

PLEASE QUOTE

Your Ref:

Our Ref: SBB:CF

Enquiries: S Byster-Bowles

80 Wilson Street, Burnie Tasmania  
PO Box 973, Burnie TAS 7320

ABN: 29 846 979 690  
Phone: (03) 6430 5700  
Email: burnie@burnie.tas.gov.au  
Web: www.burnie.tas.gov.au

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## NOTICE OF APPLICATION FOR LAND USE PERMIT

(Section 57(3) Land Use Planning and Approvals Act 1993)

### *Advice to Adjoining Land Owner or Occupier*

<b>Application No: -</b>	<b>SD 2024/1359</b>
<b>Development Site: -</b>	<b>1300 Upper Natone Road UPPER NATONE CT 39197/1 1336 Upper Natone Road UPPER NATONE CT 167846/2 1418 Upper Natone Road UPPER NATONE CT 204557/1, 204558/1 &amp; 204556/1</b>
<b>Proposal: -</b>	<b>Boundary Adjustment</b>
<b>Discretionary Matter: -</b>	<b>reliant on performance criteria for grant of permit - Clause 21.5.1(P1)</b>

Notice of the above application is served on you as an adjoining land owner or occupier.

The application may be viewed at -

**Burnie City Council Customer Services Counter  
Ground Floor, City Offices,  
80 Wilson Street, Burnie**

Between the hours of 8.30 am - 5.00 pm Monday to Friday inclusive (excluding public holidays) or on Council's website at [www.burnie.tas.gov.au/permits](http://www.burnie.tas.gov.au/permits)

You are entitled to make representation in writing on any aspect of the proposal addressed to: -

**General Manager,  
Burnie City Council,  
PO Box 973, Burnie 7320**

or [burnie@burnie.tas.gov.au](mailto:burnie@burnie.tas.gov.au) by no later than 5.00 pm on **9 September 2024**. Council must have regard to any written representation received during the exhibition period when considering its decision on the application.

All persons who make representation will be notified within seven (7) days of the Council's decision. Any persons who made representation and is not satisfied with the Council decision may, under Section 61(5) of the *Land Use Planning and Approvals Act 1993*, lodge an appeal against that decision within fourteen (14) days of the date of that notice to: -

**The Tasmanian Civil and Administrative Tribunal,  
GPO Box 1311,  
HOBART TAS 7001.**

Should you have any enquiries regarding this development proposal, please do not hesitate to contact the Planning Department on (03) 6430 5700.

S Byster-Bowles

**MANAGER DEVELOPMENT SERVICES**

Date of Notice: - **24 August 2024**

**BURNIE CITY COUNCIL**

PO Box 973, BURNIE, TASMANIA 7320.

Ph : (03) 6430 5700

Email : [burnie@burnie.tas.gov.au](mailto:burnie@burnie.tas.gov.au)



**Land Use Planning and Approvals Act 1993**

**Tasmanian Planning Scheme**

**PERMIT APPLICATION**

*Office use only*

Application No \_\_\_\_\_

Date Received \_\_\_\_\_

Permit Pathway - *Permitted/Discretionary*

**Use or Development Site:**

Street Address

1300, 1336 & 1418 Upper Natone Road, Upper Natone

Certificate of  
Title Reference

204558/1, 204557/1, 167846/2, 39197/1 & 204556/1

**Applicant**

First Name

Second  
Name

Surname

PDA obo Webb Farming Pty  
Ltd

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

First Name

Jesse

Second Name

Surname

Webb

## Instruction for making a permit application

### a) *Use or development?*

The application must provide a full description of the proposed use and/or development and of the manner in which the use and/or development is to operate.

“Use” is the purpose or manner for which land is utilised. “Development” is any site works (including any change in natural condition or topography of land and the clearing or conversion of vegetation), and the construction, alteration, or removal of buildings, structures and signs, required in order to prepare a site for use or to change existing conditions within a site. Subdivision is development.

Clause 6.2 Tasmanian Planning Scheme provides the use classes by which all use or development must be described. Development must be categorised by reference to the use class it is to serve.

### b) *Required Information*

Adequate statements, plans and specifications must be included within the permit application to address and demonstrate compliance with all applicable requirements of the planning scheme, including any site analysis, impact report and recommendation, and advice, consent or determination required from a State agency or utility entity.

The application must clearly identify the documents relied upon for determination.

Section 51(1AC) *Land Use Planning and Approvals Act 1993* provides that a permit application is not valid unless it includes all of the information required by a planning scheme. Clause 6.1 Tasmanian Planning Scheme prescribes the minimum information that is necessary in order to complete a valid permit application.

554 *Land Use Planning and Approvals Act 1993* provides that the planning authority may require the applicant to supply further information before it considers a permit application. If the planning authority requires further information to more particularly address one or more of the applicable requirements of the Tasmanian Planning Scheme, the statutory period for determination of a permit application does not run until that information is answered to the satisfaction of the planning authority

### c) *Applicable Provisions and Standards*

The permit application must be assessed against the applicable provisions and standards of the Tasmanian Planning Scheme. The application is to identify by reference the clauses it relies upon to demonstrate compliance. (eg clause 8.4.3 (A1 – A4, and P5)

### d) *Discretionary Permits*

If a permit is discretionary the permit application must be notified for a period of 14 days to allow opportunity for any interested person to consider the proposed use and/or development and to provide comment on the discretionary matter.

If a permit application relies on performance criteria to satisfy an applicable standard or is discretionary under another provision of the interim planning scheme, the permit is discretionary only with respect to that standard.

The Council must have regard to all representations received during the notification period on a discretionary matter when determining whether to grant or refuse a permit.

### e) *If the applicant is not the landowner*

If the applicant is not the owner of the land in the use or development site, the applicant is required to notify all of the owners either prior to or within 7 days from the date of making the permit application.

The permit application must identify all of the landowners; and the applicant must sign the application form to acknowledge the obligation to advise such landowners that the permit application has been made.

If the site includes land owned or administered by the Burnie City Council or by a State government agency, the consent in writing from the Council or the Minister responsible for Crown land must be provided at the time of making the application.

### f) *Applicant declaration*

It is an offence for a person to do any act that is contrary to a compliance requirement created under the section 63 *Land Use Planning and Approvals Act 1993*. The applicant is required to complete a declaration that the information given in the permit application is true and correct.

### g) *Payment of Fees*

The Council is not required to take any action on the permit application until all the relevant fees have been paid.

**Permit Information**

(NB If insufficient space, please attach separate document)

**Proposed Use:**

**Use Class**

**Documents included with the permit application to describe the Use**

**Proposed Development**

Use class to which the development applies **Boundary Re-organisation**

**Documents included with the permit application to describe the Development**

**Provisions and Standards relied upon for grant of a Permit**

**Notification of Landowner/s**

**If land is not in applicant's ownership**

I, **Allan Brooks**, declare that the owner/each of the owners of the land has been notified of the intention to make this permit application.

Signature of Applicant

Date 1/8/2024

**If the permit application involves land owned or administered by the BURNIE CITY COUNCIL**

Burnie City Council consents to the making of this permit application.

General Manager (Signature)

Date

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

I, the Minister responsible for the land, consent to the making of this permit application.

Minister (Signature)

Date

**Applicant Declaration**

I, **Allan Brooks** declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant



Date 1/8/2024

SEARCH OF TORRENS TITLE

VOLUME 204557	FOLIO 1
EDITION 4	DATE OF ISSUE 31-May-2023

SEARCH DATE : 01-Aug-2024  
SEARCH TIME : 10.47 AM

DESCRIPTION OF LAND

City of BURNIE  
Lot 1 on Plan 204557  
Derivation : Part of Lot 19978 Gtd. to A.N. Clark.  
Prior CT 2290/87

SCHEDULE 1

N133866 TRANSFER to JESSE NIGEL WEBB Registered 31-May-2023  
at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
N136067 MORTGAGE to Bendigo and Adelaide Bank Limited  
Registered 31-May-2023 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL -- NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1470

TASMANIA

REAL PROPERTY ACT, 1862, as amended



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2290 87

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



PARISH OF NATONE LAND DISTRICT OF DEVON  
FORTY THREE ACRES THREE ROODS FOUR PERCHES AND SEVEN PERCHES  
on the Plan hereon

FIRST SCHEDULE (continued overleaf)

PATRICK LAURENCE CAREY of Bridgenorth, Farmer

SECOND SCHEDULE (continued overleaf)  
NIL.

ATURE OF THE RECORDER 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

JTE.-1

REGISTERED NUMBER

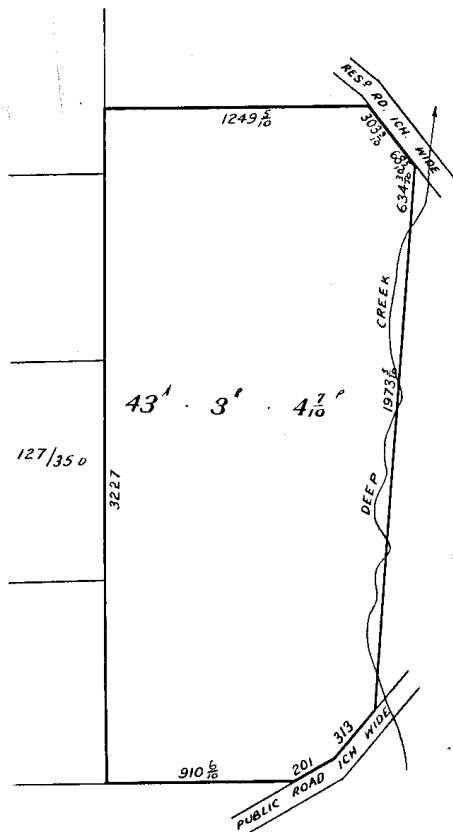
204557

Por. of Lot. 19978 Ctd. to AN Clark.

Meas in links

211 0  
22

*[Signature]*



Edition. Registered 1 DEC 1967

Derived from C. T. Vol. 595 Fol. 50 - Transfer A277332 - A. J. Carr.

SEARCH OF TORRENS TITLE

VOLUME 39197	FOLIO 1
EDITION 6	DATE OF ISSUE 31-May-2023

SEARCH DATE : 01-Aug-2024

SEARCH TIME : 10.48 AM

DESCRIPTION OF LAND

City of BURNIE

Lot 1 on Diagram 39197

Derivation : Whole of Lot 28901 and Part of Lot 17298 Gtd. to

Leo John Clark

Prior CT 3844/72

SCHEDULE 1

N133866 TRANSFER to JESSE NIGEL WEBB Registered 31-May-2023  
at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

N136067 MORTGAGE to Bendigo and Adelaide Bank Limited

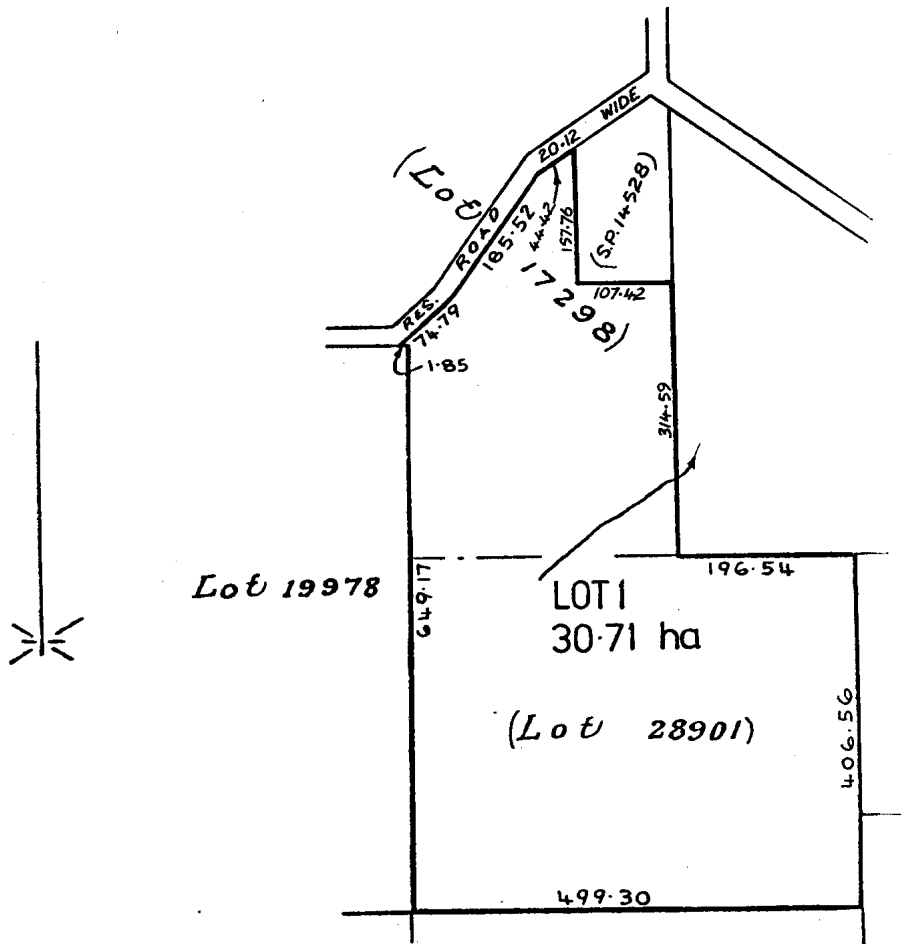
Registered 31-May-2023 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Owner:	<p align="center"><b>PLAN OF TITLE</b> of land situated in the <b>CITY OF BURNIE</b> COMPILED FROM.....</p> <p>SCALE 1: 6000    MEASUREMENTS IN METRES</p>	Registered Number: <b>D39197</b>
Title Reference: C.T. 3844-72		Approved.....
Grantee:		Recorder of Titles



SEARCH OF TORRENS TITLE

VOLUME 167846	FOLIO 2
EDITION 3	DATE OF ISSUE 31-May-2023

SEARCH DATE : 01-Aug-2024

SEARCH TIME : 10.48 AM

DESCRIPTION OF LAND

City of BURNIE  
 Lot 2 on Sealed Plan 167846  
 Derivation : Part of Lot 19978 Gtd. to A.N. Clark  
 Prior CTs 36862/1 and 82134/1

SCHEDULE 1

N133866 TRANSFER to JESSE NIGEL WEBB Registered 31-May-2023  
 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP167846 FENCING PROVISION in Schedule of Easements  
 N136067 MORTGAGE to Bendigo and Adelaide Bank Limited  
 Registered 31-May-2023 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER Lesley Page		<b>PLAN OF SURVEY</b> BY SURVEYOR MR M.A.C.LESTER LESTER FRANKS SURVEY & GEOGRAPHIC 11 STEELE STREET DEVONPORT		EARLY ISSUE REGISTERED NUMBER <b>SP167846</b>	
FOLIO REFERENCE 36862/1 & 82134/1				APPROVED EFFECTIVE FROM 14 JUL 2014 <i>Alice Kawa</i> Recorder of Titles	
GRANTEE Part of Lot 19978 Gtd. to A.N. Clark		LOCATION <del>LAND DISTRICT OF DEVON</del> <del>PARISH OF NATONE</del> CITY OF BURNIE		SCALE 1 : 2500 LENGTHS IN METRES	
MAPSHEET MUNICIPAL CODE No. 103 (4043)	LAST UPI No. 4200375	LAST PLAN No. P36862, P82134	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		
LOT 2 IS COMPILED FROM F.R.36862-1, F.R.82134-1 AND THIS SURVEY.					
<p>Map details include:                  - Lot 1: 3.62 ha, 3.619                  - Lot 2: 18.66 ha (NOT INCLUDING ROADS)                  - Roads: (BLANC) RESERVED ROAD, NATONE ROAD, PUBLIC ROAD, (UPPER) RESERVED ROAD, (BLATHE ROAD) RESERVED ROAD, WIDE ROAD.                  - Bearings and Distances: 11°42'58", 200.05, 116.47 CT, 40.43 CT, 62.97 CT, 158.58 CT, 80.30 CT, 180.45, 97°27'40", 237.00, 265°23'10", 4.38, 14.43, 117°23'00", 7.31, 203°05', 20.12, 374.07 CT, 20.12, 179 CT, 154R/32, 418/230, 215.57 CT, 433.60 CT, 211/220, 146R/28, 470.21 CT.                  - Surrounding Plans: (P 204557) (211/22D), (P 231168), (P213289) (D8336), (P133790).                  - Vertical String: ( D 3 9 1 9 7 )</p>					
				COUNCIL DELEGATE  DATE 25/6/2014	

<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 167846</b>

PAGE 1 OF 1 PAGE

EASEMENTS AND PROFITS

There are no easements or profits to benefit or burden the lots on the plan

FENCING PROVISION

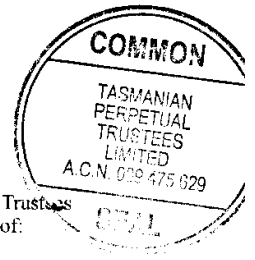
Lesley *3/4/14*

In respect to the lots on the plan the vendor (~~Lesley Anne Page~~) shall not be required to fence

Signed by the said LESLEY ANNE PAGE being the registered proprietor )  
of Folios 36862/1 & 82134/1 in the presence of )  
Witness: *SA* )

*L. Page*

Name: *Joanna Michelle Dean*  
Address: *63 Reibey Street Ulverstone*  
*Solicitor*



Executed by **TASMANIAN TRUSTEES LIMITED** as mortgagee  
in Mortgage No B915278-

The Common Seal of Tasmanian Perpetual Trustees Limited was affixed hereto in the presence of:

Director/Authorised Officer *[Signature]*

Director/Authorised Officer *[Signature]*

Executed by **AUSTRALIAN AND NEW ZEALAND BANKING GROUP LIMITED** as mortgagee in Mortgage No B908343-

**EXECUTED BY AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED**  
Signed by an employee of ANZ *[Signature]* **AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED**  
who hereby certifies that *[Signature]* By an employee of ANZ  
he has received notice of revocation of POWER OF ATTORNEY NO PA9653 under which this instrument is signed) in the presence of:

*Jo Anne Farrelly*  
Bank Officer, 40 Elizabeth Street, Hobart

*[Signature]*

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: L A PAGE FOLIO REF: 36862/1 & 82134/1 SOLICITOR & REFERENCE: DOOLAN & BROTHERS (DB:LB 13/0565)	PLAN SEALED BY: BURNIE CITY COUNCIL DATE: <i>25.6.2014</i> SD 2012/1191 REF NO. <div style="text-align: right;"><i>[Signature]</i> Council Delegate</div>
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	

SEARCH OF TORRENS TITLE

VOLUME 204556	FOLIO 1
EDITION 4	DATE OF ISSUE 31-May-2023

SEARCH DATE : 01-Aug-2024  
SEARCH TIME : 10.48 AM

DESCRIPTION OF LAND

City of BURNIE  
Lot 1 on Plan 204556  
Derivation : Portion of Lot 17928 Gtd go L J Clark  
Prior CT 2290/86

SCHEDULE 1

N133866 TRANSFER to JESSE NIGEL WEBB Registered 31-May-2023  
at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
N136067 MORTGAGE to Bendigo and Adelaide Bank Limited  
Registered 31-May-2023 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1470

TASMANIA

REAL PROPERTY ACT, 1862, as amended



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2290 86

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



PARISH OF NATONE LAND DISTRICT OF DEVON  
FIVE ACRES ONE ROD THIRTY TWO PERCHES AND FOUR TENTHS OF A PERCH  
on the Plan hereon

FIRST SCHEDULE (continued overleaf)

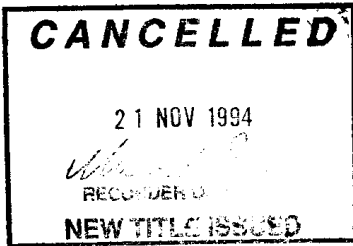
PATRICK LAURENCE CAREY of Bridgenorth, Farmer

SECOND SCHEDULE (continued overleaf)

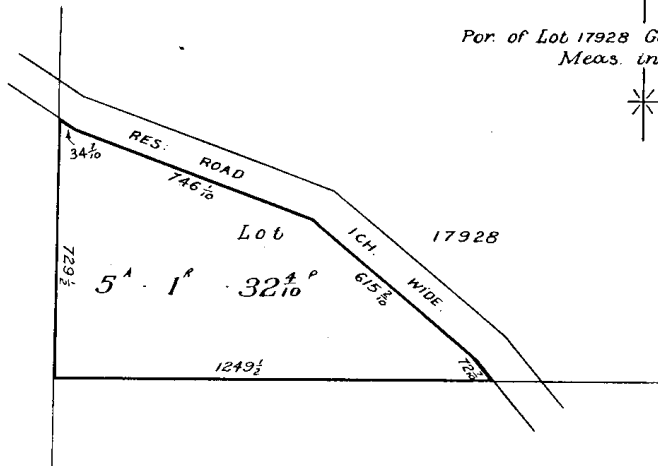
NIL.

RE OF THE RECORDER 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  
204556



Por. of Lot 17928 Gld. to L.J. Clark.  
Meas. in links

1st Edition. Registered 1 1967

Derived from C. T. Vol. 738 Fol. 61 - Transfer A277332 - A. J. Carr.

SEARCH OF TORRENS TITLE

VOLUME 204558	FOLIO 1
EDITION 4	DATE OF ISSUE 31-May-2023

SEARCH DATE : 01-Aug-2024  
SEARCH TIME : 10.47 AM

DESCRIPTION OF LAND

City of BURNIE  
Lot 1 on Plan 204558  
Derivation : Part of Lot 21278 Gtd. to F.C. Groom  
Prior CT 2290/88

SCHEDULE 1

N133866 TRANSFER to JESSE NIGEL WEBB Registered 31-May-2023  
at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
N136067 MORTGAGE to Bendigo and Adelaide Bank Limited  
Registered 31-May-2023 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

- ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1470

TASMANIA

REAL PROPERTY ACT, 1862, as amended



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2290 88

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



PARISH OF NATONE LAND DISTRICT OF DEVON  
SEVENTY TWO ACRES ONE ROD TWENTY ONE PERCHES AND EIGHT  
TENTHS OF A PERCH on the Plan here on

FIRST SCHEDULE (continued overleaf)

PATRICK LAURENCE CAREY of Bridgenorth, Farmer

SECOND SCHEDULE (continued overleaf)

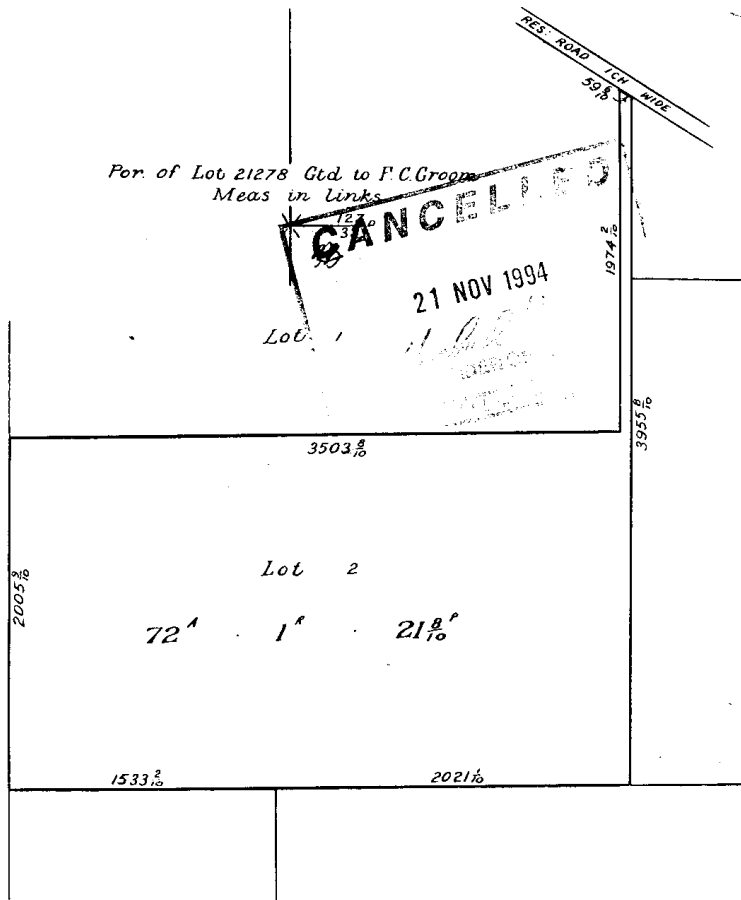
NIL.

IF THE RECORDER 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

**204558**



1st Edition. Registered 1 DEC 1967

Derived from C. T. Vol. 436 Fol. 91 - Transfer A277332 - A. J. Carr.



# Bushfire Hazard Management Report: Subdivision

**Report for:** PDA Surveyors

**Property Location:** 1300, 1336 & 1418 Upper Natone

**Road, Upper Natone**

**Prepared by:** Scott Livingston

Livingston Natural Resource Services

**Date:** 29<sup>th</sup> July 2024

**Version** 1



**Client:** PDA Surveyors – Jesse Webb

<b>Property identification:</b>	title	pid	address
	39197/1	2041973	1300 Upper Natone Road
	167846/2	3314179	1336 Upper Natone Road
	204556/1	6191733	1418 Upper Natone Road
	204557/1		
204558/1			

Current zoning: Agriculture, Tasmanian Planning Scheme - Burnie.

**Proposal:** 5 Lot subdivision from 5 existing titles.

**Assessment** A field inspection of the site was conducted to determine the Bushfire Risk and Bushfire Attack Level.

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

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Version	Date	Notes
1	29/7/2024	

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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 5 Lot subdivision from existing title CT 39197/1, 167846/2, 204556/1, 204557/1, 204558/1 at 1300, 1336 & 1418 Upper Natone Road, Upper Natone. The area is mapped as Bushfire Prone in Planning Scheme Overlays. CT 167846 /2 will be subdivided into lots 1-3, with the balance amalgamated with CT 39197/1 (shown as lot 5 in this report for clarity). CT 204558/1 & 204557/1 & 20455/1 will be amalgamated (shown as lot 4 in this report). Proposed Lot 4 contains an existing dwelling and outbuildings, other lots are vacant or contain outbuildings. All lot are primarily pasture with some forest patches.

Surrounding land is a mosaic of pasture, forest and some low threat around buildings. All lots have frontage to Upper Natone, Road. Lots 1 & 5 Blythe Road, lots 3 & 4 Bianci Road. The area is not serviced by a reticulated water supply.

## BAL AND RISK ASSESSMENT

---

The land mapped as Bushfire Prone Area in planning scheme overlays.

Both lots 4 & 5 increase in size and there is no increase in risk from bushfire from the proposed boundary changes. Lots 4 & 5 are considered exempt under C13.6.1(a), 6.2 A1(b) & 6.3 A1 (a), and no bushfire requirements apply to those lots.

### VEGETATION AND SLOPE

Lot		North	East	South	West
1	Vegetation within 100m lot boundary	0-20m road & verges, 20-100m grassland	0-20m road & verges, 20-100m grassland	0-100m forest	0-20m road & verges, 20-100m grassland, some low threat
	Slope (degrees, over 100m)	Downslope 0-5°	Downslope 0-5°	upslope/ flat	Downslope 0-5°
	BAL Rating: existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating: with setbacks and HMA	BAL 19			

2	Vegetation within 100m lot boundary	western portion 0-100m forest, eastern portion 0-100m grassland (some low threat)	0-20m road & verges, 20-100m grassland	0-20m road & verges, 20-100m grassland	0-100m grassland
	Slope (degrees, over 100m)	upslope/ flat	Downslope 0-5°	upslope/ flat	Downslope 0-5°
	BAL Rating: existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating: with setbacks and HMA	BAL 19			
3	Vegetation within 100m lot boundary	0-20m road & verges, 20-100m forest	0-20m road & verges, 20-100m grassland	0-100m grassland	0-20m road & verges, 80-100m grassland/ forest mosaic
	Slope (degrees, over 100m)	upslope/ flat	Downslope 0-5°	upslope/ flat	Downslope 0-5°
	BAL Rating: existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating: with setbacks and HMA	BAL 19			

### **BUILDING AREA BAL RATING**

Setback distances for BAL Ratings have been calculated based on the vegetation that will exist after development and have also considered slope gradients. Where no setback is required for fire protection other Planning Scheme setbacks may need to be applied, other constraints to building such as topography have not been considered.

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

<b>Bushfire Attack Level (BAL)</b>	<b>Predicted Bushfire Attack &amp; Exposure Level</b>
BAL-Low	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m <sup>2</sup>

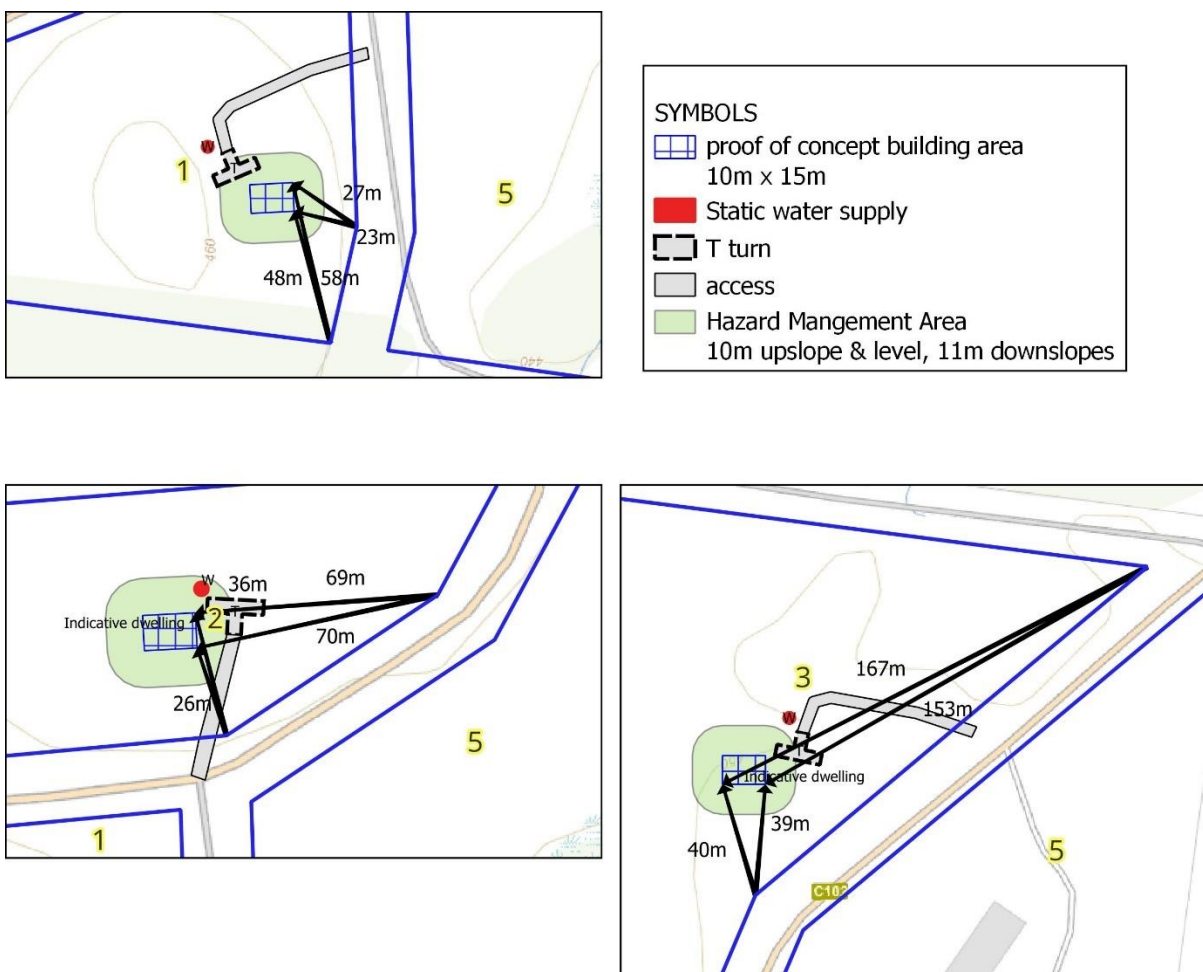
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m <sup>2</sup>
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m <sup>2</sup>
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m <sup>2</sup>
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front

**Setbacks**

BAL 19 setback	Grassland	Forest
Upslope and flat	10m	23m
Downslope 0- 5°	11m	27m
Downslope 5-10°	13m	34m

**PROPOSED LOT BAL RATING**

Lots 1-3 shown with a proof of concept BAL 19 building areas, of 10m x 15m. If construction of habitable buildings is proposed a site-specific Bushfire Report and BHMP should be undertaken at building planning.



**Figure 1: Building & Hazard management Areas BAL 19**

## **HAZARD MANAGEMENT AREAS**

All land within the distances shown below must be managed as low threat vegetation including maintained lawns (mown to < 100mm), gardens and orchards. If pasture areas are retained within the required HMA they must be managed by grazing and or slashing/mowing to no more than 100mm in height when cured.

Hazard Management areas for future habitable buildings must be in place prior to the commencement of construction and maintained in perpetuity.

### **Construction Rating BAL 19: HMA**

<b>Slope</b>	<b>Managed Land - Low Threat Vegetation</b>
Upslope and level	0-10m
Downslope 0-5°	0-11m
Downslope-5-10°	0-13m

## **ROADS**

Lots have frontage to Upper Natone Road; no additional roads are required for the subdivision.

## **PROPERTY ACCESS**

Access to lots must comply with the relevant elements of Table C13.2 Standards for Property Access, C 13 *Bushfire-Prone Areas Code*. Lot 4 & 5 are considered exempt, and no bushfire provisions apply.

Future habitable buildings must meet element B prior to the commencement of construction, lot 3 it is possible access may exceed 200m and require passing bays.

**Table C13.2: Standards for Property Access**

<b>Element</b>	<b>Requirement</b>
A.	Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.  There are no specified design and construction requirements.
B.	Property access length is 30m or greater; or  The following design and construction requirements apply to property access: (a) all-weather construction;

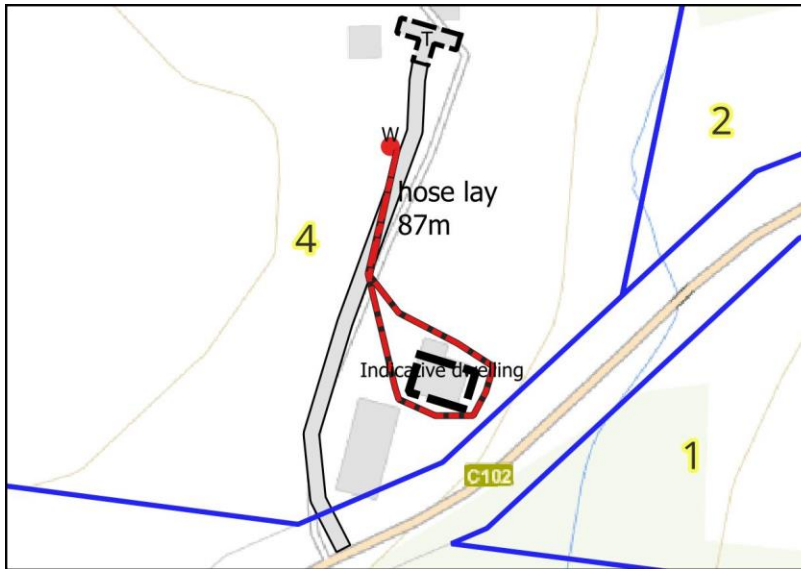
	access is required for a fire appliance to a fire fighting water point.	<ul style="list-style-type: none"> <li>(b) load capacity of at least 20t, including for bridges and culverts;</li> <li>(c) minimum carriageway width of 4m;</li> <li>(d) minimum vertical clearance of 4m;</li> <li>(e) minimum horizontal clearance of 0.5m from the edge of the carriageway;</li> <li>(f) cross falls of less than 3 degrees (1:20 or 5%);</li> <li>(g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;</li> <li>(h) curves with a minimum inner radius of 10m;</li> <li>(i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and</li> <li>(j) terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> <li>(i) a turning circle with a minimum outer radius of 10m; or</li> <li>(ii) a property access encircling the building; or</li> <li>(iii) a hammerhead “T” or “Y” turning head 4m wide and 8m long.</li> </ul> </li> </ul>
C.	Property access length is 200m or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) the requirements for B above; and</li> <li>(b) passing bays of 2m additional carriageway width and 20m length provided every 200m.</li> </ul>
D.	Property access length is greater than 30m, and access is provided to 3 or more properties.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) complies with requirements for B above; and</li> <li>(b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.</li> </ul>

## FIRE FIGHTING WATER SUPPLY

The subdivision is not serviced by a reticulated supply. Lot 4 & 5 are considered exempt, and no bushfire provisions apply. It is recommended but not required that a static water supply is installed for the existing dwelling on lot 4. An indicative location is shown below using existing compliant access.

Future habitable buildings will require Static water supplies and must meet the requirements of Table C13.5 prior to the commencement of construction.





**SYMBOLS**





-  existing dwelling
-  Static water supply
-  T turn
-  access

Table C13.5

Column 1		Column 2
Element		Requirement
<b>A.</b>	Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> <li>a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and</li> <li>b) The distance must be measured as a hose lay, between the water point and the furthest part of the building area.</li> </ul>
<b>B.</b>	Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> <li>a) May have a remotely located offtake connected to the static water supply;</li> <li>b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;</li> <li>c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;</li> <li>d) Must be metal, concrete or lagged by non-combustible materials if above ground; and</li> <li>e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ul style="list-style-type: none"> <li>(i) metal;</li> <li>(ii) non-combustible material; or</li> <li>(iii) fibre-cement a minimum of 6 mm thickness.</li> </ul> </li> </ul>

Colu		Column 2
Eleme		Requirement
<b>C.</b>	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a water connection point for a static water supply must:</p> <ul style="list-style-type: none"> <li>(a) Have a minimum nominal internal diameter of 50mm;</li> <li>(b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;</li> <li>(c) Be metal or lagged by non-combustible materials if above ground;</li> <li>(d) Where buried, have a minimum depth of 300mm (compliant with <i>AS/NZS 3500.1-2003 Clause 5.23</i>);</li> <li>(e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;</li> <li>(f) Ensure the coupling is accessible and available for connection at all times;</li> <li>(g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);</li> <li>(h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and</li> <li>(i) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> <li>(i) Visible;</li> <li>(ii) Accessible to allow connection by fire fighting equipment;</li> <li>(iii) At a working height of 450 – 600mm above ground level; and</li> <li>(iv) Protected from possible damage, including damage by vehicles</li> </ul> </li> </ul>
<b>D.</b>	Signage for static water connections	<p>The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must</p> <ul style="list-style-type: none"> <li>(a) comply with: <i>Water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or</i></li> <li>(b) comply with <i>water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or</i></li> <li>(c) comply with the <i>Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.</i></li> </ul>

Colu		Column 2
Eleme		Requirement
<b>E.</b>	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> <li>(a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);</li> <li>(b) No closer than six metres from the building area to be protected;</li> <li>(c) With a minimum width of three metres constructed to the same standard as the carriageway; and</li> <li>(d) Connected to the property access by a carriageway equivalent to the standard of the property access.</li> </ul>

## CONCLUSIONS

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A 5 Lot subdivision from existing title CT 39197/1, 167846/2, 204556/1, 204557/1, 204558/1 at 1300, 1336 & 1418 Upper Natone Road, Upper Natone. CT 167846 /2 will be subdivided into lots 1-3, with the balance amalgamated with CT 39197/1 (shown as lot 5 in this report for clarity). CT 204558/1 & 204557/1 & 20455/1 will be amalgamated (shown as lot 4 in this report).

Lots 4 & 5 are considered exempt under C13.6.1(a), 6.2 A1(b) & 6.3 A1 (a), and no bushfire requirements apply to those lots. It is recommended but not mandatory that a compliant static water supply is installed to service the existing dwelling on lot 4.

Future habitable buildings must have compliant hazard management area, access and water supply prior to the commencement of construction and maintained in perpetuity. It is recommended that Site specific Bushfire planning should be undertaken for any proposed habitable building within the subdivision.

## REFERENCES

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Standards Australia. (2018). *AS 3959-2018 Construction of Buildings in Bushfire Prone Areas*.

*Tasmanian Planning Scheme - Burnie*

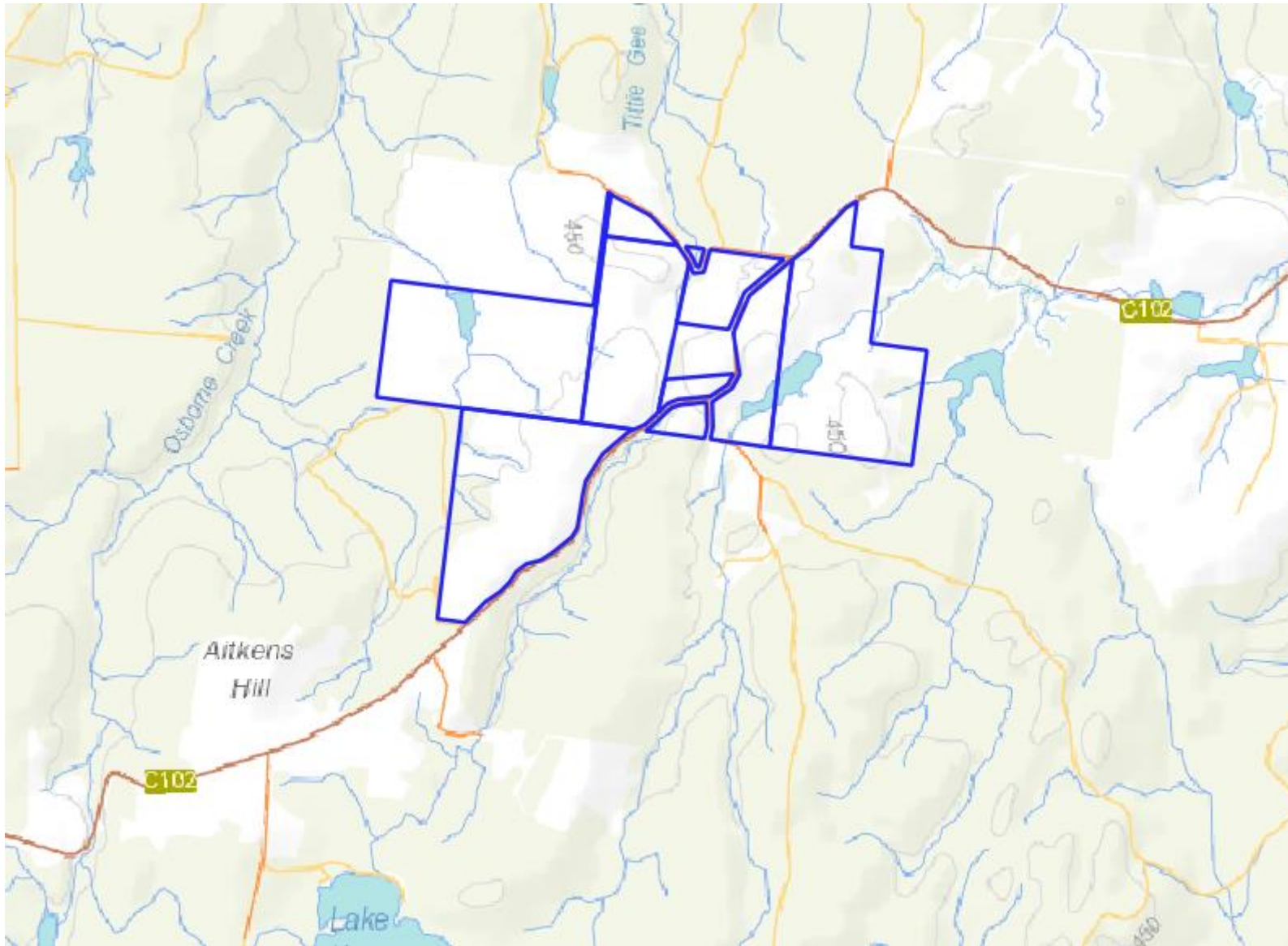


Figure 2: Location, existing titles in blue



Figure 3: Aerial Image, proposed lots

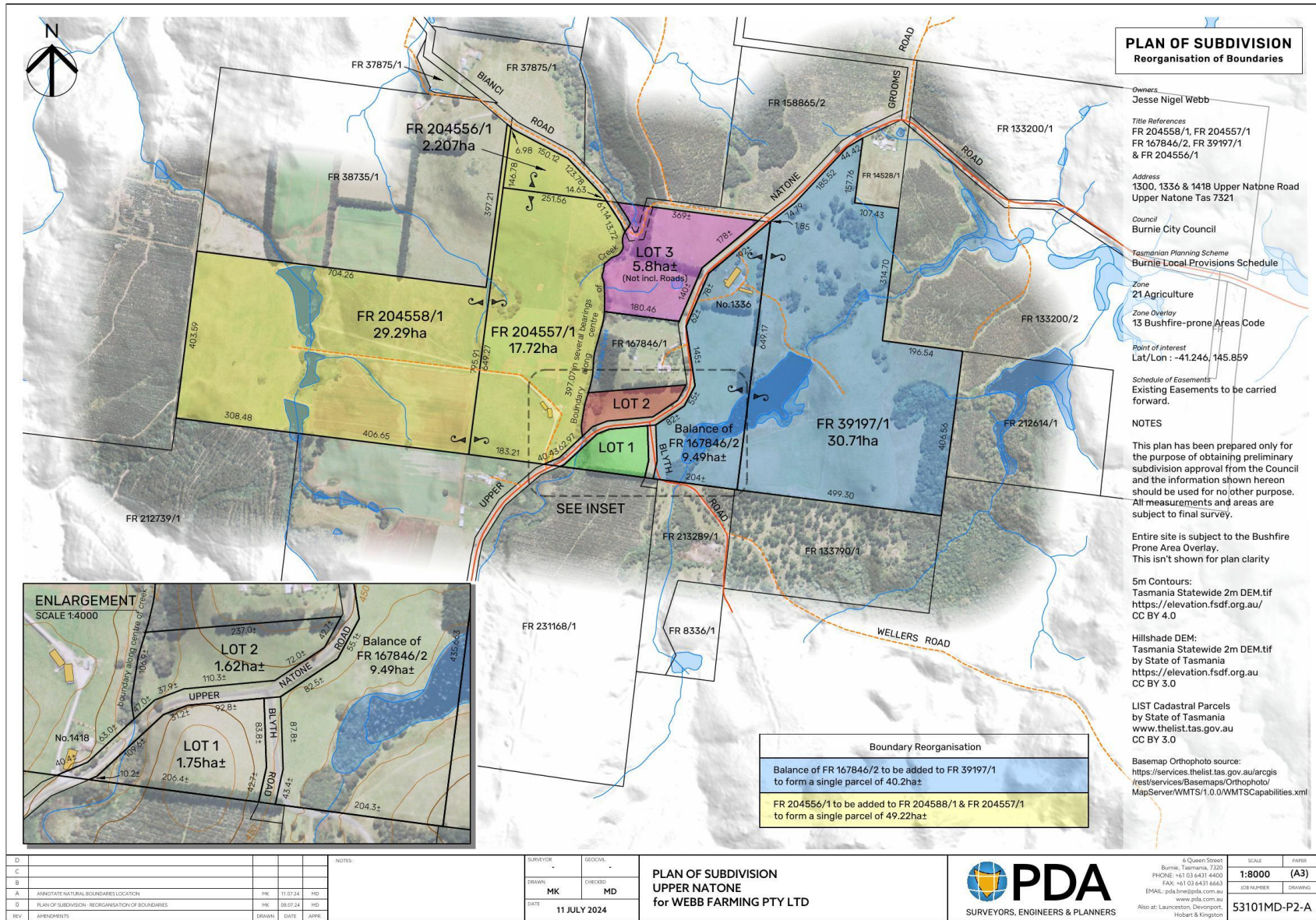


Figure 4: Proposed Subdivision Plan





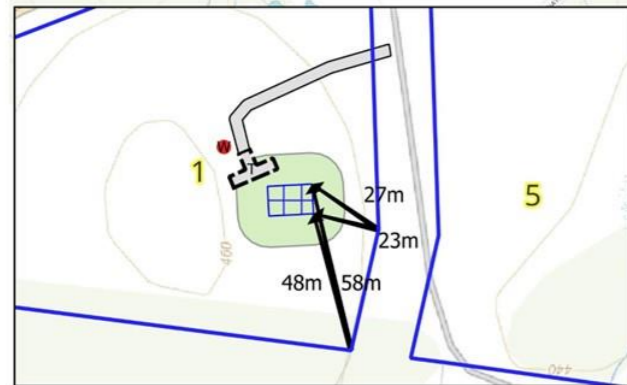
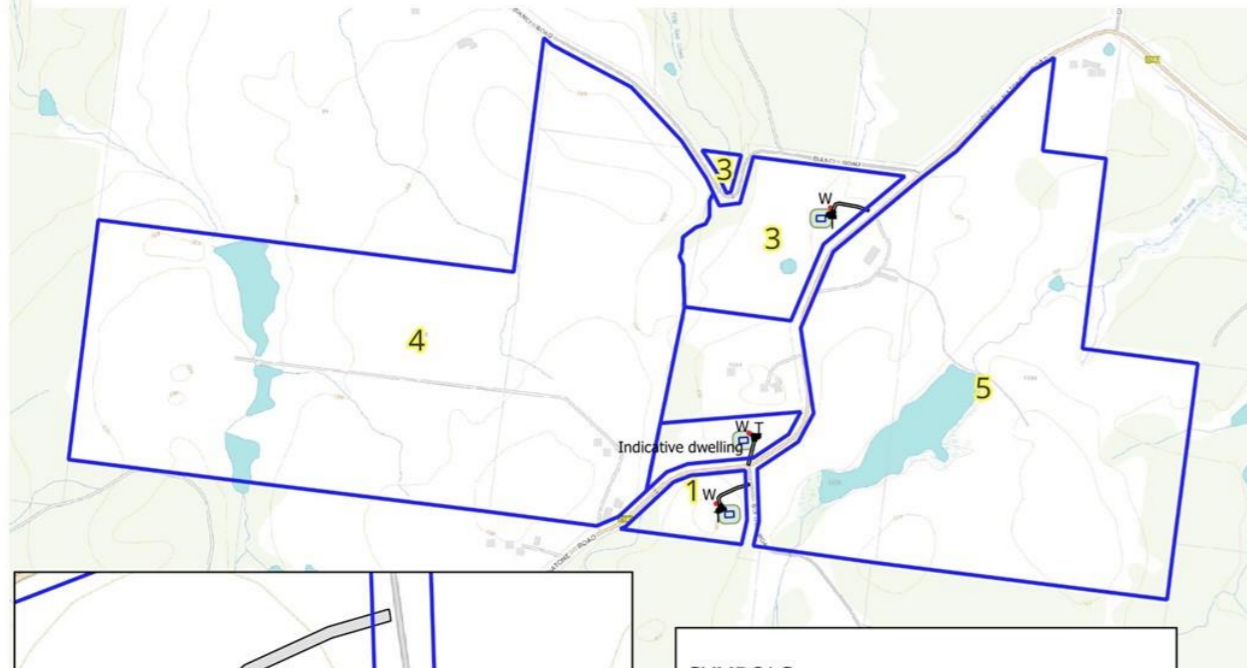
**Figure 5: Lot 4 access**

# Bushfire Hazard Management Plan:

## Construction: BAL 19 as shown

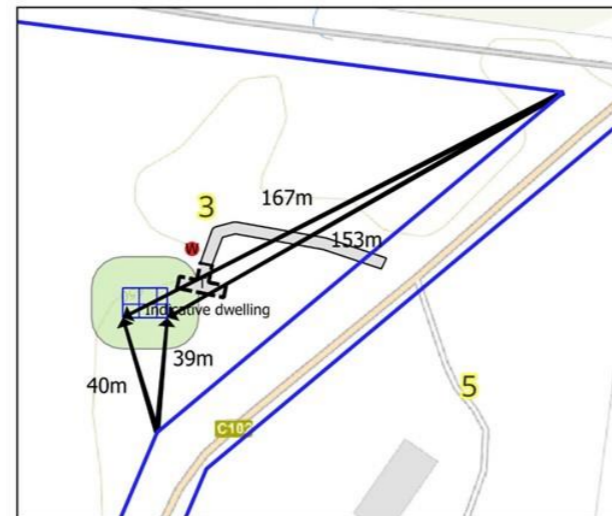
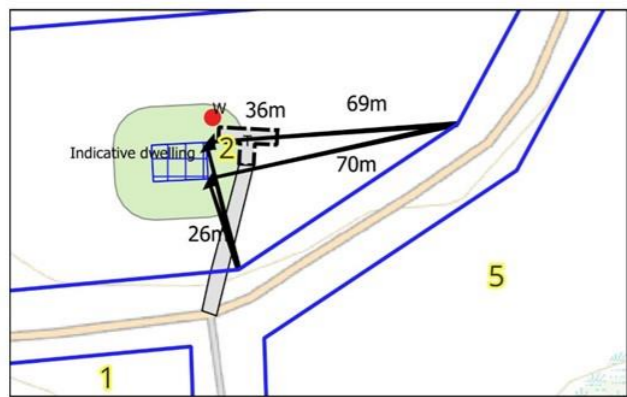
Buildings in Bushfire Prone Area to be built in accordance with the Building Code of Australia and Australian Standard AS3959.

Building setbacks / BAL ratings apply to habitable buildings (Class 1, 2 3, 8 or 9 ) and class 10a buildings within 6m of a habitable building.



**SYMBOLS**

- existing dwelling
- proof of concept building area 10m x 15m
- Static water supply
- T turn
- access
- Hazard Mangement Area 10m upslope & level, 11m downslopes



Proposed Development	Subdivision, 5 lots from 5 lots
Plan of Subdivision	PDA Surveyors
Property Owner	Jesse Webb
Address	1300, 1336 1418 upper Natone Road, Upper Natone
CT	39197/1, 167846/2, 204556/1, 204557/1, 204558/1
PID	2041973, 3314179, 6191733

For future habitable buildings the following must be installed/ compliant prior to commencement of construction and be maintained in perpetuity:

- Hazard Management Areas
- Access
- Water Supply

The owner of a lot is responsible for management of vegetation and maintenance of infrastructure within a lot.

## Hazard Management Areas (HMA)

Hazard management areas include the area to protect the buildings as well as the access and water supplies. All land within the area shown is to be managed and maintained in a minimum fuel condition.

## Access and Water Supply

See report for detail

This BHMP has been prepared to satisfy the requirements of the Tasmanian Planning Scheme –Burnie . This plan should be read in conjunction with the report titled: Bushfire Hazard Management Report 1300, 1336 & 1418 Upper Natone Road Upper Natone . Livingston Natural Resource Services

Scott Livingston  
 Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C  
 Date 29/7/2024  
 SRL24/37S

# BUSHFIRE-PRONE AREAS CODE

## CERTIFICATE<sup>1</sup> 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:**

1300, 1336 & 1418 Upper Natone Road Upper Natone

**Certificate of Title / PID:**

CT 39197/1, 167846/2, 204556/1, 204557/1, 204558/1  
PID 2041973, 3314179, 6191733

### 2. Proposed Use or Development

**Description of proposed Use and Development:**

5 Lot subdivision from 5 existing titles

**Applicable Planning Scheme:**

Tasmanian Planning Scheme - Burnie

### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Report 1300, 1336 & 1418 Upper Natone Road, Upper Natone	Scott Livingston	29/7/2024	1

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

Bushfire Hazard Management Plan, 1300, 1336 & 1418 Upper Natone Road, Upper Natone	Scott Livingston	26/7/2024	1
Plan of Subdivision	PDA Surveyors	11/6/2024	53101MD-P2-A

#### 4. Nature of Certificate

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

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

<input type="checkbox"/>	<b>E1.5.1 / C13.5.1 – Vulnerable Uses</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.5.1 P1 / C13.5.1 P1	<b><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></b>
<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"/>	<b>E1.5.2 / C13.5.2 – Hazardous Uses</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.5.2 P1 / C13.5.2 P1	<b><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></b>
<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"/>	<b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>	
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	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<b><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></b>
<input checked="" type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk Lot 4 & 5
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 : Lots 1, 2 & 3
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	<b>E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access</b>	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<b><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></b>
<input checked="" type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk <b>Lots 4 &amp; 5</b>
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables Lots 1, 2 & 3

<input checked="" type="checkbox"/>	<b>E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes</b>	
	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 checked="" type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk <b>Lots 4 &amp; 5</b>

<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table <b>Lots 1, 2 &amp; 3</b>
<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

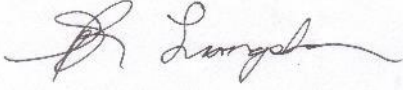
## 6. Certification

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:

29/7/2024

Certificate Number:

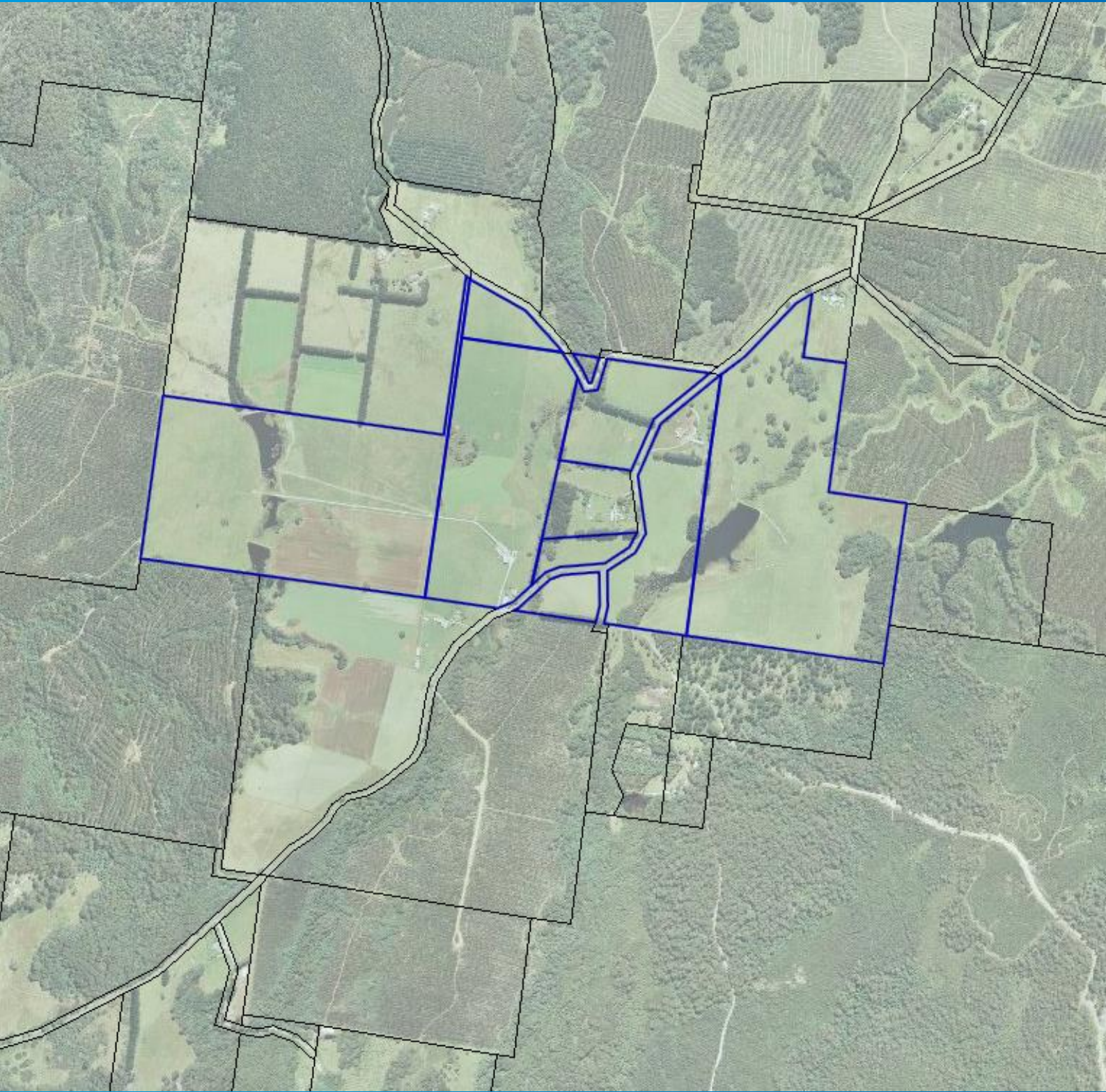
SRL 2437S

(for Practitioner Use only)



# PDA

SURVEYORS, ENGINEERS & PLANNERS



## Planning Report

1300, 1336 & 1418 Upper Natone Road,  
Upper Natone

53101MD | 31/07/2024



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## PDA Contributors

<b>Planning</b>	Allan Brooks	31/07/2024
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## Revision History

Revision	Description	Date
1	First Issue	31/07/2024

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## EXECUTIVE SUMMARY

Council approval is sought for a boundary adjustment for land at 1300, 1336 & 1418 Upper Natone Road, Upper Natone (FR 204558/1, FR 204557/1, FR 167846/2, FR 39197/1 & FR 204556/1).

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 - Burnie*

### Development Details:

<b>Property Address</b>	1300, 1336 & 1418 Upper Natone Road, Upper Natone
<b>Proposal</b>	Boundary Reorganisation.
<b>Land Area</b>	96.4ha

<b>CT</b>	204558/1, 204557/1, 167846/2, 39197/1 & 204556/1
<b>PID</b>	2041973, 3314179 & 6191733
<b>Planning Ordinance</b>	Tasmanian Planning Scheme - Burnie
<b>Land Zoning</b>	Agriculture
<b>Specific Areas Plans</b>	N/A
<b>Code Overlays</b>	Bushfire Prone Area, Waterway and Coastal Protection Area Landslip hazard Area.

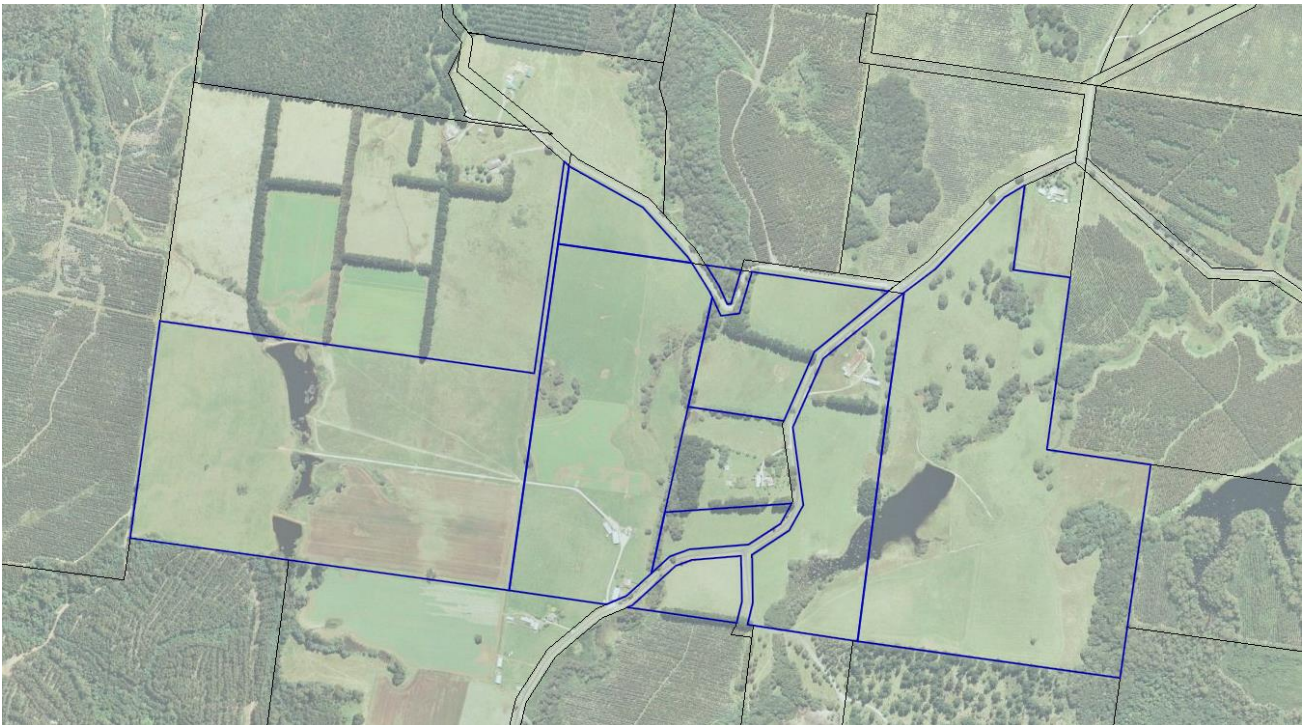
# 1. Introduction/Context

Council approval is sought for a boundary adjustment for land at 1300, 1336 & 1418 Upper Natone Road, Upper Natone (FR 204558/1, FR 204557/1, FR 167846/2, FR 39197/1 & FR 204556/1). 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
- Bushfire Report by Livingston Natural Resource Services

## 1.1. The Land

The land is predominately agricultural land with some vegetation onsite and 3 watercourse through the site.



**Figure 1.** Existing aerial image of the subject land (LISTmap, 2024)

## 1.2. Existing Development

The site has an existing dwelling and outbuilding on the western balance lot. The eastern balance lot has existing outbuildings. All other lots are vacant.

### 1.3. Natural Values

There is vegetation located on site, but none is covered by priority vegetation or listed as threatened or conservation-significant species per the list layers.

## 2. The Proposal

The proposed application is to reorganise the boundaries to suit the utilisation of the land better. Proposed Lots 1-3 are separated from the larger agricultural use of the balance lot by both Upper Natone Road and Tittie Gee Creek.

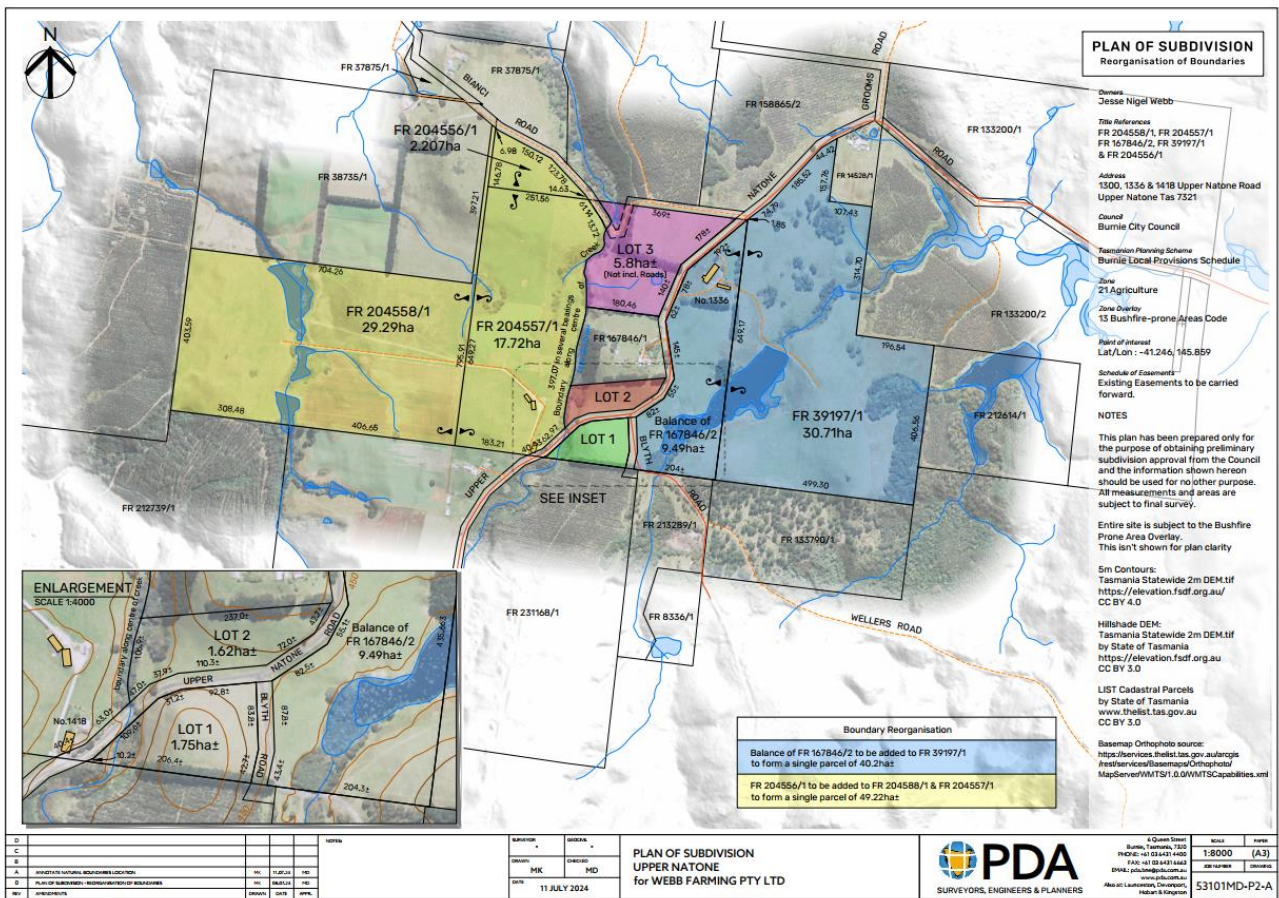
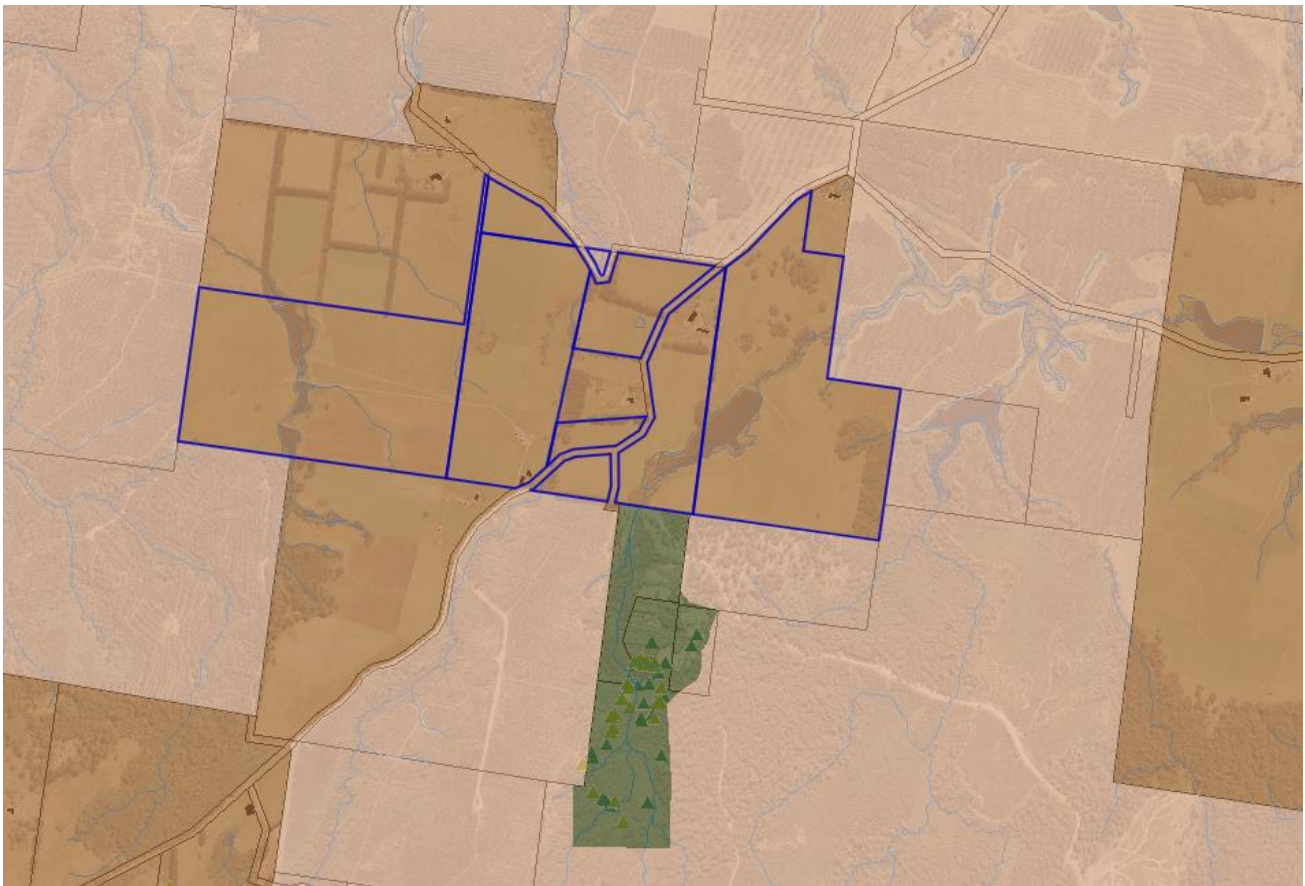


Figure 2. Proposed Plan of Subdivision

## 3. Planning Assessment

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

### 3.1 Zoning



**Figure 3.** Zoning identification of the subject land and surrounds (LISTmap, 2024)

The subject land and four adjoining titles are located within the Agriculture Zone. The majority of the surrounding land is within the rural zone. A southern adjoining land is zoned Environmental Management.

## 3.2 Zone Standards – Agriculture

### 21.5 Development Standards for Subdivision

#### 21.5.1 Lot design

Objective:	
To provide for subdivision that: <ul style="list-style-type: none"> <li>a) relates to public use, irrigation infrastructure or Utilities; and</li> <li>b) protects the long term productivity capacity of agricultural land.</li> </ul>	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>a) be required for public use by the Crown, a council or State authority;</li> <li>b) be required for the provisions of Utilities or irrigation infrastructure;</li> <li>c) be for the consolidation of a lot with another lot provided each lot is within the same zone; or</li> </ul>	<p><b>P1</b></p> <p>Each lot, or lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>(a) provide for the operation of an agricultural use, having regard to:               <ul style="list-style-type: none"> <li>(i) not materially diminishing the agricultural productivity of the land;</li> <li>(ii) the capacity of the new lots for productive agricultural use;</li> <li>(iii) any topographical constraints to agricultural use; and</li> <li>(iv) current irrigation practices and the potential for irrigation;</li> </ul> </li> <li>(b) be for the reorganisation of lot boundaries that satisfies all of the following:               <ul style="list-style-type: none"> <li>(i) provides for the operation of an agricultural use, having regard to:                   <ul style="list-style-type: none"> <li>a. not materially diminishing the agricultural productivity of the land;</li> <li>b. the capacity of the new lots for productive agricultural use</li> <li>c. any topographical constraints to agricultural use; and</li> <li>d. current irrigation practices and the potential for irrigation;</li> </ul> </li> <li>(ii) all new lots must be not less than 1ha in area;</li> <li>(iii) existing buildings are consistent with the setback required by clause 21.4.2 A1 and A2;</li> <li>(iv) all new lots must be provided with a frontage or legal connection to a road by</li> </ul> </li> </ul>

a right of carriageway, that is sufficient for the intended use; and  
(v) it does not create any additional lots;  
or

(c) be for the excision of a use or development existing at the effective date that satisfies all of the following;

(i) the balance lot provides for the operation of an agriculture use, having regard to:

- a. Not materially diminishing the agricultural productivity of the land;
- b. The capacity of the balance lot for productive agricultural use; and
- c. Any topographical constraints to agricultural use; and
- d. Current irrigation practices and the potential for irrigation

(ii) an agreement under section 71 of the Act is entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot;

(iii) any existing buildings for a sensitive use must meet the setback required by clause 21.4.2 A2 or P2 in relation to setbacks to new boundaries; and

(iv) all lots must be provided with a frontage or legal connection to a road by right of carriageway, that is sufficient for the intended use.

**Comment:**

**P1 (b) is met:** The proposed reorganisation is to suit the operation and use of the site. The proposed boundary adjustment creates 2 larger Agricultural lots. The capacity and agricultural use of the site will be maintained but through 2 titles rather than across 5. The new 3 lots will match and be consistent with 1364 Upper Natone. These 3 titles have limited agricultural use due to being segregated from the main agricultural use by either Tittie Gee Creek or Upper Natone Road. They are all above 1ha in size. The site isn't within an irrigation scheme area, but the proposed boundary reorganisation creates 2 lots better suited for

irrigation. Lots 1-3 wouldn't be unsuitable due to the size of the area and previously mentioned constraints.

Building Setbacks meet the requirement of Clause 21.4.2 A1, as the boundary to the east of the existing dwelling is an existing boundary between FR 167846/2 and 204557/1. Any changes in the boundary are 200m away from the existing dwelling.

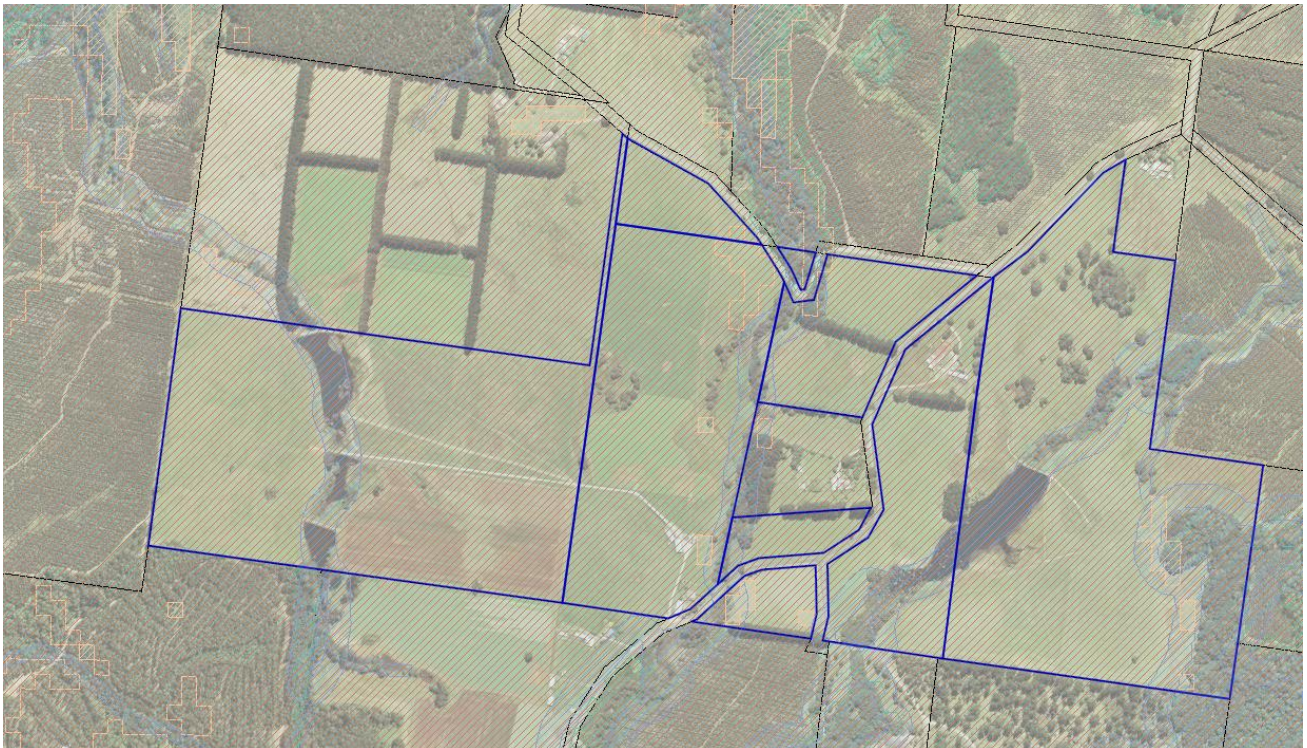
Acceptable Solutions	Performance Criteria
<p><b>A2</b> Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p><b>P2</b> Each lot, or proposed in a plan of subdivision, is capable of being 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"> <li>a) The topography of the site;</li> <li>b) The distance between the lot or building area and the carriageway;</li> <li>c) The nature of the road and the traffic, including pedestrians; and</li> <li>d) The pattern of development existing on established properties in the area.</li> </ul>

**Comment:**

**A1 is met:** Each lot has access from Upper Natone Road.



### 3.4 Codes



**Figure 4.** Scheme Overlay identification of the subject land and surrounds (LISTmap, 2024)

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	N/A
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	As this Code is relevant to this proposal, an assessment is provided below
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	As this code is relevant to this proposal, please see the provided bushfire report.
C14.0 Potentially Contaminated Land Code	N/A
C15.0 Landslip Hazard Code	The site has areas with landslip hazard area but is considered exempt as it does not involve significant works.
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

<p><b>Objective:</b> That:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and</li> <li>(c) the number of accesses minimise impacts on the streetscape.</li> </ul>	
<p><b>Acceptable Solutions</b></p>	
<p><b>A1</b> The number of accesses provided for each frontage must:</p> <ul style="list-style-type: none"> <li>(a) be no more than 1; or</li> <li>(b) no more than the existing number of accesses,</li> </ul> <p>whichever is the greater.</p>	
<p><b>Response:</b></p> <p><b>A1b is met:</b> There are a number of existing accesses to Upper Natone Road and no additional are proposed therefore, A1(b) is met.</p>	

## C7.0 Development Standards for Subdivision

### C7.7.7 Subdivision within a waterway and coastal protection area or a future coastal refugia area

<p><b>Objective:</b> That:</p> <ul style="list-style-type: none"> <li>a) Works associated with a subdivision within a waterway and coastal protection area or a future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets; and</li> <li>b) Future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural assets.</li> </ul>	
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>
<p><b>A1</b> Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or future coastal refugia area must:</p> <ul style="list-style-type: none"> <li>a) be for the creation of separate lots for existing buildings;</li> </ul>	<p><b>P1</b> Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or future coastal refugia area, must minimise adverse impacts on natural assets, having regard to:</p>

<ul style="list-style-type: none"> <li>b) be required for public use by the Crown, a council or State Authority.</li> <li>c) Be required for the provision of Utilities;</li> <li>d) Be for the consolidation of a lot; or</li> <li>e) Not include any works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area.</li> </ul>	<ul style="list-style-type: none"> <li>(a) the need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area; and</li> <li>(b) future development likely to be facilitated by the subdivision.</li> </ul>
<p><b>Comment:</b></p> <p><b>A1(e) is met:</b> The proposal includes no work within the overlay.</p>	

## Conclusion

The planning assessment and supporting documentation demonstrate that the development proposal for a boundary reorganisation at 1300, 1136 & 1418 Upper Natone Road, Upper Natone, meets all applicable Tasmanian Planning Scheme – Burnie requirements.

Yours faithfully,

Allan Brooks



PDA Surveyors, Engineers and Planners

## Contact

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**PLAN OF SUBDIVISION**  
Reorganisation of Boundaries

**Owners**  
Jesse Nigel Webb

**Title References**  
FR 204558/1, FR 204557/1  
FR 167846/2, FR 39197/1  
& FR 204556/1

**Address**  
1300, 1336 & 1418 Upper Natone Road  
Upper Natone Tas 7321

**Council**  
Burnie City Council

**Tasmanian Planning Scheme**  
Burnie Local Provisions Schedule

**Zone**  
21 Agriculture

**Zone Overlay**  
13 Bushfire-prone Areas Code

**Point of interest**  
Lat/Lon : -41.246, 145.859

**Schedule of Easements**  
Existing Easements to be carried forward.

**NOTES**

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.

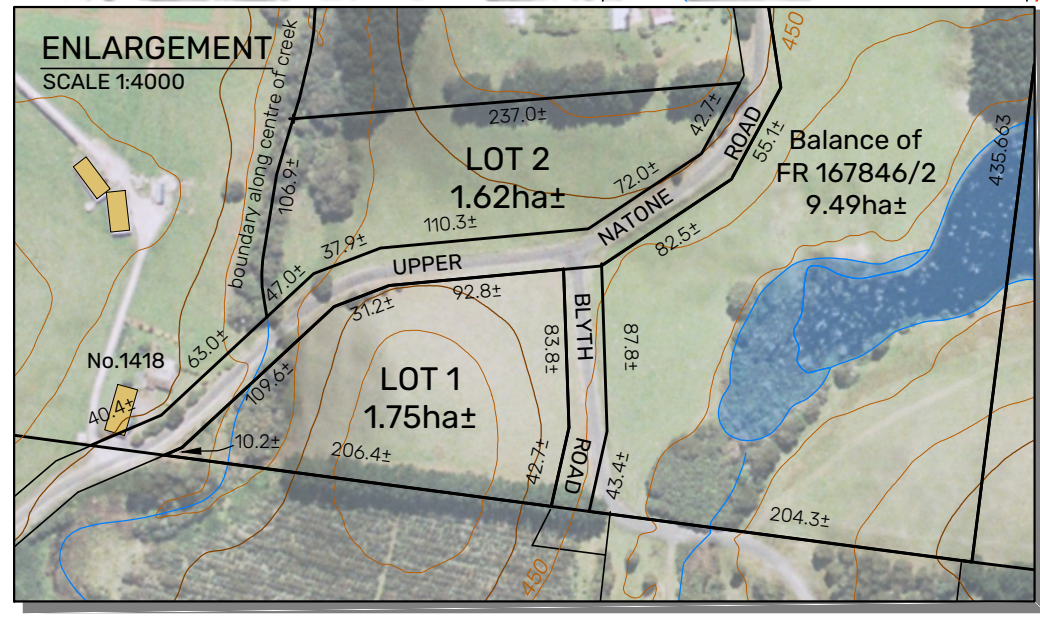
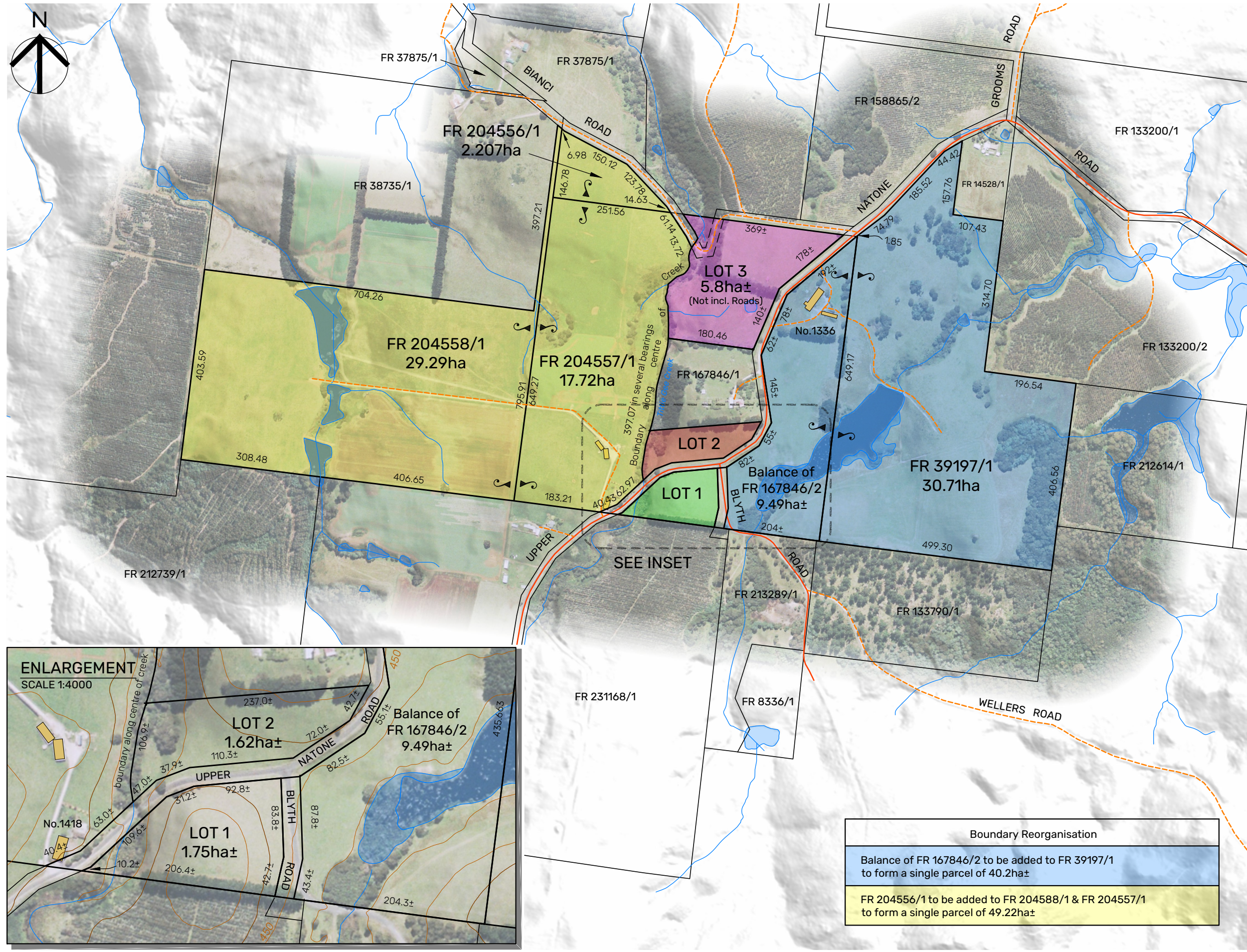
Entire site is subject to the Bushfire Prone Area Overlay. This isn't shown for plan clarity

**5m Contours:**  
Tasmania Statewide 2m DEM.tif  
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Tasmania Statewide 2m DEM.tif  
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<https://services.thelist.tas.gov.au/arcgis/rest/services/Basemaps/Orthophoto/MapServer/WMTS/1.0.0/WMTSCapabilities.xml>



**Boundary Reorganisation**

Balance of FR 167846/2 to be added to FR 39197/1 to form a single parcel of 40.2ha±

FR 204556/1 to be added to FR 204588/1 & FR 204557/1 to form a single parcel of 49.22ha±

D				
C				
B				
A	ANNOTATE NATURAL BOUNDARIES LOCATION	MK	11.07.24	MD
0	PLAN OF SUBDIVISION - REORGANISATION OF BOUNDARIES	MK	08.07.24	MD
REV	AMENDMENTS	DRAWN	DATE	APPR.

NOTES:	
SURVEYOR	GEOCIVIL
DRAWN	CHECKED
MK	MD
DATE	11 JULY 2024

**PLAN OF SUBDIVISION**  
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Also at: Launceston, Devonport, Hobart & Kingston

SCALE	PAPER
<b>1:8000</b>	<b>(A3)</b>
JOB NUMBER	DRAWING
<b>53101MD-P2-A</b>	