



Meander Valley Council
Working Together

PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	JDA Planning Pty Ltd obo Chatsworth Enterprises Pty Ltd - PA\26\0057
PROPERTY ADDRESS:	25 Sorell Street CHUDLEIGH & 1519 Mole Creek Road CHUDLEIGH (CT's: 228692/1, 232437/1, 214221/1, 229672/1, 229645/1 & 150260/1)
DEVELOPMENT:	Subdivision (6 lots to 2 lots) - lot design, not connected to sewerage & stormwater.

The application can be inspected until **Tuesday, 21 October 2025**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to planning@mvc.tas.gov.au. Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 4 October 2025.

Craig Davies
ACTING GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993



- Application form & details **MUST** be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

OFFICE USE ONLY

Property No:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

- Is your application the result of an illegal building work? Yes No Indicate by ✓ box
- Have you already received a Planning Review for this proposal? Yes No
- Is a new vehicle access or crossover required? Yes No

PROPERTY DETAILS:

Address:	<input type="text" value="25 Sorell Street"/>	Certificate of Title:	<input type="text" value="214221-1; 228692-1; 229645-1; 229672-1; 242347-1; 150260-1"/>
Suburb:	<input type="text" value="Chudleigh"/>	<input type="text" value="7304"/>	Lot No: <input type="text" value="1"/>
Land area:	<input type="text" value="1.35ha Subdivision & Adhesion"/> m ² / ha		
Present use of land/building:	<input type="text" value="Residential - Visitor accommodation - VDL Store"/> (vacant, residential, rural, industrial, commercial or forestry)		

- Does the application involve Crown Land or Private access via a Crown Access Licence: Yes No
- Heritage Listed Property: Yes No

DETAILS OF USE OR DEVELOPMENT:

- Indicate by ✓ box
- | | | | |
|--|--|---|-------------------------------------|
| <input type="checkbox"/> Building work | <input type="checkbox"/> Change of use | <input checked="" type="checkbox"/> Subdivision | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Other | | |

Total cost of development (inclusive of GST): Includes total cost of building work, landscaping, road works and infrastructure

Description of work:

Use of building: (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area: m² New building height: m

Materials: External walls: Colour:
Roof cladding: Colour:

SEARCH OF TORRENS TITLE

VOLUME 228692	FOLIO 1
EDITION 6	DATE OF ISSUE 04-Apr-2022

SEARCH DATE : 29-Jul-2025

SEARCH TIME : 12.41 PM

DESCRIPTION OF LAND

Town of CHUDLEIGH

Lot 1 on Plan [228692](#)

Derivation : Parts of Lolts 1 and 2 Sec B Gtd to J E Williams

Prior CT [2956/58](#)

SCHEDULE 1

[M940766](#) TRANSFER to CHATSWORTH ENTERPRISES PTY LTD
Registered 04-Apr-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[M943248](#) MORTGAGE to Rabobank Australia Limited Registered
04-Apr-2022 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE: REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2956 58

Cert. of Title Vol. 920 Fol. 38

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

W. Robinson

Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF CHUDLEIGH
THREE ROODS THIRTY FIVE PERCHES AND FOUR TENTHS OF A PERCH on the Plan hereon

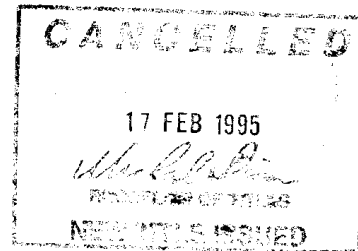
FIRST SCHEDULE (continued overleaf)

DORA JANE LEHNER of Campbell Town, Married Woman

SECOND SCHEDULE (continued overleaf)

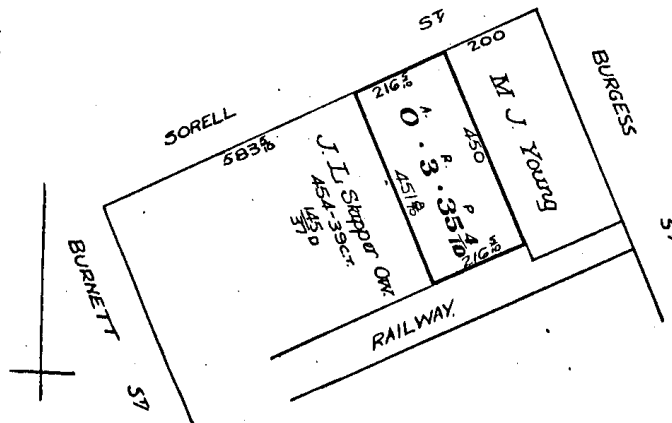
NIL.

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register. RECORDER OF TITLES ARE NO LONGER SUBSISTING.



REGISTERED NUMBER

228692



Parts of Lots 1 and 2. Sec. B. Gtd. to J.E. Williams. Meas. in Links.
FIRST Edition. Registered
Derived from C.T. Vol. 920 Fol. 38. Transfer A101654 - T. Warren & anor.

SEARCH OF TORRENS TITLE

VOLUME 232437	FOLIO 1
EDITION 5	DATE OF ISSUE 04-Apr-2022

SEARCH DATE : 29-Jul-2025

SEARCH TIME : 12.28 PM

DESCRIPTION OF LAND

Town of CHUDLEIGH

Lot 1 on Plan [232437](#)

Derivation : Part of 10 Acres Gtd. to J.W. Williams.

Prior CT [3192/13](#)

SCHEDULE 1

[M940766](#) TRANSFER to CHATSWORTH ENTERPRISES PTY LTD
Registered 04-Apr-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[M943248](#) MORTGAGE to Rabobank Australia Limited Registered
04-Apr-2022 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469
TASMANIA
REAL PROPERTY ACT, 1862, as amended



CERTIFICATE OF TITLE

Register Book
Vol. Fol.
3192 13

Cert. of Title Vol. 212 Fol. 36

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

[Signature]
Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF CHUDLEIGH
THREE ROODS TWENTY FOUR PERCHES on the Plan hereon

FIRST SCHEDULE (continued overleaf)

JOHN LANCELOT SKIPPER of Chudleigh, Storekeeper.

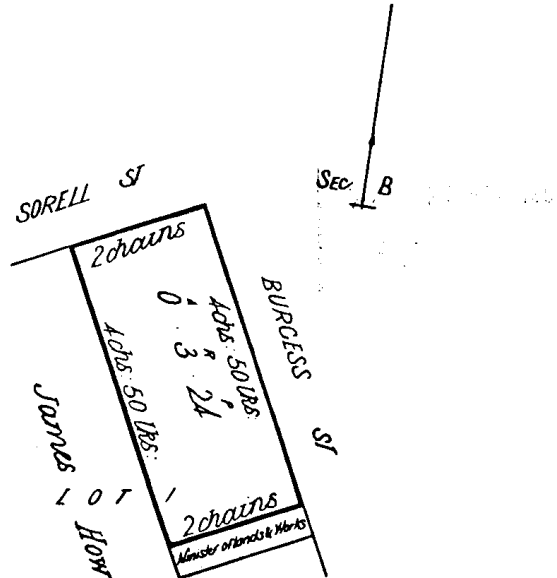
SECOND SCHEDULE (continued overleaf)

NIL.

RECORDED OF TITLES ARE NO LONGER SUBSISTING.

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

REGISTERED NUMBER
232437



Part of 10 acs. Gtd. to J.W. Williams. Meas. are in chains and links.

FIRST Edition. Registered

Derived from C.T. Vol. 212 Fol. 36 - Application 10599 R.P.

SEARCH OF TORRENS TITLE

VOLUME 214221	FOLIO 1
EDITION 7	DATE OF ISSUE 04-Apr-2022

SEARCH DATE : 29-Jul-2025

SEARCH TIME : 12.26 PM

DESCRIPTION OF LAND

Town of CHUDLEIGH

Lot 1 on Plan [214221](#)

Derivation : part of lot 1 saction B gtd to J.E.Williams

Prior CT [2610/10](#)

SCHEDULE 1

[M940766](#) TRANSFER to CHATSWORTH ENTERPRISES PTY LTD
Registered 04-Apr-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1489
TASMANIA

REAL PROPERTY ACT, 1882, as amended

NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book
Vol. Fol.

2610 10

Cert. of Title Vol. 69 Fol. 163.

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

M. Hutchinson
Recorder of Titles.



DESCRIPTION OF LAND

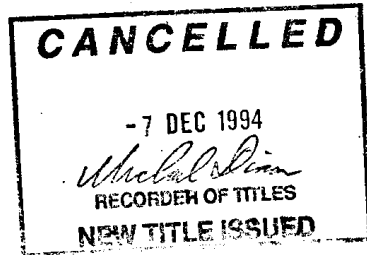
TOWN OF CHUDLEIGH
SIXTEEN PERCHES on the Plan hereon

FIRST SCHEDULE (continued overleaf)

THE MINISTER OF LANDS AND WORKS.

SECOND SCHEDULE (continued overleaf)

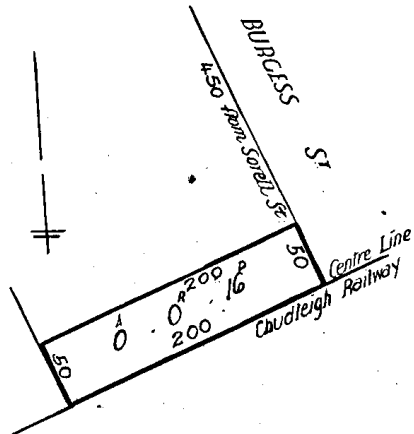
NIL.



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

REGISTERED NUMBER

214221



Part of Lot 1 Section B - Gtd. to J.E. Williams. Meas. in Links.

FIRST Edition. Registered 20 MAR 1970

Derived from C.T. Vol. 69 Fol. 163.

Transfer 9751 M.J. Young.

SEARCH OF TORRENS TITLE

VOLUME 229672	FOLIO 1
EDITION 7	DATE OF ISSUE 04-Apr-2022

SEARCH DATE : 29-Jul-2025

SEARCH TIME : 12.24 PM

DESCRIPTION OF LAND

Town of CHUDLEIGH

Lot 1 on Plan [229672](#)

Derivation : Part of Lots 1, 2 & 3 (Section B) Gtd to J E Williams

Prior CT [2619/33](#)

SCHEDULE 1

[M940766](#) TRANSFER to CHATSWORTH ENTERPRISES PTY LTD
Registered 04-Apr-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469
TASMANIA
REAL PROPERTY ACT, 1862, as amended



CERTIFICATE OF TITLE

Register Book
Vol. Fol.
2619 33

NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE

Cert. of Title Vol. 74 Fol. 36.

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

M. Hutchinson

Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF CHUDLEIGH
TWO RODS THIRTY TWO PERCHES on the Plan hereon.

FIRST SCHEDULE (continued overleaf)

THE MINISTER OF LANDS AND WORKS.

SECOND SCHEDULE (continued overleaf)

NIL.

NOTES ARE NO LONGER SUBSISTING.

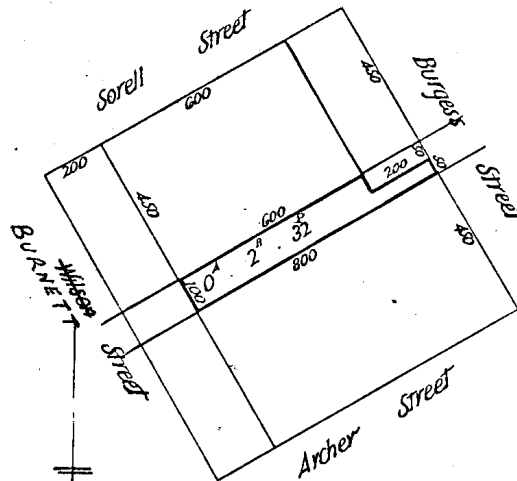
Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER

229672

NOTE.—E1

AMENDED PURSUANT
TO SECTION 139 OF
THE LAND TITLES
ACT 1980
M. Hutchinson
RECORDER OF TITLES
25/11/1994



Part of Lots 1, 2, & 3 Section B - Gtd. to J.E. Williams. Meas. in Links.

FIRST Edition. Registered - 7 APR 1970
Derived from C.T. Vol. 74 Fol. 36. Transfer 10586 M. Pickett.

SEARCH OF TORRENS TITLE

VOLUME 229645	FOLIO 1
EDITION 7	DATE OF ISSUE 04-Apr-2022

SEARCH DATE : 29-Jul-2025

SEARCH TIME : 12.19 PM

DESCRIPTION OF LAND

Town of CHUDLEIGH

Lot 1 on Plan [229645](#)

Derivation : Part of 10 Acres (Section B) Gtd to J E Williams

Prior CT [2594/90](#)

SCHEDULE 1

[M940766](#) TRANSFER to CHATSWORTH ENTERPRISES PTY LTD

Registered 04-Apr-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469
TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book
Vol. Fol.

2594 90

Cert. of Title. Vol. 65, Fol. 27.

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

W. Hutchinson

Recorder of Titles.



Lot 1 of this plan consists of all the R. OF TITLES ARE NO LONGER SUBSISTING.
land comprised in the above-mentioned cancelled folio of the Register.

DESCRIPTION OF LAND
TOWN OF CHUDLEIGH
THIRTY TWO PERCHES on the Plan hereon

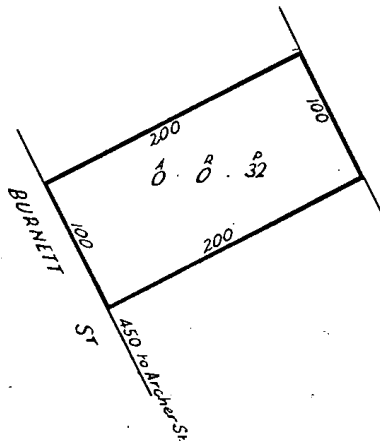
FIRST SCHEDULE (continued overleaf)

THE MINISTER OF LANDS AND WORKS

SECOND SCHEDULE (continued overleaf)

NIL.

REGISTERED NUMBER
229645



Part of 10 Acres. Sec. B. - Gtd. to J.E. Williams - Meas. in Links.
FIRST Edition. Registered

20 JUL 1970

Derived from C.T. Vol. 65. Fol. 27. Transfer 8707 S. Chamley.

SEARCH OF TORRENS TITLE

VOLUME 150260	FOLIO 1
EDITION 2	DATE OF ISSUE 04-Apr-2022

SEARCH DATE : 16-Dec-2024

SEARCH TIME : 05.43 PM

DESCRIPTION OF LAND

Parish of WOODBRIDGE Land District of WESTMORLAND
 Town of CHUDLEIGH
 Lot 1 on Sealed Plan 150260
 Derivation : Part of 860 Acres Granted to Philip Oakden, Part
 of 1500 Acres Located to Pearson Foote and Whole of Lot 1000
 (4070m2) The Crown and Whole of Lot 1001 (4047m2) The Crown
 Prior CTs 127021/1, 150260/1000 and 150260/1001

SCHEDULE 1

M940766 TRANSFER to CHATSWORTH ENTERPRISES PTY LTD
 Registered 04-Apr-2022 at noon

SCHEDULE 2

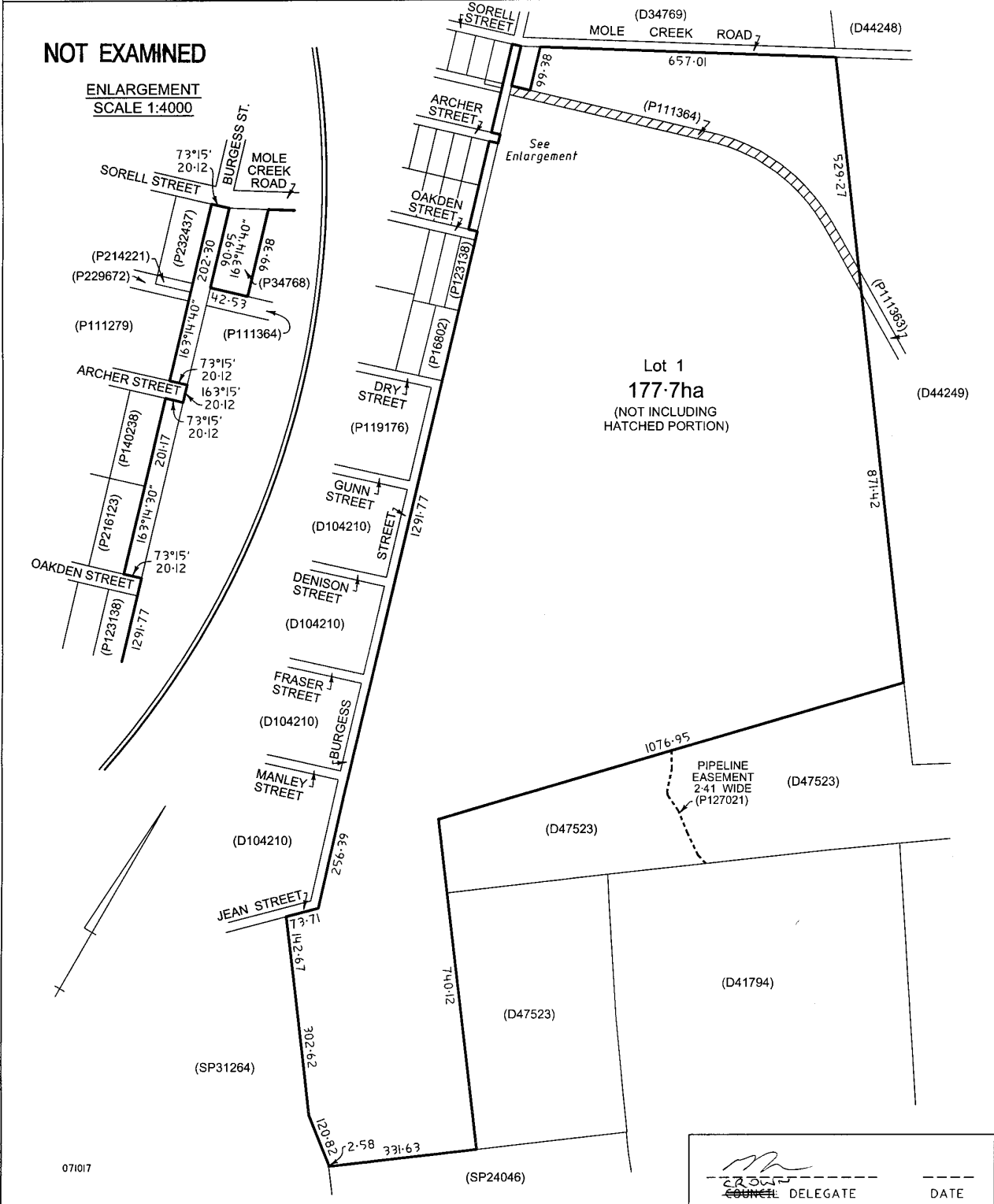
Reservations and conditions in the Crown Grant if any
 SP150260 EASEMENTS in Schedule of Easements
 C750702 FENCING PROVISION in Transfer
 M943248 MORTGAGE to Rabobank Australia Limited Registered
 04-Apr-2022 at 12.01 PM
 M940936 LEASE to JOHN BARNARD HAWKINS and ROBYN ANNE HAWKINS
 of a leasehold estate for the term of 5 years from
 14-Jan-2022 (of that part of the land on page 18 and
 the hatched area (72m2) on page 19 on the plans
 attached to the said lease) Registered 04-Apr-2022
 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>OWNER: John Bernard Hawkins & Robyn Anne Hawkins and the Crown</p>	<p>PLAN OF SURVEY</p>	<p>REGISTERED NUMBER SP150260</p>
<p>FOLIO REFERENCE: F.R.127021/1 150260/1000 & 1001</p>	<p>BY SURVEYOR Jonathan Green</p>	
<p>GRANTEE: Part of 860-0-0 Granted to Philip Oakden, part of 1500-0-0 Located to Pearson Foote and whole of 4070m² & 4047m² the Crown.</p>	<p>LOCATION LAND DISTRICT OF WESTMORLAND PARISH OF WOODBRIDGE & TOWN OF CHUDLEIGH</p>	<p>APPROVED EFFECTIVE FROM 17 APR 2007 <i>Alice Kawa</i> Recorder of Titles</p>
	<p>SCALE 1:8000 LENGTHS IN METRES</p>	

<p>MAPSHEET MUNICIPAL CODE No. 121 (4439)</p>	<p>LAST UPI No. 4500841</p>	<p>LAST PLAN No. P127021</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>
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[Signature]
DELEGATE DATE

<p>SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p>Registered Number</p> <p style="font-size: 2em;">SP 150260</p>
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PAGE 1 OF 1 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.

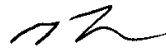
Each lot on the plan is subject to:-

- (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.

That portion of Lot 1 on the Plan formerly comprised in Lot 1 on Plan 127021 ~~LOT 1 on the Plan~~ is TOGETHER WITH a right to carry water through the pipeline running through the strip of land marked "Pipeline Easement 2.41 wide" on ~~Plan No. 127021~~ together with the right to enter upon the said strip of land to inspect, renew or repair the said pipeline. as created by 59/0665

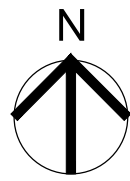
SIGNED by *Michael David Jones*)
 being and as a *Manager Crown Land Serv*)
 prescribed in Statutory Rule No. 187 of 2001 and)
 pursuant to an Instrument of Delegation dated the)
25th November 2024 in the presence of:-)



Name of witness: *T. Ferraro-Quin*
 Signature of witness: *Teresa Ferraro-Quin*
 Occupation: *Public Servant*
 Address: *134 Maguare St Hobart*

(USE ANNEXURE PAGES FOR CONTINUATION)

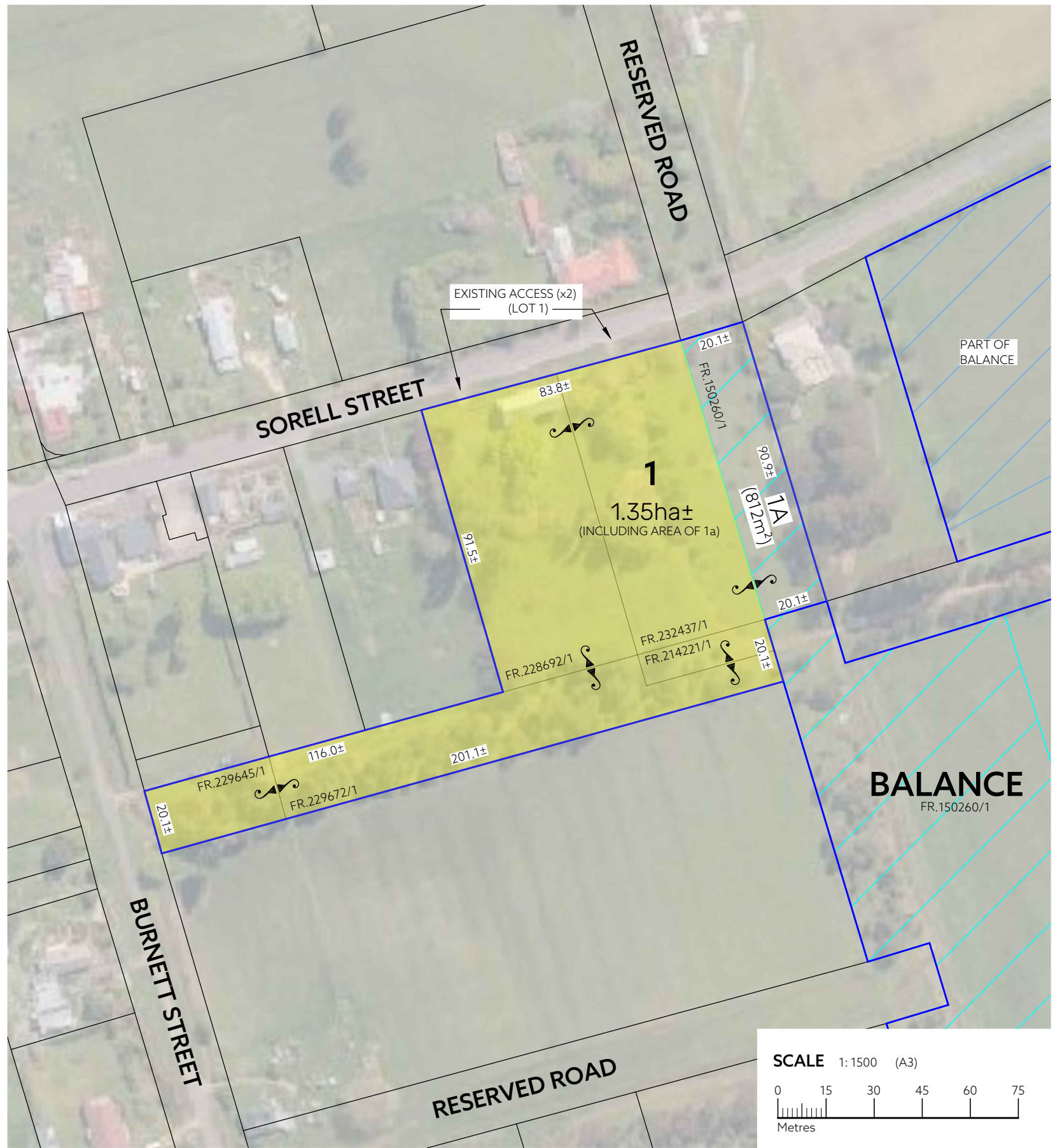
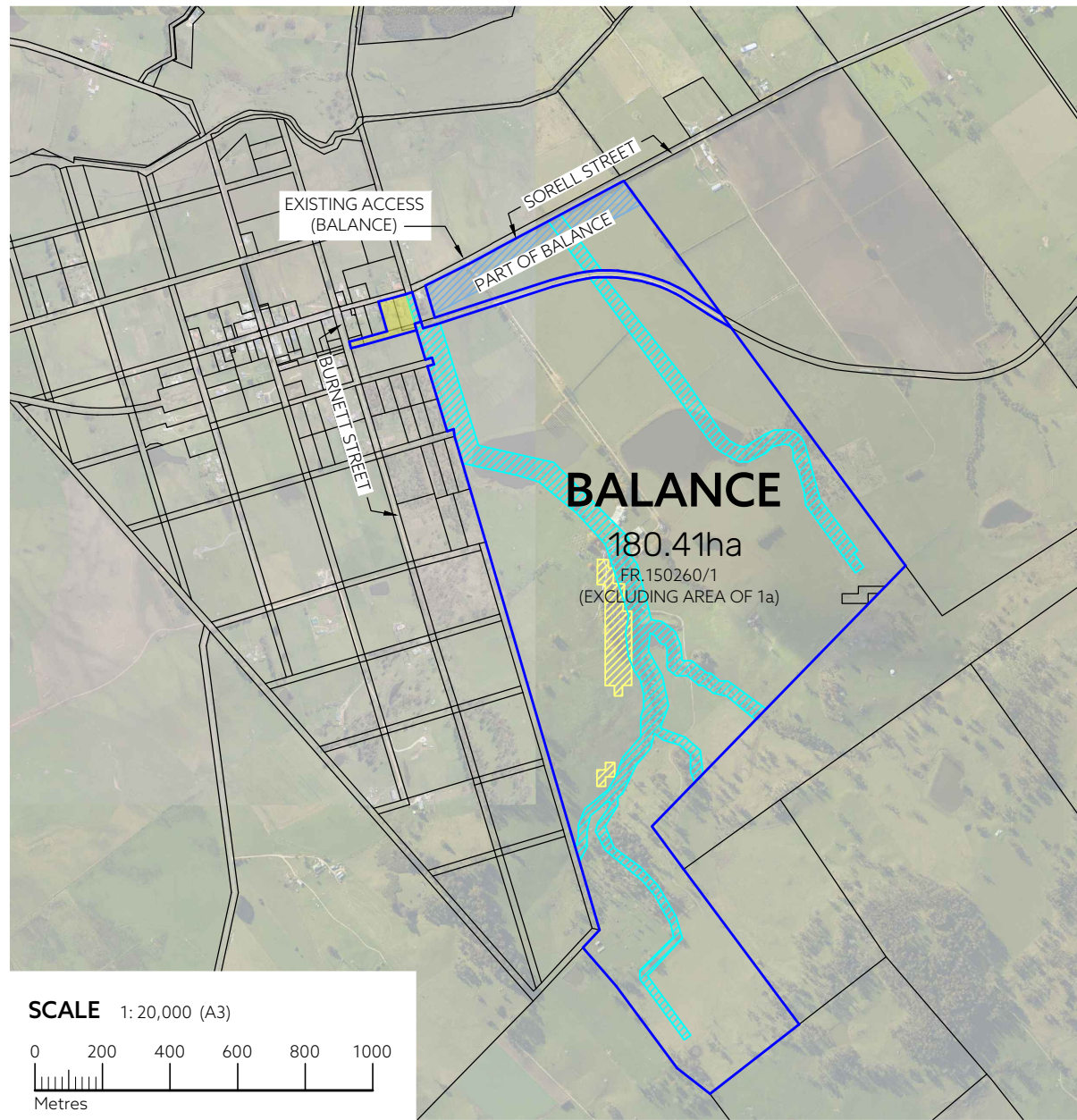
SUBDIVIDER: J B & RA HAWKINS & THE CROWN FOLIO REF: 127021/1 , 150260/1000 & 1001 SOLICITOR & REFERENCE: CROWN SOLICITOR	PLAN SEALED BY: DATE: REF NO. Council Delegate
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	



LEGEND:

- DESIGN BOUNDARY
- EXISTING BOUNDARY
- EXISTING BOUNDARY - DISAPPEARING
- ZONE - VILLAGE
- 7.NAC - WATERWAY AND COASTAL PROTECTION AREA
- 8.SPC - SCENIC ROAD CORRIDOR
- 15.LHS - LOW LANDSLIP HAZARD AREA

NOTE: ALL REMAINING AREA THAT HAS NOT BEEN HIGHLIGHTED USING THE "ZONE-VILLAGE" HATCHING, IS ZONED 21.0 AGRICULTURAL, AND HAS NOT BEEN SHOWN ON THE PLAN FOR CLARITY



Owners CHATSWORTH ENTERPRISES PTY LTD.	Title References FR.229645/1, 229672/1, 214221/1, 232437/1, 150260/1 & 228692/1	PID 2205202 & 9025068	Council Meander Valley Council	Planning scheme Tasmanian Planning Scheme	Zone 12.0 Village & 21.0 Agricultural	Zone Codes 13.BPA, 7.NAC, 15.LHC & 8.SPC	Schedule of Easements (Existing easements to be retained unless noted otherwise.) Nil.																																														
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;">REV</td> <td style="width: 15%;">AMENDMENTS</td> <td style="width: 5%;">DRAWN</td> <td style="width: 5%;">DATE</td> <td style="width: 5%;">APPR.</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>		REV	AMENDMENTS	DRAWN	DATE	APPR.						<p>This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>PLANNER:</td> <td>REVIEWED:</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td>DRAWN:</td> <td>REVIEWED:</td> </tr> <tr> <td>CB</td> <td>JM</td> </tr> <tr> <td>JOB MANAGER:</td> <td>JOHN MAGEE</td> </tr> <tr> <td>PRINTED DATE:</td> <td>25/07/2025</td> </tr> </table>	PLANNER:	REVIEWED:			DRAWN:	REVIEWED:	CB	JM	JOB MANAGER:	JOHN MAGEE	PRINTED DATE:	25/07/2025	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>CLIENT:</td> <td>CHATSWORTH ENTERPRISES</td> </tr> <tr> <td>PROJECT DESCRIPTION:</td> <td>DEVELOPMENT APPLICATIONS</td> </tr> <tr> <td>ADDRESS:</td> <td>25 SORELL STREET, CHUDLEIGH + 1519 MOLE CREEK ROAD</td> </tr> <tr> <td>DRAWING TITLE:</td> <td>PLAN OF SUBDIVISION</td> </tr> </table>	CLIENT:	CHATSWORTH ENTERPRISES	PROJECT DESCRIPTION:	DEVELOPMENT APPLICATIONS	ADDRESS:	25 SORELL STREET, CHUDLEIGH + 1519 MOLE CREEK ROAD	DRAWING TITLE:	PLAN OF SUBDIVISION	<p>PDA SURVEYORS, ENGINEERS & PLANNERS</p> <p>6 Queen Street Burnie, Tasmania, 7320 PHONE: +61 03 6431 4400 EMAIL: pda.bne@pda.com.au www.pda.com.au Also at: Launceston, Devonport, Hobart, Huonville & Swansea</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">SCALE</td> <td colspan="2">PAPER</td> </tr> <tr> <td colspan="2" style="text-align: center;">AS SHOWN</td> <td colspan="2" style="text-align: center;">(A3)</td> </tr> <tr> <td>JOB NUMBER</td> <td>DISCIPLINE</td> <td>DWG</td> <td>REVISION</td> </tr> <tr> <td>54891</td> <td>PL</td> <td>01</td> <td>-</td> </tr> </table>	SCALE		PAPER		AS SHOWN		(A3)		JOB NUMBER	DISCIPLINE	DWG	REVISION	54891	PL	01	-
REV	AMENDMENTS	DRAWN	DATE	APPR.																																																	
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JOB NUMBER	DISCIPLINE	DWG	REVISION																																																		
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Bushfire Hazard Management Report: Subdivision

Report for: JDA Planning

Property Location: 25 Sorell Street, Chudleigh

Prepared by: Scott Livingston
Livingston Natural Resource Services

Date: 23rd August 2025

Version: 1



Summary

Client: Chatsworth Enterprises

Property identification: 25 Sorell Street, Chudleigh,
150260/1 PID 9025068.
214221/1, 228692/1, 229645/1, 229672/1, 232437/1, PID 2205202

Current zoning: Agriculture, *Tasmanian Planning Scheme- Meander Valley*

Proposal: A lot amalgamation and boundary reconfiguration (subdivision) to create 2 lots is proposed from 6 existing titles at 25 Sorell Street, Chudleigh.

**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	23/8/2025	

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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 6 lot amalgamation and boundary reconfiguration (subdivision) to create 2 lots is proposed from 6 existing titles at 25 Sorell Street, Chudleigh. The area is mapped as bushfire prone in planning scheme overlays.

Existing titles 214221/1, 228692/1, 229645/1, 229672/1, 232437/1 and a portion of 150260/1 will be amalgamated to form lot 1. Lot 1 contains an existing building “VDL Store” currently used as accommodation. The Balance lot contains an existing building and outbuildings. Surrounding land is pasture and occasional forest patches, residential areas of Chudleigh are to the northwest. The area is not serviced by a reticulated water supply. The lots have frontage to Sorell Street / Mole Creek Road and Lot 1 Burnett Street.

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.

Lot 1 existing building gains additional land to manage any threat. The balance lot reduces slightly, the changed boundary is 800m from the existing balance lot dwelling. There is no increase in risk to either habitable building and the proposed subdivision is considered exempt from Bushfire Prone Areas Code under C13.4.1(a).

CONCLUSIONS

A 6 lot amalgamation and boundary reconfiguration (subdivision) to create 2 lots is proposed from 6 existing titles at 25 Sorell Street, Chudleigh. The area is mapped as bushfire prone in planning scheme overlays.

The proposed subdivision is considered exempt from Bushfire Prone Areas Code under C13.4.1(a).

REFERENCES

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

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*



Figure 1: Location

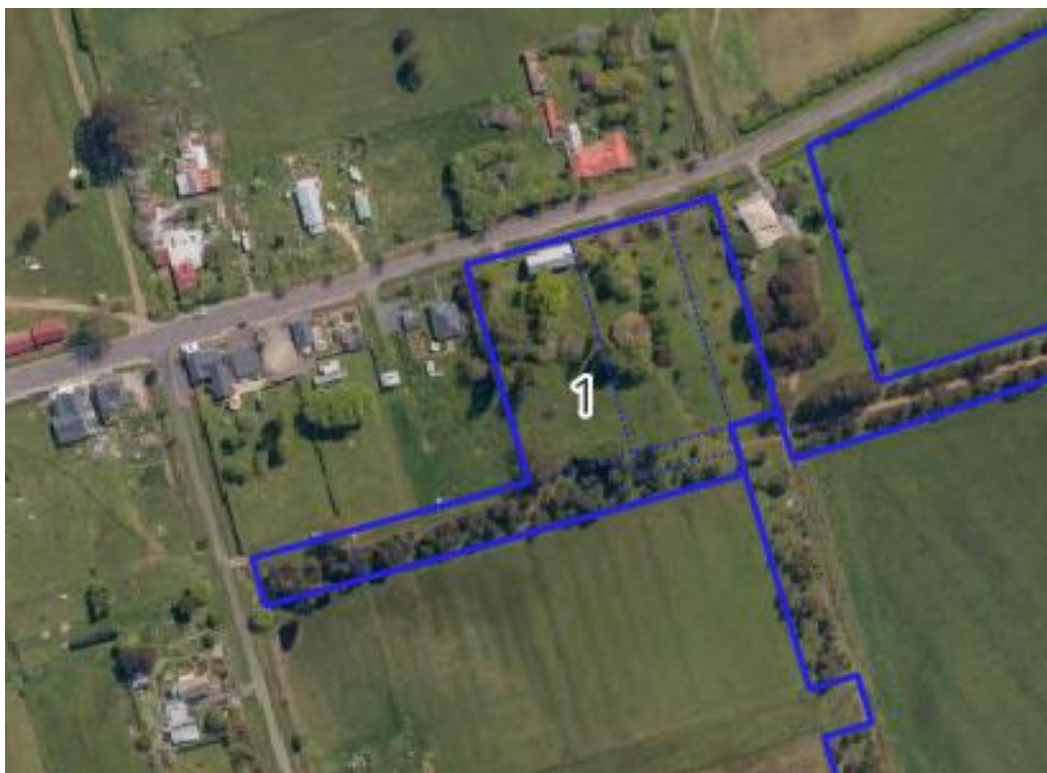


Figure 2: aerial image lot 1



Figure 3: aerial image, balance dwelling

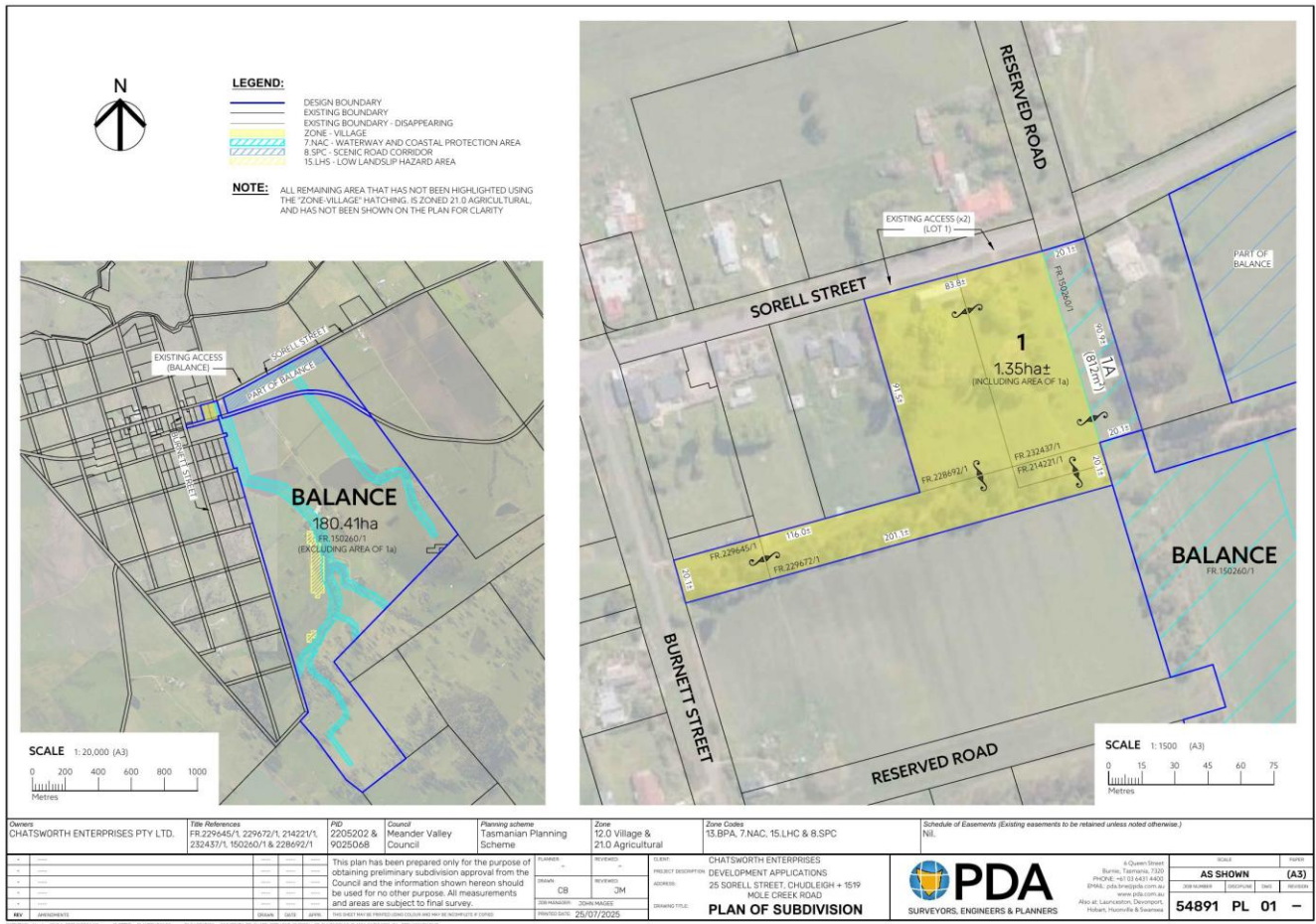


Figure 4: Proposed Subdivision Plan

APPENDIX 2 – PHOTO



Figure 5: Lot 1 building (Google Street view)



Figure 6: existing access balance lot

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:

25 Sorell Street, Chudleigh

Certificate of Title / PID:

150260/1, PID 9025068

2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision, 2 lots from 1 lot

Applicable Planning Scheme:

Tasmanian Planning Scheme -Meander Valley

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Report 25 Sorell Street, Chudleigh	Scott Livingston	23/8/2025	1
Plan of Subdivision	PDA Surveyors	25/7/2025	PL 01

4. Nature of Certificate

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

<input checked="" type="checkbox"/>	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement

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

<input checked="" type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk
-------------------------------------	----------------------	-------------------------------

<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 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 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 type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables
--------------------------	--------------------------------	--------------------------------------

<input 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 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:

23/8/2025

Certificate Number:

SRL25/50E

(for Practitioner Use only)

134 Macquarie Street (GPO Box 618)
Hobart Tasmania 7001
Phone: 1300 850 332 (local call cost)
Email: enquiries@heritage.tas.gov.au
Web: www.heritage.tas.gov.au

Name: Kalingal
Status: Permanently Registered
Tier: State

THR ID Number: 4763
Municipality: Meander Valley Council
Boundary: Whole of Title

Location Addresses

25 SORELL ST, CHUDLEIGH 7304 TAS

Title References

228692/1

Property Id

2205202



Untitled
No copyright on file



Untitled
No copyright on file

Statement of Significance: (non-statutory summary)

No Statement is provided for places listed prior to 2007

Why is it significant?:

The Heritage Council may enter a place in the Heritage Register if it meets one or more of the following criteria from the Historic Cultural Heritage Act 1995:

- a) **The place is important to the course or pattern of Tasmania's history.**
- b) **The place possesses uncommon or rare aspects of Tasmania's history.**
- c) **The place has the potential to yield information that will contribute to an understanding of Tasmania's history.**
- d) **The place is important in demonstrating the principal characteristics of a class of place in Tasmania's history.**

This building is of historic heritage significance because of its ability to demonstrate the principal characteristics of a two storey brick Old Colonial Georgian store.

- e) **The place is important in demonstrating a high degree of creative or technical achievement.**

- f) **The place has a strong or special association with a particular community or cultural group for social or spiritual reasons.**

This place has strong meaning for the community because it demonstrates aspects of colonial civilisation and contributes, in conjunction with its neighbours, to a relatively intact nineteenth century streetscape.

- g) **The place has a special association with the life or works of a person, or group of persons, of importance in Tasmania's history.**

- h) **The place is important in exhibiting particular aesthetic characteristics.**

Heritage approval is required for work that will result in changes to the nature or appearance of the fabric of a Heritage place, both internal and external.

Please refer to the Heritage Council's Works Guidelines (www.heritage.tas.gov.au) for information about the level of approval required and appropriate outcomes.

Heritage Advisors are also available to answer questions and provide guidance on enquiries@heritage.tas.gov.au or Tel 1300850332

This data sheet is intended to provide sufficient information and justification for listing the place on the Heritage Register. Under the legislation, only one of the criteria needs to be met. The data sheet is not intended to be a comprehensive inventory of the heritage values of the place, there may be other heritage values of interest to the Heritage Council not currently acknowledged.

Setting:

This building is a significant element in the streetscape.

Description:

This is a two storey building with a steeply pitched gabled roof clad in corrugated iron and closed eaves. There are two bay windows in the front which are later additions after the store was converted to a residence. The windows are small paned casements with segmental arches in the brickwork above.

History:

This building was constructed as a store for the Van Diemen's Land Co. in c1830.



Tasmanian Planning Scheme - *Meander Valley 2021*

12.5 Development Standards for Subdivision

cl.12.5.1 - 12.5.3



PLANNING SUBMISSION

Subdivision and Adhesion - VDL Store property - 25 Sorell Street CHUDLEIGH

0408 123 770
john@jdaplanning.com

August 2025

JDA Planning
obo
Chatsworth Enterprises Pty Ltd

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SUBDIVISION and ADHESION - 25 SORELL STREET CHUDLEIGH

EXECUTIVE SUMMARY

The application proposes the subdivision and adhesion of property at 25 Sorell Street Chudleigh to consolidate land use associated with the heritage listed VDL Store currently used as visitor accommodation.

The heritage registered property is described in title reference CT 228692/1 and the adjoining title CT 232437/1 (Lot 1a) is a vacant allotment historically used together with the VDL Store being a part of the site curtilage.

Titles FR.229645/1, FR.229672/1, and FR.214221/1 refer **Figure 1**, comprise a fee simple strip of land 20m wide running from east to west behind and immediately adjacent the property at 25 Sorell Street.

The area shown as Lot 1a is to be subdivided from the Balance of the Bentley title (CT 150260/1) to comprise the new lot boundaries establishing an area of 1.35ha.

For approximately the last 25 years these three parcels of land have all been used as part of the VDL Store and associated grounds.

The property has frontage and its formal access via Sorell Street. This will be the sole entry point following issue of the new title. Entry would also be possible via Burnett Street.

The subdivision consolidates those areas traditionally associated with the VDL Store, which since its renovation has been used for visitor accommodation.



Figure 1 - Subject Titles Areas. Source: the LIST

The property heritage registration is *THR ID Number 4763*. As such the Local Historic Heritage Code C6.0 does not apply to the proposal.
 The proposal is considered compliant with *clause 12.5 of the Tasmanian Planning Scheme - Meander Valley 2021*.



Figure 2 - Proposal Plan enlargement Lot 1 - 25 Sorell Street CHUDLEIGH - Source: PDA Surveyors



Figure 3 - Heritage overlay Source: the LIST

1.0 INTRODUCTION

The application proposes the subdivision and adhesion of property at 25 Sorell Street Chudleigh to consolidate land use associated with the heritage listed VDL Store currently used as visitor accommodation.

The heritage registered property is described in title reference CT 228692/1 and the adjoining title CT 232437/1 (Lot 1a) is a vacant allotment historically used together with the VDL Store and is part of the site curtilage.

Titles FR.229645/1, FR.229672/1, and FR.214221/1 refer **Figure 1**, comprise a fee simple strip of land 20m wide running from east to west behind and immediately adjacent the property at 25 Sorell Street and currently (strangely) forms part of the title to the much larger title to the Bentley agricultural land.



Figure 4 - VDL Store - Source: Photograph from Sorell Street JDA Planning



Figure 5 - Adjoining property to the east FR.232437/1 - Entry gate and dry-stone walls Source: Photograph from Sorell Street JDA Planning

2.0 SITE DESCRIPTION

2.1 Location

The property address is 25 Sorell Street Chudleigh, the title area of which totals 3,950m². The property has direct frontage to Sorell Street and the VDL Store building has been redeveloped for visitor accommodation.

The building sits among vegetation plantings and expansive gardens which dominate much of the title area whilst the stone wall fences have been established on the building line of the frontage approximately 3m from Sorell Street Road reserve.

The depth of the block is approximately 90m to the title areas to the south which it is proposed be added to consolidate with the title at no.25. The aerial image below shows these title areas to the south and east forming part of the proposal. They are characterised by strong vegetation plantings which dominate the southern area of the property.



Figure 6 - Proposal boundary - aerial showing site vegetation. Source: the LIST

2.2 Land Use

The converted VDL Store has operated as visitor accommodation for some years since the building's restoration. The titles surrounding the building are undeveloped landscaped areas comprising extensive gardens the frontage of which features dry-stone walls which mark the front building line and extend through to the property to the east CT150260/1, a part of the Bentley property.

These titles are not used in connection with the agricultural operation of the Bentley farm area and by virtue of their dimensions are not practical for redevelopment as separate entities.

3.0 DEVELOPMENT PROPOSAL - Subdivision and Adhesion

The development proposes the subdivision and adhesion of property to 25 Sorell Street Chudleigh to consolidate land use associated with the heritage listed VDL Store currently used as visitor accommodation.

The heritage registered property is described in title reference CT 228692/1 and the adjoining title CT 232437/1 is a vacant allotment historically used together with the VDL Store and remains a part of the site curtilage. The section of land shown on the proposal plan as 1A part of CT 150260/1 is (strangely) a part of the much larger Bentley farming title but has never been used for a particular purpose associated with the Bentley property.

Titles FR.229645/1, FR.229672/1, and FR.214221/1 refer **Figure 1**, comprise a fee simple strip of land 20m wide running from east to west behind and immediately adjacent the property at 25 Sorell Street. These titles have little effective purpose and it is logical given their situation that these be added to the VDL Store title, given its use for visitor accommodation.

The amalgamation of the title areas will yield Lot 1 as shown, 1.35ha in area.

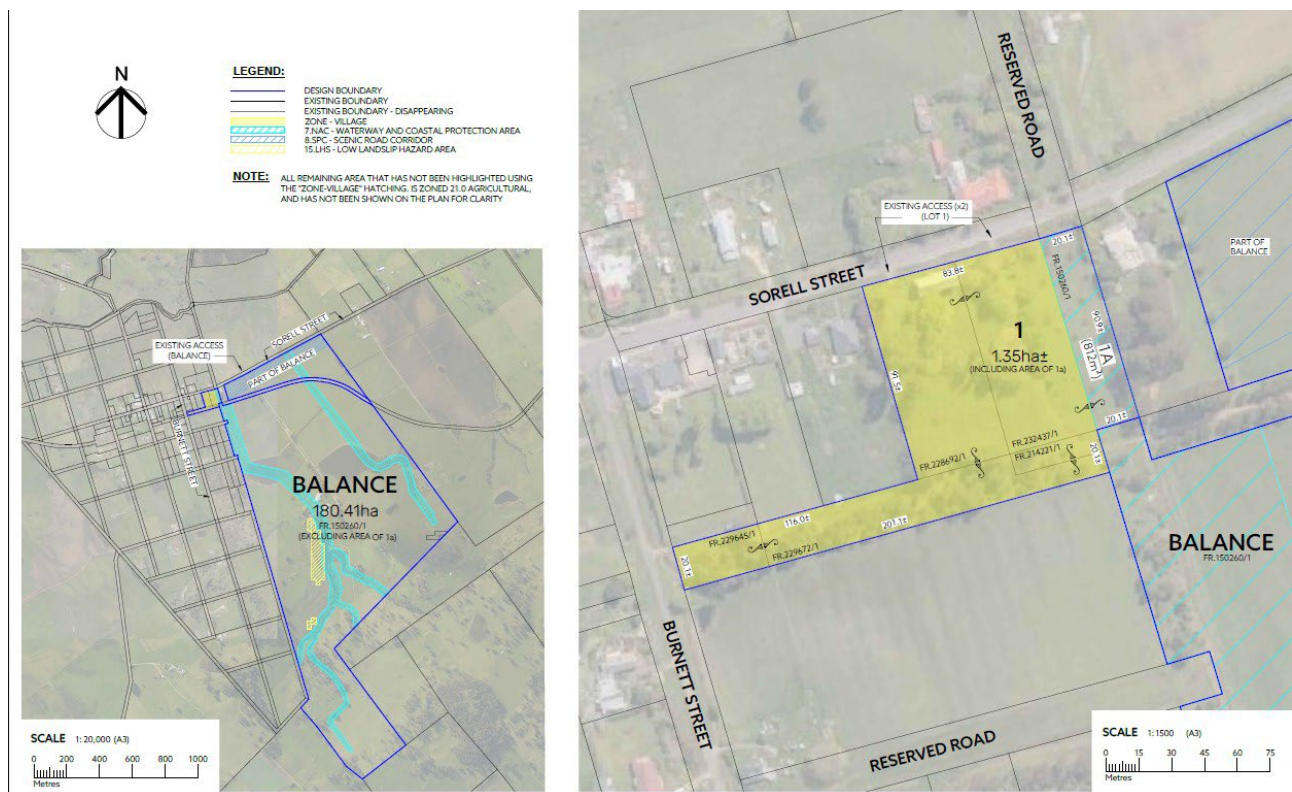


Figure 7 - Proposal Plan. Source: PDA Surveyors

4.0 PLANNING SCHEME ASSESSMENT

The proposal site 25 Sorell Street and references FR. FR.229645/1, FR.229672/1, and FR.214221/1 are zoned Village, and CT.150260/1 (Lot 1a) - Agriculture under the provisions of the *Tasmanian Planning Scheme - Meander Valley*.

The *Meander Valley Local Provisions Schedule Applies the following Specific Area Plans:*
 MEA-S5.0 Karst Management Area Specific Area Plan
 MEA-S6.0 Chudleigh Specific Area Plan

4.1 Zone Mapping

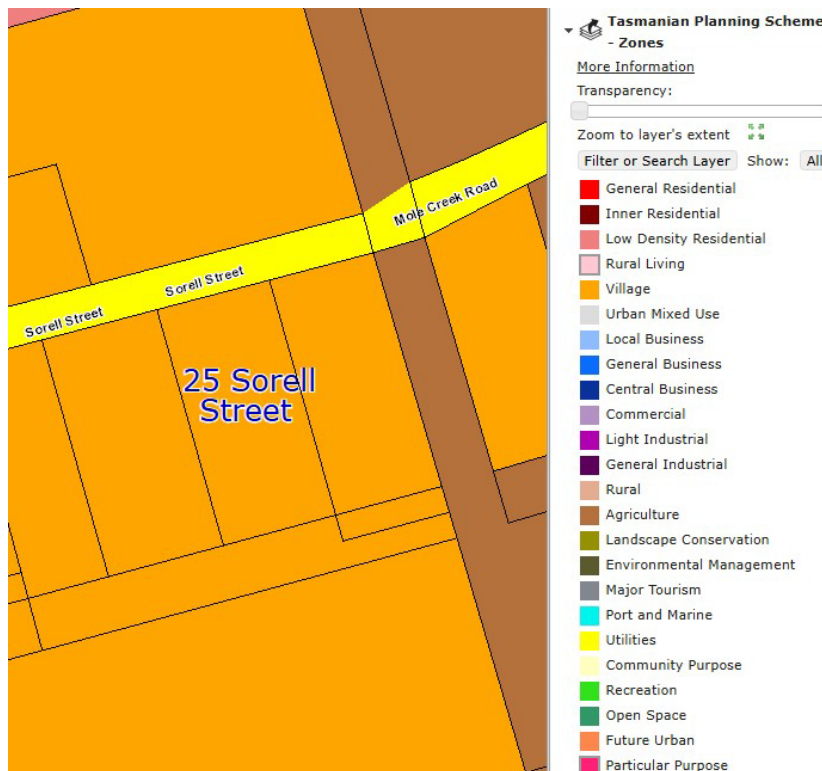


Figure 8 - TPS-Meander Valley - Zone map & Table: Source: LIST

4.2 MEA-5.0 Karst Management Specific Area Plan Low Sensitivity Area

The area is impacted by the plan and specifically the area of low sensitivity. As there are no buildings or works proposed, the provisions do not apply to this subdivision development.

4.2.1 MEA-5.8 Development standards for Subdivision

This clause is not used in the specific area plan.

Response: Assessment against the standards of the Specific Area Plan is not required.

4.3 MEA-6.0 Chudleigh Specific Area Plan

4.3.1 MEA-6.8 Development Standards for Subdivision

Response: The standards are in substitution for the standards within the Low Density Zone clause 10.6.1 Lot design A1 and P1. The development standards for subdivision do not apply to property within the Village Zone.

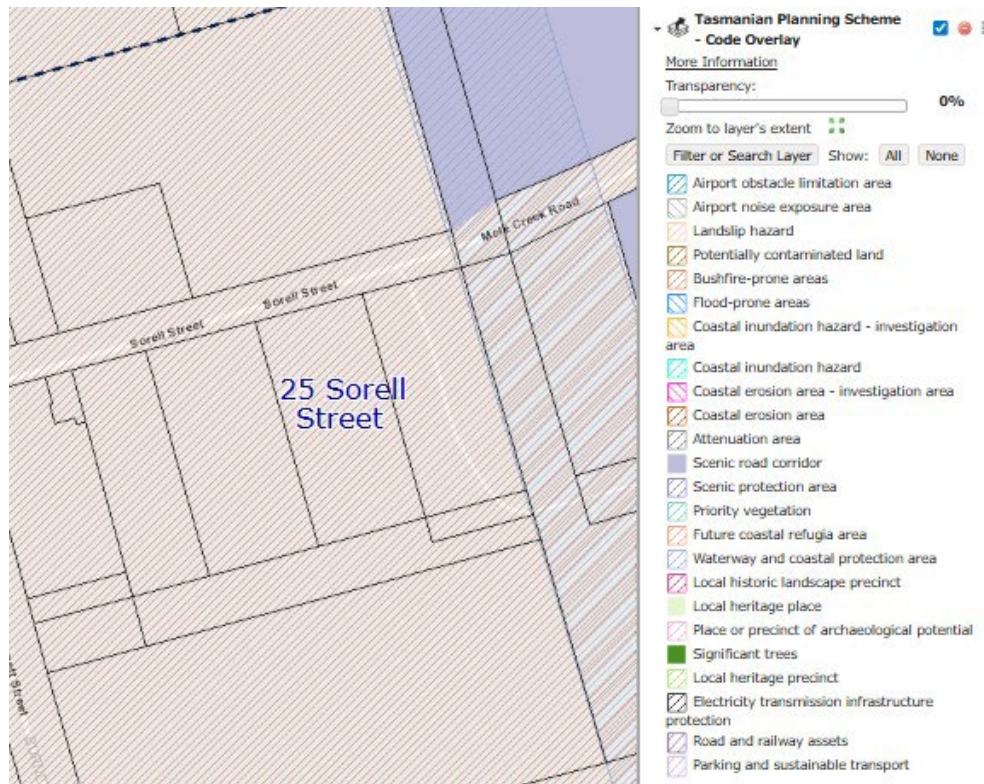


Figure 9 - Code Overlays Source: the LIST

**4.4 Clause 12.0 Village Zone
Zone Purpose**

The purpose of the Agricultural Zone is:

- 12.1.1 To provide for small rural centres with a mix of residential, community services and commercial activities.
- 12.1.2 To provide amenity for residents appropriate to the mixed use characteristics of the zone.

RESPONSE: Complies.

12.4 Development Standards for Buildings and Works

12.4.3 Setback

Objective:	That building setback is compatible with the streetscape and does not result in an unreasonable impact on amenity of adjoining properties	
Acceptable Solutions	Performance Criteria	
A1	P1	
Buildings must have a setback from a frontage of:	Buildings must be sited to be compatible with the streetscape and character of development existing on established properties in the area, having regard to:	
(a) not less than 4.5m;	(a) the topography of the site;	
(b) not less than existing buildings on the site; or		

<p>(c) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties</p>	<p>(b) the setbacks of buildings on adjoining properties; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance of proposed buildings when viewed from roads and public places adjoining the site; and (e) the safety of road users</p>
<p>A2</p> <p>Buildings must have a setback from side and rear boundaries of not less than:</p> <p>(a) 3m; or (b) half the wall height of the building, whichever is the greater</p>	<p>P2</p> <p>Buildings must be sited so that there is no unreasonable loss of amenity to adjoining properties, having regard to:</p> <p>(a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the existing buildings and private open space areas on the site; (f) sunlight to private open space and windows of habitable rooms on adjoining properties; and (g) the character of development existing on established properties in the area</p>
<p>Response: Complies with A2(a)</p> <p>The existing building setback is greater than 3m.</p>	
<p>A3</p> <p>Air extraction, pumping, refrigeration systems, compressors or generators, excluding Residential, Visitor Accommodation, Natural and Cultural Values Management, Passive Recreation and Utilities, must have a setback from a property containing a sensitive use of not less than 10m</p>	<p>P3</p> <p>Air conditioning, air extraction, pumping, heating or refrigeration systems, compressors or generators, excluding Residential, Visitor Accommodation, Natural and Cultural Values Management, Passive Recreation and Utilities, within 10m of a property containing a sensitive use must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity, having regard to:</p> <p>(a) the characteristics and frequency of any emissions generated; (b) the nature of the proposed use;</p>

	(c) the topography of the site and location of the sensitive use; and (d) any mitigation measures proposed.
RESPONSE: Not applicable.	

12.4.5 Fencing

Objective	That the height and transparency of frontage fences: (a) allows the potential for mutual passive surveillance between the road and the dwelling; and (b) provides reasonably consistent height and transparency.	
Acceptable Solution	Performance Criteria	
A1 No Acceptable Solution	P1 A fence (including a free-standing wall) within 4.5m of a frontage must: (a) provide for security and privacy, while allowing for passive surveillance of the road; and (b) be consistent with the height and transparency of fences in the street, having regard to: (i) topography of the site; and (ii) traffic volumes on the adjoining road.	
Response: Complies with P2 The dry-stone walls are features of the heritage registered property and have no impact upon the traffic travelling along Sorell Street.		

12.4.6 Outdoor Storage

Objective:	That outdoor storage areas for non-residential use do not detract from the appearance of the site or surrounding area	
Acceptable Solutions	Performance Criteria	
A1 Outdoor storage areas for non-residential uses, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.	P1 Outdoor storage areas for non-residential uses, excluding any goods for sale, must be located, treated or screened to not cause an unreasonable loss of the visual amenity of the area, having regard to:	

	<ul style="list-style-type: none"> (a) the nature of the use; (b) the type of goods, materials or waste to be stored; (c) the topography of the site; and (d) any screening proposed.
<p>Response: Complies with A1.</p> <p>Outdoor storage areas are occluded from Sorell Street.</p>	

12.5 Development Standards for Subdivision

12.5.1 Lot Design

Objective	<p>That each lot:</p> <ul style="list-style-type: none"> (a) has an area and dimensions appropriate for use and development in the zone; and (b) is provided with appropriate access to a road 	
<p>RESPONSE: Complies with (a) and (b).</p> <p>The increased area of the new Lot 1 is appropriate given its present use for Visitor Accommodation and the site has appropriate existing access to Sorell Street.</p>		
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have an area of not less than 600m² and: <ul style="list-style-type: none"> (i) be able to contain a minimum area of 10m x 15m, with a gradient of not more than 1 in 5, clear of: <ul style="list-style-type: none"> a. all setbacks required by clause 12.4.3 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and 	<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> <ul style="list-style-type: none"> (a) the relevant requirements for development of existing buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; 	

<ul style="list-style-type: none"> (ii) existing buildings are consistent with the setback required by clause 12.4.3 A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone 	<ul style="list-style-type: none"> (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area
<p>Response: Complies with P1(a) (i),(ii), and (d)</p> <p>The increased lot area provides more than adequate useable area associated with the existing purpose.</p> <p>The proposal whilst substantially increasing the area of the existing allotment incorporates areas which form a part of the curtilage of the Heritage registered building which will be enhanced with the addition of the titles located adjacent the southern boundary.</p> <p>The irregular shape of the titles adjacent the southern boundary of 25 Sorell Street restricts their future use within the zone in reference to which the proposal to adhere them achieves their highest and best use.</p>	
<p>A2</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 a frontage not less than 10m</p>	<p>P2</p> <p>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:</p> <ul style="list-style-type: none"> (a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (b) the topography of the site; (c) the functionality and useability of the frontage; (d) the anticipated nature of vehicles likely to access the site; (e) the ability to manoeuvre vehicles on the site; (f) the ability for emergency services to access the site; and

	(g) the pattern of development existing on established properties in the area, and is not less than 3.6m wide
<p>Response: Complies with A2</p> <p>The resultant frontage to Sorell Street is 100m. The shape and dimensions of the lot is reflective of the existing irregular pattern of development within the town, in which the depth to frontage ratios vary representing the historical development of the settlement.</p>	
<p>A3</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority</p>	<p>P3</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic; and (d) the pattern of development existing on established properties in the area
<p>RESPONSE: Complies with A3.</p> <p>Lot 1 retains the existing vehicular access to Sorell Street. The current traffic volumes entering and exiting the site from Sorell Street are not expected to vary significantly given the existing scale of site development.</p>	

12.5.2 Roads

<p>Objective:</p>	<p>That the arrangement of new roads within a subdivision provides:</p> <ul style="list-style-type: none"> (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
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p>	<p>P1</p>

<p>The subdivision includes no new roads</p>	<p>The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, pedestrians and cyclists, having regard to:</p> <ul style="list-style-type: none"> (a) any relevant road network plan adopted by council; (b) the existing and proposed road hierarchy; (c) the need for connecting roads and pedestrian paths to common boundaries with adjoining land to facilitate future subdivision potential; (d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; (e) access to public transport; (f) the topography of the site; and (g) the future subdivision potential of any balance lots on adjoining or adjacent land
<p>Response: Complies with A4</p> <p>The development does not introduce a new road.</p>	

5.0 PLANNING SCHEME CODES

5.1 C13.0 Bushfire-Prone Areas Code

The report prepared by Livingston Natural Resources concludes that Lot 1 is exempt under clause C13.4.1(a) and no mandatory requirements apply for access, water supply.

The assessment notes:

Lot existing building gains additional land to manage any threat. The balance lot reduces slightly; the changed boundary is 800m from the existing balance lot building. There is no increase in risk to either habitable building and the proposed subdivision is considered exempt from the Bushfire Prone Sreas Code under C13.4.1(a).

C13.1 Purpose of the Bushfire-Prone Areas Code

C13.1.1 To ensure that use and development is appropriately designed, located, serviced and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

C13.2 Application of this Code

C13.2.1 This code applies to:

- (a) subdivision of land that is located within, or partially within, a bushfire-prone area; and
- (b) a use, on land that is located within, or partially within a bushfire-prone area, that is a vulnerable use or hazardous use

C13.4 Use or Development Exempt from this Code

The following use or development is exempt from this code:

- (a) any use or development that the TFS or an accredited person, having regard to the objective of all applicable standards in this code, certifies there is insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures; and
- (b) adjustment of a boundary in accordance with clause 9.3 of the planning scheme.

C13.6 Development Standards

C13.6.1 Subdivision: Provision of hazard management areas

<p>Objective</p> <p>That subdivision provides for hazard management areas that:</p> <ul style="list-style-type: none"> (a) facilitate an integrated approach between subdivision and subsequent building on a lot; (b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and (c) provide protection for lots at any stage of a staged subdivision.
<p>RESPONSE: Complies</p> <p>There is no increase in risk to either habitable building and the proposed subdivision is considered exempt from the Bushfire Prone Sreas Code under C13.4.1(a).</p> <p>.</p>

6. CONCLUSION

The development proposes the subdivision and adhesion of property to 25 Sorell Street Chudleigh to consolidate land use associated with the heritage listed VDL Store currently used as visitor accommodation.

The proposal whilst substantially increasing the area of the existing allotment incorporates areas which form a part of the curtilage of the Heritage registered building and which will be enhanced with the addition of the titles located adjacent the southern boundary.

Once approved and registered the new title will do no more than reflect the current and past footprint of the VDL Store.

It is submitted given the irregular shape of the titles adjacent the southern boundary of 25 Sorell Street, the proposal to adhere these properties achieves the highest and best use.

The proposal therefore complies with the provisions of the *Tasmanian Planning Scheme - Meander Valley, clause 12.5* and can be approved.

APPENDICES

Appendix A Subject Property Titles

Appendix B Proposal Plan

Appendix C Bushfire Hazard Assessment

Appendix D Heritage Registration Documentation

2 October 2025
 Ref: PA\26\0057 - 18726

Nooshin Varikodan
 Town Planner
 Meander Valley Council
mail@mvc.tas.gov.au;
planning@mvc.tas.gov.au

Dear Nooshin

**Response s.54 Request - 25 Sorell Street and 1519 Mole Creek Road, CHUDLEIGH
 TPS-MV CI 21.5.1 P1(b)**

I provide an analysis against the provision of **cl.21.5.1 P1(b)** as this relates to the proposal to adhere the area of land which is within the Agriculture zone. This response is to be read in conjunction with the submissions previously made in support of the development application.



Figure 1 - Aerial image and title extract of site - 25 Sorell Street part of CT 150260/1

- Clause 21.0 Agriculture Zone
- Clause 21.5 Development Standards for Subdivision

cl.21.5.1 Lot Design

Objective	To provide for subdivision that: <ul style="list-style-type: none"> (a) Relates to public use, irrigation infrastructure or Utilities; and (b) Protects the long term productive capacity of agricultural land.
Response: Consistent with (b). The proposal does not compromise the long term productive capacity of the agricultural land.	

Acceptable Solutions	Performance Criteria
<p>A1 Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities or irrigation infrastructure; or (c) be for the consolidation of a lot with another lot provided both lots are within the same zone 	<p>P1 Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> b) be for the reorganisation of lot boundaries that satisfies all of the following: <ul style="list-style-type: none"> (i) provides for the operation of an agricultural use, having regard to: <ul style="list-style-type: none"> a. not materially diminishing the agricultural productivity of the land; b. the capacity of the new lots for productive agricultural use; c. any topographical constraints to agricultural use; and d. current irrigation practices and the potential for irrigation; (ii) all new lots must be not less than 1ha in area; (iii) existing buildings are consistent with the setback required by clause 21.4.2 A1 and A2; (iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use; and (v) it does not create any additional lots;
<p>RESPONSE: Complies with P1 (b) as follows:</p> <ul style="list-style-type: none"> (i) The proposal does not create an additional lot, but will reduce the area of the title CT 150260/1 marginally by 812m², a factor of .00041%. The 812m² area will be added to the adjoining title and have no material impact upon the productive agricultural use of the land having regard to: <ul style="list-style-type: none"> a. the productivity of the title CT150260/1 is not materially diminished as a result, noting that the 812m² has no practical relationship with the farmed areas; b. the reorganisation of the title boundary does not impact the productive agricultural use of the land; c. there are no topographical constraints impacting the land; d. present irrigation arrangements are unaffected, as both dams on the property remain within the adjusted boundaries of the title CT 150260/1; (ii) the area of the new lot/s is greater than 1ha; 	

- (iii) the existing buildings are consistent with the setback required by cl.21.4.2. A1 and A2, and are unaffected by the proposed boundary adjustment;
- (iv) the adjusted lot retains a significant road frontage to Mole Creek Road; and
- (v) there are no additional lots created.

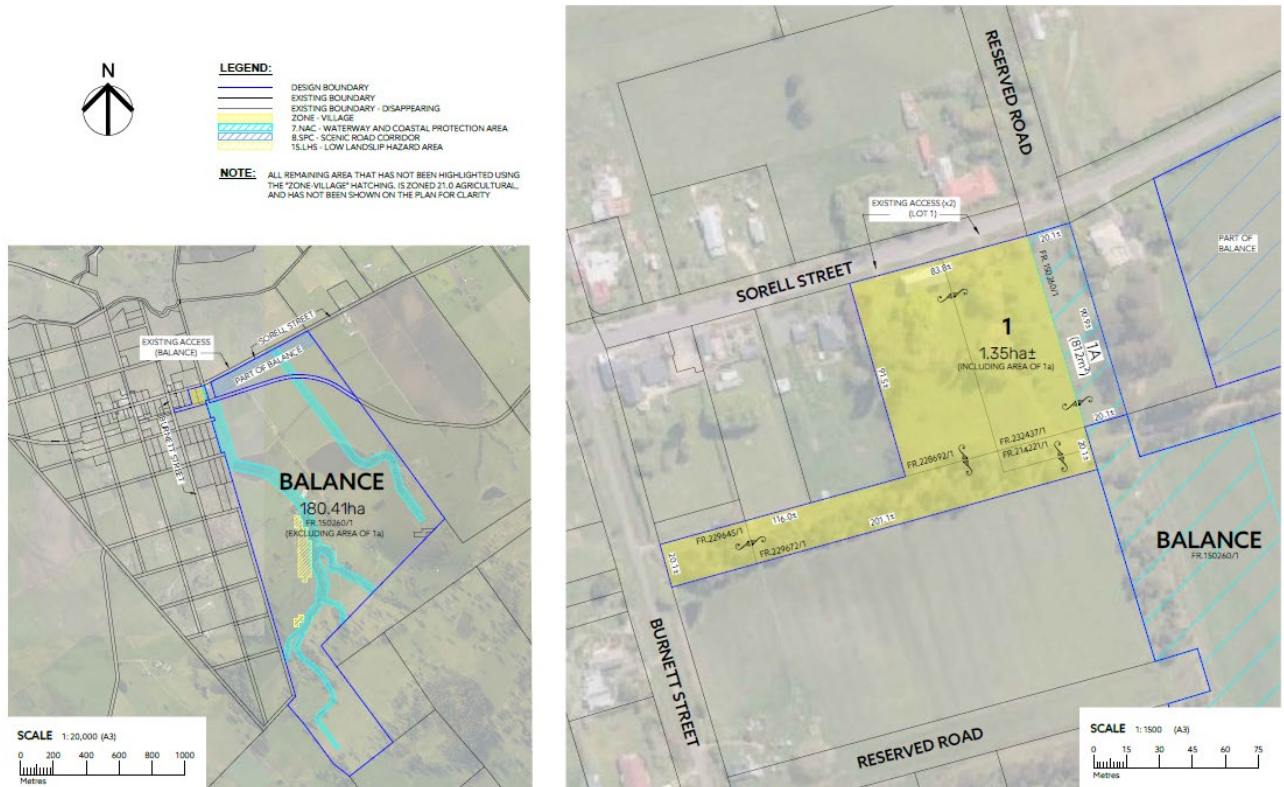


Figure 2 Proposal Plan - 25 Sorell Street & 1519 Mole Creek Road Chudleigh. Source: PDA Surveyors

Regards,

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