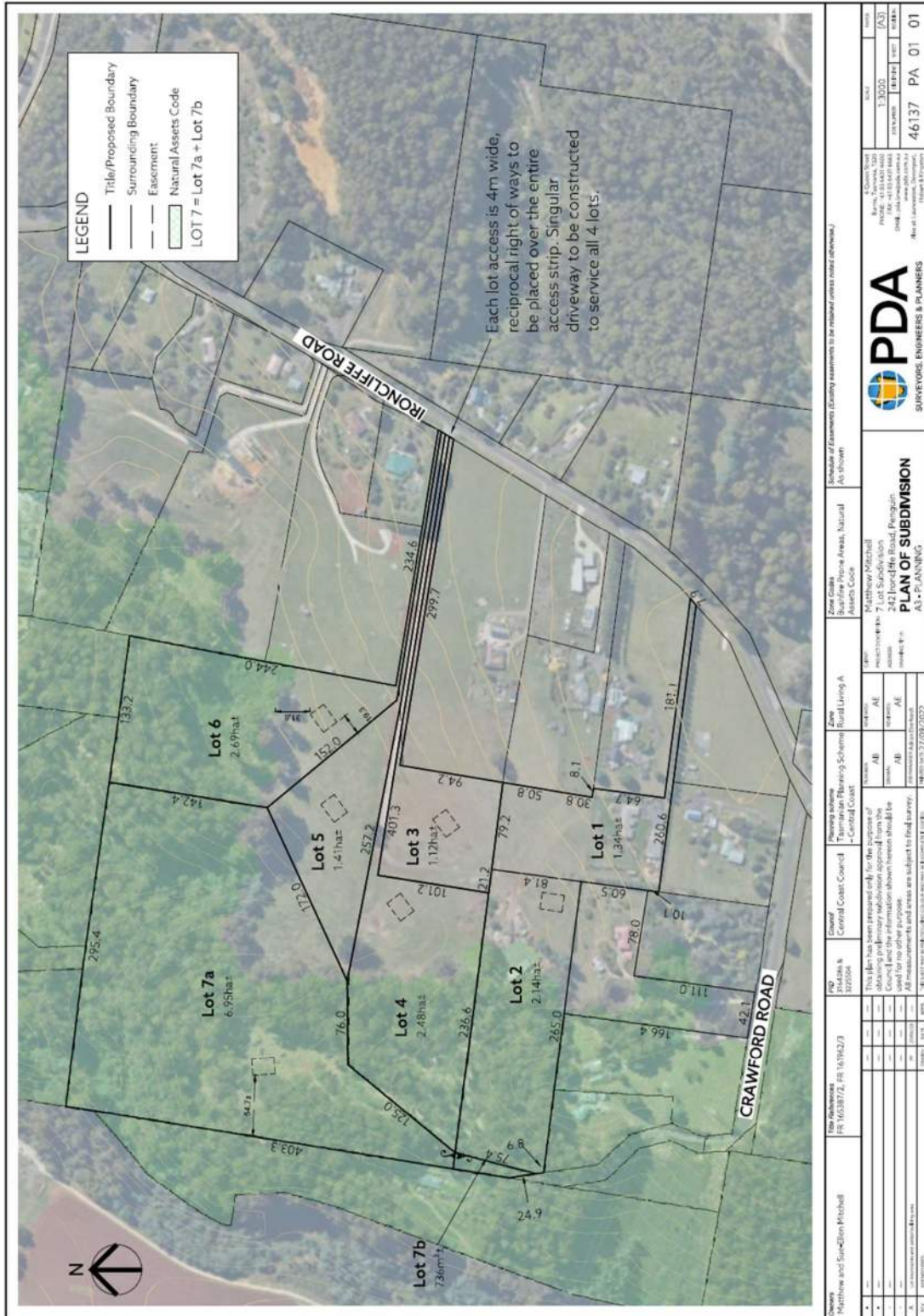


Figure 1: Location Plan showing subdivision Layout

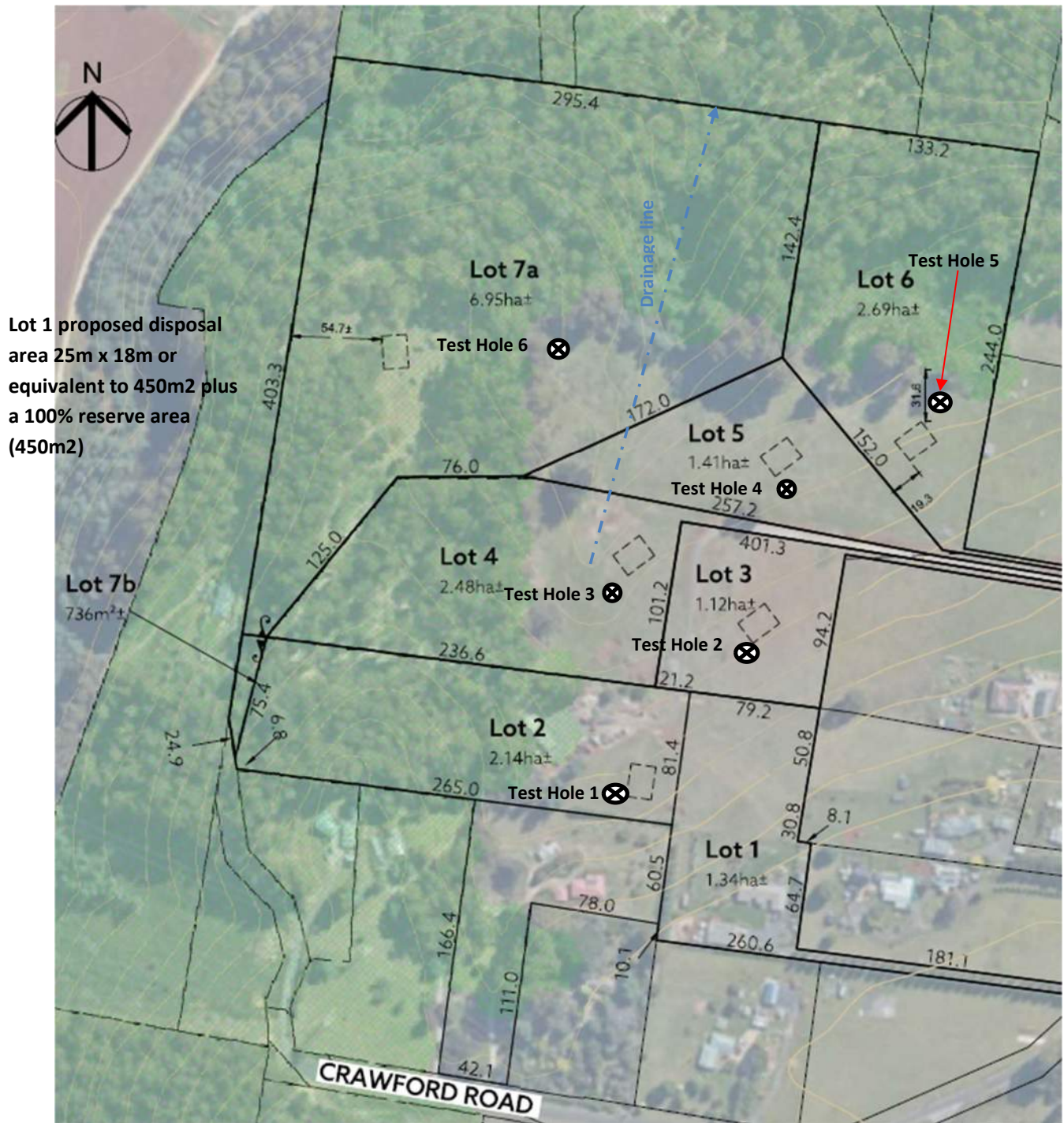


Figure 2: Site Plan showing Test Holes (ref PDA Surveyors)


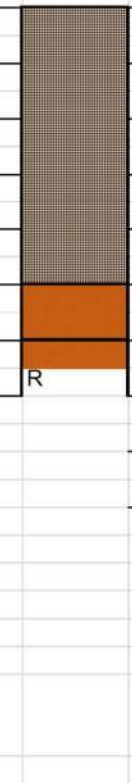
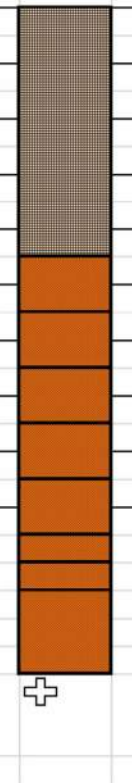
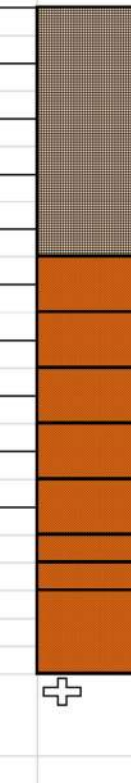
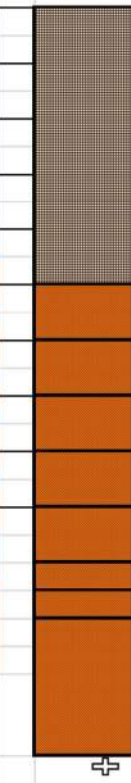
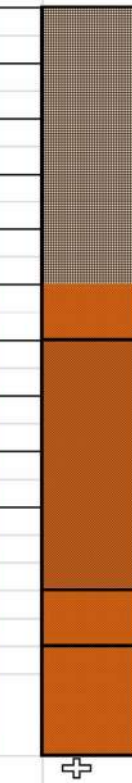
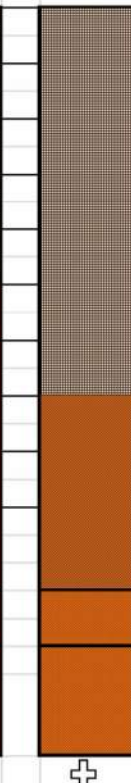


Sustainable Environmental Assessment & Management						
BOREHOLE LOG SUMMARY						
Project:		242 Ironcliffe Rd Penguin Site & Soil Assessment				
Job No:		23031				
Testing Date:		24th January 2024				
						
Lot #	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7 a
Test Hole	TH1	TH2	TH 3	TH 4	TH 5	TH 6
0 mm						
100						
200						
300						
400						
500						
600						
700						
800						
900						
1000						
1200						
1300						
Slope	12°	10-13°	8°	7°	8°	12°
Aspect	NW	NW	NNW	NW	WNW	WSW
KEY	 Dark red friable clay loam (Cat4)  clumpy red friable clay					

Table 1: Test Hole summary

Site and Soil Evaluation Findings

Topography

The slopes throughout the property are generally very from 7 to 13 degrees. The aspect varies, but are generally north westerly.

Vegetation

The proposed development area is predominantly covered in grass, with some forest area on lots 2, 4, 7a and 6.

Soils and Geology

The geology of the site is *Tertiary Basalt* as per Geological atlas 1:50,000 Devonport. The soils throughout the site consist of – loamy clays (Category 4), with good drainage. Test Hole had refusal at 680mm on a floating rock, while all other test holes had deep soils greater than 1300mm. At the time of the site visit the soils were dry.

The landslip mapping provided in the LIST indicate that the land includes small sections of low, and very small sections of medium, risk landslip. Consequently cut and fill should be avoided and any development is subject to a soil classification assessment (beyond the scope of this report).

Site Limitations and Constraints

We have conducted a site evaluation of a typical proposed lot.

There were some site features that may restrict wastewater disposal. The features that were identified were:

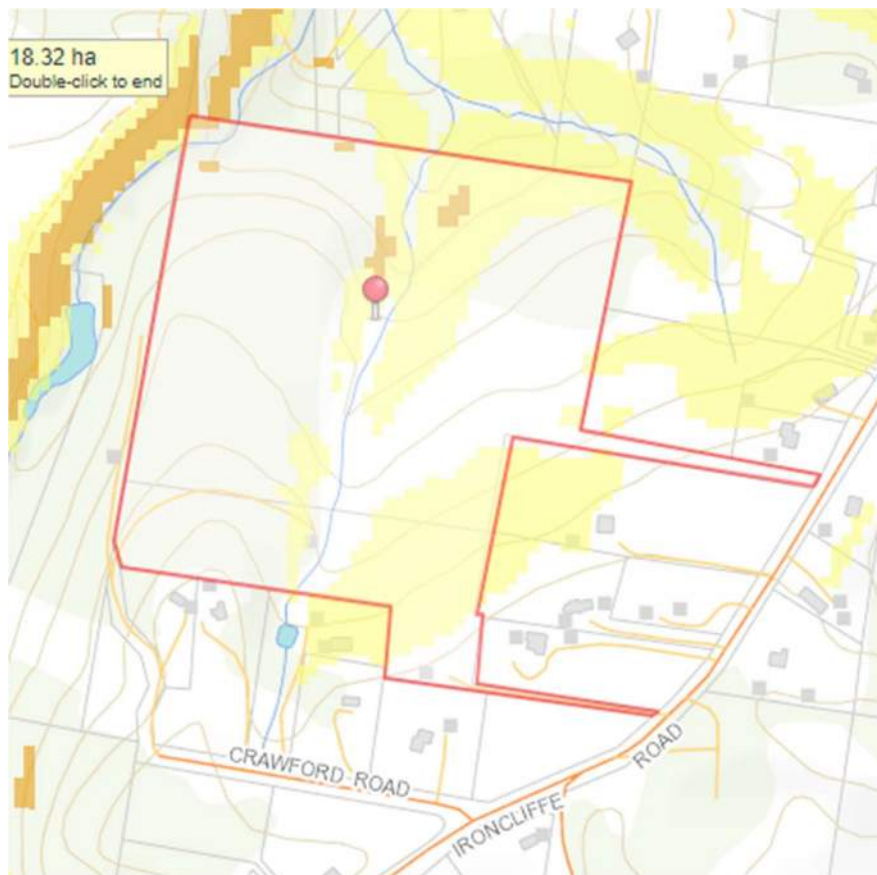
- Relatively steep slopes (up to 13°)
- Phosphorus. Adsorption capacity

Positive aspects for the land overall include:

- Large land areas (for wastewater disposal)
- Medium density of other wastewater systems
- Deep well drained soils
- Northerly aspect

Stormwater disposal

For all proposed lots [Lot 1 (1.34ha), Lot 2 (2.14ha), Lot 3 (1.12ha), Lot 4 (2.48ha), Lot 5 (1.41ha), Lot 6 (2.69ha), & Lot 7a (6.95ha), it is proposed to collect the runoff from the roofs of each dwelling in a 10,000L rainwater tank. The overflow from the rainwater tank will gravity feed to an absorption trench 15m x 1m x 0.6m using 410mm jumbo arches. The trench is to be located downslope, away from the wastewater disposal area.



Landslide Planning Map -
▼ **Hazard Bands 20131022 -**
Under Review
[More Information](#)
Transparency:
Zoom to layer's extent
 Show:
■ Low
■ Medium
■ Medium to Active
■ High

Figure 3 : Landslip Hazard Bands

Assessment Report

The Assessment Report collates all the information from the Site Capability Report and the Environmental Sensitivity Report and provides advice on suitability of on-site wastewater management and recommended preliminary designs. This is understood to be a performance criteria approach. In this instance we have used Acceptable solutions (deemed to satisfy), which is inherently more conservative, as opposed to performance criteria

Proposed treatment and disposal for a typical proposed lot: Lot 3 (1.12ha)

This assessment assumes a 4 bedroom dwelling on tank water (without any water saving devices). The design assumes 2 people for the first two bedrooms and one person for each of the remaining 2 bedrooms. With each person generating 120L of wastewater per day, a total wastewater loading is calculated at: $6 \times 120 = 720\text{L} / \text{day}$. This is a large potential loading which has been used to provide a level of conservatism into the design.

The land overall does not have any water courses apart from a drainage line that runs from lot 2 to lot 7a (see fig 2). Therefore lots 2, 4 and 5 will need a setback from the drainage line of approximately 64m for primary effluent or 29m for secondary effluent¹

Notwithstanding due to the well-drained and deep soils, a conventional septic tank and absorption trenches is recommended .

The area required for this is: $A = \text{Area (m}^2\text{)}$, $Q = \text{Quantity (of wastewater)}$, $\text{DLR} = \text{Design Loading Rate (moderately structured soil therefore a DLR of 16mm/day is used)}$

$A = Q / \text{DLR}$; $A = 720 / 16$ $A = 45\text{m}^2$; 56m^2 if town water is used

$A = 45\text{m}^2$ (Therefore the primary disposal area would need to consist of three trenches each $15\text{m} \times 1\text{m}$ at 600mm deep plus sufficient setbacks based on slope. Also a 100% reserve area is required and available.

Therefore there is sufficient land for OSWM on each of the proposed new Lots. This assessment therefore has determined that a conventional 3500L septic tank with three absorption trenches each $18\text{m} \times 1\text{m}$ wide. If an Aerated wastewater treatment system (AWTS) with irrigation is selected as the method for wastewater within the proposed subdivision, then an irrigation area of 300m^2 will be necessary.

This assessment does not include any consideration of the agricultural values of the bushland on the land, nor the issues around legal access to each proposed lot.

¹ Building Act 2016; Directors Guidelines for on-site wastewater management systems 20/11/17. Acceptable solution A2, page 8

Our assessment recommends that for all lots there is more than ample land available for onsite wastewater management. The methods of treatment and disposal will depend on a separate individual Site and Soil Evaluation to be prepared for each new lot; Recommended options include:

- Dual purpose septic tank with three absorption trenches each 15m x 1m – with a setback from bottom trench to boundary ; the set back is determined from the Directors guidelines for on-site wastewater management ² and for lots 2, 3 and 7a with slopes up to 12 degrees, the set back to bottom boundary needs to be 24m where as for lots 4, 5 and 6 with slopes up to 8 degrees, the set back to bottom boundary needs to be 16m.
- Aerated wastewater treatment systems with surface or subsurface irrigation – this option is recommended for lots 2, 4 and 5 due to their proximity to a drainage line.

Each lot needs both a primary disposal area and a secondary (back up) area. To summarise for each lot the treatment and total disposal areas required are:

Lot 1 – existing dwelling with on site wastewater system and the addition of land to the north – no further action needed

Lots 2, 4, 5 – secondary treatment is recommended (AWTS with irrigation to a total disposal area of 600m², including a primary disposal area of 300m²

Lots 3, 6, 7a - primary treatment is recommended (3500L septic tank with 3 absorption trenches to a total disposal area of 1254m², including a primary disposal area of 627m²

² Building Act 2016; Directors Guidelines for on-site wastewater management systems 20/11/17. Acceptable solution A3, page 8

Conclusion

- It is concluded that a proposed 7 lot (including balance) subdivision is suitable for onsite wastewater disposal systems, with the use of either a conventional septic tank and absorption trenches or an Aerated Wastewater Treatment System (AWTS) and irrigation.
- If 4 bedroom dwelling is constructed on the proposed new lots then the disposal areas need to be:
 - Lots 2, 4, 5 – secondary treatment is recommended (AWTS with irrigation to a total disposal area of 600m², including a primary disposal area of 300m²
 - Lots 3, 6, 7a - primary treatment is recommended (3500L septic tank with 3 absorption trenches to a total disposal area of 1254m², including a primary disposal area of 627m² (with 100% backup area included).
- All lots have sufficient area for wastewater disposal (including a 100% reserve area).
- To meet the required setback distances to boundaries as outlined in the Directors Guidelines, the disposal areas for any future developments will need to be located as follows:
 - 1.5m from any upslope and side-slope boundary
 - 3.5m from the downslope boundary (1.5m + 1m x 2 degrees = 3.5m).
 - 24m from bottom boundaries for lots with primary treated wastewater (2m for every degree of slope (12 degrees x 2m) and 16m from bottom boundaries for lots with 8 degree slopes (8 degrees x 2m); secondary treated disposal can have a lower set back – refer to Directors guidelines at the time of building
- All lots are on tank water and as such the tanks will act as a buffer for infrequent storm events. There is ample land for stormwater over flow management and it is recommended that each tank have an over flow absorption trench 15m x 1m x 0.6m using 410mm jumbo arches.

Appendix A – Site and Soil Evaluations Methodology

The SSE is a report that identifies any significant issue that may inhibit or retard wastewater disposal. When an issue is identified then ways to ameliorate the impacts are considered. The outcomes of this process may result in the development being modified to try and resolve the issue. To populate a SSE report we use the outputs of Trench 3™ modelling which consist of 3 components: Site Capability Report, Environmental Sensitivity Report and Assessment Report

Site Capability

Site capability parameters include:

- Design area
- Density of disposal systems
- Slope angle
- Slope form
- Surface drainage
- Flood potential
- Heavy rain events
- Aspect
- Frequency of strong winds
- Wastewater volume
- Sodium Absorption Ratio (SAR) of septic tank effluent
- SAR of sullage
- Soil thickness
- Depth to bedrock
- Surface rock outcrop
- Cobbles in soil
- Soil pH
- Soil bulk density
- Soil dispersion
- Adopted permeability
- Long term acceptance rate and Design loading

Environmental Sensitivity

Environmental Sensitivity parameters include:

- Cation exchange capacity
- Phosphorus absorption capacity
- Annual rainfall
- Minimum depth to water table
- Annual nutrient load
- Groundwater environmental values
- Minimum separation distance required
- Risk to adjacent bores
- Surface water environmental values
- Distance to nearest surface waters
- Distance to nearest other features
- Risk of slope instability
- Distance to landslip

Assessment Report

The Assessment Report collates all the information from the Site Capability Report and the Environmental Sensitivity Report and provides a recommended design including the size of the disposal field. In this case the design is indicative only, and the design is not be used for any particular dwelling or lot.

Appendix B – Site Photos



Plate A: Water tanks on Lot 1, existing house



Plate B: Test Hole 1



Plate C: Lot 2



Plate D: Test Hole 3



Plate E: Test Hole 4, Lot 5



Plate F: Lot 5



Plate G: Lot 7a



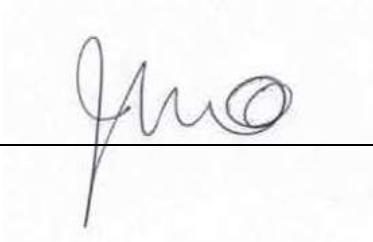
Plate H: Lot 7a with drainage line in background

Report Certification

I/We authorise the Central Coast Council to make copies of the report for internal office use. Attached with the report or included with the application are original copies of all required certifications from suitably qualified persons.

DESIGNER	
Name of Organisation	SEAM Environmental
Address	PO Box 2064, Lower Sandy Bay TAS 7005
Phone	(03) 6228 1600
Mobile	0419 330 686
Prepared By	J.Wood
Reviewed By	

Signed



Date 10th March 2024

James Wood - Principal Consultant

Accredited Building Practitioner – Designer Hydraulic # CC1984K

Bushfire Hazard Management Report: Subdivision


Report for: Matt & Sue Ellen Mitchell

Property Location: 242 & 274 Ironcliffe Road, Penguin

Prepared by: Scott Livingston
Livingston Natural Resource Services

Date: 2nd August 2023

Version: 1

	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	31/10/2023
Application No:	DA2023293
Doc ID:	469320



Summary

Client: Matt & Sue Ellen Mitchell

Property identification: 242 Ironcliffe Road, Penguin, CT 165387/2, PID 3225504
274 Ironcliffe Road, Penguin, CT 161962/3, PID 3164086

Current zoning: Rural Living A, *Tasmanian Planning Scheme- Central Coast*

Proposal: A 7 lot subdivision is proposed from 2 existing titles at 242 & 274 Ironcliffe Road, Penguin.

**Assessment
by:**



Scott Livingston,
Master Environmental Management,
Natural Resource Management Consultant.
Accredited Person under part 4A of the Fire Service Act 1979:
Accreditation # BFP-105.

Version	Date	Notes
1	2/8/2023	

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LIMITATIONS

This report only deals with potential bushfire risk and does not consider any other potential statutory or planning requirements. This report classifies type of vegetation at time of inspection and cannot be relied upon for future development or changes in vegetation of assessed area.

DESCRIPTION

A 7 lot subdivision is proposed from 2 existing titles at 242 & 274 Ironcliffe Road, Penguin. The area is mapped as bushfire prone in planning scheme overlays. Lot 1 with existing dwelling low threat vegetation in the southern half and in the northern portion. Lot 2 has existing out buildings and is forest in the west and grassland in the east. Lot 3 is grassland. Lot 4 is forest in the west and grassland in the east. Lot 5 is grassland; Lot 6 is forest in the north and grassland in the south. Lot 7 is forest with some grassland in the eastern section and partially cleared areas. In the central western section.

Surrounding land is forest to the west and north, grassland with low threat around dwellings to the east and south. The area is not serviced by a reticulated water supply. Lots 1, 3-6 have frontage to Ironcliffe Road and lot 2 & 7 Crawford Road.

See Appendix 1 for maps and site plan, and appendix 2 for photographs.

BAL AND RISK ASSESSMENT

The land is mapped as Bushfire Prone in Planning Scheme Overlays.

VEGETATION AND SLOPE

Lot		North	East	South	West
1	Vegetation, within 100m of existing dwelling	0-26m low threat, 26-100m grassland (on lot)	0-80m low threat, 80-100m grassland / low threat mosaic	0-30m low threat, 30-100m grassland / low threat mosaic	0-45m low threat, 45-100m grassland / low threat mosaic
	Slope (degrees, over 100m)	Down slope 5-10°	Flat /upslope	Flat /upslope	Flat /upslope
	BAL rating existing vegetation	BAL 12.5	BAL 12.5	BAL 12.5	BAL 12.5
2	Vegetation, within 100m of lot boundaries	0-100m forest	0-100m grassland	0-100m grassland / low threat mosaic	0-100m forest
	Slope (degrees, over 100m)	Down slope 10-15°	Flat /upslope	Flat /upslope	Down slope 10-15°

	BAL rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL rating with setbacks and HMA	BAL 19			
3	Vegetation, within 100m of lot boundaries	0-100m grassland	0-100m grassland	0-100m grassland	0- 64m grassland, 64-100m forest
	Slope (degrees, over 100m)	Down slope 5-10°	Flat /upslope	Flat /upslope	Flat /upslope
	BAL rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL rating with setbacks and HMA	BAL 19			
4	Vegetation, within 100m of lot boundaries	Eastern portion 0-100m grassland. Western portion: 0-100m forest.	0-100m grassland	Eastern portion: 0-85m grassland, 85-100m forest. Western portion 0-100m forest	0-100m forest
	Slope (degrees, over 100m)	Down slope 5-10°	Flat /upslope	Flat /upslope	Down slope 10-15°
	BAL rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL rating with setbacks and HMA	BAL 19			
5	Vegetation, within 100m of lot boundaries	0-100m forest.	0-100m grassland	0-100m grassland	0-100m forest, some grassland
	Slope (degrees, over 100m)	Down slope 10-15°	Flat /upslope	Flat /upslope	Flat /upslope

	BAL rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL rating with setbacks and HMA	BAL 19			
6	Vegetation, within 100m of lot boundaries	0-100m forest.	Northern portion: 0-m forest. Southern portion 0-100m grassland	0-100m grassland	0-100m forest, some grassland
	Slope (degrees, over 100m)	Down slope 10-15°	Flat /upslope	Flat /upslope	Down slope 10-15°
	BAL rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL rating with setbacks and HMA	BAL 19			
7	Vegetation, within 100m of lot boundaries	0-100m forest.	Northern portion: 0-m forest. Southern portion 0-100m grassland	0-100m grassland	0-70+m forest. 70+-100m grassland
	Slope (degrees, over 100m)	Down slope 10-15°	Flat /upslope	Flat /upslope	Down slope 10-15°
	BAL rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL rating with setbacks and HMA	BAL 19			

BUILDING AREA BAL RATING

Lot 1 dwelling has sufficient managed land to achieve BAL 12.5. Lots 2-7 have building areas at BAL 19.

Setback distances for BAL Ratings have been calculated based on the vegetation that will exist after the development and management of land within the subdivision and have also considered slope gradients.

Where no setback is required for fire protection other Planning Scheme setbacks may need to be applied, other building constraints such as topography have not been considered.

The BAL ratings applied are in accordance with the Australian Standard AS3959-2018, *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable building, or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

Bushfire Attack Level (BAL)	Predicted Bushfire Attack & Exposure Level
BAL-Low	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m ²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m ²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m ²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m ²
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front

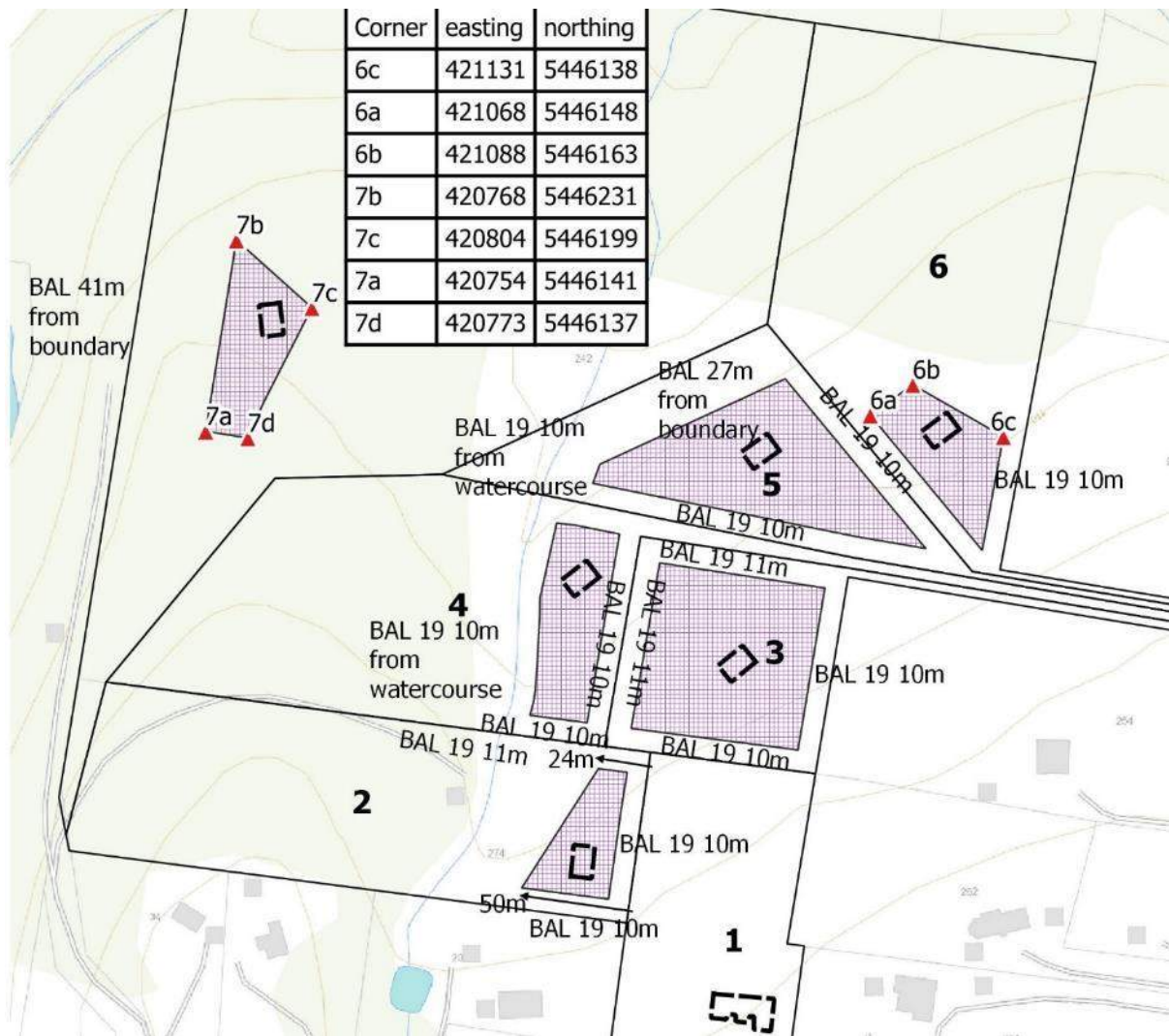


Figure 1: BAL Building Areas

All lots have potential building areas at BAL 19.

HAZARD MANAGEMENT AREAS

It is recommended that the existing dwelling maintain existing low threat areas in perpetuity to minimise the risk. The diagram below shows the minimum area to meet BAL 19 requirements.

Any significant change in the location of the indicative dwelling should be reassessed as slopes and vegetation types may change.

- Lots 2, 3 & 6, All land within 10m upslope and level and 13m down slope of façade of a habitable building façade must be managed as low threat vegetation from the commencement of construction and in perpetuity. All land within 34m of a habitable building must be no higher than grassland.
- Lot 4, All land within 10m upslope and level and 11m down slope of façade of a habitable building façade must be managed as low threat vegetation from the commencement of construction and in perpetuity. All land within 27m of a habitable

building must be no higher than grassland.

- Lot 7, All land within 23m south, 27m east and 34, west and north of a habitable building façade must be managed as low threat vegetation from the commencement of construction and in perpetuity.

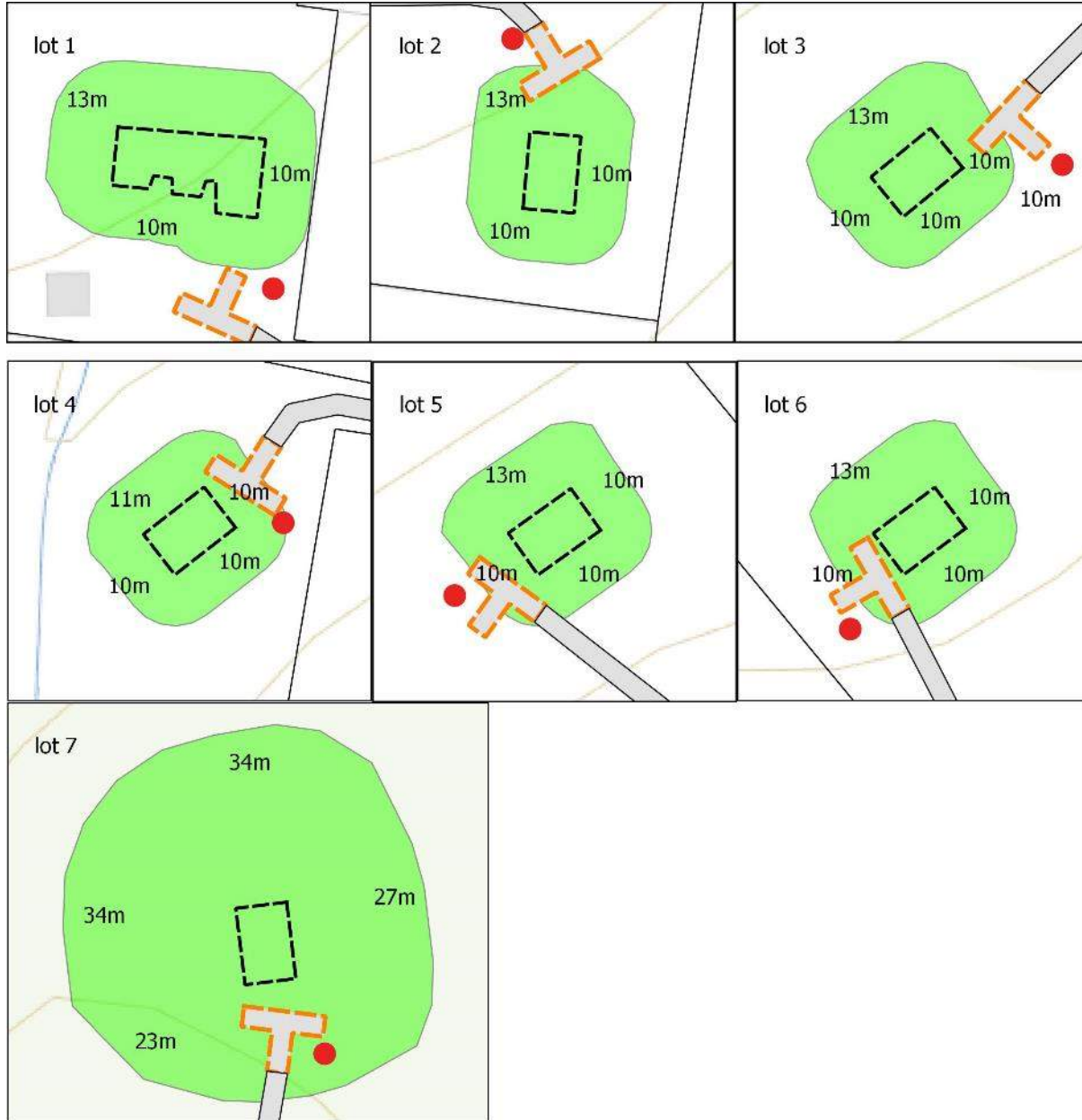


Figure 2: hazard management areas BAL 19

ROADS

No roads are proposed for the subdivision, all lots will have access from Ironcliffe or Crawford Roads.

PROPERTY ACCESS

Access to bushfire prone lots must comply with the relevant elements of Table C13.2. Access to water supply points will be required, for all lots. Access must be compliant prior to the commencement of construction of future habitable buildings.

Lot 1 existing access is compliant, noting ongoing maintenance must be undertaken to ensure horizontal and vertical clearances are provided. Lots 2, 3 5 & 6 will share reciprocal rights of way. The access will service 3 or more lots up to either Lot 3 or 5 turn in and must meet Elements B & D with passing bays at no more than 100m spacing. Individual lot access must meet element B. If the lot 4 access is greater than 200m an additional passing bay will be required (Element C). Access for Lots 2 & 7 will be within a road reserve from the property boundary to the council maintained section of Crawfords Road. The shared access serves 3 lots up to the turn in to 34 Crawford Road and will require a passing bay in the vicinity of the turn in. Access to lots 2 & 7 from that point will require passing bays at no more than 200m spacing.

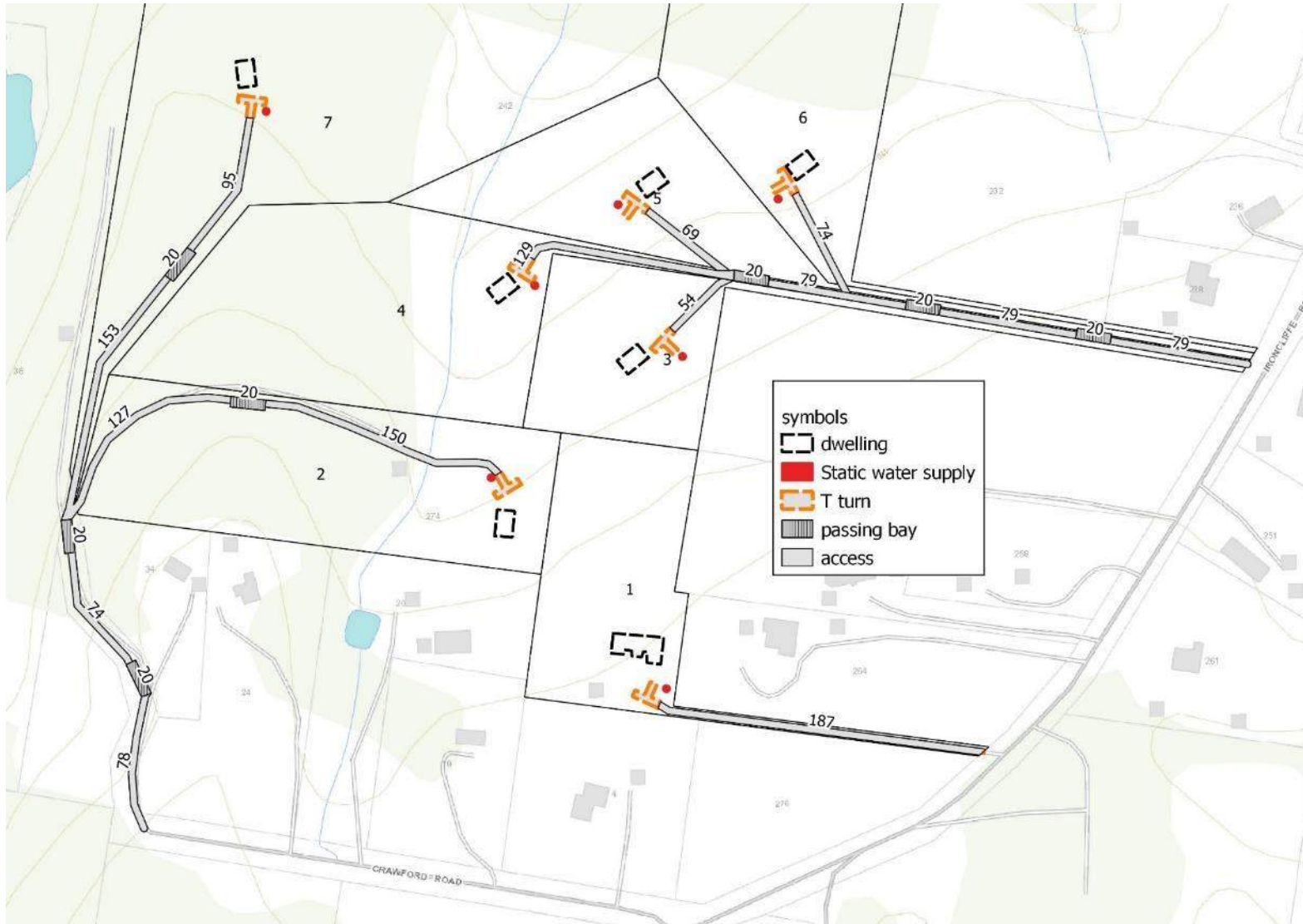


Figure 3: Access

Table C13.2 Standards for Property Access

Element		Requirement
A.	Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.	There are no specified design and construction requirements.
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> (i) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or (iii) a hammerhead "T" or "Y" turning head 4m wide and 8m long. (j)
C.	Property access length is 200m or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
D.	Property access length is greater than 30m, and	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) complies with requirements for B above; and

access is provided to 3 or more properties.	(b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.
---	---

FIRE FIGHTING WATER SUPPLY

The subdivision is not serviced by a reticulated water supply. Lot 1 existing dwelling has a compliant static water supply. Lots 2-7 must have a static water supply compliant with table C13.5 prior to the commencement of construction of a habitable building.

Table C13.5 Static Water Supply

Column 1		Column 2
Element		Requirement
A.	Distance between building area to be protected and water supply	The following requirements apply: a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and b) The distance must be measured as a hose lay, between the water point and the furthest part of the building area.

Column Element		Column 2 Requirement
B.	Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> a) May have a remotely located offtake connected to the static water supply; b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; d) Must be metal, concrete or lagged by non-combustible materials if above ground; and e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a water connection point for a static water supply must:</p> <ul style="list-style-type: none"> (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm (compliant with <i>AS/NZS 3500.1-2003 Clause 5.23</i>); (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450 – 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles

Column Element		Column 2 Requirement
D.	Signage for static water connections	<p>The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must</p> <ul style="list-style-type: none"> (a) comply with: Water tank signage requirements within AS 2304-2011 <i>Water storage tanks for fire protection systems</i>; or (b) comply with water tank signage requirements within <i>Australian Standard AS 2304-2011 Water storage tanks for fire protection systems</i>; or (c) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.
E.	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> (a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

CONCLUSIONS

A 7 lot subdivision is proposed from 2 existing titles at 242 & 274 Ironcliffe Road, Penguin. The area is mapped as bushfire prone in planning scheme overlays.

There is sufficient area on lot 1 to provide for a BAL 19 Hazard management areas, it is recommended existing low threat areas around the Lot 1 dwelling are maintained to reduce the risk. Lots 2 -7 have potential building areas at BAL 19.

Hazard Management Area, access and static water supply must be in place prior to the commencement of construction of a future habitable building.

REFERENCES

Australian Building Codes Board. (2015). *National Construction Code - Volume 2*. ABCB.

Bushfire Planning Group. (2005). *Guidelines for Development in Bushfire Prone Areas of Tasmania*.

Department of Justice (Tasmania). (2017). *Determination - Requirements for building in bushfire prone areas 2017*.

Department of Premier and Cabinet (Tasmania). (2017). *Building Act 2016*.

Department of Premier and Cabinet (Tasmania). (2017). *Building Regulations 2016*.

Standards Australia Limited. (2018). *AS 3959-2018 Construction of buildings in bushfire prone areas*

Tasmanian Planning Commission. (2021). *Tasmanian Planning Scheme- Central Coast*

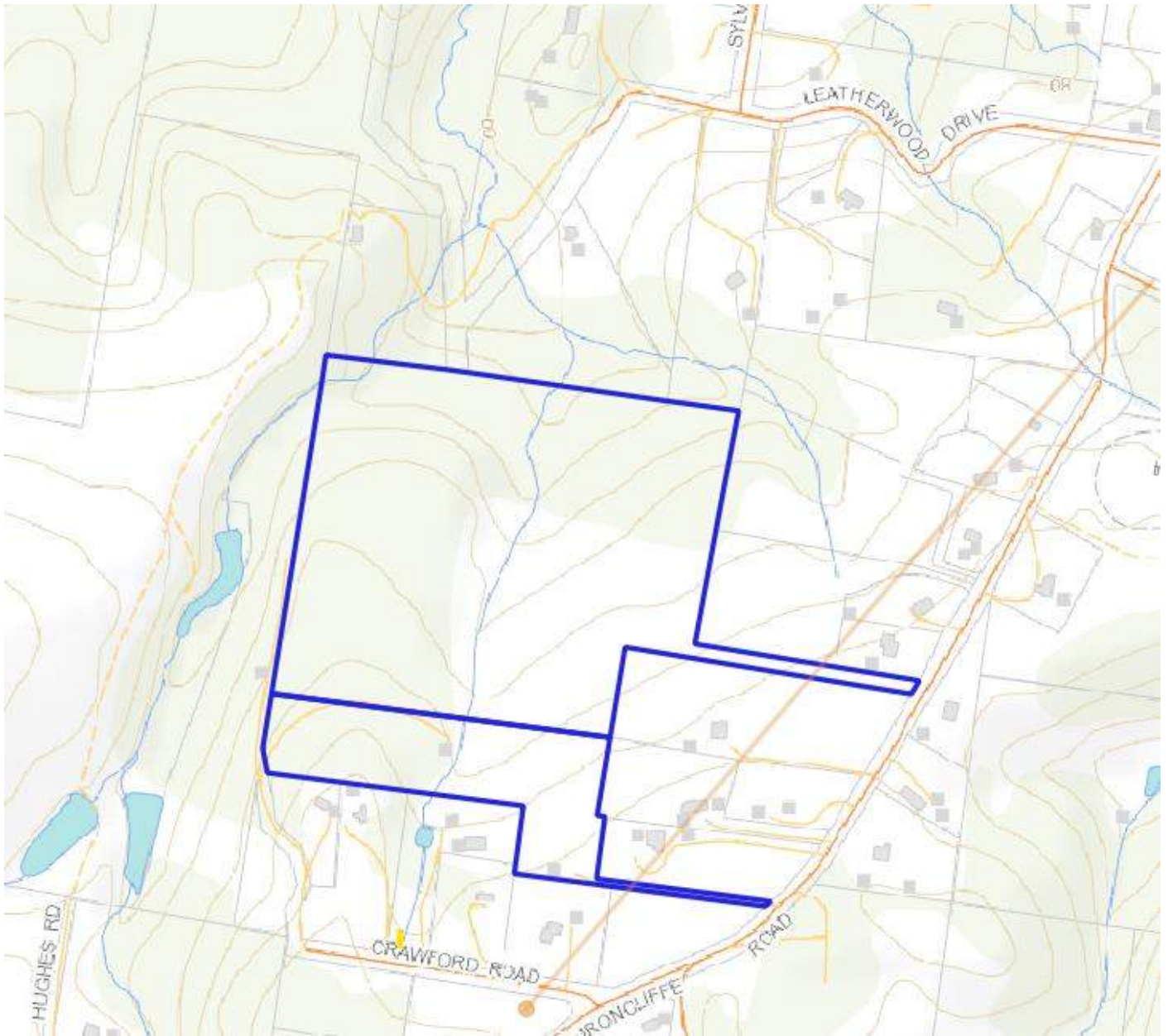


Figure 4: Location existing lots in blue



Figure 5: Aerial Image

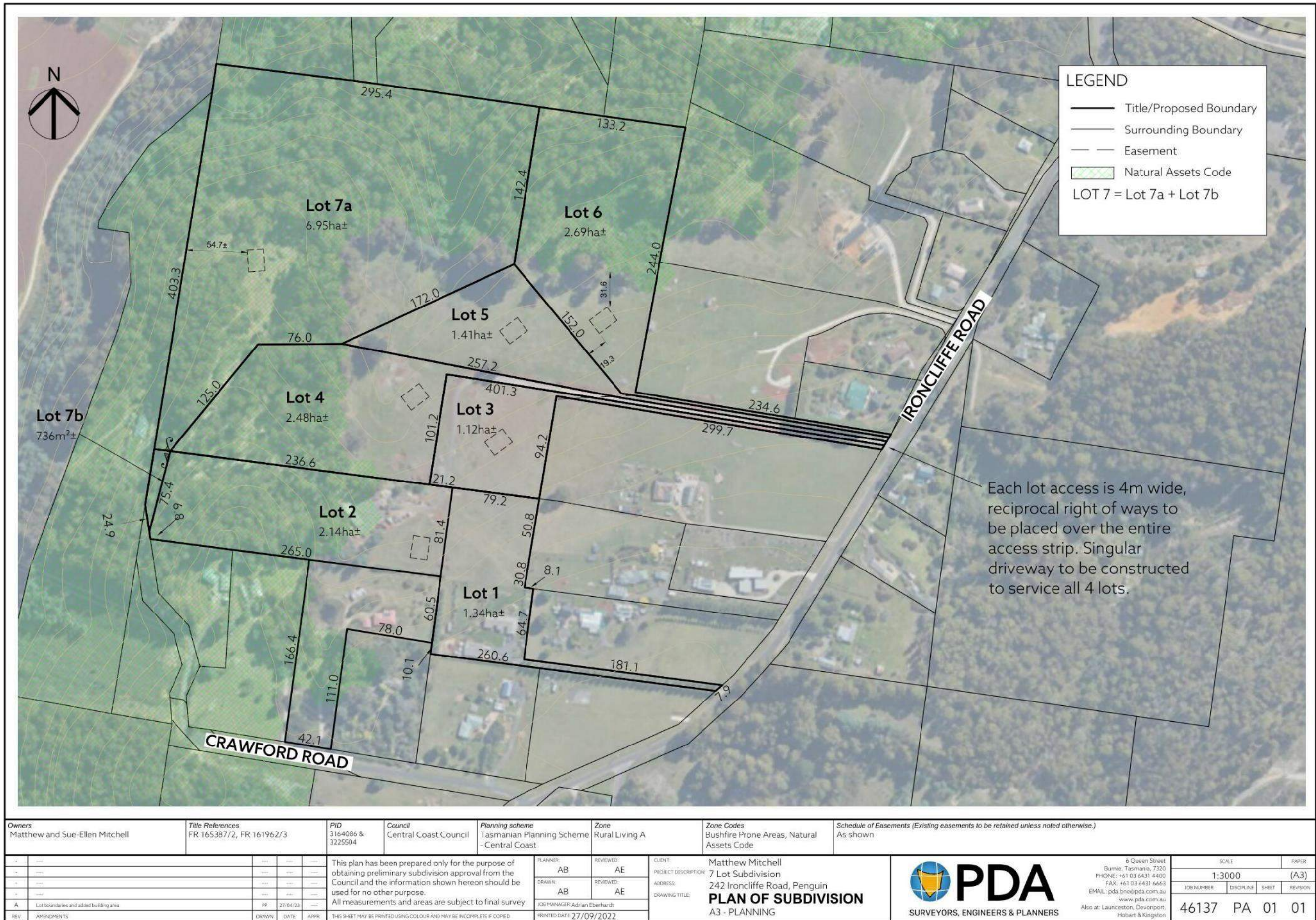


Figure 6: Proposed Subdivision Plan



Figure 7: Existing access to northern lots



Figure 8: across lots 5 & 6



Figure 9: Lots 1 & 3



Figure 10: Lot 4



Figure 11: Lot 7



Figure 12: Lot 1 static water supply



Figure 13: Lot 1 access

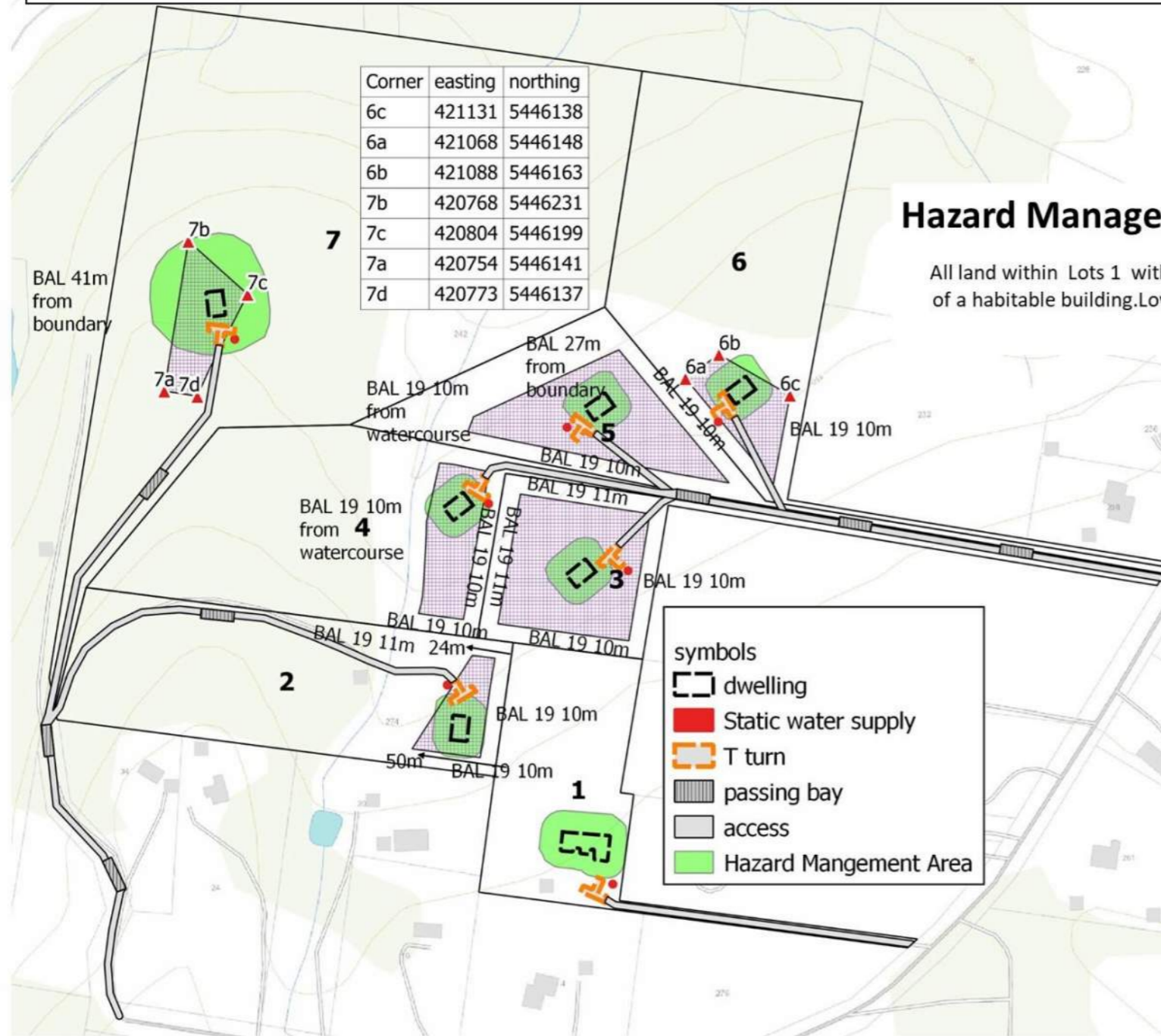
Bushfire Hazard Management Plan: Subdivision

This BHMP has been prepared to satisfy the requirements of the Tasmanian Planning Scheme– Central Coast. This plan should be read in conjunction with the report titled: Bushfire Hazard Management Report , 242 & 274 Ironcliffe Road, Penguin. Livingston Natural Resource Services.

Proposed Development	Subdivision, 7 lots from 2 lots
Plan of Subdivision	PDA Surveyors
Property Owner	Matt & Sue Ellen Mitchell
Address	242 & 274 Ironcliffe Road, Penguin
CT	165387/2 , 161962/3
PID	63225504, 3164086

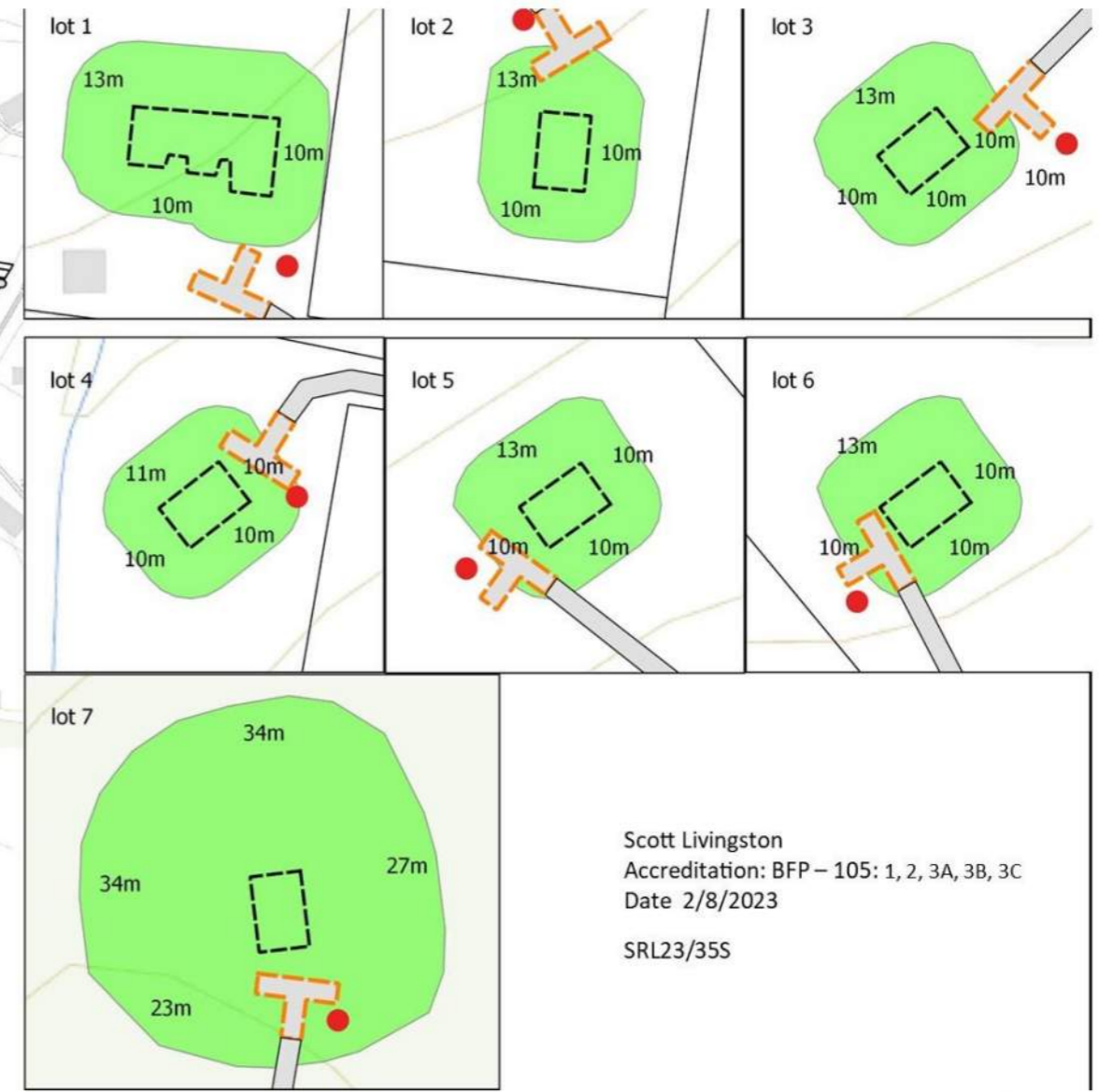
The following must be in place prior to commencement of construction of any future habitable building : See report for detail

- Hazard Management Area, Access , Static Water Supply



Hazard Management Area

All land within Lots 1 within the distances shown must be low threat vegetation prior to the commencement of construction of a habitable building. Low threat vegetation, includes maintained lawns (<100mm in height) gardens and orchards.



symbols	
	dwelling
	Static water supply
	T turn
	passing bay
	access
	Hazard Mangement Area

Scott Livingston
 Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
 Date 2/8/2023
 SRL23/355

Construction: BAL 19

Buildings in Bushfire Prone Area to be built in accordance with the Building Code of Australia and Australian Standard AS3959. Building setbacks / BAL ratings apply to habitable buildings (Class 1, 2, 3, 8 or 9) and class 10a buildings within 6m of a habitable building.

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:

242 & 274 Ironcliffe Road, Penguin

Certificate of Title / PID:

CT 165387/2, PID 3225504
CT 161962/3, PID 3164086

2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision, 7 lots from 2 lots

Applicable Planning Scheme:

Tasmanian Planning Scheme -Central Coast

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Report 242 & 274 Ironcliffe Road, Penguin	Scott Livingston	2/8/2023	1
Bushfire Hazard Management Plan 242 &274 Ironcliffe Road, Penguin	Scott Livingston	2/8/2023	1
Plan of Subdivision	PDA Surveyors	27/9/2022	PA 01

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

<input type="checkbox"/>	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

¹ This document is the approved form of certification for this purpose and must not be altered from its original form.

<input type="checkbox"/> E1.5.1 / C13.5.1 – Vulnerable Uses		
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

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

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

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

<input checked="" type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective,
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:	Scott Livingston	Phone No:	0438 951 021
Postal Address:	PO Box 178, Orford, 7190	Email Address:	scottlivingston.lnrs@gmail.com
Accreditation No:	BFP – 105	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:

Scott Livingston

Date:

2/8/2023

Certificate Number:

SRL23/35S

(for Practitioner Use only)

**CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE
ITEM**

Section 321

To: Owner /Agent

 Suburb/postcode

Form **55**

Qualified person details:

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

Qualifications and Insurance details: (description from Column 3 of the Director of Building Control's Determination)

Speciality area of expertise: (description from Column 4 of the Director of Building Control's Determination)

Details of work:

Address: Lot No:
 Certificate of title No:

The assessable item related to this certificate: (description of the assessable item being certified)
Assessable item includes –
- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: (description from Column 1 of Schedule 1 of the Director of Building Control's Determination)

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work:

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:

- Bushfire Attack Level Assessment & Report

Relevant calculations:

References:

Australian Standard 3959
Building Amendment Regulations 2016
Director of Building Control (2021) Director's Determination for Bushfire Hazard Areas v1.1 2021

Substance of Certificate: (what it is that is being certified)

1. Assessment of the site Bushfire Attack Level (BAL) to Australian Standards 3959
Bushfire Hazard Management Plan
Assessed as BAL 19

Proposal is compliant with DTS requirements, tables 1, 2, 3A/3B & 4, Director's Determination for Bushfire Hazard Areas v1.1 2021.

Scope and/or Limitations

Scope:

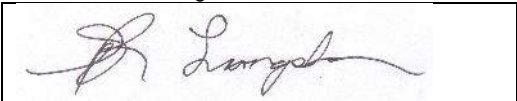
This report was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with Director of Building Control, Determination- Requirements for Building in Bushfire Prone Areas, the Building Code of Australia and Australian Standards, AS 3959-2018, Construction of buildings in bushfire-prone areas.

Limitations:

The inspection has been undertaken and report provided on the understanding that;-

1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.

I certify the matters described in this certificate.

Qualified person:	<i>Signed:</i>	<i>Certificate No:</i>	<i>Date:</i>
		SRL23/35S	2/8/2023