



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:	PDA Surveyors Engineers & Planners – obo Homes Tasmania – PA\26\0002
PROPERTY ADDRESS:	18 & 18A Grigg Street DELORAINE (CT'S : 182024/1 & 182024/2)
DEVELOPMENT:	Subdivision (2 lots to 2 lots) - lot design, frontage.

The application can be inspected until **Monday, 22 September 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 6 September 2025.

Jonathan Harmey
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="18 & 18a Grigg Street"/>	Certificate of Title:	<input type="text" value="182024"/>
Suburb:	<input type="text" value="Deloraine"/>	<input type="text" value="7304"/>	Lot No: <input type="text" value="1 & 2"/>
Land area:	<input type="text" value="3057"/>	<i>m² / ha</i>	
Present use of land/building:	<input type="text" value="Residential"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	

- 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 182024	FOLIO 1
EDITION 2	DATE OF ISSUE 09-Sep-2022

SEARCH DATE : 04-Sep-2025
SEARCH TIME : 09.24 AM

DESCRIPTION OF LAND

Parish of CALSTOCK Land District of WESTMORLAND
Lot 1 on Sealed Plan [182024](#)
Derivation : Part of Lot 277, 510 Acres Gtd. to Pearson Foote
Prior CT [34005/1](#)

SCHEDULE 1

[M970395](#) TRANSFER to DIRECTOR OF HOUSING Registered
09-Sep-2022 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP182024](#) FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 182024	FOLIO 2
EDITION 2	DATE OF ISSUE 04-Aug-2022

SEARCH DATE : 04-Sep-2025

SEARCH TIME : 09.24 AM

DESCRIPTION OF LAND

Parish of CALSTOCK Land District of WESTMORLAND

Lot 2 on Sealed Plan 182024

Derivation : Part of Lot 277, 510 Acres Gtd. to Pearson Foote

Prior CT 34005/1

SCHEDULE 1

M969935 TRANSFER to DIRECTOR OF HOUSING Registered
04-Aug-2022 at 12.01 PM

SCHEDULE 2


Reservations and conditions in the Crown Grant if any

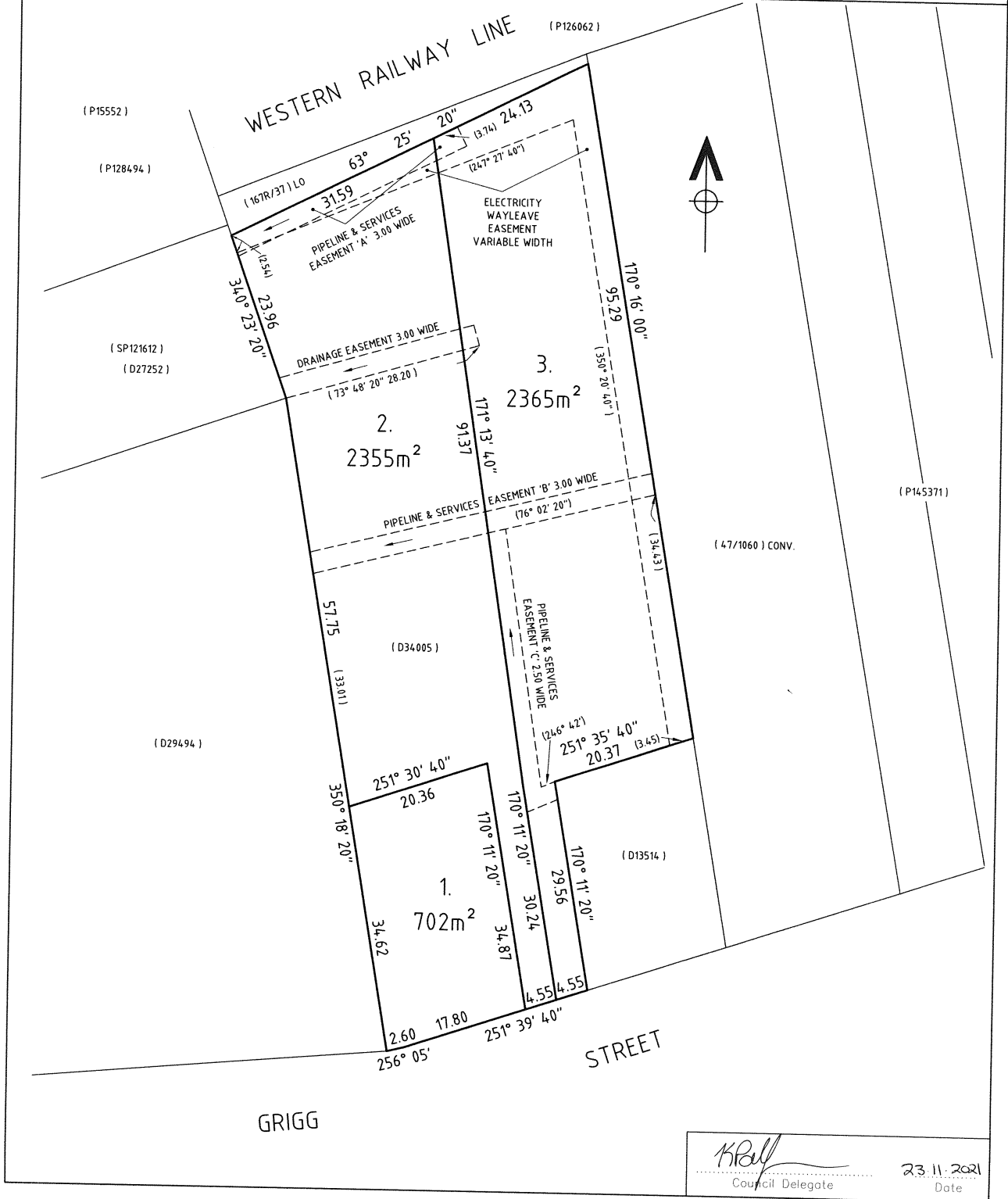
SP182024 EASEMENTS in Schedule of Easements

SP182024 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: COREY MERVYN HOWE KASSEY JACLYN HOWE		<h2 style="text-align: center;">PLAN OF SURVEY</h2> LOCATION: LAND DISTRICT OF WESTMORLAND PARISH OF CALSTOCK (TOWN OF DELORAINÉ)		REGISTERED NUMBER <h1 style="text-align: center;">SP182024</h1>
FOLIO REFERENCE: CT. 34005/1				APPROVED - 8 DEC 2021 EFFECTIVE FROM  Recorder of Titles
GRANTEE: PART OF LOT 277 510 ACRES GRANTED TO PEARSON FOOTE.		BY SURVEYOR: S. C. BUCKNELL SCALE 1:500 LENGTHS IN METRES		
MAPSHEET MUNICIPAL Code No 121	LAST UPI No	LAST PLAN No. D.34005	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 182024

PAGE 1 OF 5 PAGES

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.

BURDENING EASEMENTS

Lots 2 and 3 ARE SUBJECT TO a Pipeline and Services Easements (as defined herein) in favour of Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ('TasWater') over the land marked 'PIPELINE & SERVICES EASEMENT 'A' 3.00 WIDE' on the Plan.

Lots 2 and 3 ARE SUBJECT TO a Pipeline and Services Easements (as defined herein) in favour of Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ('TasWater') over the land marked 'PIPELINE & SERVICES EASEMENT 'B' 3.00 WIDE' on the Plan.


Lot 3 IS SUBJECT TO a Pipeline and Services Easements (as defined herein) in favour of Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ('TasWater') over the land marked 'PIPELINE & SERVICES EASEMENT 'C' 2.50 WIDE' on the Plan.

Lots 2 and 3 ARE SUBJECT TO a Right of Drainage in favour of the Meander Valley Council over the land marked 'DRAINAGE EASEMENT 3.00 WIDE' on the Plan.


Lots 2 and 3 ARE SUBJECT TO a Wayleave Easement (as defined herein) in gross in favour of TasNetworks over the land marked 'ELECTRICITY WAYLEAVE EASEMENT VARIABLE WIDTH' on the Plan.

FENCING PROVISION

In relation to the lots on the Plan the Vendor (Corey Mervyn Howe and Kassey Jaclyn Howe) shall not be required to fence.

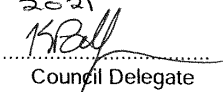


Corey Mervyn Howe



Kassey Jaclyn Howe

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: COREY MERVYN HOWE AND KASSEY JACLYN HOWE FOLIO REF: 34005/1 SOLICITOR & REFERENCE: SIMMONS WOLFHAGEN ZED 213124	PLAN SEALED BY: MEANDER VALLEY COUNCIL DATE: 23 November 2021  REF NO. PA/19/0236 Council Delegate
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 5 PAGES</p>	<p>Registered Number</p> <p>SP. 182024</p>
<p>SUBDIVIDER: COREY MERVYN HOWE AND KASSEY JACLYN HOWE</p> <p>FOLIO REFERENCE: 34005/1</p>	

INTERPRETATION

“Pipeline and Services Easement” is defined as follows:-


FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:


- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:

“Infrastructure” means infrastructure owned or for which TasWater is responsible and includes but is not limited to:


 Corey Mervyn Howe


 Kassey Jaclyn Howe

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

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 5 PAGES</p>	<p>Registered Number</p> <p>SP 18 20 24</p>
<p>SUBDIVIDER: COREY MERVYN HOWE AND KASSEY JACLYN HOWE</p> <p>FOLIO REFERENCE: 34005/1</p>	


- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.


“TasWater” means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

“Wayleave Easement” is defined as follows:-

FIRSTLY the full and free right and liberty for Tasmanian Networks Pty Ltd and its successors and its and their servants, agents, invitees and contractors (“TasNetworks”) at all times:

- (a) **TO** clear the lands marked “WAYLEAVE EASEMENT” on the Wayleave Easement Identification Plan annexed (described as “the servient land”) and to lay, erect, construct, inspect, install, maintain, repair, modify, add to, replace, remove and operate in, upon, through, over, along and under the servient land the following:
 - (i) Towers, poles, wires, cables, apparatus, appliances, and all other ancillary and associated equipment which includes telecommunication equipment (described collectively as “electricity infrastructure”) for, or principally for, the transmission and distribution of electrical energy and for any incidental purposes.
- (b) **TO** operate and maintain electricity infrastructure on the servient land.
- (c) **TO** cut away remove and keep clear of the electricity infrastructure all trees and other obstructions or erections of any nature whatsoever which may at any time:


 Corey Mervyn Howe


 Kasey Jaclyn Howe

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

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 5 PAGES</p>	<p>Registered Number</p> <p>SP 182024</p>
<p>SUBDIVIDER: COREY MERVYN HOWE AND KASSEY JACLYN HOWE</p> <p>FOLIO REFERENCE: 34005/1</p>	

- (i) overhang, encroach upon or be in or on the servient land; or
 - (ii) which may in the opinion of TasNetworks endanger or interfere with the proper operation of the electricity infrastructure.
- (d) **TO** enter the servient land for all or any of the above purposes and to cross the remainder of the land with any and all necessary plant, equipment, machinery and vehicles for the purpose of access and egress to and from the servient land, and where reasonably practicable, in consultation with the registered proprietor/s (except when urgent or emergency repair work is needed).


SECONDLY the benefit of a covenant for TasNetworks and with the registered proprietor//s for themselves and their successors not to:

- (i) erect any buildings; or
- (ii) place any structures, objects or vegetation;

within the servient land without the prior written consent of TasNetworks. TasNetworks may rescind their consent if in the opinion of TasNetworks there are safety, access or operational concerns.



 Corey Mervyn Howe



 Kassey Jaclyn Howe

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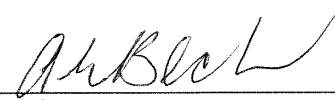
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 5 PAGES	Registered Number SP 18 20 24
SUBDIVIDER: COREY MERVYN HOWE AND KASSEY JACLYN HOWE FOLIO REFERENCE: 34005/1	

Executed by Corey Mervyn Howe and Kassey Jaclyn Howe

being the registered proprietor of the Land described by Folio of the Register Volume 34005 Folio 1



 Signature of Corey Mervyn Howe

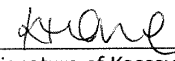


 Signature of Witness
 Ann Elizabeth Beck


 Witness full name

28b Grigg St.
 Deloraine TAS 7304

 Witness address



 Signature of Kassey Jaclyn Howe



 Signature of Witness
 Ann Elizabeth Beck

 Witness full name

28b Grigg St.
 Deloraine TAS 7304

 Witness address

Bendigo and Adelaide Bank Limited

Being the Mortgagee under registered
 Mortgage M586266 consents to the registration
 of this Schedule of Easements

EXECUTED by
 BENDIGO and ADELAIDE BANK LTD
 ABN 11 068 049 179
 by being signed by its Attorney
JULIE MAREE EILSON
 who certifies that they are the
 LOAN SERVICES OFFICER
 for the time being of the Bank under Power
 of Attorney dated 7 March 2016 registered
 number PA99601 and the said Attorney declare
 that they have received no notice of revocation
 of the said power in the presence of:-



 Attorney

 Witness Signature
 Gillian

 Witness Name
 114 Brisbane Street, Ipswich QLD 4305

 Witness Address
 LOAN SERVICES OFFICER

 Witness Occupation

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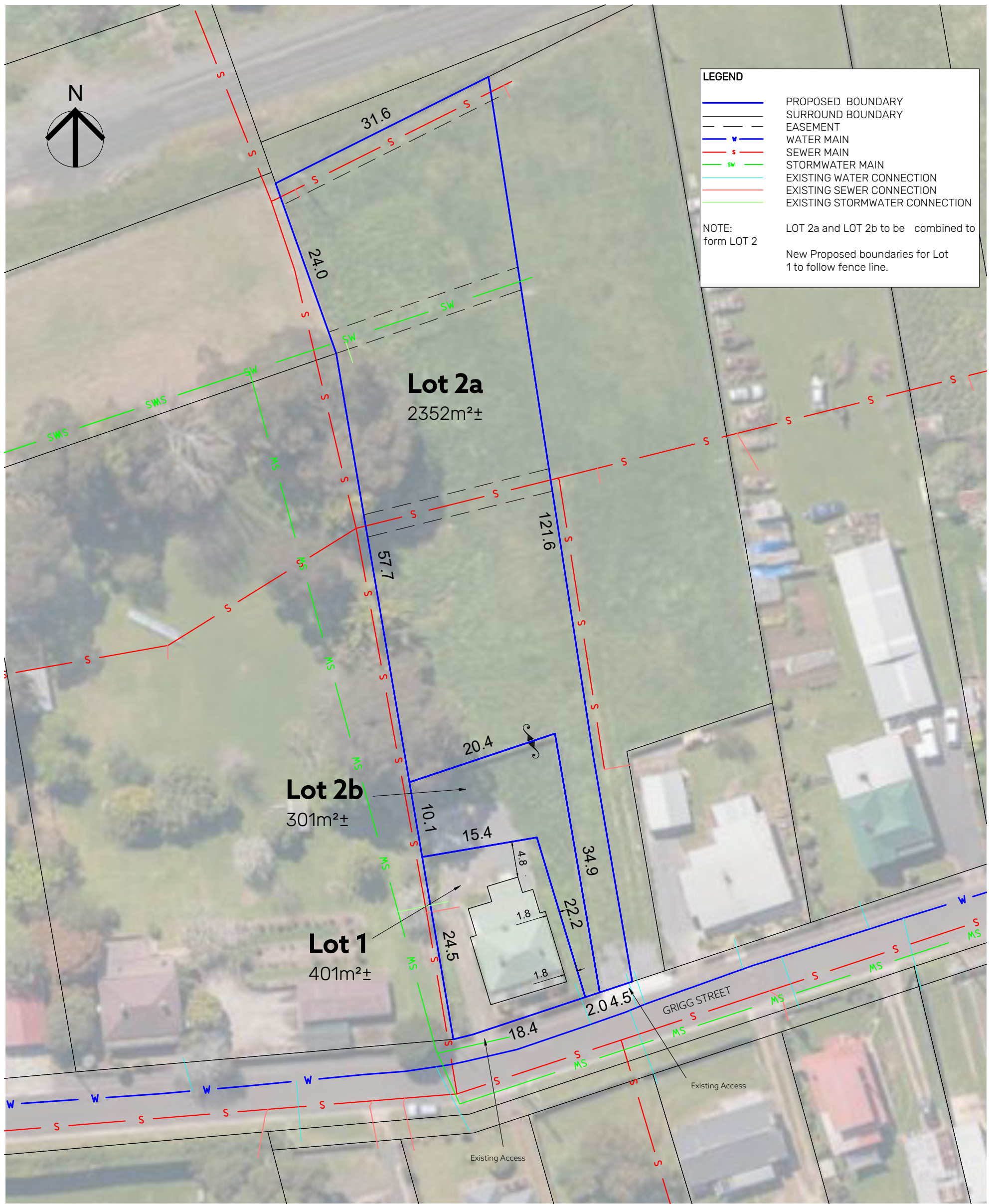
PLAN OF SUBDIVISION



SURVEYORS, ENGINEERS & PLANNERS

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Launceston, Tasmania, 7250
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www.pda.com.au
Also at: Hobart, Burnie,
Devonport & Kingston

Owners	Homes Tasmania	Address	18 Grigg Street, Deloraine	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.							
		Council	Meander Valley Council								
Title References	FR 182024/1 & FR 182024/2	Planning Scheme	Tasmanian Planning Scheme - Meander								
Schedule Of Easements	As shown.	Zone	General Residential								
Scale	1:500	Date	29 August 2025		PDA Reference	54615 P03	Map reference		PID	9060086 & 9060087	Point of Interest GDA94 MGA55





Planning Report

18 Grigg Street, Deloraine

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PDA Contributors

Planning	Allan Brooks	10/06/2025
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Revision History

Revision	Description	Date
1	First Issue	10/06/2025
2	Review Changes	11/06/2025

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EXECUTIVE SUMMARY

Council approval is sought for a boundary reorganisation at 18 Grigg Street (FR 182024/1) and 18a Grigg Street, Deloraine (FR 182024/2).

A permit is sought in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and Clause 6.8.1 (b) of the *Tasmanian Planning Scheme – Meander*.

Development Details:

Property Address	18 & 18a Grigg Street, Deloraine
Proposal	Boundary reorganisation
Land Area	3057m ² ±

CT	182024/1 & 182024/2
PID	9060086 & 9060087
Planning Ordinance	Tasmanian Planning Scheme – Meander
Land Zoning	General Residential
Specific Areas Plans	N/A
Code Overlays	N/A

1. Introduction/Context

Council approval is sought for a boundary reorganisation at 18 Grigg Street (FR 182024/1) and 18a Grigg Street, Deloraine (FR 182024/2).

In support of the proposal, the following associated documents have been provided in conjunction with this planning assessment:

- Subdivision Proposal Plan
- Completed Development Application Form
- Copy of Title

1.1. The Land



Figure 1. Existing aerial image of the subject land (LISTmap, 2025)

The site currently has an existing dwelling located on 18 Grigg Street (FR182024/1). 18a is currently vacant with grassland onsite.

1.2. Existing Development

An existing dwelling is located on proposed Lot 1. Aerial imagery shows an existing outbuilding, but it has since been demolished. Lot 2 is currently vacant.

1.3. Natural Values

The site contains no natural values.

2. The Proposal

The proposal is to adjust the boundaries of 18 Grigg and 18a Grigg Street to match the new fencing around the existing dwelling. The adjustment of areas is shown on the proposal plan as Lot 2b (area from 18 Griggs) to be added to Lot 2a (18a Grigg Street). No changes are proposed for connections or access to the titles.

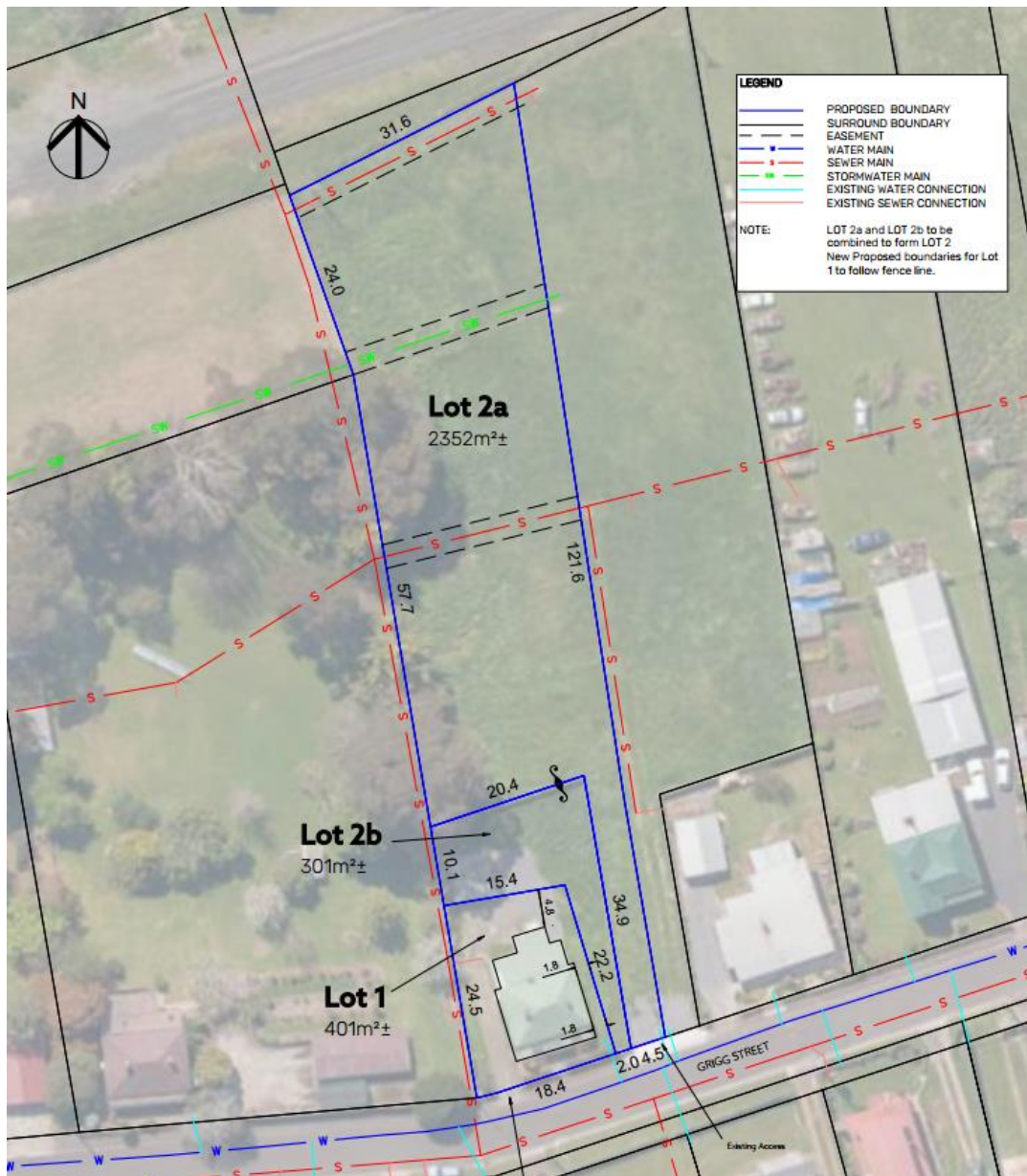


Figure 2. Proposed Plan of Subdivision

3. Planning Assessment

This current proposal for a boundary reorganisation has been developed in accordance with the *Tasmanian Planning Scheme – Meander*.

3.1 Zoning



Figure 3. Zoning identification of the subject land and surrounds (LISTmap, 2025)

The subject land is located within the General Residential which is consistent with the surrounding titles. Lot 18a shares a boundary with 4 Railway Street, which is zoned urban mixed use and the north with the western rail line, which is zoned utilities.

3.2 Zone Standards – General Residential

8.6 Development Standards for Subdivision

8.6.1 Lot design

Objective:

That each lot:

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

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must:

- a) Have an area no less than 450m² and:
 - i. Be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5 clear of:
 - a. all setbacks required by the clause 8.4.2 A1 and A2 and A3, and 8.5.1 A1 and A2; and
 - b. easements of other title restrictions that limit or restrict development; and
 - ii. existing buildings are consistent with the setback required by clause 8.4.2 A1 and A2 and A3, and 8.5.1 A1 and A2;
- b) be required for public use by the crown, a council or state authority;
- c) be required for the provisions of Utilities; or
- d) be for the consolidation of a lot with another lot provided each lot is within the same zone

Performance Criteria

P1

Each lot, or proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:

- a) the relevant requirements for development of 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;
- e) adequate provision of private open space;
- f) the pattern of development existing on established properties in the area; and

Comment:

P1 is met with Lot 1 has the required setback and private open space required for a dwelling. The site is flat and hazard-free. There is an existing pattern of lots similar to Lot 1, including 36a-40 Gay Street, 46 East Church, 8 Meander Valley Road, and 33 Westbury Place, within the township of Deloraine.

Acceptable Solutions	Performance Criteria
<p>A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.</p>	<p>P2 Each lot, or proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> a) the width of frontage proposed, if any b) the number of other lots which have the land subject to the right of carriageway as their sole or principal mean of access; c) the topography of the site; d) the functionality and useability of the frontage; e) the ability to manoeuvre vehicles on the site; and f) the pattern of development existing on established properties in the area, <p>and is not less than 3.6m wide.</p>
<p>Comment:</p> <p>P2 is met: Each lot will have access greater than 3.6m metres. Each lot retains the existing access, with Lot 2 frontage being increased by 2m. Proposed Lot 1 has a frontage that meets the requirements of the acceptable solution of 12m with proposed frontage of 18.4m</p>	
Acceptable Solutions	Performance Criteria
<p>A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p>P3 Each lot, or 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; d) the anticipated nature of vehicles likely to access the site; and e) the ability for emergency services to access the site.

Comment:

A3 is met: Each lot will be provided with vehicular from the boundary in accordance with the requirement of the road authority. Existing access to be utilised and by extending the existing access within the road reserve.

Acceptable Solutions	Performance Criteria
<p>A4 Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.</p>	<p>P4 Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to:</p> <ul style="list-style-type: none"> a) the size, shape and orientation of the lots; b) the topography of the site; c) the extent of overshadowing from adjoining properties; d) any development on the site; e) the location of roads and access to lots; and f) the existing pattern of subdivision in the area.

Comment:

A4/P4 is not applicable as no road is proposed.

8.6.2 Roads

Objective:

That the arrangement of new roads within a subdivision provides;

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

Acceptable Solutions	Performance Criteria
<p>A1 The Subdivision includes no new road.</p>	<p>P1 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;

	<ul style="list-style-type: none"> c) the need for connecting roads and pedestrian path, 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) minimise the travel distance between key destinations such as shops and services and public transport routes; f) access to public transport; g) the efficient and safe movement of pedestrians, cyclists and public transport; h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the <i>Guide to Road Design Part 6A: Paths for Walking and Cycling 2016</i>; i) the topography of the site; and j) the future subdivision potential of any balance lots on adjoining or adjacent land.
<p>Comment: A1 is met as the subdivision includes no new road.</p>	

10.6.3 Services

<p>Objective: That the subdivision of land provides services for the future use and development of the land.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:</p> <ul style="list-style-type: none"> a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or: b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service, 	<p>P1 No Performance Criterion.</p>

unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.

Comment:

A1 is met each lot has an existing water connection to be retained.

Acceptable Solutions

Performance Criteria

A2

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.

P2

Each lot, or proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an onsite waterwater treatment system adequate for the future use and development of the land.

Comment:

A2 is met each lot has an existing sewer connection to be retained.

Acceptable Solutions

Performance Criteria

A3

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.

P3

Each lot, or proposed in a plan of subdivision, must be capable of accommodating an onsite stormwater management system adequate for the future use and development of the land, having regards to:

- a) the size of the lots
- b) topography of the site
- c) soil conditions;
- d) any existing buildings on the site;
- e) any area of the site covered by impervious surfaces; and
- f) any watercourse on the land.

Comment:

A3 is met each lot has an existing stormwater connection to be retained.

3.3 Codes



Figure 4. Scheme Overlay identification of the subject land and surrounds (LISTmap, 2025)

Code	Comments:
C1.0 Signs Code	N/A
C2.0 Parking and Sustainable Transport Code	As this Code is relevant to this proposal, an assessment is provided below
C3.0 Road and Railway Assets Code	As this Code is relevant to this proposal, an assessment is provided below
C4.0 Electricity Transmission Infrastructure Protection Code	N/A
C5.0 Telecommunications Code	N/A
C6.0 Local Historic Heritage Code	N/A
C7.0 Natural Assets Code	N/A
C8.0 Scenic Protection Code	N/A
C9.0 Attenuation Code	N/A
C10.0 Coastal Erosion Hazard Code	N/A
C11.0 Coastal Inundation Hazard Code	N/A
C12.0 Flood-Prone Areas Hazard Code	N/A
C13.0 Bushfire-Prone Areas Code	N/A
C14.0 Potentially Contaminated Land Code	N/A
C15.0 Landslip Hazard Code	N/A
C16.0 Safeguarding of Airports Code	N/A

C2.0 Parking and Sustainable Transport Code

C2.6.7 Development Standards

C2.6.3 Number of accesses for vehicles

Objective:

That:

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

Acceptable Solutions

A1

The number of accesses provided for each frontage must:

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

Response:

A1 is met: The number of access provided are no more than 1.

C3.0 Road and Railway Assets Code

C3.7 Development Standards for Subdivision

C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area

Objective:

To minimise the effects of noise, vibration, light and air emissions on lots for sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.

Acceptable Solutions

A1

A lot, or a lot proposed in a plan of subdivision, intended for a sensitive use must have a building area for the sensitive use that is not within a road or railway attenuation area.

Performance Criteria

P1

A lot, or a lot proposed in a plan of subdivision, intended for sensitive uses within a road or railway attenuation area, must be sited, designed or screened to minimise the effects of noise, vibration, light and air emissions from the existing or future major road or rail network, having regard to:

- (a) the topography of the site;
- (b) any buffers created by natural or other features;
- (c) the location of existing or proposed buildings on the site;
- (d) the frequency of use of the rail network;
- (e) the speed limit and traffic volume of the road;
- (f) any noise, vibration, light and air emissions from the rail network or road;

- (g) the nature of the road;
- (h) the nature of the intended uses;
- (i) the layout of the subdivision;
- (j) the need for the subdivision;
- (k) any traffic impact assessment;
- (l) any mitigating measures proposed;
- (m) any recommendations from a suitably qualified person for mitigation of noise; and
- (n) any advice received from the rail or road authority.

Comment:

A1 is met: There is adequate building area on the proposed Lot 2 outside of the rail attenuation area.

Conclusion

The planning assessment and supporting documentation provided demonstrate that the development proposal for the boundary reorganisation meets all applicable requirements of the Tasmanian Planning Scheme – Meander.

Yours faithfully,



Allan Brooks
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