



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/059029

PROPOSAL: Water reuse pipeline (Utilities for private irrigation scheme and associated infrastructure) (diversion of pipeline approved under permit PDPLANPMTD-2024-045863)

LOCATION: 3357 & 3507 South Arm Road, 87, 88 & 105 Bezzants Road, South Arm & Bezzants Road & South Arm casements

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 24/03/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 24/03/2026 00:00:00. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 24/03/2026 00:00:00.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Application for Development / Use or Subdivision

Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: **diversion of approved water pipeline**

Location: **3357 and 3507 South Arm Rd, 87, 88 and 105 Bezzants Road, Bezzants Rd and South Arm Road casements, South Arm**

Personal Information Removed



Is the property on the Tasmanian Heritage Register? Yes No

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

Current use of site: **Rural**

Does the proposal involve land administered or owned by the Crown or Council? Yes No

Declaration

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

Acknowledgement

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

Personal Information Removed

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.



Development/use or subdivision checklist

Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
- Description of the proposed operation. May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- Declaration the owner has been notified if the applicant is not the owner.
- Crown or Council consent (if publically-owned land).
- Any reports, plans or other information required by the relevant zone or code.
- Fees prescribed by the City of Clarence.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

Additional Documents

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- Site analysis and site plan, including where relevant:
 - Existing and proposed use(s) on site.
 - Boundaries and dimensions of the site.
 - Topography, including contours showing AHD levels and major site features.
 - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
 - Soil type.
 - Vegetation types and distribution, and trees and vegetation to be removed.
-



- Location and capacity of any existing services or easements on/to the site.
 - Existing pedestrian and vehicle access to the site.
 - Location of existing and proposed buildings on the site.
 - Location of existing adjoining properties, adjacent buildings and their uses.
 - Any natural hazards that may affect use or development on the site.
 - Proposed roads, driveways, car parking areas and footpaths within the site.
 - Any proposed open space, communal space, or facilities on the site.
 - Main utility service connection points and easements.
 - Proposed subdivision lot boundaries.
- Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
- Internal layout of each building on the site.
 - Private open space for each dwelling.
 - External storage spaces.
 - Car parking space location and layout.
 - Major elevations of every building to be erected.
 - Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.
 - Relationship of the elevations to natural ground level, showing any proposed cut or fill.
 - Materials and colours to be used on rooves and external walls.
- Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
- Planting concepts.
 - Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
 - Plantings proposed for screening from adjacent sites or public places.
- Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.



SEARCH OF TORRENS TITLE

VOLUME 32630	FOLIO 1
EDITION 3	DATE OF ISSUE 28-Mar-2006

SEARCH DATE : 06-Feb-2026

SEARCH TIME : 10.07 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Sealed Plan [32630](#)

Derivation : Part of 3900 Acres Gtd. to G.H.B. Gellibrand

Prior CT [4407/33](#)

SCHEDULE 1

[B759896](#) TRANSFER to CHRISTOPHER DAVID CALVERT and SALLYANN CALVERT Registered 24-May-1994 at 12.02 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP [32630](#) EASEMENTS in Schedule of Easements

SP [32630](#) COVENANTS in Schedule of Easements

SP [32630](#) FENCING COVENANT in Schedule of Easements

SP [32630](#) COUNCIL NOTIFICATION under Section 468(12) of the Local Government Act 1962

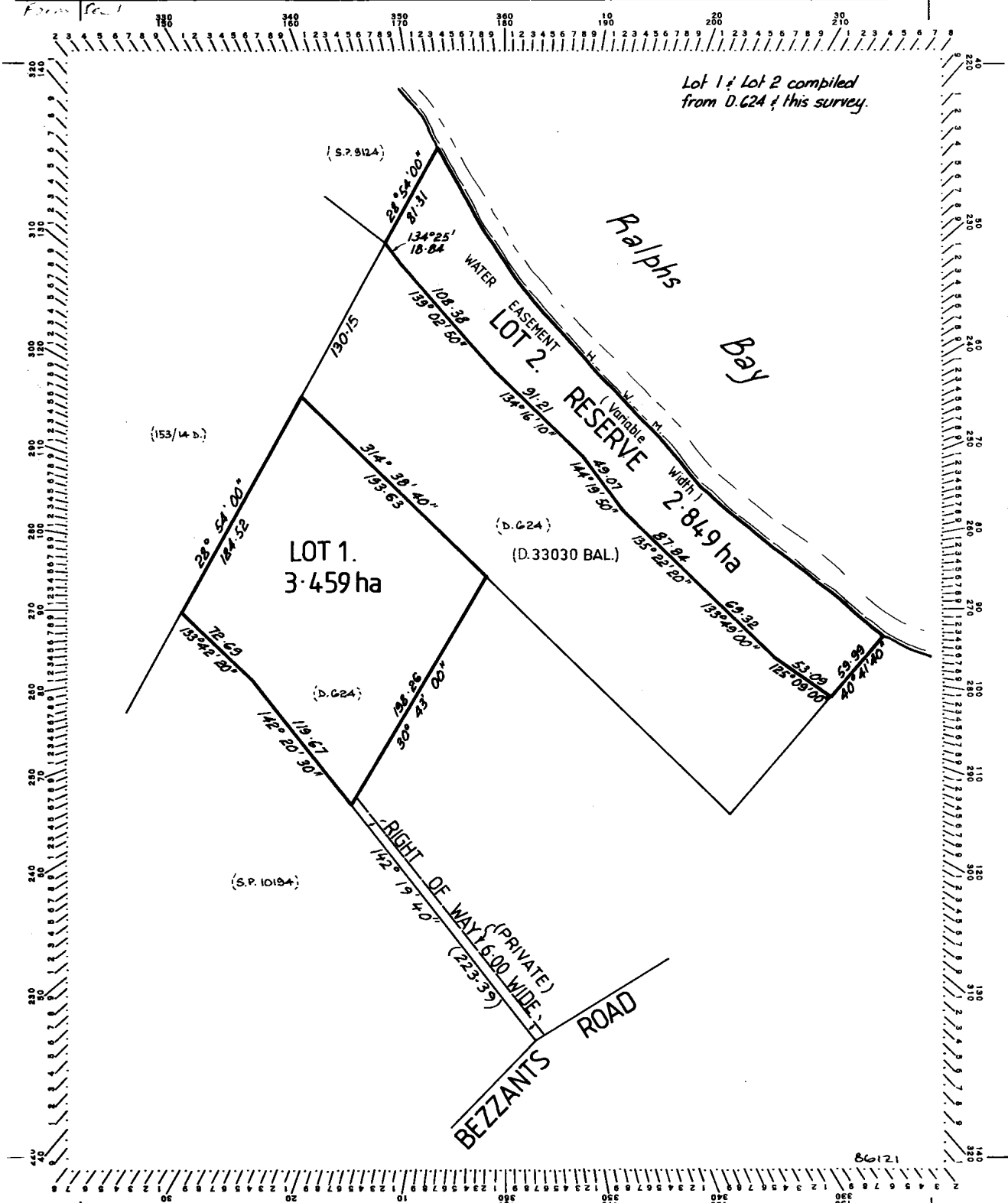
[B759897](#) Mortgage to Island State Credit Union Co-operative Society Limited Registered 24-May-1994 at 12.03 pm

[C690635](#) MORTGAGE to Island State Credit Union Ltd Registered 28-Mar-2006 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: <i>P. P. & S. M. Walker R. Bezzant.</i>	PLAN OF SURVEY by Surveyor..... <i>R. A. Connor</i> of land situated in the	Registered Number: S. P32630
Title Reference: <i>C.T. 3538-24 CONV. 21-7944</i>	LAND DISTRICT MONMOUTH PARISH OF RALPHS BAY	Approved: <i>13 OCT 1987</i> Effective from:
Grantee: <i>Part of 3900 acres Granted to George Henry Blake Gellibrand.</i>	SCALE 1: 3000. MEASUREMENTS IN METRES	Recorder of Titles



Lot 1 & Lot 2 compiled from D. 624 of this survey.

SEARCH OF TORRENS TITLE

VOLUME 136322	FOLIO 1
EDITION 3	DATE OF ISSUE 07-Aug-2019

SEARCH DATE : 06-Feb-2026

SEARCH TIME : 10.08 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Plan [136322](#)

Being the land formerly described in Indenture of Conveyance No. 72/6952

Derivation : Part of 3900 acres Granted to G H B Gellibrand
Derived from Y19559

SCHEDULE 1

IAN ROBERT BEZZANT

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[21/7944](#) CONVEYANCE: Benefiting Easement: Full and free liberty and privilege for Ronald Bezzant his heirs and assigns and his and their servants jointly and severally with others at all times to use and take away water from the Spring or waterhole known as Davies' Spring

[21/7944](#) CONVEYANCE: Benefiting Easement: Right to pass and repass over the road to the said Spring now and hitherto used and to lead and drive thereon horses cattle and other stock and to amend and repair such road from time to time

SP [32630](#) BURDENING EASEMENT: Right of Carriageway [appurtenant to Lot 1 on Sealed Plan No. [32630](#)] over Right of Way 6.00 wide shown passing through Lot 1 on Plan No. [136322](#)

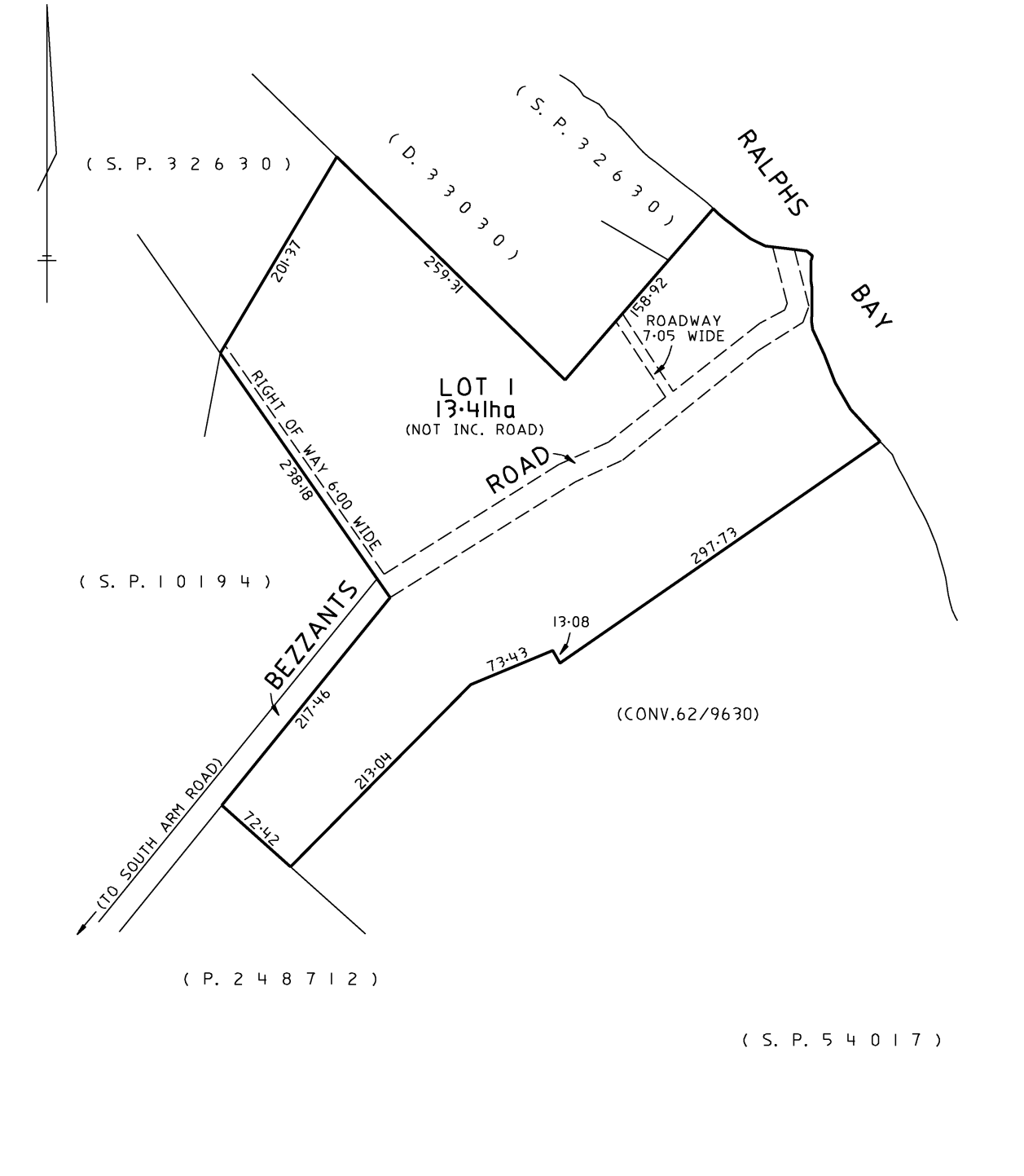
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FILE NUMBER Y.19559 GRANTEE PART OF 3900 ACRES GTD TO GEORGE HENRY BLAKE GELLIBRAND.	CONVERSION PLAN		Registered Number P136322
	LOCATION CITY OF CLARENCE		APPROVED ..17..SEP..2001.. <i>Alice Kawa</i> Recorder of Titles
CONVERTED FROM 72/6952		NOT TO SCALE LENGTHS IN METRES	

MAPSHEET MUNICIPAL 107 CODE No(5223-14 & 24)	LAST UPI No. 1401088	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	DRAWN DAB
---	----------------------	--	-----------

SKETCH BY WAY OF ILLUSTRATION ONLY
 "EXCEPTED LANDS"





SCHEDULE OF EASEMENTS

PLAN NO.

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

P32630

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

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

RIGHT OF WAY

Lot 1 on the plan is together with a right of carriageway over the right of way 6.00 wide shown on the plan.

EASEMENT

Lot 2 on the plan is subject to a water easement as appurtenant to the balance over the water easement (variable width) shown on the plan.

INTERPRETATION

Water easement means the full and free right and liberty for the owner or owners for the time being of the said land hereinbefore referred to as balance to lay and maintain all water mains and pipes of such size and number as shall from time to time be required for the purpose of conveying water from any waterhole on the said water easement of variable width and the right from time to time and at all times hereafter to enter with or without surveyors and workmen into and upon the said strip of land or any part thereof taking upon the said strip of land such materials

machinery and other things as are required to inspect the condition of the said water mains and pipes and to repair alter and amend and cleanse the same making good any damage done to the said ~~strip of land.~~

Balance means the land remaining in Certificate of Title Volume 3538 Folio 24 after the acceptance of this Sealed Plan and the exclusion of Lots 1 and 2.

COVENANTS

The owner of Lot 1 on the plan covenants with Peter Parker Walker and Sheila Margareta Walker to the intent that the burden of these covenants may run with and bind the covenantors Lot and every part thereof and that the benefit thereof may be annexed to and devolve with the residue of the land remaining in Certificate of Title Volume 3538 Folio 24 after the acceptance of this plan.

1. Not to site any dwelling on the said Lot in a position not acceptable to the Municipality of Clarence.
2. Not to construct any building or structure on the said Lot of building materials of such colours that will contrast with the rural environment and are not acceptable to the Municipality of Clarence.
3. Not to remove any tree from the said Lot without the consent of the Municipality of Clarence.
4. Not to erect on the said Lot more than one single residence or dwelling.
5. Not to subdivide the said lot at any time.

INTERPRETATION

Municipality of Clarence means the Warden Councillors and Electors of the Municipality of Clarence.

The owners of Lot 1 on the plan covenant with the Vendors Peter Parker Walker and Sheila Margareta Walker that the Vendors shall not be required to fence.

No other easements no other covenants and no profits aprendre are created to benefit or burden the lots shown on the plan.

SIGNED by PETER PARKER WALKER
and SHEILA MARGARETA WALKER
the registered proprietors of the
land comprised in Certificate of
Title Volume 3538 Folio 24 in
the presence of:

) P.P. Walker
)
)
) S. Walker
)
)
)

[Handwritten Signature]
[Handwritten Signature]
Hobart

SIGNED by EDWARD WALLIS CHARLES
BEZZANT the Beneficial Owner of
the land comprised and described
in Assent Registered No. 62/9630
in the presence of:

)
)
)
)
)
)
)

Certified correct for the purposes of the Real Property Act 1862, as amended.

Pace Sager
Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of *P.P. & S.M. Walker, R. Bezzant*
(Insert Subdivider's Full Name)

affecting land in

C.T. 3538-24 CONV. 21-7944
(Insert Title Reference)

Sealed by **MUNICIPALITY OF CLARENCE** on *18th August* 19 *87*

[Signature]
Council Clerk/Town Clerk

10365

SEARCH OF TORRENS TITLE

VOLUME 146573	FOLIO 1
EDITION 2	DATE OF ISSUE 29-Oct-2009

SEARCH DATE : 06-Feb-2026

SEARCH TIME : 10.09 am

DESCRIPTION OF LAND

Town of SOUTH ARM
 Lot 1 on Plan [146573](#)
 Being the land firstly described in Conveyance No. [62/9630](#)
 Derivation : Part of 3900 Acres granted to George Henry Blake
 Gellibrand
 Derived from A21029

SCHEDULE 1

[M249752](#) ASSENT to VALERIE JOAN BEZZANT Registered
 29-Oct-2009 at 12.01 pm

SCHEDULE 2

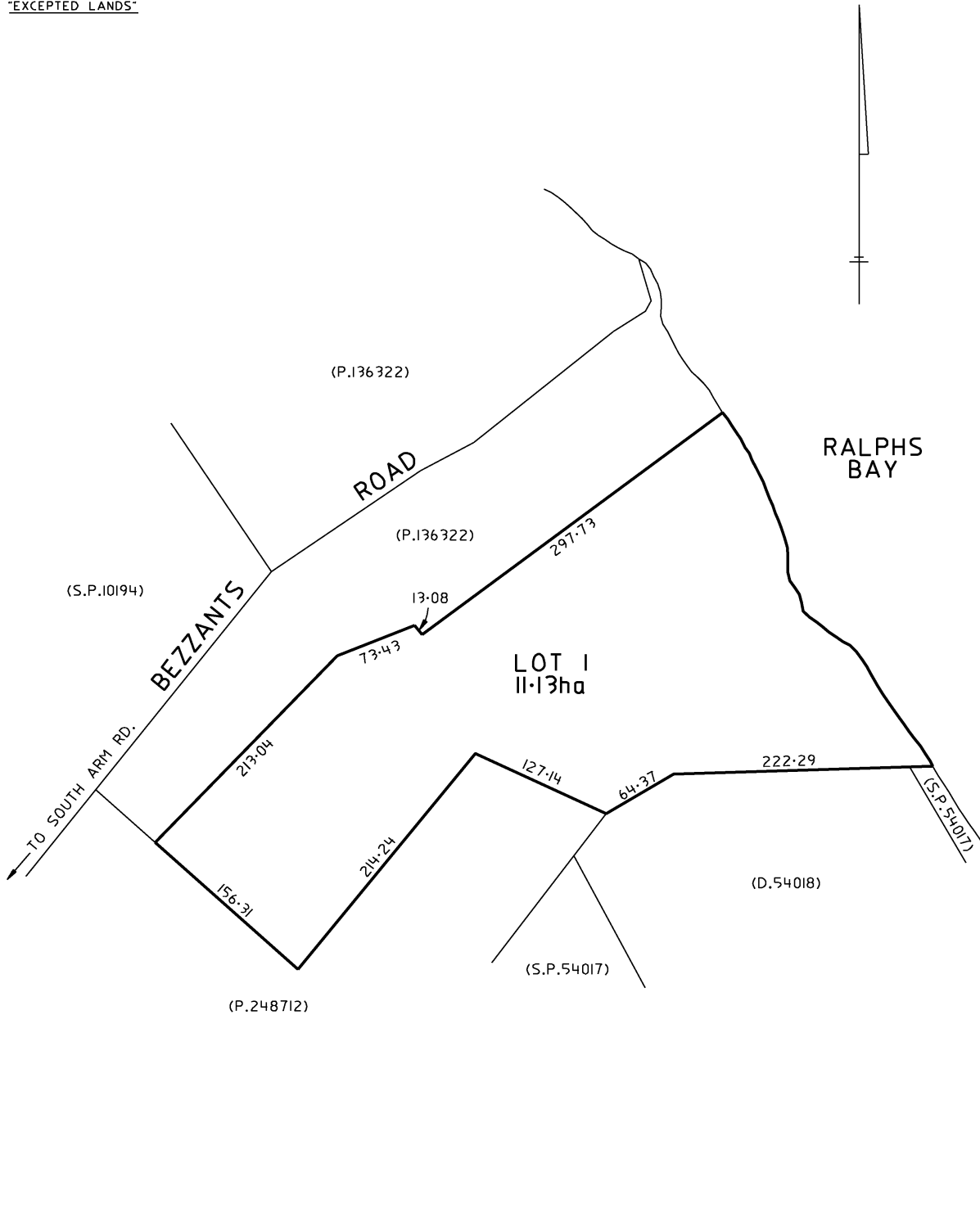
Reservations and conditions in the Crown Grant if any
[62/9630](#) BENEFITING EASEMENT: Right of Carriageway over
 Bezzants Road shown on Diagram No. [146573](#)

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FILE NUMBER A.21029 GRANTEE PART OF 3900ac GTD. TO GEORGE HENRY BLAKE GELLIBRAND		CONVERSION PLAN LOCATION CITY OF CLARENCE CONVERTED FROM 62/9630 (1stly Desc.) NOT TO SCALE LENGTHS IN METRES		Registered Number P.146573 APPROVED 16 NOV 2006 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 107(522324)	LAST UPI No. 1401086	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		DRAWN L.H.

SKETCH BY WAY OF ILLUSTRATION ONLY
 "EXCEPTED LANDS"



SEARCH OF TORRENS TITLE

VOLUME 163088	FOLIO 1
EDITION 7	DATE OF ISSUE 13-Oct-2025

SEARCH DATE : 06-Feb-2026

SEARCH TIME : 10.07 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Plan [163088](#)

Derivation : Part of 3900 Acres Gtd to G H B Gellibrand.

Prior CT [110122/1](#)

SCHEDULE 1

[N115800](#) TRANSFER to 3507 SOUTH ARM ROAD PTY LTD Registered
14-Aug-2023 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

BENEFITING EASEMENT: a right of carriageway over the land
marked `ROAD 10.06 WIDE' on Plan [163088](#)

BENEFITING EASEMENT: a right of way over the Roadway 10.06
wide shown on Plan [163088](#)

[SP110121](#) **BENEFITING EASEMENT:** Right of Carriageway over the
Right of Way 15.00 wide on Plan [163088](#)

[SP110121](#) **BENEFITING EASEMENT:** pipeline rights (fully defined
therein) over the Pipeline Easement 3.00 Wide on Plan
[163088](#)

[B769172](#) **BENEFITING EASEMENT:** pipeline rights (fully defined
therein) over the Pipeline Easement 3.00 Wide on
[P163088](#) (Subject to the provisions)

[C229072](#) **BENEFITING EASEMENT:** pipeline rights (as defined
therein) over the Pipeline Easement 3.00 wide shown
on Plan No. 111867 (subject to provisions)
Registered 25-Aug-2000 at noon

[D109932](#) **BURDENING WAYLEAVE EASEMENT** with the benefit of a
restriction as to user of land in favour of Aurora
Energy Pty Ltd over the Wayleave Easement 12.00 wide
shown on Plan [163088](#) (Subject to Conditions)
Registered 06-Jan-2014 at noon

[M963646](#) **BURDENING EASEMENT:** an Electricity Infrastructure
Easement (appurtenant to Lot 1 on Sealed Plan [163031](#))
over the land marked Electricity Infrastructure
Easement 2.00 wide on Plan [163088](#) Registered

14-Aug-2023 at noon

[N212547](#) MORTGAGE to Manda Capital Holdings Pty Ltd
Registered 31-Aug-2024 at 12.01 pm

[N290626](#) MORTGAGE to KPW LEYLAND PTY LTD Registered
13-Oct-2025 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 248712	FOLIO 1
EDITION 4	DATE OF ISSUE 10-Dec-2024

SEARCH DATE : 06-Feb-2026

SEARCH TIME : 10.09 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Plan [248712](#)

Derivation : Part of 3900 Acres Granted to G.H.B. Gellibrand

Prior CT [2933/60](#)

SCHEDULE 1

[N228173](#) TRANSFER to EMMA THERESE DICKSON Registered
10-Dec-2024 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT: Right of drainage over the Drainage
Easement 6 feet wide on Diagram No. 61168

[E402181](#) MORTGAGE to MyState Bank Limited Registered
10-Dec-2024 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

R.P. 517

VOL. FOL.

ANNEXURE TO CERTIFICATE OF TITLE 2933 60

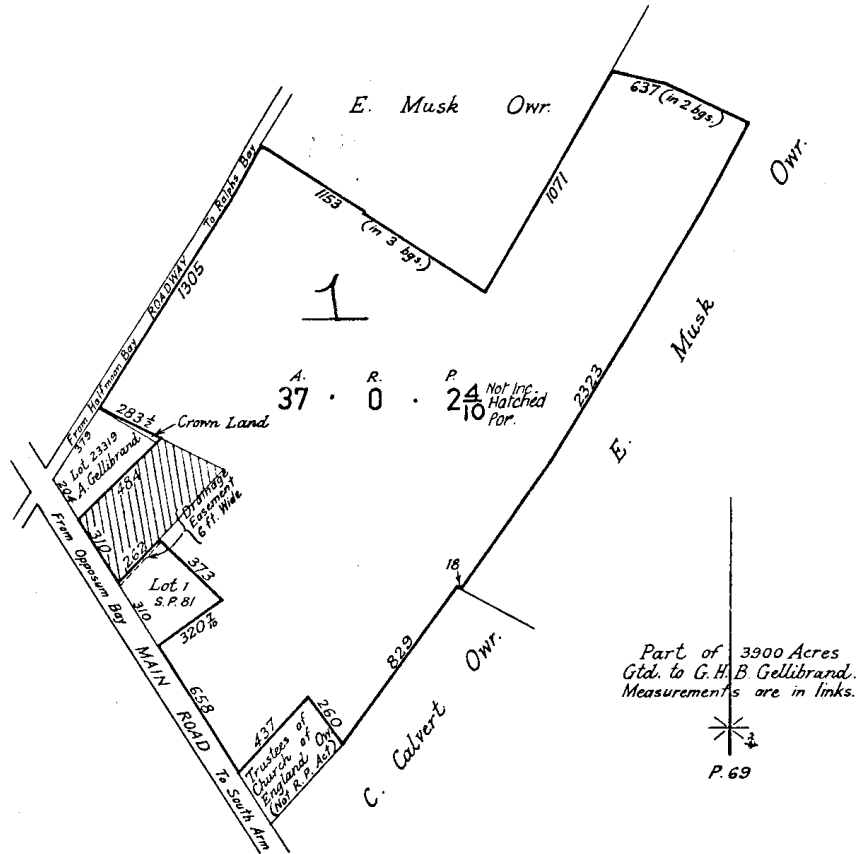
M. H. Hinson
Recorder of Titles

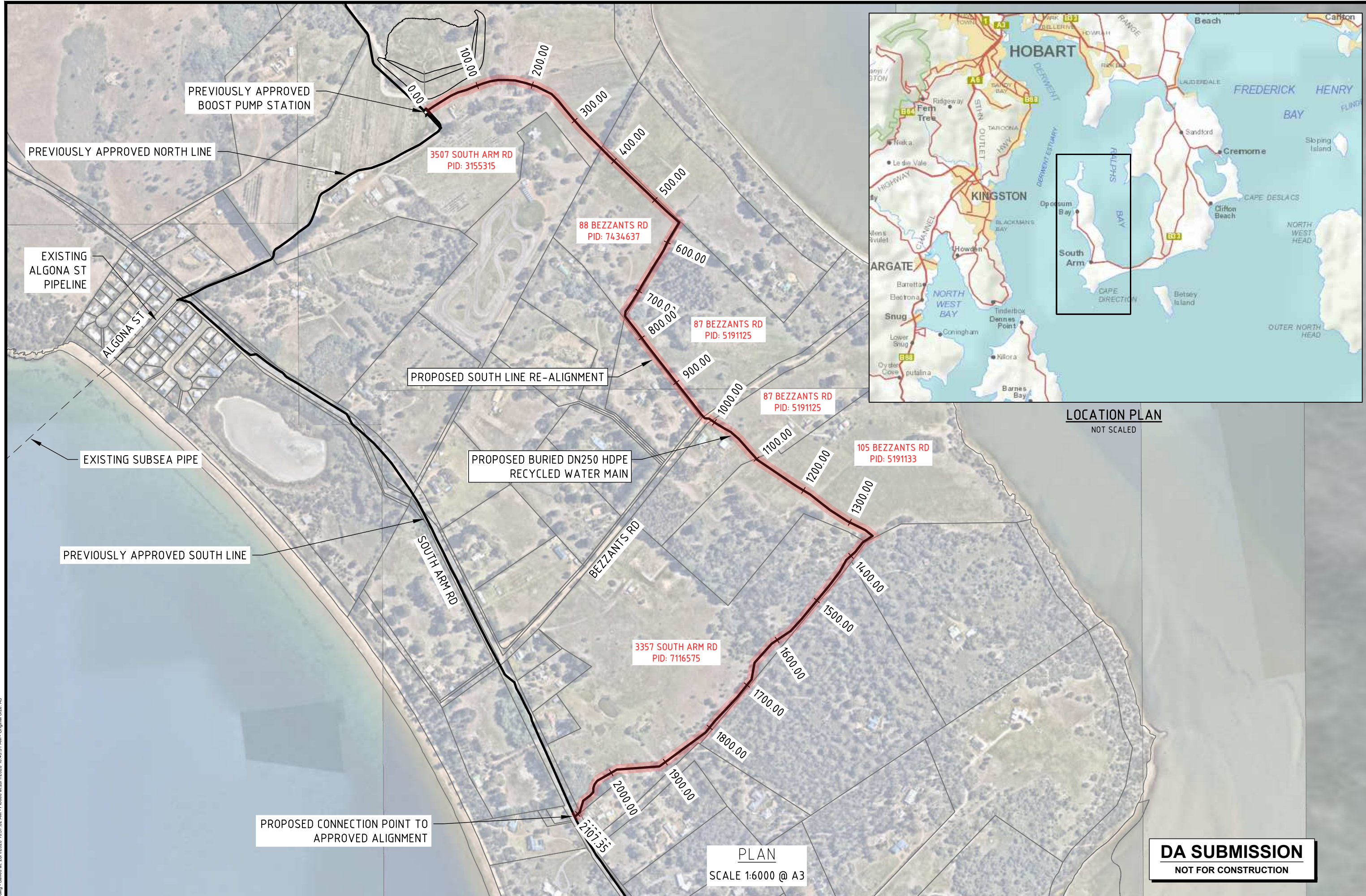


REGISTERED NUMBER

248712

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





LOCATION PLAN
NOT SCALED

PLAN
SCALE 1:6000 @ A3

DA SUBMISSION
NOT FOR CONSTRUCTION

REV	ISSUED	D.DWN	APRVD	REVISION DESCRIPTION	REV	ISSUED	D.DWN	APRVD	REVISION DESCRIPTION
0	22.01.26	KW	BN	DA SUBMISSION					

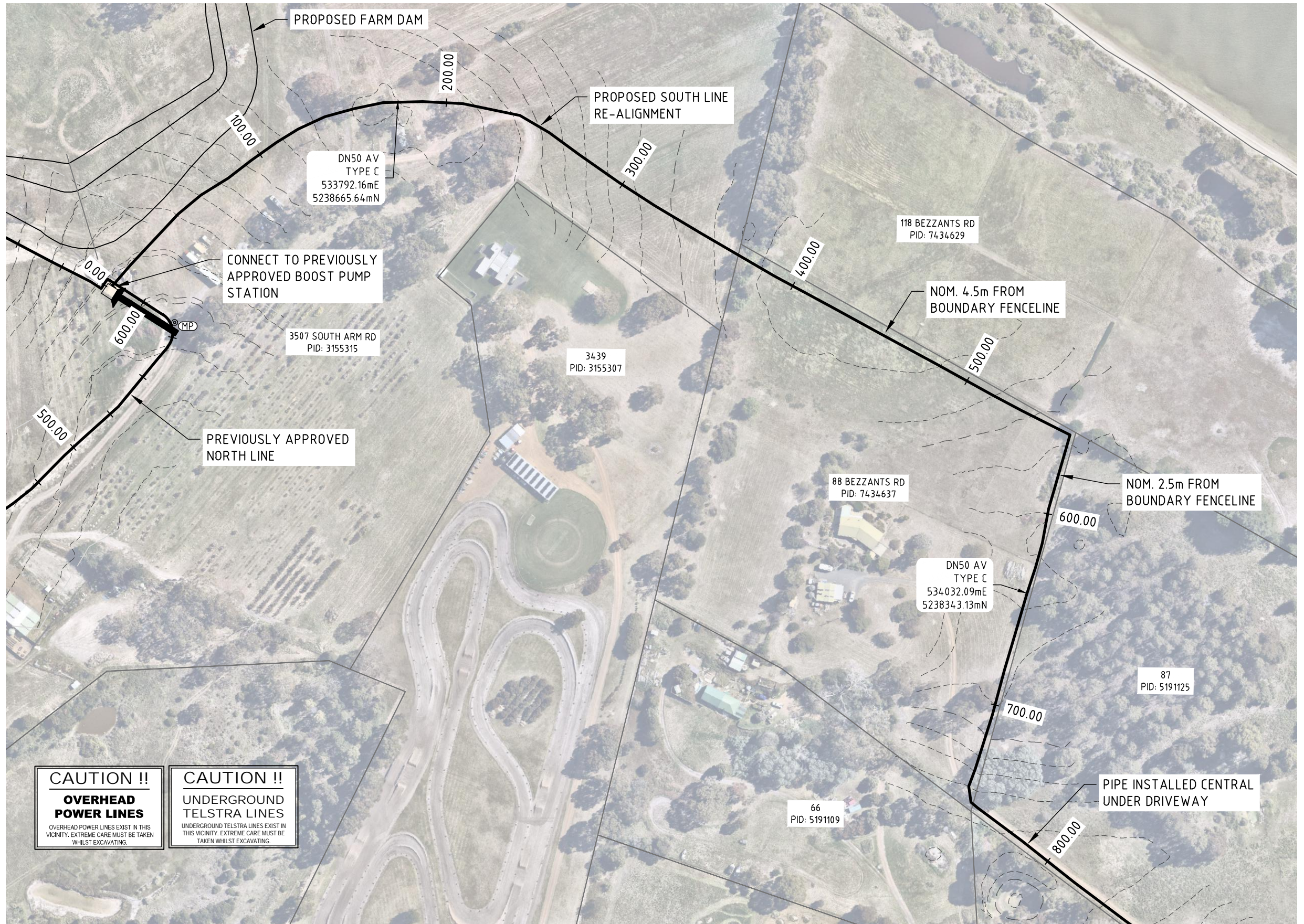
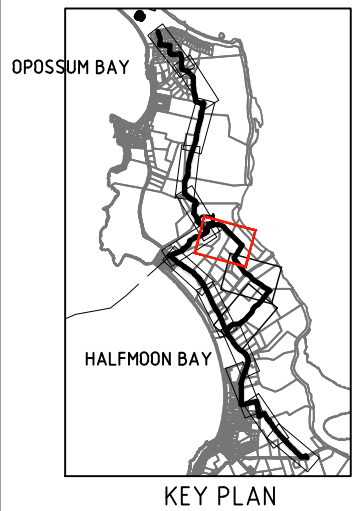
admin@pinionadvisory.com
1300 746 466
pinionadvisory.com

pinion
ADVISORY

agribusiness, water & environment

SURVEY INFORMATION: GDA84 MGA ZONE 55 ALL LEVELS ARE TO A.H.D.	REFERENCED PLANS:	DES./DRAWN: K. WILSON	CLIENT: MARY ANN'S ISLAND SOUTH ARM PIPELINE
COPYRIGHT: This document is and shall remain the property of PINION ADVISORY PTY. LTD. The document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission. The arrangement and general details as shown on this drawing are essentially diagrammatic and must be applied to the circumstances as found on site.	APPROVED: B. NADLER	CHECKED: I. PROBERT	DRAWING TITLE: OVERALL PLAN SOUTH LINE RE-ALIGN SHEET 1 OF 4
	DATE: 01/26	PROJECT REF: 115MAI-SAIS-DD	DRAWING No.: 7001
			REVISION: 0

Drawing file: 115MAI-SAIS-DD-RevG.dwg - Saved at: 28/11/2026 10:37:02 AM - Plotted at: 28/11/2026 10:43:31 AM - Original Size: A3



CAUTION !!
OVERHEAD POWER LINES
 OVERHEAD POWER LINES EXIST IN THIS VICINITY. EXTREME CARE MUST BE TAKEN WHILST EXCAVATING.

CAUTION !!
UNDERGROUND TELSTRA LINES
 UNDERGROUND TELSTRA LINES EXIST IN THIS VICINITY. EXTREME CARE MUST BE TAKEN WHILST EXCAVATING.



PLAN
 SCALE 1:2000

DA SUBMISSION
 NOT FOR CONSTRUCTION

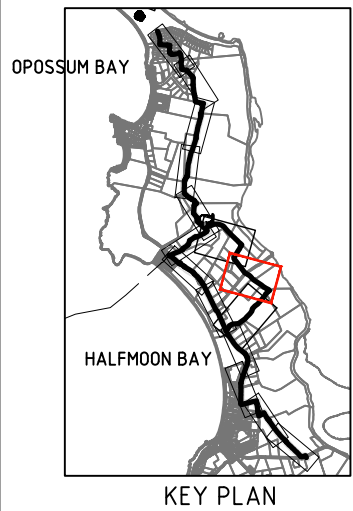
REFER 119MAI-NORTHERN-7003 FOR CONTINUATION

Drawing file: 119MAI-SAIS-DD-RevG.dwg - Saved at: 28/11/2026 10:46:59 AM - Plotted at: 28/11/2026 10:48:51 AM - Original Size: A3

REV	ISSUED	D.DWN	APRVD	REVISION DESCRIPTION	REV	ISSUED	D.DWN	APRVD	REVISION DESCRIPTION
0	22.01.26	KW	BN	DA SUBMISSION					

admin@pinionadvisory.com
 1300 746 466
 pinionadvisory.com

SURVEY INFORMATION: GDA94 MGA ZONE 55 ALL LEVELS ARE TO A.H.D.	REFERENCED PLANS:	DES./DRAWN: K. WILSON	CLIENT: MARY ANN'S ISLAND SOUTH ARM PIPELINE
COPYRIGHT: This document is and shall remain the property of PINION ADVISORY PTY. LTD. The document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission. The arrangement and general details as shown on this drawing are essentially diagrammatic and must be applied to the circumstances as found on site.	APPROVED: B. NADLER	CHECKED: I. PROBERT	DRAWING TITLE: PLAN VIEW SOUTH RE-ALIGN SHEET 2 OF 4
	DATE: 01/26	PROJECT REF: 119MAI-SAIS-DD	DRAWING No.: 7002
			REVISION: 0



REFER 119MAI-NORTHERN-7002 FOR CONTINUATION



REFER 119MAI-NORTHERN-7004 FOR CONTINUATION



PLAN
SCALE 1:2000

DA SUBMISSION
NOT FOR CONSTRUCTION

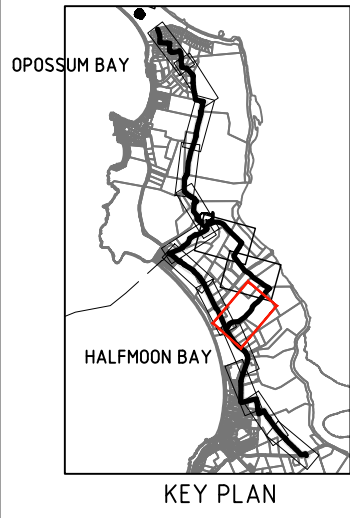
Drawing file: 119MAI-SAIS-DD-RevG.dwg - Saved at: 28/11/2026 10:37:02 AM - Plotted at: 28/11/2026 10:43:45 AM - Original Size: A3

REV	ISSUED	D.DWN	APRVD	REVISION DESCRIPTION
0	22.01.26	KW	BN	DA SUBMISSION

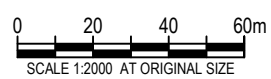
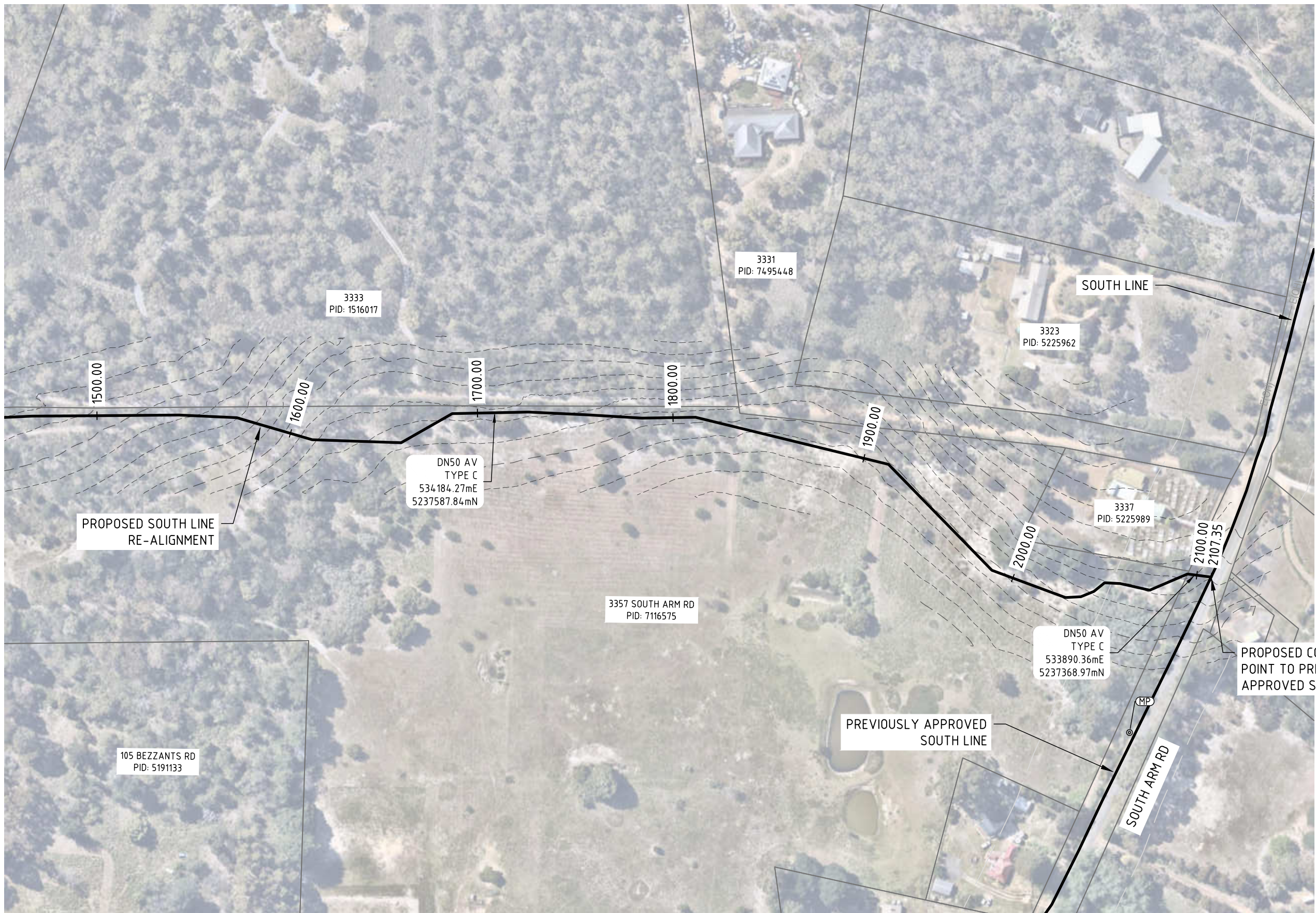
admin@pinionadvisory.com
1300 746 466
pinionadvisory.com



SURVEY INFORMATION: GDA84 MGA ZONE 55 ALL LEVELS ARE TO A.H.D.	REFERENCED PLANS:	DES./DRAWN: K. WILSON	CLIENT: MARY ANN'S ISLAND SOUTH ARM PIPELINE
COPYRIGHT: This document is and shall remain the property of PINION ADVISORY PTY. LTD. The document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission. The arrangement and general details as shown on this drawing are essentially diagrammatic and must be applied to the circumstances as found on site.	APPROVED: B. NADLER	CHECKED: I. PROBERT	DRAWING TITLE: PLAN VIEW SOUTH RE-ALIGN SHEET 3 OF 4
	DATE: 01/26	PROJECT REF: 119MAI-SAIS-DD	DRAWING No.: 7003
			REVISION: 0



REFER 119MAI-NORTHERN-7003 FOR CONTINUATION



PLAN
SCALE 1:2000

DA SUBMISSION
NOT FOR CONSTRUCTION

REV	ISSUED	D.DWN	APRVD	REVISION DESCRIPTION	REV	ISSUED	D.DWN	APRVD	REVISION DESCRIPTION
0	22.01.26	KW	BN	DA SUBMISSION					

admin@pinionadvisory.com
1300 746 466
pinionadvisory.com

SURVEY INFORMATION: GDA84 MGA ZONE 55 ALL LEVELS ARE TO A.H.D.	REFERENCED PLANS: -	DES./DRAWN: K. WILSON	CLIENT: MARY ANN'S ISLAND SOUTH ARM PIPELINE
COPYRIGHT This document is and shall remain the property of PINION ADVISORY PTY. LTD. The document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission. The arrangement and general details as shown on this drawing are essentially diagrammatic and must be applied to the circumstances as found on site.		CHECKED: I. PROBERT	DRAWING TITLE: PLAN VIEW SOUTH RE-ALIGN SHEET 4 OF 4
		APPROVED: B. NADLER	DATE: 01/26
		PROJECT REF: 119MAI-SAIS-DD	DRAWING No. 7004
			REVISION 0

Drawing file: 119MAI-SAIS-DD-RevG.dwg - Saved at: 28/1/2026 10:37:02 AM - Plotted at: 28/1/2026 10:43:54 AM - Original Size: A3

3 March 2026

South Arm Irrigation Scheme – C12.0 Flood-prone hazard areas code

Pinion Advisory have been engaged to provide a letter than addresses the performance criteria from C12.0 Flood-Prone Areas Hazard Code under the Tasmanian Planning Scheme as a part of the submission to the Clarence City Council for a section of pipe realignment for the approved South Arm Irrigation Scheme (SAIS) project.

The SAIS involves approximately 7km of buried HDPE pipeline supplying Class A recycled water to the community for irrigation and firefighting. This application is for a 2.1km section that required realignment. The re-alignment traverses several private properties, crosses Council owned Bezzants Road and rejoins the approved alignment north of 3337 South Arm Road. (Figure 1)

Only section C12.6.1 (criteria P1.1 and P1.2) has been addressed as requested by Council.

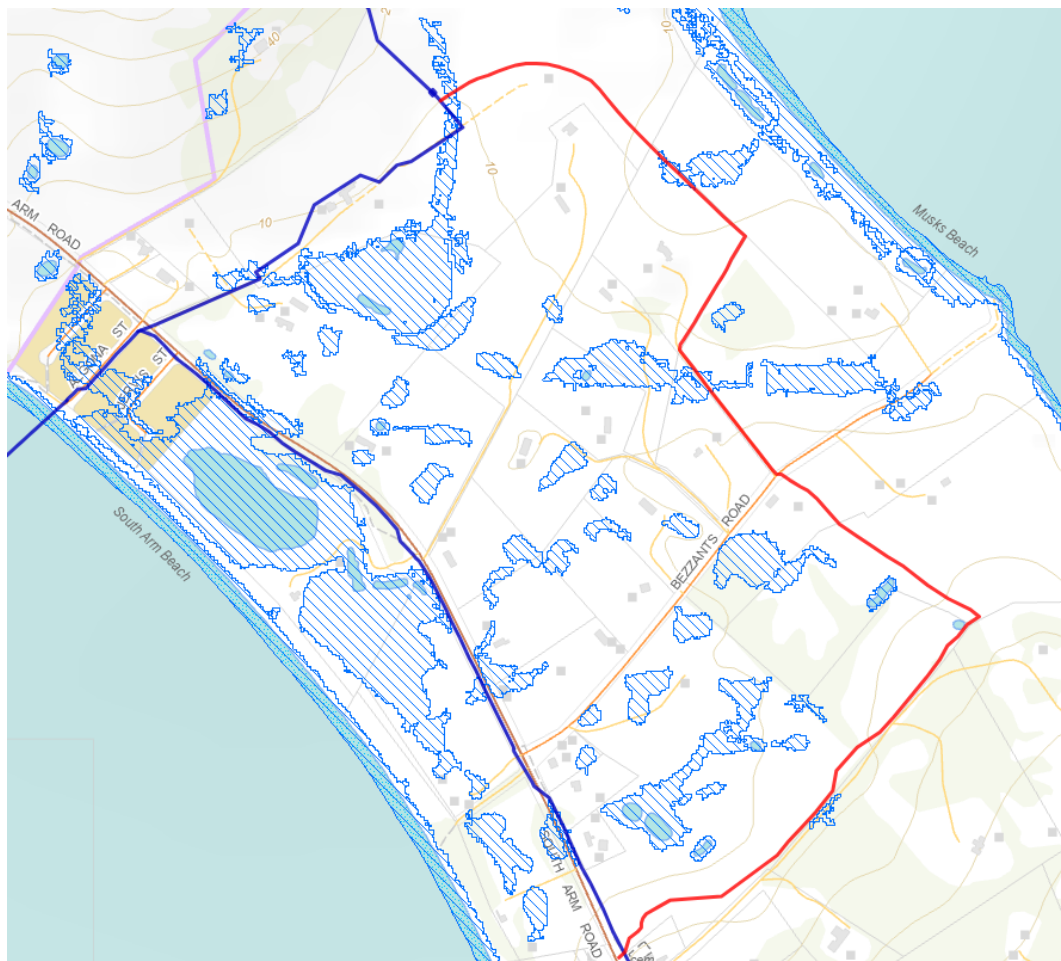


Figure 1: Revised SAIS alignment (red) and approved alignment (blue) with C12.0 Flood-prone hazard areas code overlay

C12.6 Development Standards for Buildings and Works

C12.6.1 Buildings and works within a flood-prone hazard area

Objective:	<p>That:</p> <ul style="list-style-type: none"> (a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and (b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1.1</p> <p>Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:</p> <ul style="list-style-type: none"> (a) the type, form, scale and intended duration of the development; (b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures; (c) any advice from a State authority, regulated entity or a council; and (d) the advice contained in a flood hazard report. <p>P1.2</p> <p>A flood hazard report also demonstrates that the building and works:</p> <ul style="list-style-type: none"> (a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and (b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.

Response

The pipeline transits a short section of mapped flood-prone areas as show in Figure 1. All pipeline will be buried and reinstated to existing conditions (Figure 1, Type A & C), hence not altering the risk or impact of flood. Pipeline trench sections within the mapped flood-prone areas will be reinstated as soon as practical. A response to each individual section of C12.6.1 is provided in Table 1.

Table 1: C12.6.1 Flood-prone hazard areas code response

Criteria	Response
<p>P1.1 Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:</p>	
<p>(a) the type, form, scale and intended duration of the development;</p>	<p>(a) None of the proposed pipeline will result in long-term altering of the natural surface. Pipeline trench sections within the flood-prone areas will not be left open for an extended duration, usually being filled within a week.</p>
<p>(b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;</p>	<p>(b) There is no increase in the level of risk from flood by a buried pipeline, as the ground will be reinstated to existing levels.</p>
<p>(c) any advice from a State authority, regulated entity or a council; and</p>	<p>(c) no advice has been provided from an entity or authority</p>
<p>(d) the advice contained in a flood hazard report.</p>	<p>(d) A flood hazard report is not required</p>
<p>P1.2 A flood hazard report also demonstrates that the building and works:</p>	
<p>(a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and</p>	<p>(a) As there is no change to existing ground level within mapped areas the development will not cause or contribute to any flooding. Sections with altered finished surface fall outside mapped areas</p>
<p>(a) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.</p>	<p>(b) As there is no change to existing ground level within mapped areas the development can achieve and maintain a tolerable level of risk from a 1% AEP event</p>

For these reasons, works can maintain a tolerable risk from flooding, and not increase risk from flooding to adjacent land and infrastructure.

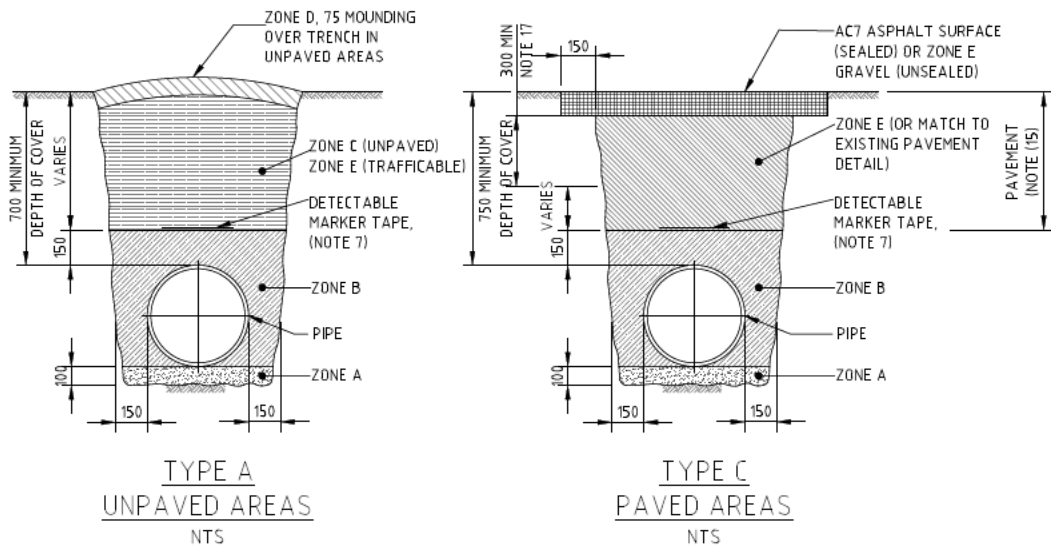


Figure 2: Typical trench reinstatement cross sections.

Please do not hesitate to contact me if you have any questions about this letter.

Yours sincerely,

Isaac Probert
 Engineer (Water Resources)
PINION ADVISORY



Cover image: Source Pinion Advisory

Version Control			
Version	Author	Date	Changes
1	Frazer Read	06.02.2026	

Table of contents

1.	Introduction.....	4
1.1	Site & Surrounds.....	4
1.2	Title Information.....	5
2.	Proposal.....	5
3.	The Planning Scheme.....	6
3.1	Use.....	6
3.2	Zoning.....	6
3.3	Rural Zone.....	6
4.	LPS Overlays.....	7
5.	Planning Scheme Codes.....	7
5.1	Flood-Prone Areas Hazard Code.....	7
5.2	Bushfire Prone Area Code.....	9
5.3	Potentially Contaminated Land Code.....	9
6.	Conclusion.....	10

1. Introduction

All Urban Planning Pty Ltd has been engaged by Mary Ann’s Island Pty Ltd to prepare the following Planning Assessment for a diversion to the approved pipeline (PDPLANPMTD- 2024/045863) at South Arm under the provisions of the *Clarence Local Provisions Schedule* of the *Tasmanian Planning Scheme* (planning scheme).

The proposed diversion will form part of the approved 14km pipeline network between Blackmans Bay and South Arm. The need for this diversion has arisen because of the discovery of Aboriginal shell material along the path of the approved pipeline on South Arm Road adjacent to 3453 South Arm Road.

The proposed diversion involves additional properties to those included in the approved permit and therefore is proposed as a new application for the diverted section rather than as an amendment to the planning permit.

There will be considerably less community interruption as a result of the proposed diverted route with approximately 3 weeks of traffic disturbance for the works on the replaced section on South Arm Road no longer required.

1.1 Site & Surrounds

The proposed realignment traverses 6 Rural zoned properties as shown in Figure 1.

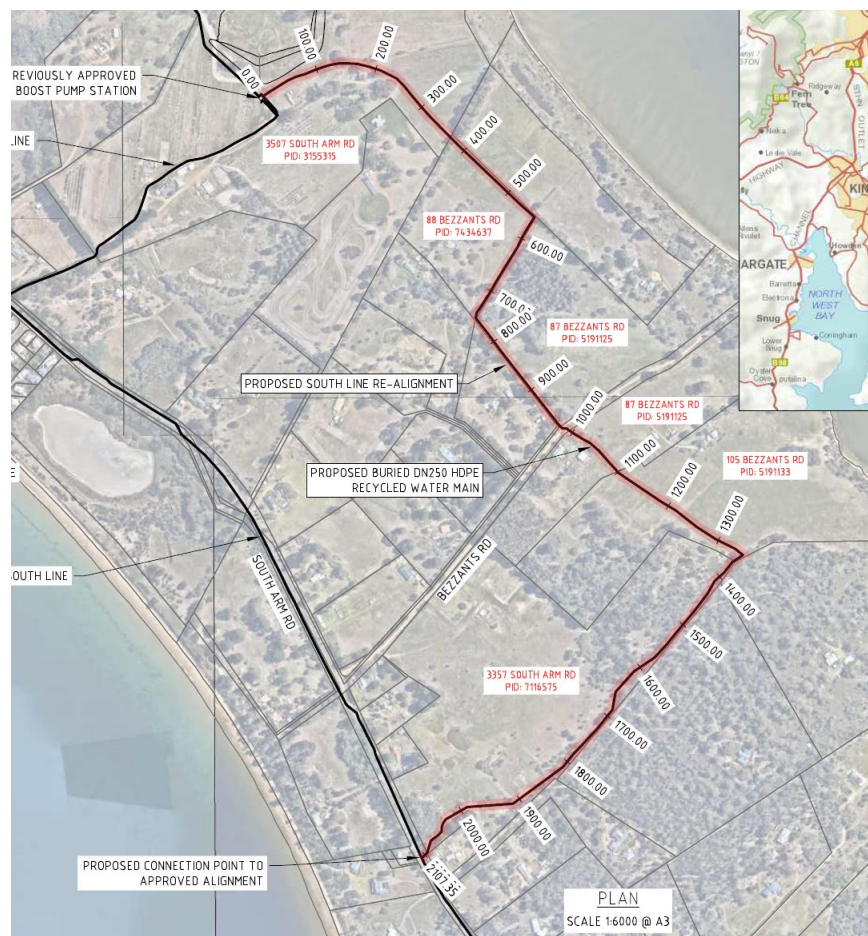


Figure 1— Site Plan (source: Pinion Advisory)

1.2 Title Information

The proposal relates to the land included in Table 1.

Table 1: Property titles included in the proposed diversion

Address	Title	Zone	Owner
3507 South Arm Rd	163088/1	Rural	3507 South Arm Road Pty Ltd
88 Bezzants Road	32630/1	Rural	Christohper David Calvert and SallyAnn Calvert
87 Bezzants Road	136322/1	Rural	Ian Bezzant
Bezzants Road casement	No title	Rural	Council
105 Bezzants Road	146573/1	Rural	Valarie Bezzant
3357 South Arm Road	248712/1	Rural	Emma Dickson
South Arm Road casement	No title	Rural	Council

The proposed pipeline has been discussed and agreed in principle with the owners of the land. These owners have been notified of the application.

To the extent that the proposal involves Council land, consent from Council's General Manager is required to accompany the application. As discussed above, the proposed diverted alignment will significantly reduce works on South Arm Road and associated traffic disruption.

2. Proposal

The proposed 50mm DN pipeline diversion will connect to the approved pipeline boost station on 3507 South Arm Road, traverse the properties identified above and join to the approved pipeline on South Arm Road adjacent to 3357 South Arm Road.

The trenching is to occur primarily within existing tracks, road corridors, or along cleared property boundaries.

The proposal is to be accompanied by a detailed Natural Values Assessment including recommendations to mitigate vegetation disturbance and environmental impacts.

The proposal will adopt standard procedures for ground disturbance works including sedimentation and erosion control. It is expected to proceed with minimal impact on the aesthetics and functionality of the surrounding area.

3. The Planning Scheme

Under Clause 6.10.1 of the planning scheme the planning authority must, in addition to the matters required by ss51(2) of the Act, take into consideration:

- (a) *all applicable standards and requirements in this planning scheme; and*
- (b) *any representations received pursuant to and in conformity with ss57(5) of the Act, but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised.*

A standard is applicable if the site is within the relevant zone, specific area plan or an area where a site-specific qualification applies and the standard deals with a matter that could affect or be affected by the proposed development; cl.5.6.2.

A standard is defined to mean the objective for a particular planning issue and the means for satisfying that objective through either an acceptable solution or corresponding performance criterion.

Compliance with a standard is achieved by complying with either the acceptable solution or corresponding performance criterion; cl.5.6.3.

The objective of the standard may be considered to help determine whether the proposed use or development complies with the performance criterion of that standard; cl.5.6.4.

3.1 Use

The proposed pipeline falls within the *Utilities Use Class*. The proposed irrigation is to serve the South Arm area rather than for local distribution and is therefore not considered to conform to the definition of a *minor utility*. A *minor utility* means:

means use of land for utilities for local distribution or reticulation of services and associated infrastructure such as a footpath, cycle path, stormwater channel, water and sewer pipes, retention basin, telecommunication lines, gas pipelines or electricity substations and power lines up to but not exceeding 110kV.

3.2 Zoning

The proposed diversion alignment is zoned Rural.

3.3 Rural Zone

The purpose of the Rural Zone is:

20.1.1 *To provide for a range of use or development in a rural location:*

- (a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics; (*
- (b) that requires a rural location for operational reasons;*
- (c) is compatible with agricultural use if occurring on agricultural land;*
- (d) minimises adverse impacts on surrounding uses.*

20.1.2 *To minimise conversion of agricultural land for non-agricultural use.*

20.1.3 *To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.*

3.3.1 Use (20.3)

Utilities is a Permitted use in the zone. There are no applicable Use Standards.

The proposal is therefore acceptable in terms of use in this zone.

3.3.2 Development Standards for Buildings and Works (20.4)

The proposed trenched pipeline complies with the Development Standards for the zone to the extent that they apply.

4. LPS Overlays

There are no General Overlays that apply to the land under the planning scheme.

5. Planning Scheme Codes

The site is within localised Flood-prone areas.

The proposal is considered in relation to this and other relevant codes below.

5.1 Flood-Prone Areas Hazard Code

The proposal relates to development of land within a mapped flood-prone hazard area and this Code applies. The proposal does not involve a habitable use (Clause C12.2.2).



Figure 2 -Flood-prone areas (Source: theLIST)

5.1.1 C12.6 Development Standards for Buildings and Works

C12.6.1 Buildings and works within a flood-prone hazard area

Objective:

That:

- (a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and
- (b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.

Development Standard	Performance Criteria
<p>A1 No acceptable Solution.</p>	<p>P1.1 Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to: (a) the type, form, scale and intended duration of the development;</p>

	<p><i>(b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;</i></p> <p><i>(c) any advice from a State authority, regulated entity or a council; and</i></p> <p><i>(d) the advice contained in a flood hazard report.</i></p> <p>P1.2</p> <p><i>A flood hazard report also demonstrates that the building and works:</i></p> <p><i>(a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and</i></p> <p><i>(b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.</i></p>
<p>Assessment:</p> <p>The proposed pipeline installation involves works within a flood prone area. The proposed minor pipeline works below ground are considered to result in a tolerable risk from flood and therefore satisfy P1.1 and P1.2.</p>	

5.2 Bushfire Prone Area Code

This code does not apply to this proposal that does not involve subdivision or a vulnerable or hazardous use.

5.3 Potentially Contaminated Land Code

3507 South Arm Road is identified as a potentially contaminated land under CLA-C14.0 with historic use of fuel storage on the land. The proposed development as far as it involves excavation is to be assessed under this Code.

The proposed non-sensitive use does not require assessment under this Code.

5.3.1 Development Standards for Building and Works (C14.6)

Objective: That works involving excavation of potentially contaminated land, excluding on land subject to the Macquarie Point Development Corporation Act 2012, do not adversely impact on human health or the environment.

Acceptable Solution	Performance Criteria
<p>A1</p> <p><i>Excavation, excluding on land subject to the Macquarie Point Development Corporation Act 2012, must involve less than 250m3 of site disturbance.</i></p>	<p>P1</p> <p><i>Excavation, excluding on land subject to the Macquarie Point Development Corporation Act 2012,</i></p>

	<p><i>must not have an adverse impact on human health or the environment, having regard to:</i></p> <p><i>(a) an environmental site assessment that demonstrates there is no evidence the land is contaminated;</i></p> <p><i>(b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or</i></p> <p><i>(c) an environmental site assessment, including a plan to manage contamination and associated risk to human health and the environment, that includes:</i></p> <p><i>(i) any specific remediation and protection measures required to be implemented before excavation commences; and</i></p> <p><i>(ii) a statement that the excavation does not adversely impact on human health or the environment</i></p>
<p>Assessment:</p> <p>The extent of trenching through 3507 South Arm Road. GES have previously undertaken soil sampling of the site and confirmed that the proposed pipeline will not have an adverse impact on human health or the environment.</p>	

6. Conclusion

The proposed pipeline diversion will avoid discovered buried Aboriginal shell material along the approved pipeline alignment on South Arm Road. The alignment has been carefully chosen to traverse rural land and minimise the occupation and disturbance of Council’s road reserves. The pipeline has also been sited to avoid or minimise disturbance to native vegetation.

The pipeline crosses a number of localised flood-prone areas. However, subject to standard construction management practices it is considered that the proposal will satisfy the relevant requirements of this code and without unreasonable detriment to the surrounding area.

I would be pleased to discuss as necessary.

Frazer Read

Principal