



Attachment to item number 5.1 -

*Planning Assessment from MC Planner;
Covenants Legal Advice from Billet Legal 10 May 2024;
Bushfire Hazard Report from JMG Engineerin; and
Land Capability Assessment from Geo-Environment Solutions*



Planning Report

4 lot Subdivision

255 Marchwiel Road, Bream Creek

For the Secret Sounds Group Pty Ltd

May 2024



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Summary

Use:	N/A
Development:	4 lot subdivision (including balance lot) and construction of driveway
Location:	255 Marchwiell Road, Bream Creek (273.7Ha)
Certificate of Title:	Volume 159559 Folio 2
Property ID:	3081213
Planning Authority:	Sorell Council
Planning Policy:	Tasmanian Planning Scheme - Sorell Local Provisions Schedule
GM/Crown Consent:	GM Consent required
Applicant:	Secret Sounds Group PTY LTD
Date of Assessment:	May 2024
Assessor:	Tiara Williams

The development application relies on the performance criteria of the following provisions of the *Tasmanian Planning Scheme - Sorell Local Provision Schedule*:

- 21.5.1 Lot Design (P1, P2)
- 23.5.1 Lot Design (P1, P2)
- C3.5.1 Traffic Generation at a vehicle crossing, level crossing or new junction (P1)
- C10.7.1 Subdivision within a coastal erosion hazard area
- C11.7.1 Subdivision within a coastal inundation hazard area
- C15.7.1 Subdivision within a landslip hazard area

Whilst relying on the Performance Criteria of these clauses the development meets the objectives and purpose of the Agricultural and Environmental Management Zones and complies with the *Tasmanian Planning Scheme - Sorell Local Provisions Schedule*.



Introduction

MC Planners have been engaged by Secret Sounds Group Pty Ltd to prepare a development application for a 6-lot subdivision (including balance lot) and construction of accessways.

MC Planners is authorised to act as its agent and lodge applications for any permits required to carry out the project and respond to requests for further information.

This report has been prepared in support of the development application which is to be lodged with the Sorell Council for assessment. The report details the proposed development and provides an assessment against the provisions of the *Tasmanian Planning Scheme - Sorell Local Provision Schedule* (**'the Planning Scheme'**).

The proposal has been considered against the 'Agriculture **Zone**' [21.0] and the '**Environmental Management Zone**' [23.0].

Development on the site is subject to several Codes which it is required to be assessed against:

- Parking and Sustainable Transport Code [C2.0];
- Road and Railway Assets Code [C3.0];
- Natural Assets Code [C7.0];
- Scenic Protection Code [8.0];
- Coastal Erosion Hazard Code [10.0];
- Coastal Inundation Hazard Code [11.0];
- Bushfire-Prone Areas Hazard Code [13.0] and;
- Landslip Hazard Code [15.0]

Site Location and Context

The subject site is located at 255 Marchwiell Road, Bream Creek. It is an irregular-shaped parcel of land with a single title (CT 159559/2) and is located in a rural area (see Figure 1) with a total area of 276.7ha. There are three frontages of the subject site via Marion Bay Road, Marchwiell Road, Burnt Hill Road (CT 159560/1) and Council Road Reserve (CT 159559/100).

The site has three separate covenants on it, please see appendix F for legal advice obtained from Billet Legal. None of the covenants are to be subdivided and as part of the proposed plans.

The subject site has a number of existing crossovers via Marchwiell Road and Burnt Hill Road. There are two existing gates on the subject site located on the west boundary facing Burnt Hill Road. The Marchwiell Road passes through the north area of the subject site.

The site contains existing buildings, associated outbuildings and a number of agricultural structures. Much of the land is cleared, with a number of large areas of vegetation. The site has a permit for use for a music festival, and as such contains fences, stages, toilets, showers, site offices, etc. Sedbury Creek adjoins the northeast corner of the subject site.

Refer to the Titles in Appendix A for full details.



Figure 1. Subject Sites (CT 159559/2) in dark blue (source: LISTmap, Accessed 19/04/2024)



Proposed Use and Development

The proposed use is not applicable as the application is for subdivision

The proposed development is for the subdivision of 255 Marchwiel Road into 4 lots including the balance lot. The details of the areas and frontages of each lot are listed in the table below.

Lot 4 will require a new crossover from Marchwiel Road

Details of the proposed subdivision are enclosed in Appendix B.

Lot Number	Lot Area (Ha)	Frontage (m)	Frontage Facing
1	42.7	314m	Burnt Hill Road
2	132.3	471m	Burnt Hill Road
3	53.2	700m	Marchwiel Road
4	47.8	700m	Marchwiel Road

Proposal Plans have been provided (see Appendix B)

Civil Engineering Plans (See Appendix C)

Policy Assessment

The proposed development does not meet the list of exemptions under Part B.5 of the Scheme.

The development site is **located on land zoned 'Agricultural' and 'Environmental Management'** (see Figure 2).

The site is subject to Airport obstacle limitation area overlay over the entire property (See Figure 3);

The nature of the proposal and the location of the site requires that the proposal be considered against the following Scheme elements:

- Agriculture Zone [21.0];
- Environmental Management Zone [23.0];
- Parking and Sustainable Transport Code [2.0];
- Road and Railway Assets Code [3.0];
- Natural Assets Code [7.0];
- Scenic Protection Code [8.0];
- Coastal Erosion Hazard Code [10.0];
- Coastal Inundation Hazard Code [11.0]
- Bushfire-Prone Areas Code [13.0] and;
- Landslip Hazard Code [15.0].

The following section provides an assessment of the proposal against each of the above-listed Scheme elements.

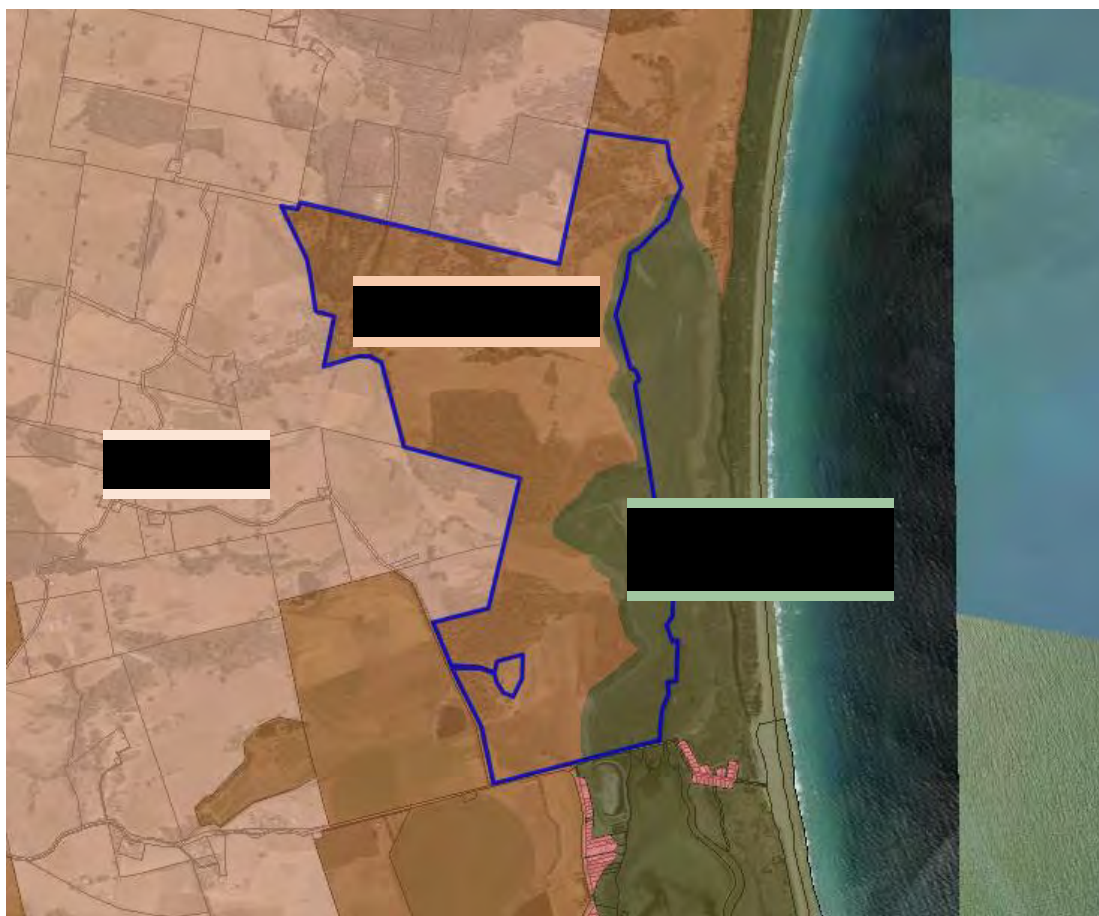


Figure 2. Land use zones (source: LIST map - accessed on 18.04.24).



Figure 3. Land use overlays - Future coastal refugia area (source: LIST map - accessed on 29.04.24)



Figure 4. Land use overlays - Waterway and coastal protection area (source: LIST map - accessed on 29.04.24)



Figure 5. Land use overlays - Priority vegetation area (source: LIST map - accessed on 29.04.24)



Figure 6. S Land use overlays - Scenic protection area (source: LIST map - accessed on 29.04.24)



Figure 7. Land use overlays - Coastal erosion area (source: LIST map - accessed on 29.04.24)



Figure 8. Land use overlays - Coastal inundation hazard area (source: LIST map - accessed on 29.04.24)



Figure 9. Land use overlays - Landslip hazard area (source: LIST map - accessed on 29.04.24)

Agriculture Zone [21.0]

The site is zoned *Agricultural and Environmental Management in the Tasmanian Planning Scheme - Sorell Local Provisions Schedule*.

21.2 Use Table

Under clause 6.2.6 subdivision is not required to be classified into a use class.

21.3.1 Discretionary uses

Subdivision is not required to be classified into a use class as such clause 21.3.1 is not applicable.

21.4.2 Building height



There are no proposed buildings as part of the application as such clause 12.4.2 is not applicable.

21.4.2 Setbacks

There are no proposed buildings as part of the application as such clause 21.4.2 is not applicable.

21.4.3 Access for new dwellings

There are no proposed new dwellings as such clause 21.4.3 is not applicable.

21.5.1 Lot design

<p>A1</p> <p><i>Each lot, or a lot proposed in a plan of subdivision, must:</i></p> <p><i>(a) be required for public use by the Crown, a council or a State authority;</i></p> <p><i>(b) be required for the provision of Utilities or irrigation infrastructure; or</i></p> <p><i>(c) be for the consolidation of a lot with another lot provided both lots are within the same zone.</i></p>	<p>P1</p> <p><i>Each lot, or a lot proposed in a plan of subdivision, must:</i></p> <p><i>(a) provide for the operation of an agricultural use, having regard to:</i></p> <p><i>(i) not materially diminishing the agricultural productivity of the land;</i></p> <p><i>(ii) the capacity of the new lots for productive agricultural use;</i></p> <p><i>(iii) any topographical constraints to agricultural use; and (iv) current irrigation practices and the potential for irrigation;</i></p> <p><i>(b) be for the reorganisation of lot boundaries that satisfies all of the following:</i></p> <p><i>(i) provides for the operation of an agricultural use, having regard to: a. not materially diminishing the agricultural productivity of the land; b. the capacity of the new lots for productive agricultural use; c. any topographical constraints to agricultural use; and d. current irrigation practices and the potential for irrigation;</i></p> <p><i>(ii) all new lots must be not less than 1ha in area;</i></p> <p><i>(iii) existing buildings are consistent with the setback required by clause 21.4.2 A1 and A2;</i></p> <p><i>(iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use; and</i></p> <p><i>(v) it does not create any additional lots; or</i></p> <p><i>(c) be for the excision of a use or development existing at the effective date that satisfies all of the following:</i></p> <p><i>(i) the balance lot provides for the operation of an agricultural use, having regard to:</i></p>
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	<p>a. not materially diminishing the agricultural productivity of the land;</p> <p>b. the capacity of the balance lot for productive agricultural use;</p> <p>c. any topographical constraints to agricultural use; and</p> <p>d. current irrigation practices and the potential for irrigation;</p> <p>(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;</p> <p>(iii) any existing buildings for a sensitive use must meet the setbacks required by clause 21.4.2 A2 or P2 in relation to setbacks to new boundaries; and</p> <p>(iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use</p>
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p>P2</p> <p>Each lot, or a lot 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> <p>(a) the topography of the site;</p> <p>(b) the distance between the lot or building area and the carriageway;</p> <p>(c) the nature of the road and the traffic, including pedestrians; and</p> <p>(d) the pattern of development existing on established properties in the area.</p>

The proposal cannot comply with the Acceptable Solution (A1) for clause 21.5.1 as it is not required for the crown, state authority, provision of utilities or consolidation. As such the proposal must demonstrate compliance with the performance criteria (P1). Please see the Land Capability Report (Appendix D) for more detailed information:

The proposal provides for the operation of an agricultural use as discussed in the Land Capability Report (Appendix D) (a)(i)(ii) and (iii);

P1(b) and P1 (c) are not applicable to this application. Based on the above P1 is met.

Each lot is provided with vehicular access from the road to the boundary of the lot (A2);

As such the proposal complies with the requirements of clause 21.5.1.

Environmental Management Zone [23.0]



The site is zoned *Agricultural and Environmental Management in the Tasmanian Planning Scheme - Sorell Local Provisions Schedule*.

23.2 Use Table

Under clause 6.2.6 subdivision is not required to be classified into a use class.

23.3.1 Discretionary Uses

Subdivision is not required to be classified into a use class as such clause 23.3.1 is not applicable.

23.4.1 Development Area

<p>A1</p> <p><i>The development area must:</i></p> <p><i>(a) be not more than 500m²;</i></p> <p><i>(b) be in accordance with an authority under the National Parks and Reserve Management Regulations 2019 granted by the Managing Authority or the Nature Conservation Act 2002;</i></p> <p><i>or</i></p> <p><i>(c) be in accordance with an approval of the Director-General of Lands under the Crown Lands Act 1976.</i></p>	<p>P1</p> <p><i>The development area must not cause an unreasonable impact on the values of the site and surrounding area, having regard to:</i></p> <p><i>(a) the design, siting, scale and type of development;</i></p> <p><i>(b) the operation of the use;</i></p> <p><i>(c) the impact of the development on the values of the site and surrounding area;</i></p> <p><i>(d) the need for the development to be located on the site;</i></p> <p><i>(e) how any significant values are managed; and</i></p> <p><i>(f) any protection, conservation, remediation or mitigation works.</i></p>
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The proposed development area in total is not more than 500m² (a);

As such the proposal complies with clause 23.4.1.

23.4.2 Building Height, Setback and Sitting

There are no proposed buildings as such clause 23.4.2 is not applicable.

23.4.3 Exterior Finish

There are no proposed buildings as such clause 23.4.3 is not applicable.

23.4.4 Vegetation Management

There are no proposed works as part of this application within the Environmental Management Zoning as such clause 23.4.4 is not applicable.

23.5.1 Lot Design



<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be:</p> <p>(a) required for public use by the Crown, a council, or a State authority;</p> <p>(b) required for the provision of Utilities;</p> <p>(c) for the consolidation of a lot with another lot, provided each lot is within the same zone;</p> <p>(d) in accordance with an authority under the National Parks and Reserve Management Regulations 2019 granted by the Managing Authority or Nature Conservation Act 2002; or</p> <p>(e) in accordance with an approval of the Director-General of Lands under the Crown Lands Act 1976.</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <p>(a) the relevant Acceptable Solutions for development of buildings on the lots;</p> <p>(b) existing buildings and the location of intended buildings on the lot;</p> <p>(c) the ability to retain vegetation and protect the values of the land on each lot;</p> <p>(d) the topography of the site;</p> <p>(e) the presence of any natural hazards;</p> <p>(f) the need for the subdivision; and</p> <p>(g) any advice of the managing authority.</p>
<p>A2</p> <p>No Acceptable Solution.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended purpose, having regard to:</p> <p>(a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</p> <p>(b) the anticipated nature of vehicles likely to access the site;</p> <p>(c) the topography of the site;</p> <p>(d) the pattern of development in the area; and</p> <p>(e) the ability for emergency services to access the site, and must have a frontage of not less than 3.6 m.</p>
<p>A3</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p>P3</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot, or building area on the lot, if any, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the length of the access;</p> <p>(c) the distance between the lot or building area and the carriageway;</p> <p>(d) the nature of the road and the traffic;</p> <p>(e) any vegetation removal; and</p> <p>(f) the protection of values on the site</p>

As the proposal cannot comply with A1, P1 must be addressed.



None of the proposed building envelopes or existing buildings are within the area Zoned as Environmental Management (a);

The existing buildings are not within the Environmental Management Zone (b);

No works are required in the Environmental Management zoned areas of the subdivision, the lots with Environmental Management Zoning have plenty of useable area on each of the lots so that vegetation within this zoning can be retained whilst still be capable of agricultural uses (c);

The topography has been considered in building envelop placement and the division of the land to allow for agricultural uses to occur, each of the lots have suitable topography within the areas zoned as Agricultural so that vegetation can be retained within the Environmental Management Zoning (d);

The site is subject to a number of natural hazards and natural values overlays of which most are within the Environmental Management Zoning, where no works or potential future works are proposed (e);

The proposed subdivision allows for more manageable lots with better capability for agricultural uses (see appendix D)(f); and

No advice has been sought from the managing authority (g). (P1)

There is not acceptable solution for A2 as such P2 is required to be addressed.

There are no proposed right of way accesses (a);

The type of traffic expected to access these roads will be for agricultural uses, given this it is unlikely the accesses will be highly trafficked. The proposed accesses are suitable for a range of vehicles that could be expected to be used for agricultural purposes (b);

The accessways have been designed with the topography considered within already cleared areas that do not have significant changes in contours and are outside the Environmental Management Zone (c);

The existing pattern of development in the area are large rural lots with a single dwelling and associate shed structures, the lot sizes proposed are consistent with surrounding area (d)

The Bushfire Hazard Management Plan requires a minimum carriageway of 4m, minimum vertical clearance of 4m and allowance for an emergency vehicle turning circle as part of the proposed development. Each frontage is more than 3.6m (e) (A2)

None of the accessways are within the Environmental Management Zone as such A3 is not applicable.

As such the proposal complies with clause 23.5.1.

23.5.2 Services

<p>A1</p> <p><i>No Acceptable Solution.</i></p>	<p>P1</p> <p><i>Each lot, or a lot proposed in a plan of subdivision, must be capable of accommodating an on-site wastewater management system adequate for the intended use and development of the land, which minimises any environmental impacts.</i></p>
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There are no proposed services located within the Environmental Management Zone, notwithstanding this the proposed lot sizes provide ample room to accommodated onsite wastewater and other services required. As such clause 23.5.2 is not applicable to the proposal.



Parking and Sustainable Transport Code [C2.0]

No use or development is exempt from assessment against this code (C2.1.1).

C2.5.1 Car Parking numbers

There is no specified use or development as such clause C2.5.1 is not applicable.

C2.5.2 Bicycle parking numbers

There is no specified use or development as such clause C2.5.2 is not applicable.

C2.5.3 Motorcycle parking numbers

There is no specified use or development as such clause C2.5.3 is not applicable.

C2.5.4 Loading bays

No loading bays are proposed with this application, therefore, sub-clauses under C2.5.4 is not applicable.

C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone

The proposal is not within the general residential or inner residential zonings as such clause C2.5.5 is not applicable.

C2.6.1 Construction of parking areas

No parking areas are proposed as such clause C2.6.1 is not applicable.

C2.6.2 Design and layout of parking areas

There are no proposed parking areas as such clause C2.6.2 is not applicable.

C2.6.3 Number of accesses for vehicles

<p>A1</p> <p><i>The number of accesses provided for each frontage must:</i></p> <p><i>(a) be no more than 1; or</i></p> <p><i>(b) no more than the existing number of accesses, whichever is the greater.</i></p>	<p>P1</p> <p><i>The number of accesses for each frontage must be minimised, having regard to:</i></p> <p><i>(a) any loss of on-street parking; and</i></p> <p><i>(b) pedestrian safety and amenity;</i></p> <p><i>(c) traffic safety;</i></p> <p><i>(d) residential amenity on adjoining land; and</i></p> <p><i>(e) the impact on the streetscape.</i></p>
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<p>A2</p> <p><i>Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.</i></p>	<p>P2</p> <p><i>Within the Central Business Zone or in a pedestrian priority street, any new accesses must:</i></p> <p><i>(a) not have an adverse impact on:</i></p> <p><i>(i) pedestrian safety and amenity; or</i></p> <p><i>(ii) traffic safety; and</i></p> <p><i>(b) be compatible with the streetscape.</i></p>
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The proposal includes one access per lots frontage (A1);

The proposal is not within the central business zone as such A2 is not applicable.

As such the proposal complies with clause C2.6.3.

C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone

The subject site is not located within either the General Business Zone or the Central Business Zone, as such, clause 2.6.4 is not applicable.

C2.6.5 Pedestrian access

There is no proposed parking as part of this proposal as such clause C2.6.5 is not applicable.

C2.6.6 Loading bays

No loading bays are proposed with this application, therefore, sub-clauses under C2.5.4 are not applicable.

C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone

The subject site is not located within either the General Business Zone or the Central Business Zone, as such, clause 2.6.4 is not applicable.

C2.6.8 Siting of parking and turning areas

The proposal is in the Environmental Management and Agricultural Zones, as such clause C2.6.8 is not applicable.

C2.7 Parking Precinct Plan

There is no parking precinct plan on the subject site, as such clause 2.7 and sub clauses are not applicable to the proposal.

Road and Railway Assets Code [C3.0]



There are no exemptions from Road and Railway Assets Code, therefore provisions under C3.0 need to be considered.

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

<p>A1.1 For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:</p> <p>(a) a new junction;</p> <p>(b) a new vehicle crossing; or</p> <p>(c) a new level crossing.</p> <p>A1.2 For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.</p> <p>A1.3 For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.</p> <p>A1.4 Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:</p> <p>(a) the amounts in Table C3.1; or</p> <p>(b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road.</p> <p>A1.5 Vehicular traffic must be able to enter and leave a major road in a forward direction.</p>	<p>P1 Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:</p> <p>(a) any increase in traffic caused by the use;</p> <p>(b) the nature of the traffic generated by the use;</p> <p>(c) the nature of the road;</p> <p>(d) the speed limit and traffic flow of the road;</p> <p>(e) any alternative access to a road;</p> <p>(f) the need for the use;</p> <p>(g) any traffic impact assessment; and</p> <p>(h) any advice received from the rail or road authority.</p>
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As the application does not have written consent from the Road authority the proposal must meet the performance criteria (P1).

The new lots when developed will be an additional 40 vehicle movements per day which is well within the carrying capacity of the local road network (a), (b) and (f);

Marchwiell Road is a rural road that is subject to light traffic and capable of facilitating the additional accessways and future potential developments (c) (d);

There are no alternative access options (e);

No traffic impact assessment has been provided (g); and

There is no advice from the road authority (h).

As such the proposal complies with C3.6.2



C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area

The proposal is not within an attenuation area, as such this clause is not applicable.

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

The proposal is not within an attenuation area, as such this clause is not applicable.

Natural Assets Code [C7.0]

C7.3 Definition of Terms

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

There are no proposed works within the coastal and waterway protection overlay, as such clause C7.6.1 is not applicable.

C7.6.2 Clearance within a priority vegetation area

There is no vegetation clearance required in the priority vegetation overlay as such C7.6.2 is not applicable.

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

<p>A1</p> <p><i>Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must:</i></p> <p><i>(a) be for the creation of separate lots for existing buildings;</i></p> <p><i>(b) be required for public use by the Crown, a council, or a State authority;</i></p> <p><i>(c) be required for the provision of Utilities;</i></p> <p><i>(d) be for the consolidation of a lot; or</i></p> <p><i>(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.</i></p>	<p>P1</p> <p><i>Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must minimise adverse impacts on natural assets, having regard to:</i></p> <p><i>(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</i></p> <p><i>(b) future development likely to be facilitated by the subdivision.</i></p>
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The proposal does not include any works within the waterway and coastal protection overlay (e).

As such the proposal complies with clause C7.7.2.



C7.7.2 Subdivision within a priority vegetation area

<p>A1</p> <p><i>Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must:</i></p> <p><i>(a) be for the purposes of creating separate lots for existing buildings;</i></p> <p><i>(b) be required for public use by the Crown, a council, or a State authority;</i></p> <p><i>(c) be required for the provision of Utilities;</i></p> <p><i>(d) be for the consolidation of a lot; or (</i></p> <p><i>e) not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area.</i></p>	<p>P1.1</p> <p><i>Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for:</i></p> <p><i>(a) subdivision for an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person;</i></p> <p><i>(b) subdivision for the construction of a single dwelling or an associated outbuilding;</i></p> <p><i>(c) subdivision in the General Residential Zone or Low Density Residential Zone;</i></p> <p><i>(d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;</i></p> <p><i>(e) subdivision involving clearance of native vegetation where it is demonstrated that ongoing pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or</i></p> <p><i>(f) subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.</i></p> <p>P1.2</p> <p><i>Works associated with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:</i></p> <p><i>(a) the design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards;</i></p> <p><i>(b) any particular requirements for the works and future development likely to be facilitated by the subdivision;</i></p> <p><i>(c) the need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future habitable buildings;</i></p> <p><i>(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;</i></p> <p><i>(e) any on-site biodiversity offsets; and</i></p> <p><i>(f) any existing cleared areas on the site.</i></p>
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The proposal doesn't include any works or vegetation clearance within the Priority Vegetation overlay (e).

As such the proposal complies with clause C7.7.2.

Scenic Protection Code [C8.0]

C8.6. Development Standards for Buildings and Works

C8.6.1 Development within a scenic protection area

<p>A1</p> <p><i>Buildings or works, including destruction of vegetation, within a scenic protection area must:</i></p> <p><i>(a) be on land not less than 50m in elevation below a skyline; and</i></p> <p><i>(b) not total more than 500m² in extent.</i></p>	<p>P1.1</p> <p><i>Destruction of vegetation within a scenic protection area must not cause an unreasonable impact on the scenic value of a scenic protection area, having regard to:</i></p> <p><i>(a) the nature of the vegetation to be removed;</i></p> <p><i>(b) the area of vegetation to be removed;</i></p> <p><i>(c) the topography of the site;</i></p> <p><i>(d) any visual impact on a skyline;</i></p> <p><i>(e) the nature of the reduction of the scenic value; and</i></p> <p><i>(f) the purpose of any management objectives identified in the relevant Local Provisions Schedule.</i></p> <p>P1.2</p> <p><i>Buildings or works within a scenic protection area must not cause an unreasonable reduction of the scenic value of a scenic protection area, having regard to:</i></p> <p><i>(a) the topography of the site;</i></p> <p><i>(b) the location of, and materials used in construction of, driveways or access tracks;</i></p> <p><i>(c) proposed reflectance and colour of external finishes;</i></p> <p><i>(d) design and proposed location of the buildings or works;</i></p> <p><i>(e) the extent of any cut or fill required;</i></p> <p><i>(f) any visual impact on a skyline;</i></p> <p><i>(g) any existing or proposed screening; and</i></p> <p><i>(h) the purpose of any management objectives identified in the relevant Local Provisions Schedule.</i></p>
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There are no buildings proposed as part of this application, there is no required vegetation clearance as part of the application, with the only works being the formation of cross overs from the boundary to the road.

These works will be below the skyline (a); and works will be less than 500m² in area (b).



As such the proposal complies with C8.6.1.

C8.6.2 Development within a scenic road corridor

There is no scenic road corridor as such C8.6.2 is not applicable.

Coastal Erosion Hazard Code [10.0]

C10.5.1 Use within a high coastal erosion hazard band

There is no high coastal erosion hazard band overlay on site, and there is no use identified in this application. As such C10.5.1 is not applicable.

C10.5.2 Uses located within a non-urban zone and within a low or medium coastal erosion hazard band

A use is not required as part of a subdivision application as such clause C10.5.2 is not applicable.

C10.5.3 Critical use, hazardous use, or vulnerable use

A use is not required as part of a subdivision application as such clause C10.5.3 is not applicable.

C10.5.4 Uses located within a coastal erosion investigation area

A use is not required as part of a subdivision application as such clause C10.5.4 is not applicable.

C10.6 Development Standards for Buildings and Works

C10.6.1 Buildings and Works, excluding coastal protection works, within a coastal erosion hazard band

There are no buildings or works proposed within the Coastal Erosion Overlays on site as such clause C10.6.1 is not applicable.

C10.6.2 Coastal protection works within a coastal erosion hazard area

There are no buildings or works proposed within the Coastal Erosion Overlays on site as such clause C10.6.2 is not applicable.

C10.6.3 Buildings and works located within a coastal erosion investigation area



There are no buildings or works proposed within the Coastal Erosion Overlays on site as such clause C10.6.3 is not applicable.

C10.7 Development Standards for Subdivision

C10.7.1 Subdivision within a coastal erosion hazard area

<p><i>A1</i></p> <p><i>Each lot, or a lot proposed in a plan of subdivision, within a coastal erosion hazard area, must:</i></p> <p><i>(a) be able to contain a building area, vehicle access, and services, that are wholly located outside a coastal erosion hazard area;</i></p> <p><i>(b) be for the creation of separate lots for existing buildings;</i></p> <p><i>(c) be required for public use by the Crown, a council or a State authority; or</i></p> <p><i>(d) be required for the provision of Utilities, and not be located on an actively mobile landform.</i></p>	<p><i>P1</i></p> <p><i>Each lot, or a lot proposed in a plan of subdivision, within a coastal erosion hazard area must not create an opportunity for use or development that cannot achieve and maintain a tolerable risk from coastal erosion, having regard to:</i></p> <p><i>(a) any increase in risk from coastal erosion for adjacent land;</i></p> <p><i>(b) the level of risk to use or development arising from an increased reliance on public infrastructure;</i></p> <p><i>(c) the need to minimise future remediation works;</i></p> <p><i>(d) any loss or substantial compromise, by coastal erosion, of access to the lot on or off site;</i></p> <p><i>(e) the need to locate building areas outside the coastal erosion hazard area;</i></p> <p><i>(f) any advice from a State authority, regulated entity or a council; and</i></p> <p><i>(g) the advice contained in a coastal erosion hazard report, and works must not be located on actively mobile landforms unless for engineering or remediation works to protect land, property and human life.</i></p>
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The proposal cannot comply with the acceptable solutions as the development isn't for the separation of existing buildings, utilities or for the use of the crown or state, as such the performance criteria must be addressed.

Lot 1 has the majority of the coastal erosion hazard overlay with only a very minor amount crossing onto Lot 2. For both lots all works, proposed building area, area required for bushfire management and onsite wastewater are all wholly outside of the overlay.

As there are no works or requirements for any future works within this overlay the proposed subdivision will not increase risk for adjacent land (a);

The proposed subdivision does not result in an increased reliance on public infrastructure (b);

There are no works or required future works within the Coastal erosion overlay as such the proposal will not increase any requirements for future remediation works (c);

The site accessways do not go through the coastal erosion overlay and are a significant distance away from the overlay (d);

All building envelopes are wholly outside of the overlay (e)

No advice has been sought (f);



No Coastal Erosion Hazard Report has been conducted (g).

As such the proposal complies with clause C10.7.1.

Coastal Inundation Hazard Code [C11.0]

C11.5.1 Uses within a high coastal inundation hazard band

A use is not required as part of a subdivision application as such clause C11.5.1 is not applicable.

C11.5.2 Uses located within a non-urban zone and within a medium coastal inundation hazard band

A use is not required as part of a subdivision application as such clause C11.5.2 is not applicable.

C11.5.3 Uses located within a non-urban zone and within a low coastal inundation hazard band

A use is not required as part of a subdivision application as such clause C11.5.3 is not applicable.

C11.5.4 Critical use, hazardous use, or vulnerable use

A use is not required as part of a subdivision application as such clause C11.5.4 is not applicable.

C11.6 Development Standards for Buildings and Works

C11.6.1 Buildings and works, excluding coastal protection works, within a coastal inundation hazard area

There are no works as part of the subdivision within the inundation overlay area as such C11.6.1 is not applicable.

C11.6.2 Coastal protection works within a coastal inundation hazard area

There are no works as part of the subdivision within the inundation overlay area as such C11.6.1 is not applicable.

C11.7 Development Standards for Subdivision



C11.7.1 Subdivision within a coastal inundation hazard area

<p>A1</p> <p><i>Each lot, or a lot proposed in a plan of subdivision, within a coastal inundation hazard area, must:</i></p> <p><i>(a) be able to contain a building area, vehicle access, and services, that are wholly located outside a coastal inundation hazard area;</i></p> <p><i>(b) be for the creation of separate lots for existing buildings;</i></p> <p><i>(c) be required for public use by the Crown, a council or a State authority; or</i></p> <p><i>(d) be required for the provision of Utilities.</i></p>	<p>P1</p> <p><i>Each lot, or a lot proposed in a plan of subdivision within a coastal inundation hazard area must not create an opportunity for use or development that cannot achieve and maintain a tolerable risk from coastal inundation, having regard to:</i></p> <p><i>(a) any increase in risk from coastal inundation for adjacent land;</i></p> <p><i>(b) the level of risk to use or development arising from an increased reliance on public infrastructure;</i></p> <p><i>(c) the need to minimise future remediation works;</i></p> <p><i>(d) any loss or substantial compromise, by coastal inundation, of access to the lot on or off site;</i></p> <p><i>(e) the need to locate building areas outside the coastal inundation hazard area;</i></p> <p><i>(f) any advice from a State authority, regulated entity or a council; and</i></p> <p><i>(g) the advice contained in a coastal inundation hazard report.</i></p>
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The proposal cannot comply with the acceptable solutions as the development isn't for the separation of existing buildings, utilities or for the use of the crown or state, as such the performance criteria must be addressed.

All works, proposed building area, area required for bushfire management and onsite wastewater are all wholly outside of the overlay.

As there are no works or requirements for any future works within this overlay the proposed subdivision will not increase risk for adjacent land (a);

The proposed subdivision does not result in an increased reliance on public infrastructure (b);

There are no works or required future works within the inundation overlay as such the proposal will not increase any requirements for future remediation works (c);

The site accessways do not go through the inundation overlay at any point and will not be compromised by any inundation within the identified overlay areas (d);

All building envelopes are wholly outside of the overlay (e);

No advice has been sought (f);

No Coastal Inundation Hazard Report has been conducted (g).

As such the proposal complies with clause C11.7.1.

Bushfire-Prone Areas Code [13.0]

C13.3. Definition of Terms

C13.5.1 Vulnerable Uses



The proposal is not for a vulnerable use as such clause C13.5.1 is not applicable.

C13.5.2 Hazardous Uses

The proposal is not for a vulnerable use as such clause C13.5.2 is not applicable.

C13.6.1 Provision of hazard management areas

<p>A1</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</p> <p>(b) The proposed plan of subdivision:</p> <p>(i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision;</p> <p>(ii) shows the building area for each lot;</p> <p>(iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas; and</p> <p>(iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than the separation distances required for BAL 19 in Table 2.6 of Australian Standard AS3959:2018 Construction of buildings in bushfire-prone Areas; and</p> <p>(c) if hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</p>	<p>P1</p> <p>A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to:</p> <p>(a) the dimensions of hazard management areas;</p> <p>(b) a bushfire risk assessment of each lot at any stage of staged subdivision;</p> <p>(c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability;</p> <p>(d) the topography, including site slope;</p> <p>(e) any other potential forms of fuel and ignition sources;</p> <p>(f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development;</p> <p>(g) an instrument that will facilitate management of fuels located on land external to the subdivision; and</p> <p>(h) any advice from the TFS.</p>
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Please see supplied Bush Fire Management Report (Appendix E) (a).

As such the proposal complies with C13.6.1

C13.6.2 Public and firefighting access

<p>A1</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from</p>	<p>P1</p> <p>A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and</p>
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<p><i>bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or</i></p> <p><i>(b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas, is included in a bushfire hazard management plan that:</i></p> <p><i>(i) demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3 and</i></p> <p><i>(ii) is certified by the TFS or an accredited person.</i></p>	<p><i>emergency service personnel to enable protection from bushfires, having regard to:</i></p> <p><i>(a) appropriate design measures, including:</i></p> <p><i>(i) two way traffic;</i></p> <p><i>(ii) all weather surfaces;</i></p> <p><i>(iii) height and width of any vegetation clearances;</i></p> <p><i>(iv) load capacity;</i></p> <p><i>(v) provision of passing bays;</i></p> <p><i>(vi) traffic control devices;</i></p> <p><i>(vii) geometry, alignment and slope of roads, tracks and trails;</i></p> <p><i>(viii) use of through roads to provide for connectivity;</i></p> <p><i>(ix) limits on the length of cul-de- sacs and dead-end roads;</i></p> <p><i>(x) provision of turning areas; (xi) provision for parking areas;</i></p> <p><i>(xii) perimeter access; and (xiii) fire trails; and</i></p> <p><i>(b) the provision of access to:</i></p> <p><i>(i) bushfire-prone vegetation to permit the undertaking of hazard management works; and</i></p> <p><i>(ii) fire fighting water supplies; and</i></p> <p><i>(c) any advice from the TFS.</i></p>
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Please see supplied Bush Fire Management Report (Appendix D) (a).

As such the proposal complies with C13.6.2

C13.6.3 Provision of water supply for fire fighting purposes

<p><i>A1</i></p> <p><i>In areas serviced with reticulated water by the water corporation:</i></p> <p><i>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes;</i></p> <p><i>(b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table C13.4; or</i></p> <p><i>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to</i></p>	<p><i>P1</i></p> <p><i>No Performance Criterion.</i></p>
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<p><i>manage the risks to property and lives in the event of a bushfire.</i></p>	
<p>A2</p> <p><i>In areas that are not serviced by reticulated water by the water corporation:</i></p> <p><i>(a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes;</i></p> <p><i>(b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table C13.5; or</i></p> <p><i>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</i></p>	<p>P2</p> <p><i>No Performance Criterion.</i></p>

Please see supplied Bush Fire Management Report (Appendix D) (a).

As such the proposal complies with C13.6.3.

Landslip Hazard Code [C15.0]

C15.5.1 Use within a landslip hazard area

There is no high coastal erosion hazard band overlay on site, and there is no use identified in this application. As such C15.5.1 is not applicable.

C15.6 Development Standards for Buildings and Works

C15.6.1 Buildings and works within a landslip hazard area

There are no proposed buildings or works with in the landslip hazard areas as such C15.6.1 is not applicable.

C15.7 Development Standards for Subdivision

C15.7.1 Subdivision within a landslip hazard area

<p>A1</p> <p><i>Each lot, or a lot proposed in a plan of subdivision, within a landslip hazard area, must:</i></p>	<p>P1</p> <p><i>Each lot, or a lot proposed in a plan of subdivision, within a landslip hazard area must not create an opportunity for use or</i></p>
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<p>(a) be able to contain a building area, vehicle access, and services, that are wholly located outside a landslip hazard area;</p> <p>(b) be for the creation of separate lots for existing buildings;</p> <p>(c) be required for public use by the Crown, a council or a State authority; or</p> <p>(d) be required for the provision of Utilities.</p>	<p>development that cannot achieve a tolerable risk from landslip, having regard to:</p> <p>(a) any increase in risk from a landslip for adjacent land;</p> <p>(b) the level of risk to use or development arising from an increased reliance on public infrastructure;</p> <p>(c) the need to minimise future remediation works;</p> <p>(d) any loss or substantial compromise, by a landslip, of access to the lot on or off site;</p> <p>(e) the need to locate building areas outside the landslip hazard area;</p> <p>(f) any advice from a State authority, regulated entity or a council; and</p> <p>(g) the advice contained in a landslip hazard report.</p>
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The proposal cannot comply with the acceptable solutions as the development isn't for the separation of existing buildings, utilities or for the use of the crown or state, as such the performance criteria must be addressed.

There are no proposed works or future building areas within the Landslip Hazard overlay as such the subdivision proposal will not create an increase risk to adjacent land (a);

The proposed subdivision does not result in an increased reliance on public infrastructure (b);

As there are no works within the landslip hazard code as such the subdivision proposal minimises the risk of future remediation works as a result of the subdivision (c);

All building envelopes and accessways are significantly far enough away from the landslip hazard areas reducing the risk of access to the lots being compromised by a landslip event (d);

Building areas are located wholly outside of the landslip hazard overlays (e);

No advice has been provided by the State authority or Council (f);

No landslip report has been conducted (g);

As such the proposal complies with clause C15.7.1.

Conclusion

This report has been prepared in support of a Planning Application for the subdivision of 255 Marchwiell Drive (CT159559/2) with the consent of the landowner.

The application is to be lodged with Sorell Council for assessment.

This proposal is for a 4 lot subdivision of land zoned Agricultural and Environmental Management.

The proposal has been considered against the development standards of Zones and relevant codes and the proposal generates the following discretions under the *Tasmanian Planning Scheme - Sorell Local Provisions Schedule*:

- 21.5.1 Lot Design (P1, P2)
- 23.5.1 Lot Design (P1, P2)
- C3.5.1 Traffic Generation at a vehicle crossing, level crossing or new junction (P1)
- C10.7.1 Subdivision within a coastal erosion hazard area



- C11.7.1 Subdivision within a coastal inundation hazard area
- C15.7.1 Subdivision within a landslip hazard area

The proposal has been assessed against all relevant scheme criteria and is found to either comply with the Acceptable Solutions or satisfy the relevant Performance Criteria. The application is considered to be acceptable with respect to the Planning Scheme requirements and therefore ought to be supported by the Planning Authority.



APPENDIX A

Titles Information

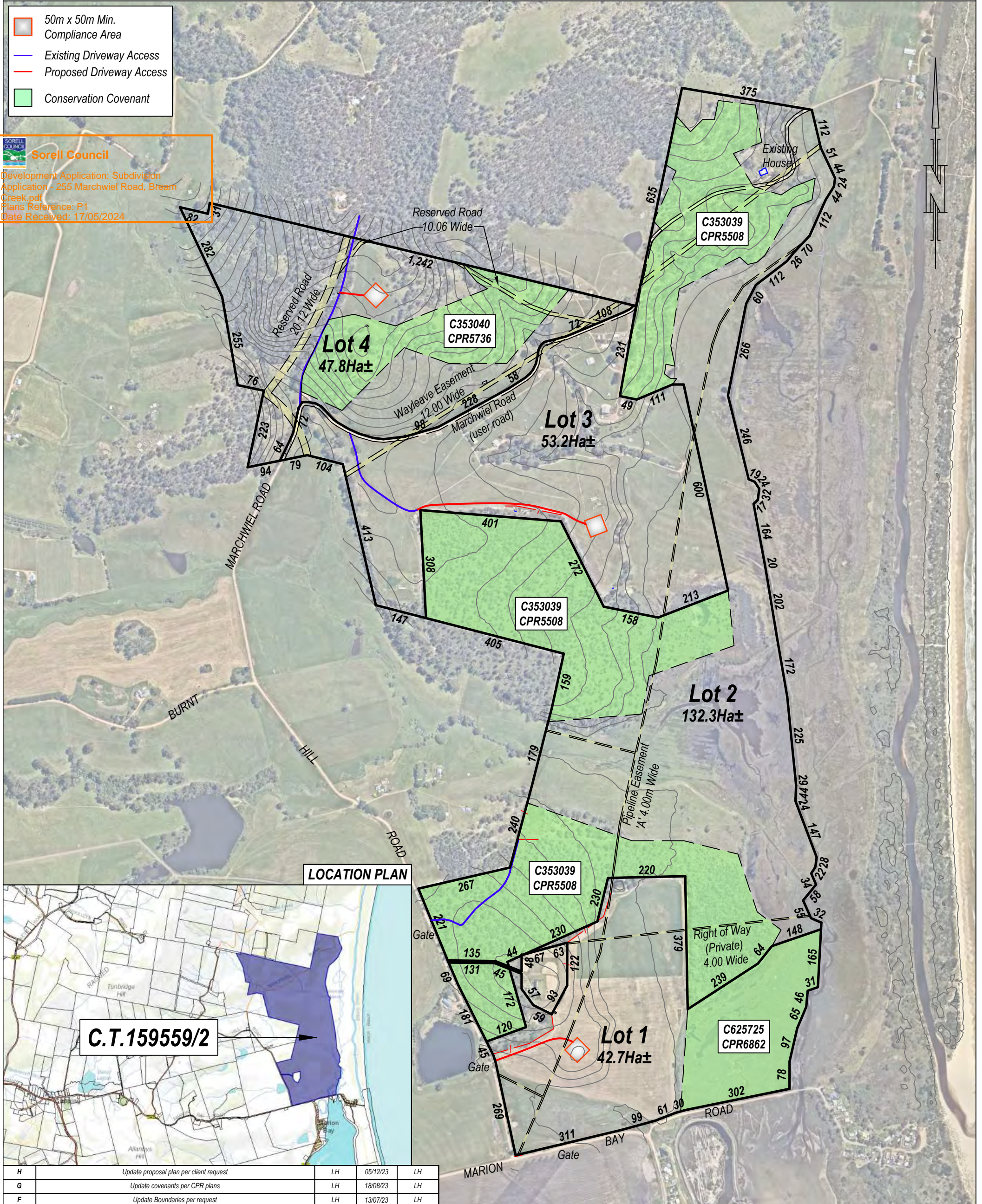


APPENDIX B

Proposed Plans

- 50m x 50m Min. Compliance Area
- Existing Driveway Access
- Proposed Driveway Access
- Conservation Covenant

Sorell Council
Development Application: Subdivision
Application - 255 Marchwiel Road, Bream
Creek.pdf
Plans Reference: P1
Date Received: 17/05/2024



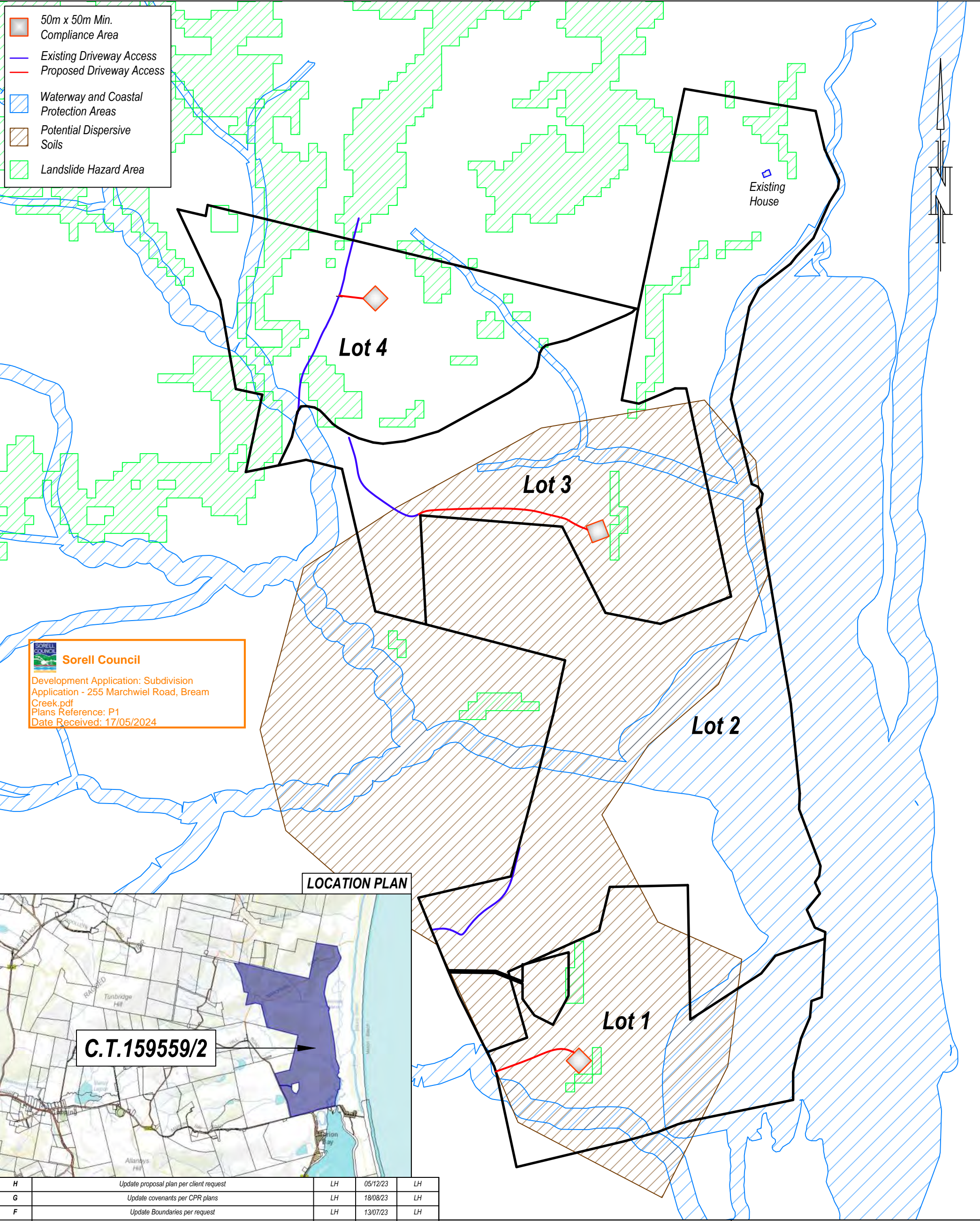
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H	Update proposal plan per client request	LH	05/12/23	LH
G	Update covenants per CPR plans	LH	18/08/23	LH
F	Update Boundaries per request	LH	13/07/23	LH
E	Update Boundaries to avoid covenant	LH	28/04/23	LH
D	Update boundaries	LH	19/01/23	CBR
C	Update building area locations	LH	27-10-22	LH
B	Update plans for Council RFI	LH	20-10-22	LH
A	UPDATES	SH/LH	05-08-22	SH/LH

OWNER: ONE BRIGHT SHINING MOMENT PTY LTD
TITLE REFERENCE: C.T.159559/2
LOCATION: 255 MARCHWIEL ROAD,
BREAM CREEK

Proposed Subdivision

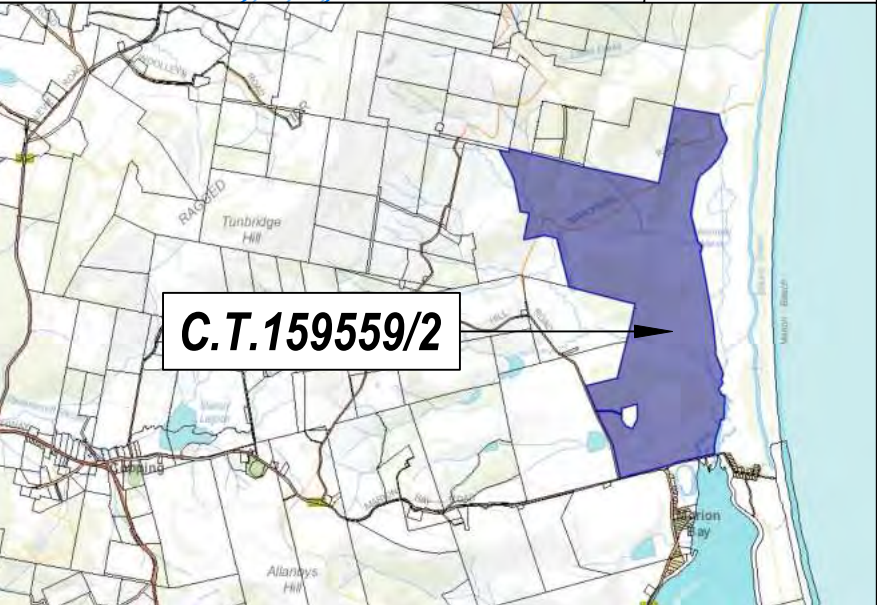
Date: 13-07-2022	Reference: QUINB01 14425-03
Scale: 1:10,000 (A3)	Municipality: SORELL

-  50m x 50m Min. Compliance Area
-  Existing Driveway Access
-  Proposed Driveway Access
-  Waterway and Coastal Protection Areas
-  Potential Dispersive Soils
-  Landslide Hazard Area



Sorell Council
Development Application: Subdivision
Application - 255 Marchwiel Road, Bream
Creek.pdf
Plans Reference: P1
Date Received: 17/05/2024

LOCATION PLAN

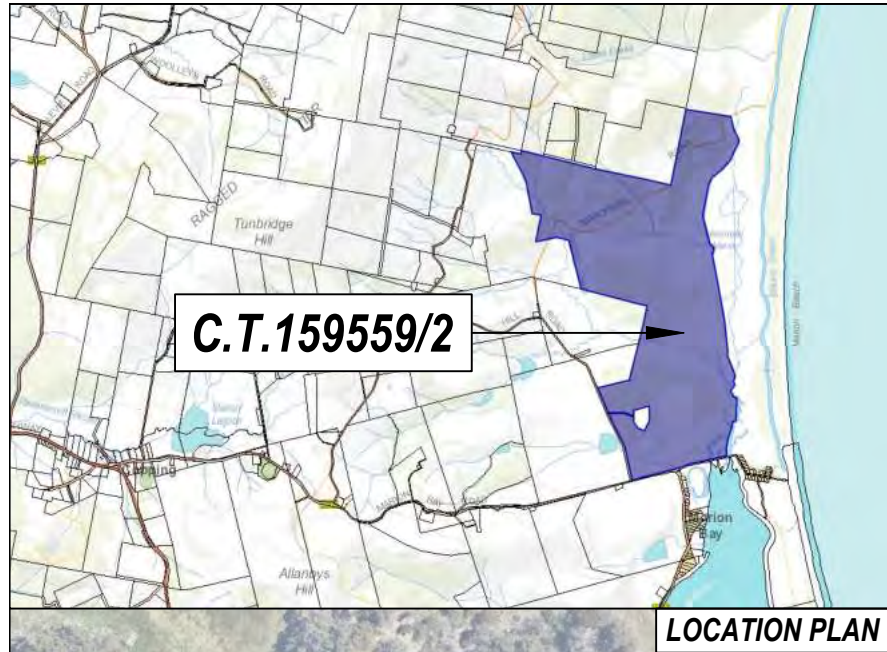


REV	AMENDMENTS	DRAWN	DATE	APPR.
H	Update proposal plan per client request	LH	05/12/23	LH
G	Update covenants per CPR plans	LH	18/08/23	LH
F	Update Boundaries per request	LH	13/07/23	LH
E	Update Boundaries to avoid covenant	LH	28/04/23	LH
D	Update boundaries	LH	19/01/23	CBR
C	Update building area locations	LH	27-10-22	LH
B	Update plans for Council RF1	LH	20-10-22	LH
A	UPDATES	SH/LH	05-08-22	SH/LH

OWNER: ONE BRIGHT SHINING MOMENT PTY LTD
TITLE REFERENCE: C.T.159559/2
LOCATION: 255 MARCHWIEL ROAD,
BREAM CREEK

OVERLAY PLAN

Date: 13-07-2022	Reference: QUINB01 14425-03
Scale: 1:10,000 (A3)	Municipality: Sorell



This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval.
 All measurements and areas are subject to the final survey.
 Base image by TASMAR (www.tasmap.tas.gov.au), © State of Tasmania
 Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



Sorell Council
 Development Application: Subdivision
 Application - 255 Marchwiel Road, Bream
 Creek.pdf
 Plans Reference: P1
 Date Received: 17/05/2024

REV	AMENDMENTS	DRAWN	DATE	APPR.
H	Update proposal plan per client request	LH	05/12/23	LH
G	Update covenants per CPR plans	LH	18/08/23	LH
F	Update Boundaries per request	LH	13/07/23	LH
E	Update Boundaries to avoid covenant	LH	28/04/23	LH
D	Update boundaries	LH	19/01/23	CBR
C	Update building area locations	LH	27-10-22	LH
B	Update plans for Council RF1	LH	20-10-22	LH
A	UPDATES	SH/LH	05-08-22	SH/LH



UNIT 1, 2 KENNEDY DRIVE
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 WEB: www.rbsurveyors.com

OWNER: ONE BRIGHT SHINING MOMENT PTY LTD
TITLE REFERENCE: C.T.159559/2
LOCATION: 255 MARCHWIEL ROAD,
BREAM CREEK

Falls Site Building Plan		
Date: 20-10-2022	Reference: QUINB01	14425-03
Scale: 1:3000 (A3)	Municipality: Sorell	



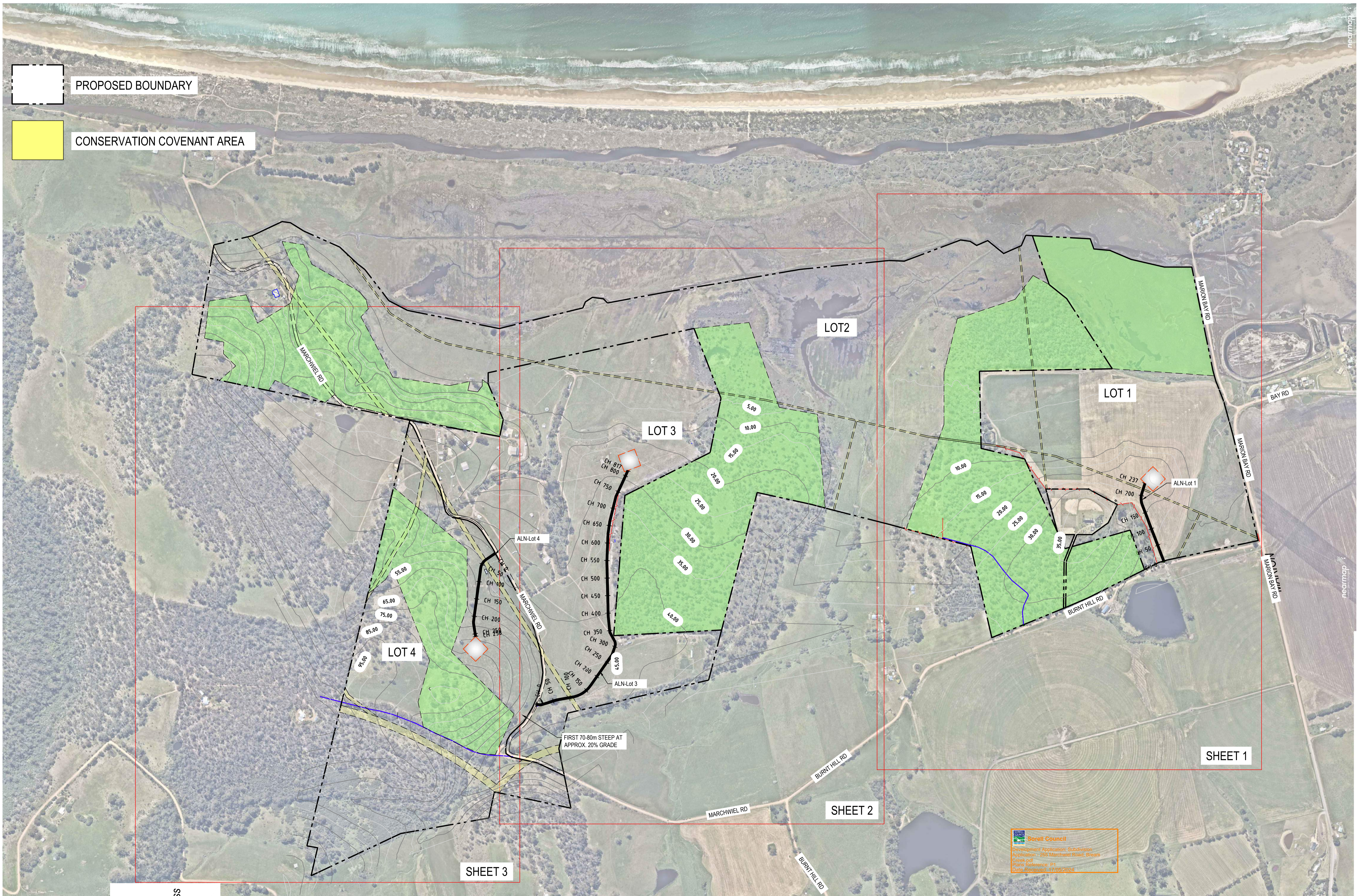
APPENDIX C

Civil Engineering Plans



PROPOSED BOUNDARY

CONSERVATION COVENANT AREA



Sorell Council
 Development Application: Subdivision
 Application: 255 Marchwiel Road, Bream
 Council: P1
 Date Received: 17/05/2024

DA207.05.2024	REVISED BOUNDARIES	
DA190.04.2024	REVISED ACCESSWAY SISD'S	
DA26.08.2022	ISSUED FOR DEVELOPMENT APPROVAL	
REV	DATE	REMARK

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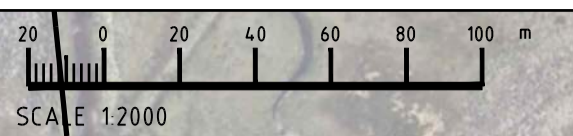
PROJECT
 255 MARCHWIEL ROAD
 SUBDIVISION

TITLE
 SITE PLAN

PROJECT NO.	J220272PL
DWG NO.	C01
REVISION	DA2
PLOT DETAILS	J220272PL-CIVIL3D BASER2.DWG



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SIGHT LINES NORTH FROM PROPOSED LOT 1 ACCESS
SIGHT DISTANCE EXCEEDS 175m (80KM/H VEHICLE SPEED TSD-RF01)



SIGHT LINES SOUTH FROM PROPOSED LOT 1 ACCESS
SIGHT DISTANCE EXCEEDS 175m (80KM/H VEHICLE SPEED TSD-RF01)

EXISTING ACCESS CONSTRUCT TO IPWEA STD. DWG TSD-R03 WITH DN300 CLASS4 CULVERT. TAIL OUT DOWNSTREAM END OF CULVERT TO DRAIN TO ROADSIDE TABLE DRAIN

PROVIDE NEW 4m WIDE DRIVEWAY FROM EXISTING ROADWAY TO BUILDING ZONE. PASSING BAYS 6.0m WIDE x 20m LONG TO BE PROVIDED AT 200m MAX SPACING

Sorell Council
Development Application Subdivision
Application - 255 Marchwiel Road, Bream Creek, TAS
Plans Reference: P1
Data Reference: 17/05/2024

DA207.05.2024 REVISED BOUNDARIES
DA18.10.2022 REVISED ACCESSWAY SISD'S
DA16.08.2022 ISSUED FOR DEVELOPMENT APPROVAL
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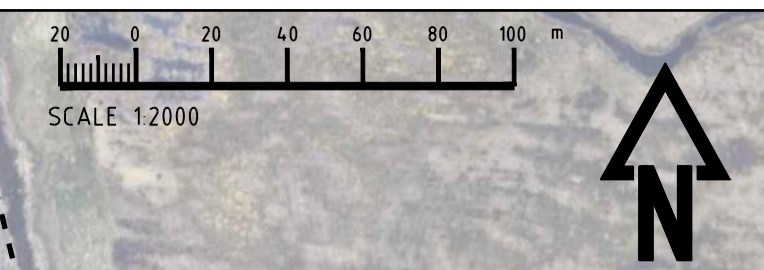


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PROJECT
255 MARCHWIEL ROAD SUBDIVISION

TITLE
GENERAL ARRANGEMENT SHEET 1

PROJECT NO.	J220272PL
DWG NO.	C02
REVISION	DA2
PLOT DETAILS	J220272PL-CIVIL3D BASER2.DWG



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250m RADIUS CORNER PROVIDES 85km/H
 OPERATING SPEED AS PER AUSTRROADS PART 3,
 TABLE 3.4. ACCESSWAY PROVIDES SUFFICIENT SISD
 OF 111m PER AS2890.1 CL3.2.4

PROVIDE NEW 4m WIDE DRIVEWAY FROM
 EXISTING ROADWAY TO BUILDING ZONE.
 PASSING BAYS 6.0m WIDE x 20m LONG TO
 BE PROVIDED AT 200m MAX SPACING

EXISTING ACCESS RECONSTRUCT TO
 IPWEA STD. DWG TSD-R03 WITH
 ANGLE TO MAIN ROAD GREATER
 THAN 70 DEGREES



Sorell Council
 Development Application - Subdivision
 Application - 255 Marchwiel Road, Bream
 Check Pdf
 Planning Reference: P1
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PROJECT
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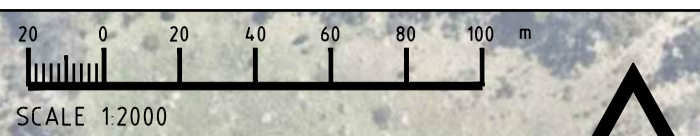
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**GENERAL ARRANGEMENT
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DWG NO.	C03
REVISION	DA2
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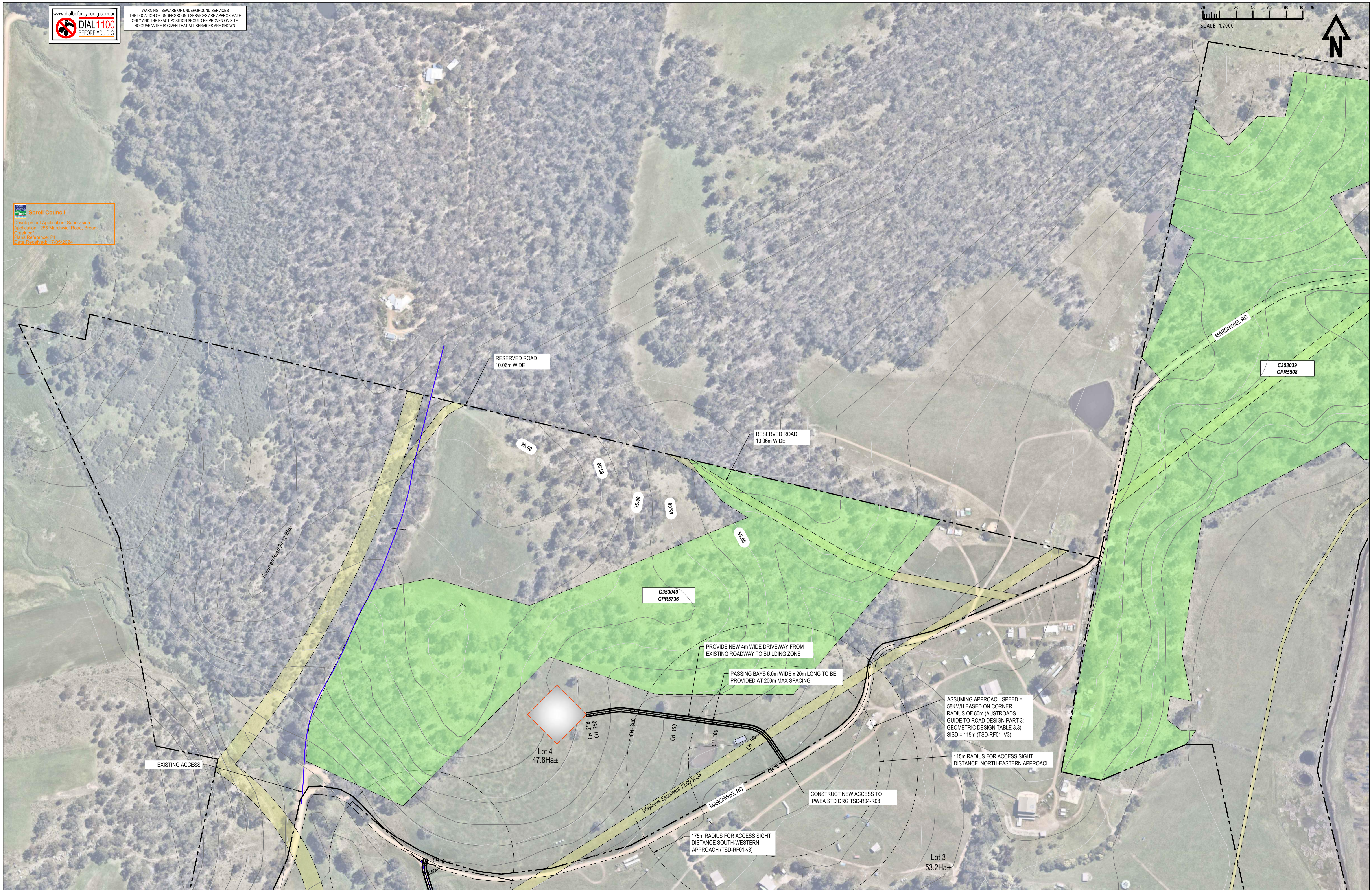




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Application - 255 Marchwiel Road, Bream
Crack #11
Plans Reference: P1
Date Received: 17/05/2024



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DA181 10.2022 REVISED ACCESSWAY SISD'S
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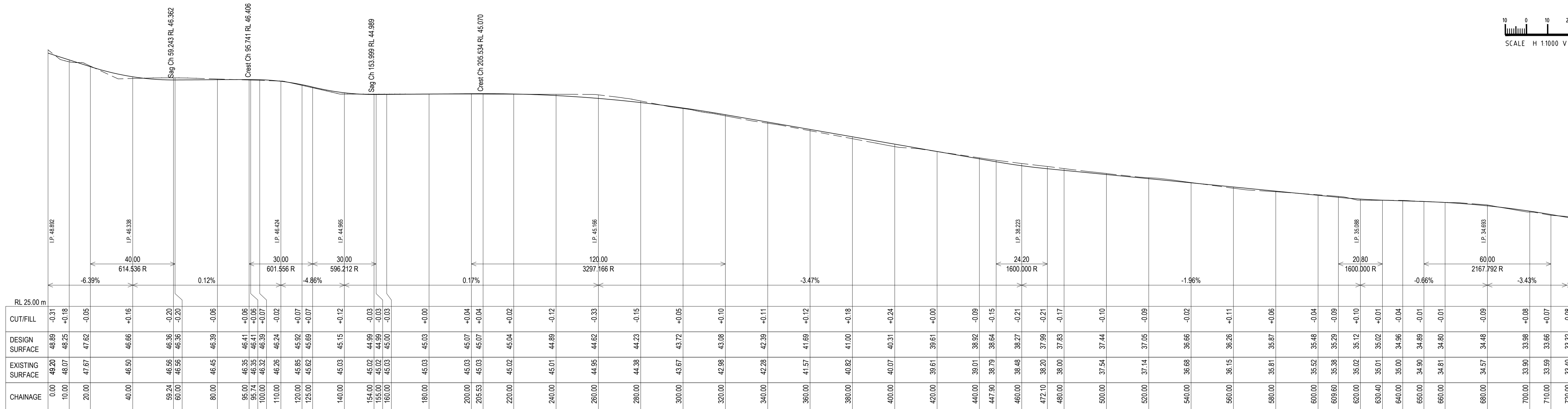


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PROJECT
255 MARCHWIEL ROAD SUBDIVISION

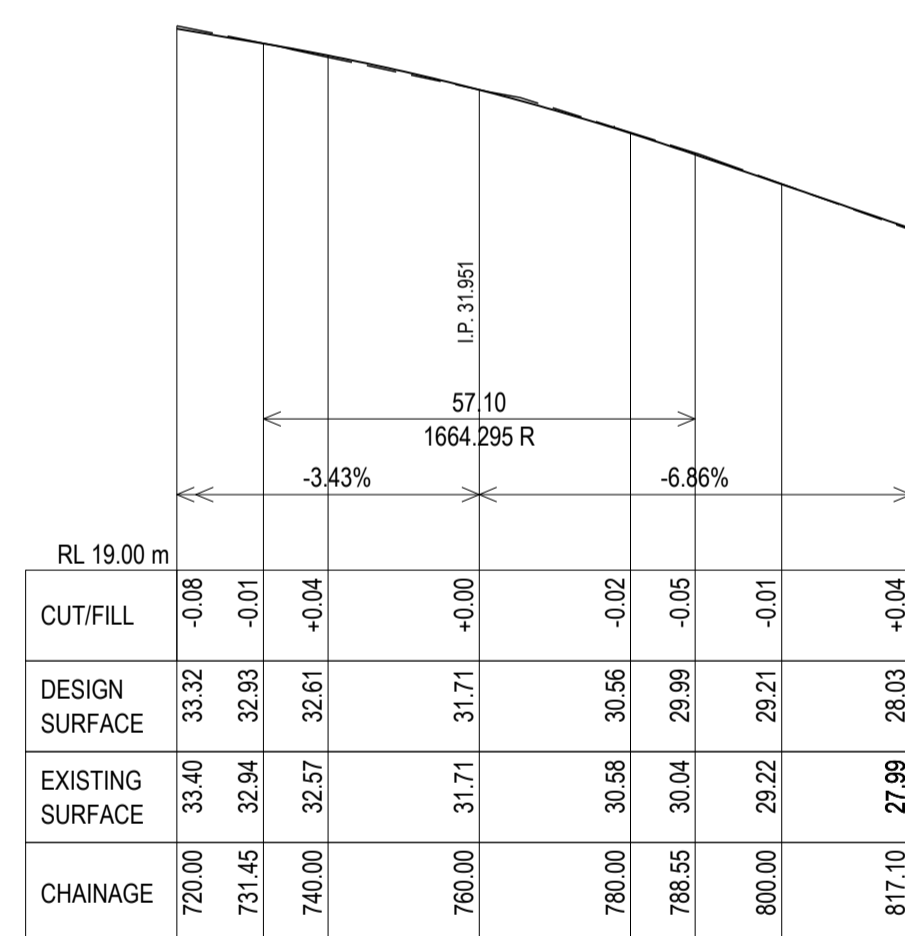
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GENERAL ARRANGEMENT SHEET 3

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DWG NO.	C04	REVISION DA2
PLOT DETAILS J220272PL-CIVIL3D BASER2.DWG		



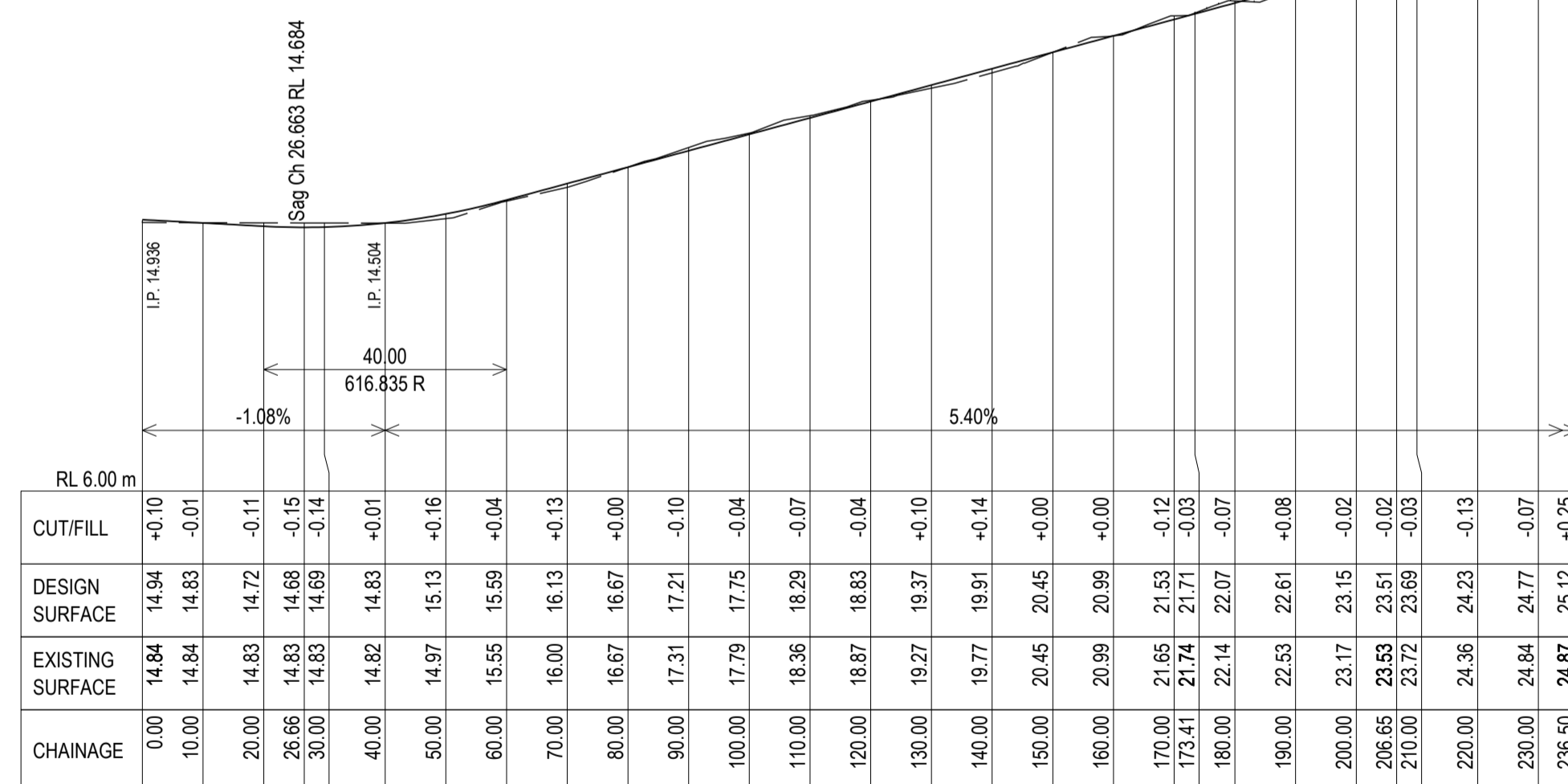
ALN-Lot 3 PROFILE FROM CH 0.000m TO CH 720.000m
SCALE: 1:1000(H) 1:200(V)

LOT 3 PROFILE



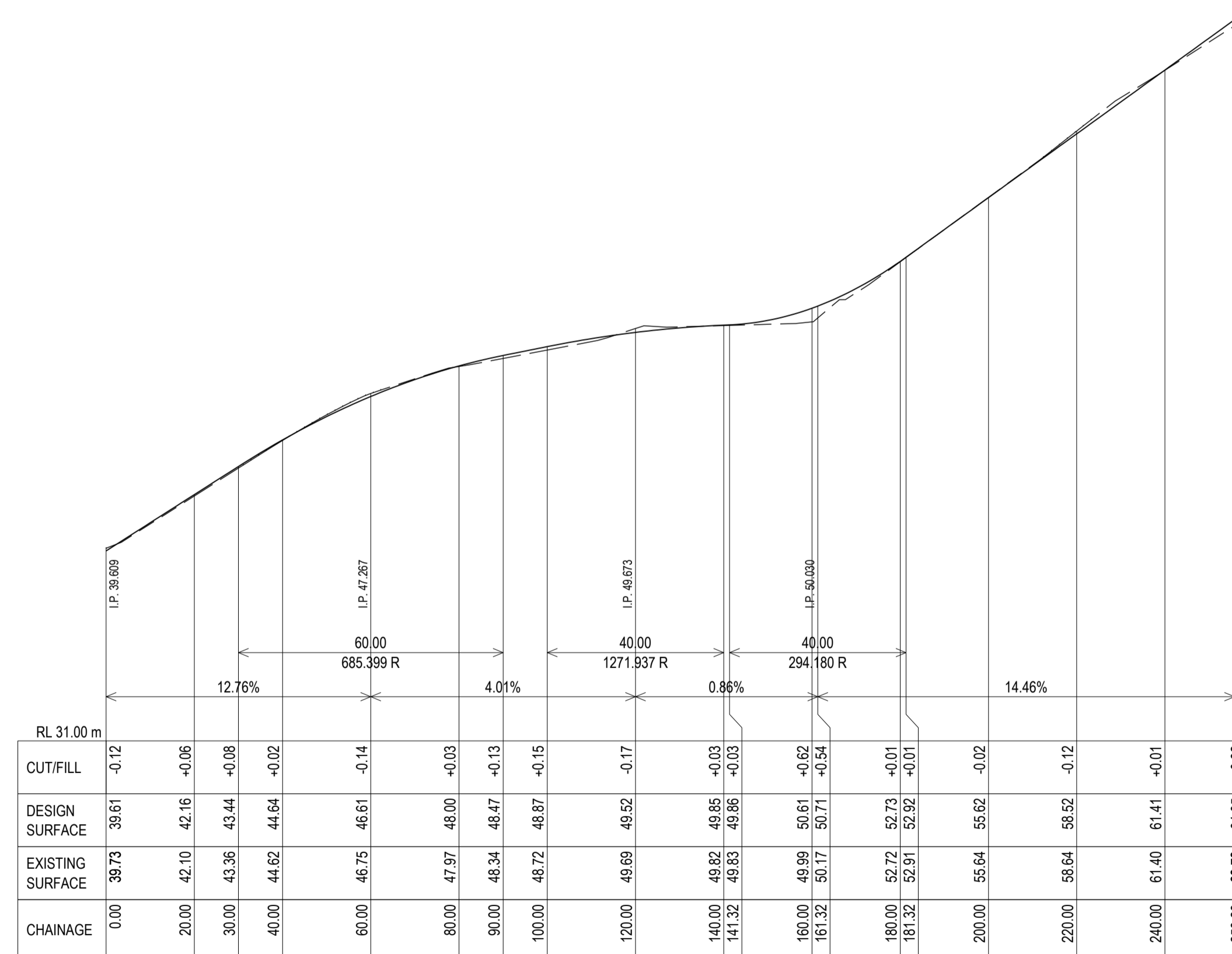
ALN-Lot 3 PROFILE FROM CH 720.000m TO CH 817.10m
SCALE: 1:1000(H) 1:200(V)

LOT 3 PROFILE - CONTINUED



ALN-Lot 1 PROFILE FROM CH 0.000m TO CH 236.501m
SCALE: 1:1000(H) 1:200(V)

LOT 1 PROFILE



ALN-Lot 4 PROFILE FROM CH 0.000m TO CH 258.289m
SCALE: 1:1000(H) 1:200(V)

LOT 4 PROFILE

Sorell Council
Development Application: Subdivision
Application - 255 Marchwiel Road, Bream
Creek.pdf
Plans Reference: P1
Date Received: 17/05/2024



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TITLE DRIVEWAY PROFILES
PROJECT NO. J220272PL
DWG NO. C05 REVISION DA1
PLOT DETAILS J220272PL-CIVIL3D BASER2.DWG

PROJECT NO. J220272PL
DWG NO. C05 REVISION DA1
PLOT DETAILS J220272PL-CIVIL3D BASER2.DWG



APPENDIX D

Land Capability Study

10 May 2024

Mr Mat Clark
MC Planners Pty Ltd

Mr B Quinn
Secret Sounds Group Pty Ltd



Sorell Council

Development Application: Subdivision
Application - 255 Marchwiel Road, Bream
Creek.pdf
Plans Reference: P1
Date Received: 17/05/2024

By email: mat@mcplanners.com.au

By email: brian@secretsounds.com

Dear Brian and Mat

PLANNING ADVICE - 255 MARCHWIEL ROAD, BREAM CREEK

Thank you for your request for advice concerning the proposed subdivision of 255 Marchweil Road, Bream Creek and the relevance of the conservation covenants to the proposed subdivision.

As you are aware, there are 3 separate covenants. Each applies separately and governs different areas of the Site.

Identifying the Reserve/Affected Land

Cl.2 of each of the covenants registered as C323039 and C353040 records that each Covenant applies to that part of the servient land (i.e. the Title) marked as the Conservation Plan Area (also known as the Reserve) on the relevant plans.

Cl.2 of the covenant registered as C625725 adopts different nomenclature but has the same effect. The covenant applies to an area referred to as the Conservation zone.

The plans for the covenants, though difficult to read, display a series of sites or areas. There is a single area of Reserve/Conservation zone under each of C353040 and C625725. Under C323039 there are multiple (3) and geographically separate areas which appear to each be individually numbered but which together, by reference to cl.2, comprise the Reserve under that covenant.

Each covenant applies individually to the land and does not have the effect of linking the Reserve Areas and/or Conservation zones across the covenants together as a single entity. Put another way, the definition of the Reserve under C323039 does not have the effect of incorporating the reserve under C353040 and vice versa.

Regulation of Subdivision

Cl.4.1(h) of covenants C323039 and C353040 records that the owner not undertake activities which include "the subdivision of the Reserve".

Cl.4(a)(xi) of covenant C625725 records that subdivision of the Conservation zone is not to be undertaken. This covenant also creates a Grazing zone and cl.4(b)(v) similarly records that subdivision of the Grazing zone is not to be undertaken. The Grazing zone is not material to your land.

Effect

While subdivision of the Reserve or Conservation zone is prevented by the Covenants, each operates independently.

Subdivision of the land that retains the Reserve under C353040 on one title and the reserve under C353039 on another title is permissible. That subdivision may divide the balance of the land in any manner that is otherwise permissible under the *Land Use Planning and Approvals Act 1993 (LUPA Act)* and the Tasmanian Planning Scheme – Sorell (**Scheme**).

For the avoidance of doubt, I confirm that each covenant applies to the Reserve as that covenant defines it. Neither covenant defines the Reserve to include such areas that may be subject to separate covenant as to broaden the prescriptive effect of cl.4.1(h) that prevents subdivision of the Reserve.

Thank you for your instructions and I understand that a copy of this advice may be provided to the Sorell Council with lodgement of the application.

Yours faithfully


Naomi Billett

Principal | Billett Legal

Email: naomi@billettlegal.com.au

BUSHFIRE HAZARD REPORT

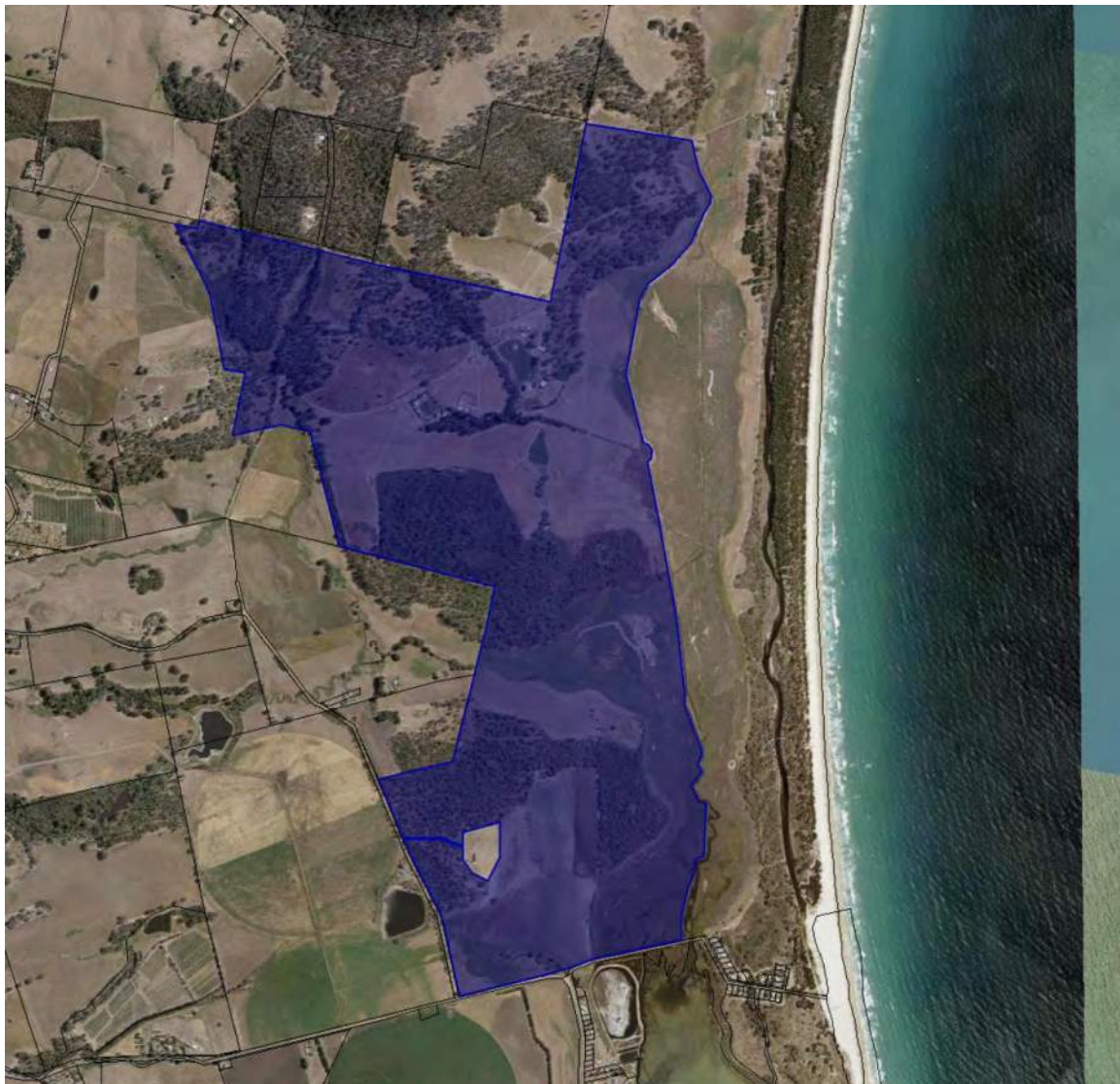


Sorell Council

Development Application: Bushfire Hazard
Management Report - 255 Marchwiell Rd
Bream_Creek.pdf
Plans Reference: P2
Date received: 23/05/2024

For Secret Sounds Group Pty Ltd

255 Marchwiell Road,
Bream Creek - Subdivision



MAY 2024

VERSION 3.0 - previous revisions completed by JMG Engineering

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Appendix A - Proposed Subdivision Plan

Appendix B - Bushfire Hazard Management Plan

Appendix C - Site Photos

Appendix D - Certificate of Compliance

1 Introduction

I, David Lyne, have been engaged by Secret Sounds Group Pty Ltd/ One Bright Shining Moment Pty Ltd to prepare a bushfire hazard assessment for a (4 lot) subdivision. The address of the property is 255 Marchwiel Road, Bream Creek. The author, David Lyne, is an Accredited Person under Part 4A of the *Fire Service Act 1979*.

The proposed development involves the subdivision of land located within a bushfire-prone area necessitating an assessment against the Bushfire-Prone Areas Code of the *Tasmanian Planning Scheme - Sorell*.

This report considers:

- Whether the site is within a bushfire-prone area;
- The characteristics of the site and surrounding land;
- The proposed use and development that may be threatened by bushfire hazard;
- The applicable Bushfire Attack Level (BAL) rating;
- Appropriate bushfire hazard mitigation measures; and
- Compliance with planning requirements pertaining to bushfire hazard.

In order to demonstrate compliance with the Bushfire-Prone Areas Code this report includes a Certificate of Compliance (for planning purposes).

2 Limitations

This report has been prepared for the abovementioned clients for their use and distribution only. The intent of the report is for it to be used as supporting documentation for the Development Application (specifically vegetation clearance/maintenance distances) and the Building Application.

Should submitted Application Plans differ from the Certified Plans supplied by the builder then an amended design review should be conducted to determine the suitability of any amendments in relation to the Bushfire Prone Area Requirements of AS3959-2018.

It is also to be noted that the assessment has been undertaken according to the site inspection protocols and was conducted in August 2022. This assessment does not take into account the possibility of altered site conditions either naturally occurring or where currently maintained or excluded vegetation conditions change due to a lack of ongoing maintenance.

It should be noted that compliance with the recommendations contained in this assessment does not mean that there is no residual risk to life safety or property as a result of bushfire. A residual level of risk remains which recognises that removing the risk to life and property in absolute terms is not achievable while people continue to build in bushfire prone areas. This limitation is expressed in the following extract from AS3959 (2018) which states (in the forward), *It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions.*

This level of residual risk is inherent in all bushfire standards and also applies to this assessment.

3 Site Description

The subject site is located at 255 Marchwiel Road Bream Creek. It is an irregular-shaped parcel of land with a single title (CT 159559/2) and located in a rural area (see Figure 1) with a total area of 276.7ha. There are three frontages of the subject site from Marion Bay Road, Marchwiel Road and Burnt Hill Road.

The proposed development site is within the tiny coastal town of Bream Creek in the local government area of Sorell in the South-east LGA region of Tasmania. The site contains an existing dwelling (and associated outbuildings) and a number of agricultural structures. Much of the land is cleared, with a number of large areas of vegetation. The subject site is adjoined by Sedbury Creek at the northeast corner of the site.

The landowner has a permit for use for Community Meeting and Entertainment (music festival) on the site and as such contains fences, stages, toilets, showers, site offices, (etc.).

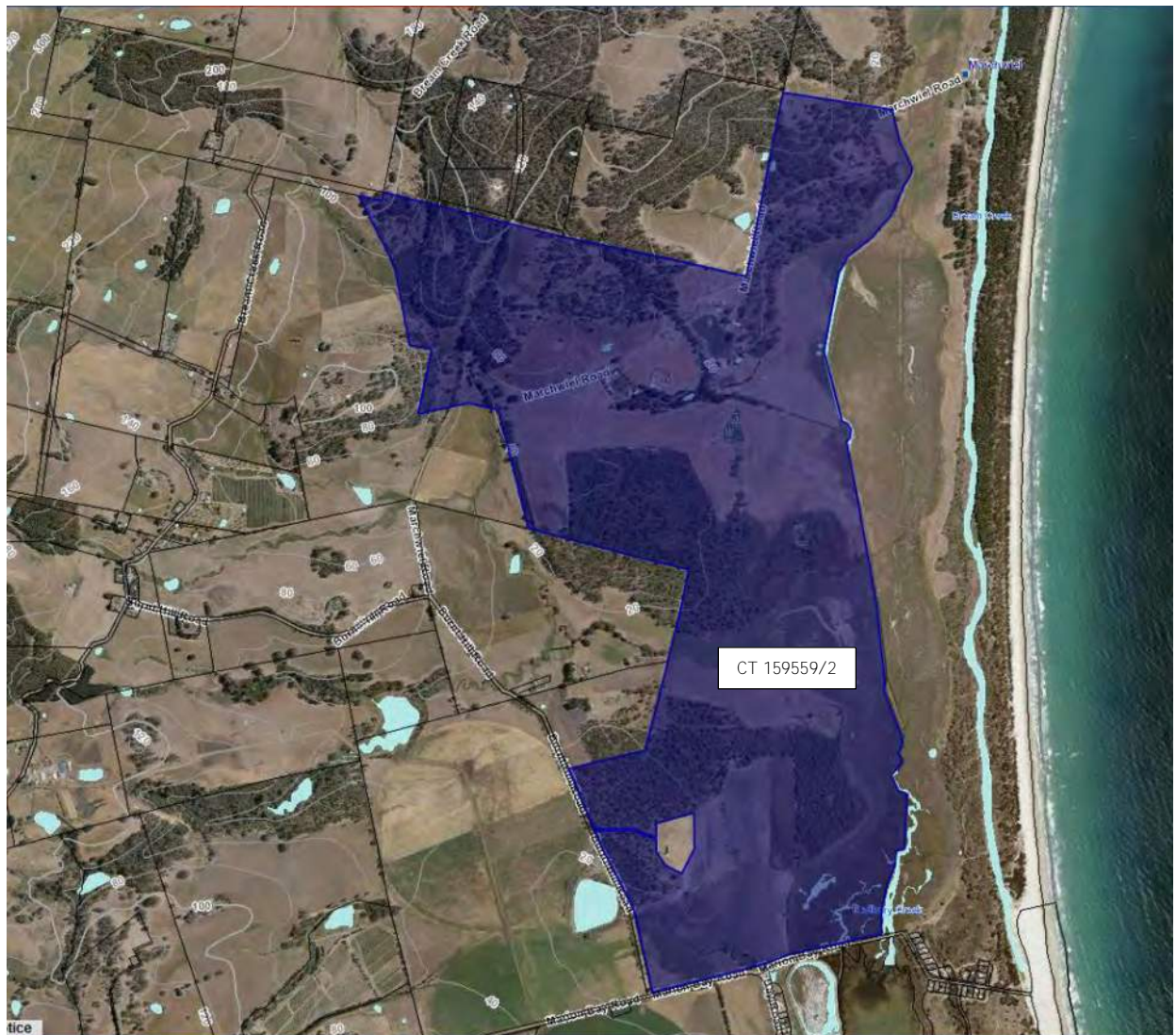


Figure 1: Aerial view of site (outlined in blue) and surrounding land (source: thelist map accessed 13/05/2024).



Figure 2: Site analysis of Lot 1



Figure 3: Site analysis of Lot 2 - northern end

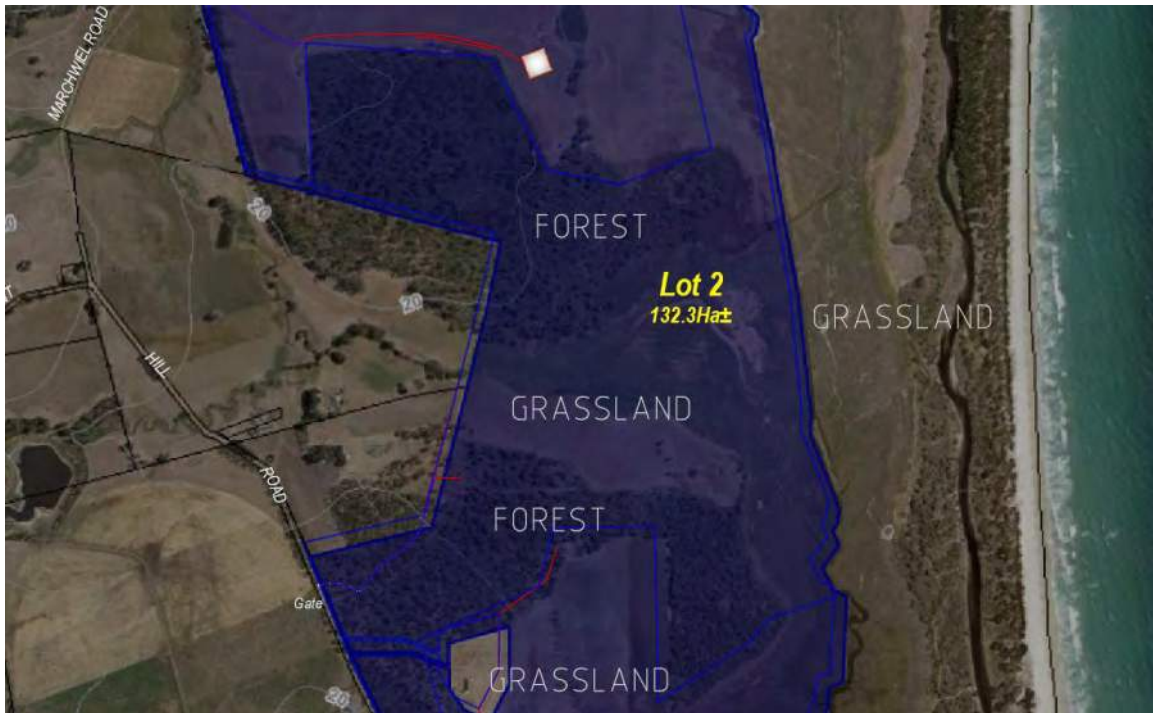


Figure 4: Site analysis of Lot 2 - southern end

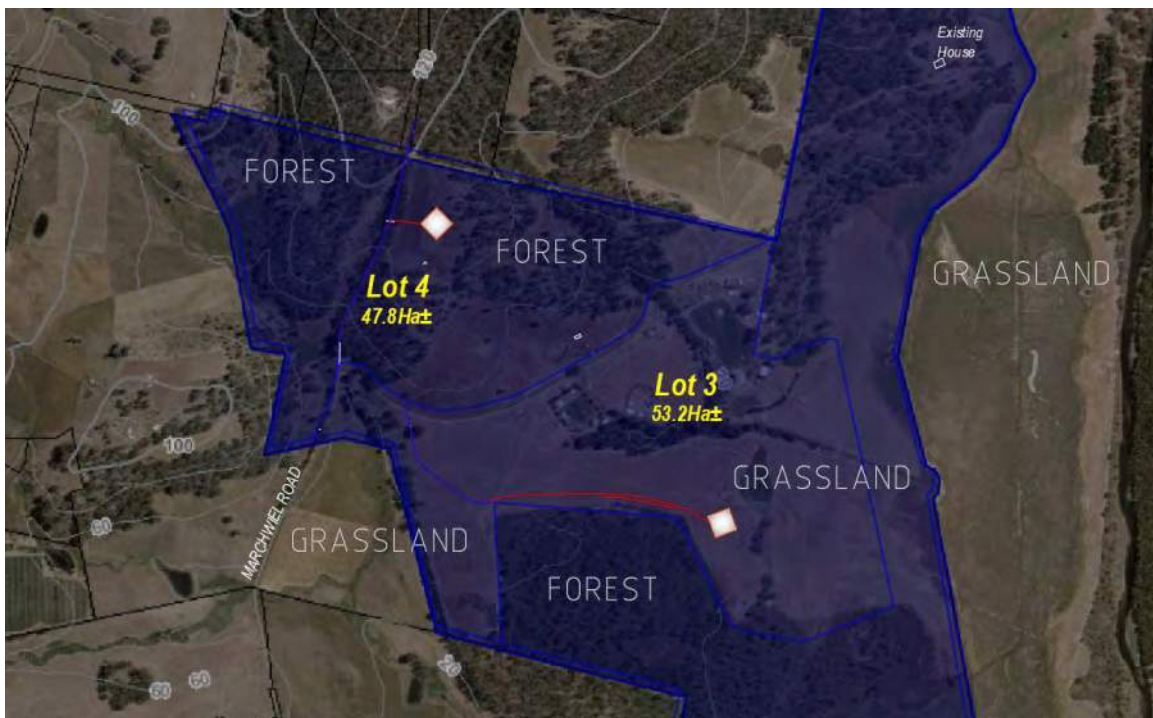


Figure 5: Site analysis of Lot 3 & 4.

Planning Context

The site is currently split zoned, with the majority zoned Agriculture [21.0] and a small section zoned Environmental Management [23.0] under the Tasmanian Planning Scheme - Sorell.

The site is subject to Medium coastal erosion hazard band, Low landslip hazard band, Medium landslip hazard band, Bushfire-prone areas, Priority vegetation area, High coastal erosion hazard

band, Low coastal erosion hazard band, Future coastal refugia area, Low coastal inundation hazard band, Medium coastal inundation hazard band, Waterway and coastal protection area, Scenic protection area and High coastal inundation hazard band.

Natural Values

The site is surrounded by land zoned Rural (to the north and west) with Environmental Management to the east associated with Marchwiell Marsh and south land zoned Agriculture with some Low Density Residential which comprises the township of Marion Bay.

The onsite vegetation is comprised by Modified land (Agriculture), Dry eucalypt forest and woodland (DAC, DAS, DAZ, DGL, DOB, DOV DPU and DTD) clustered throughout the site and Saltmarsh and wetland (Saline sedge-land/rush-land and succulent saline herb-land) along the southern eastern edge of the site.

Areas of the site are subject to Conservation Covenants. These are shown on the subdivision plan (see Appendix A).

To the north-east of the site is Sedbury Creek which is currently used for fire-fighting purposes associated with the permit for use for Community Meeting and Entertainment (music festival)

A Natural Values Assessment (NVA) will not be provided for the proposal.

4 Proposed Use & Development

The proposal seeks approval for a 6-lot subdivision at 255 Marchwiell Road, Bream Creek. The subdivision details are attached (see Appendix A). All lots will be greater than 40ha. There are three frontages of the subject site from Marion Bay Road, Marchwiell Road and Burnt Hill Road.

The proposed development includes the subdivision of land to create 4 lots:

- lot 1 - 42.7 ha;
- lot 2 - 132.3 ha;
- lot 3 - 53.2 ha;
- lot 4 - 47.8 ha;

No new subdivision road is proposed. Access to each lot is as follows:

- lot 1 via a new access off Burnt Hill Road.
- lot 2 via the existing access off Marchwiell Road.
- lot 3 via new access off Marchwiell Road.
- lot 4 via existing access off Marchwiell Road.

The subdivision will not be serviced with reticulated infrastructure.

5 Bushfire Hazard Assessment

The subject site is located within the **Planning Scheme's** Bushfire-Prone Areas overlay. Therefore, the site is **within a 'bushfire prone area' as defined in the Planning Scheme.**

The key factors affecting bushfire behaviour are fuel, weather conditions and topography. This section of the report considers these factors in the context of the Australian Standard *AS3959-2018 - Construction of buildings in bushfire-prone areas*, which is required in order to determine compliance with planning and building requirements for bushfire protection.

5.1 Vegetation & Effective Slope

A site visit was conducted upon 4 August 2022.

AS 3959-2018 provides categories for classifying vegetation based on structural characteristics. **'Effective Slope'** refers to the slope of land underneath bushfire-prone vegetation relative to the subject site. **Effective Slope affects a fire's rate of spread and flame length and is accordingly a critical aspect affecting bushfire behaviour.** AS3959-2018 refers to five categories of Effective Slope and these have been used for the purpose of this analysis.

Figure 2 shows land within 100m of the proposed development as this the area for consideration under the current assessment framework.

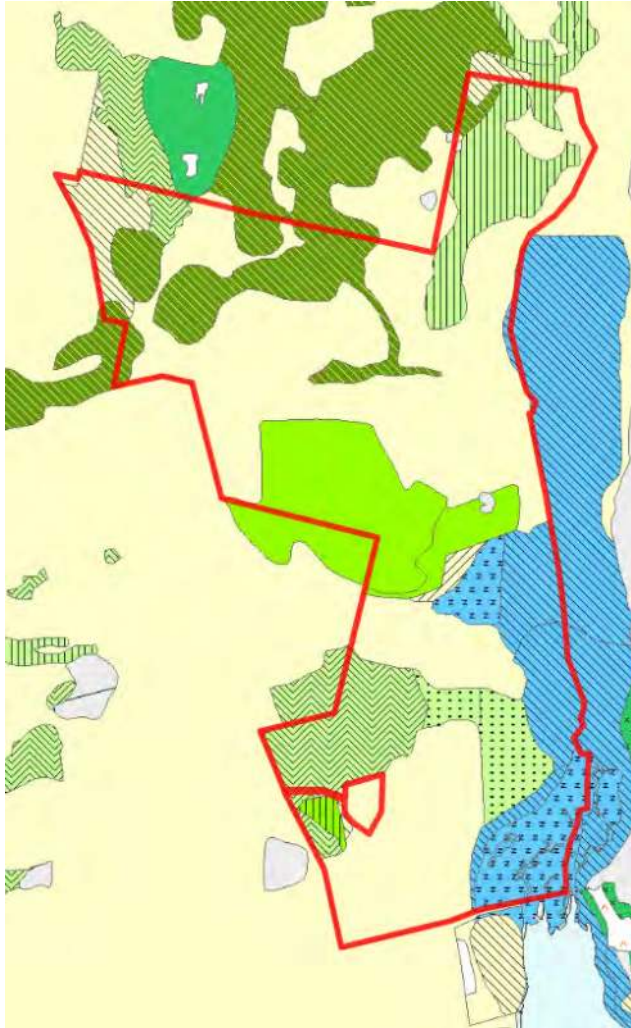


Figure 6: Vegetation Classification (List Map 13 May 2024).

Vegetation

The land to all directions of the site includes a mix of vegetation types including, but not limited to grassland, forest and woodland.

Sections of grassland are scattered over the large property with open areas to the north utilised for an annual music festival, which includes large areas set aside for camping, gatherings and as part of large amphitheatres. To the south, there is a large paddock which is used to graze cattle.

There are a number of large forested sections of the property with restrictive covenants on the title limiting the setback of buildings to these areas.

Therefore, some sections of the vegetation to the north and south of the site is classified as Class G Grassland with Class A Forest in the north-east, north-west, centrally and south-west - refer to Figure 6.

Effective Slope

Generally, the land to the north has a gentle rise to it moving to the north and west, whilst to the south, and east the land slopes away from the site.

Therefore, generally speaking the effective slope to the north and west is upslope, 4° downslope to the east, and 2° downslope to the south. Refer to the tables below for a details analysis of each proposed site.

Refer to Appendix E Image for topographic contour information.

5.2 Required Separation

This section sets out the required separation distances from bushfire-prone vegetation to achieve the required BAL. It should be noted that AS3959 Table 2.6 only provides BAL ratings for separation distance up to and including 50m from grassland. Therefore, grassland less than 100m but greater than 50m separation from the site has been excluded from assessment.

Table 1 - Lot 1

Direction from site:	North	East	South	West
Vegetation Type:	Class G Grassland	Class G Grassland	Class G Grassland	Class G Grassland
Relationship to site:	Upslope	Downslope	Downslope	Upslope
Effective Slope	0°	-2°	-2°	0°
Required separation Distance:	14-50m	16-50m	16-50m	14-50m
Observed separation:	0m	0m	0m	0m
Assessed BAL:	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Proposed BAL:	BAL-12.5			

Table 2 - Lot 2

Direction from site:	North	East	South	West
Vegetation Type:	Class A Forest Class G Grassland	Class A Forest Class G Grassland	Class A Forest Class G Grassland	Class A Forest Class G Grassland
Relationship to site:	Upslope	Downslope	Downslope	Upslope
Effective Slope	0°	-6°	-7°	0°
Required separation Distance:	23-32m Forest 10-14m Grassland	34-46m Forest 13-19m Grassland	34-46m Forest 13-19m Grassland	23-32m Forest 10-14m Grassland

Direction from site:	North	East	South	West
Observed separation:	0-55m Grassland 55m+ Forest	0-37m Grassland 37m+ Forest	0-57m Grassland 57m+ Forest	0-42m Grassland 42m+ Forest
Assessed BAL:	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Proposed BAL:	BAL-19			

Table 3 - lot 3

Direction from site:	North	East	South	West
Vegetation Type:	Class A Forest Class G Grassland	Class G Grassland	Class G Grassland	Class A Forest Class G Grassland
Relationship to site:	Upslope	Downslope	Downslope	Upslope
Effective Slope	0°	-9°	-7°	0°
Required separation Distance:	32-100m Forest 14-50m Grassland	19-50m Grassland	19-50m Grassland	32-100m Forest 14-50m Grassland
Observed separation:	0-59m Grassland 59m+ Forest	0m Grassland	0m Grassland	0-38m Grassland 39m+ Forest
Assessed BAL:	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Proposed BAL:	BAL12.5			

Table 4 - Lot 4

Direction from site:	North	East	South	West
Vegetation Type:	Class A Forest Class G Grassland	Class G Grassland	Class G Grassland	Class A Forest Class G Grassland
Relationship to site:	Upslope	Downslope	Downslope	Upslope
Effective Slope	0°	-9°	-7°	0°
Required separation Distance:	32-100m Forest 14-50m Grassland	19-50m Grassland	19-50m Grassland	32-100m Forest 14-50m Grassland
Observed separation:	0-59m Grassland 59m+ Forest	0m Grassland	0m Grassland	0-38m Grassland 38m+ Forest
Assessed BAL:	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Proposed BAL:	BAL-12.5			

BAL Rating Lot Schedule - Based upon nominated building areas-building footprints may vary from the nominated building areas, however the Subdivision Bushfire Hazard Management Plan indicates BAL rating zones.

Individual lot developments are to be assessed against this approved Bushfire Hazard Management Plan for Compliance.

Lot Number	Achievable BAL Rating
1	BAL-12.5
2	BAL-19
3	BAL-12.5
4	BAL-12.5

6 Bushfire Protection Measures

During a bushfire event, a number of bushfire attack mechanisms may threaten buildings and occupants, including:

- Radiant heat;
- Direct flame contact;
- Ember attack; and
- Wind.

A range of bushfire protection measures are recommended to improve the resilience of the proposed development and achieve a tolerable level of residual risk for occupants. The protection measures outlined in this section have been consolidated in a Bushfire Hazard Management Plan (BHMP - see Appendix B).

Additional measures to reduce improve resilience are also recommended but are at the discretion of the developer and future developers within the subdivision.

6.1 Hazard Management Areas

The Hazard Management Area ('HMA') refers to land that is managed in a minimum fuel condition so as to reduce the potential exposure of habitable buildings and occupants to radiant heat and flames and to provide defensible space. The effectiveness of the hazard management areas are reliant on ongoing maintenance by landowners.

The minimum extents of the Hazard Management Area (HMA) are demonstrated on the BHMP.

Table 7 - Bushfire Hazard Management Plan - Vegetation Management Requirement

Zone Name	Ongoing Maintenance Requirements
<p style="text-align: center;">Within the nominated Hazard management Area (HMA)</p>	<p>Vegetation is to be continually managed to a low threat in accordance with AS3959-2018. In this case low threat vegetation can be a combination of:</p> <ul style="list-style-type: none"> • Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops; and • Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns and cultivated gardens. <p>NOTE: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognisable as short - cropped grass for example, to a nominal height of 100 mm)</p> <p>Maintenance shall include (but is not limited to):</p> <ul style="list-style-type: none"> • Removal of fallen limbs, leaf and bark litter; • Cut grasses short (less than 100mm) and maintain; • Remove vegetation debris; • Complete under-brushing and thin out the under storey; • Cut tree limbs within 2 metres of the ground; • Maintain horizontal and vertical canopy separation; • Prevent encroachment of Bushfire Prone Vegetation into the HMA.

The proposal complies with A1(b)(i) of C13.6.1 Subdivision: Provision of hazard management areas of the planning scheme as the attached proposed plan of subdivision includes all the lots that are proposed within a bushfire prone area. The proposed subdivision would not be staged.

The proposal complies with A1(b)(ii) and (iii) as the plan of subdivision shows building areas for each lot and hazard management areas between the building areas and bushfire prone vegetation greater than the separation distances required for BAL-19 in AS3959:2018.

A1(b)(iv) is also met as the attached BHMP also shows hazard management areas between the building areas and bushfire prone vegetation equal to or greater than the separation distances required for BAL-19 in AS3959:2018 and is certified by an accredited person.

A1(c) is not relevant as hazard management areas would not be located on land external to the proposed subdivision.

6.2 Construction Standards

Future habitable buildings located within the specified building areas and provided with the requisite hazard management areas are to be designed and constructed to a minimum of BAL-19 under AS3959-2018. Refer to section 5.2 above for specific BAL ratings for the subdivision lots. The building areas for each lot are shown on the attached BHMP. The minimum setbacks from bushfire-prone vegetation are demonstrated on the BHMP.

6.3 Access

Access arrangements for the proposed lots where the length of the private access would be greater than 30m (but not greater than 200m), and it is required to provide access to an onsite firefighting water supply, must comply with the standards prescribed in Table 2 of the Bushfire-Prone Areas Code. Specifically, the access arrangements in this situation must comply with the following requirements:

- (a) All-weather construction;
- (b) Load capacity of at least 20 tonnes, including bridges and culverts*;
- (c) Minimum carriageway width of 4 metres;
- (d) Minimum vertical clearance of 4 metres;
- (e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- (f) Cross falls of less than 3° (1:20 or 5%);
- (g) Dips less than 7° (1:8 or 12.5%) entry and exit angle;
- (h) Curves with a minimum inner radius of 10 metres;
- (i) Maximum gradient of 15° (sealed sections) or 10° (unsealed sections);
- (j) **Include a turning area for fire appliances provided by either a “T” or “Y” shaped turning head 4m wide and 8m long, or, a turning circle with a minimum outer radius of 10 metres; and**
- (k) Include access from a public road to within 90 metres of the furthest part of the building measured as a hose lay.

The access from Marion Bay Road to Burnt Hill Road is currently gravel and approximately 6m wide along the majority of the road heading towards Marchwiell Road. There will need new access points installed to Lots 1 from Burnt Hill Road; a new access through the balance lot from Marchwiell Road to Lot 3; an upgraded access from Marchwiell Road to Lot 4 and Lot 2 to utilise the existing access road that is currently used for this allotment.

The building areas shown are not within 30m of the public road, and as such the access and driveway are subject to the construction standards set out in Table 2 Standards for property access of the code.

The primary hardstand for fire appliance connection to the static fire tanks would need to be compliant with Table 2, and the newly formed internal road would suffice in this instance. Alteration to the layout of building envelopes or the provision of a static water supply for firefighting would require a reassessment of the access requirements for lots.

Roads are to be developed in accordance with Table 2 of the Bushfire-Prone Areas Code, as there are no new public roads proposed for this stage of the development this is not applicable.



Figure 3: view of existing access from Burnt Hill Road to Lot 1 on the right looking north.

The proposed access arrangements for the subdivision must comply with C13.6.2 Subdivision: Public and firefighting and access. The proposal complies with the acceptable solution for this standard because the proposed plan of subdivision shows the layout of roads and accesses, which is included in the attached BHMP, and demonstrates that the proposal will comply with Table 1 and Table 2.

This proposal includes upgraded internal roads, new/modified property access and no new public roads, so Table 1 and Table 2 is addressed in the attached subdivision plan. A fire trail is not proposed nor considered necessary, so the standards contained within Table 3 are not relevant.

The implementation of the access will need to occur prior to receiving a certificate of occupancy or final certificate for any buildings on the relevant allotments.

Table 1: Standards for Roads	
Element	Requirement
A.	<p><u>Roads</u></p> <p>Unless the development standards in the zone require a higher standard, the following apply:</p> <ul style="list-style-type: none"> (a) Two wheel drive, all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 2m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; (h) curves have a minimum inner radius of 10m; (i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7metres in width; (j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and (k) carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with Australian Standard AS1743-2018 Road signs-specifications.

Table E2: Standards for Property Access		
Element		Requirement
<u>A.</u>	Property access length is less than 30m; or access is not required for a fire appliance to access a firefighting water point.	There are no specified design and construction requirements.
<u>B.</u>	Property access length is 30m or greater; or access is required for a fire appliance to a firefighting water point.	The following design and construction requirements apply to property access: (a) all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; (j) terminate with a turning area for fire appliances provided by one of the following: (i) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or (iii) a hammerhead "T" or "Y" turning head 4m wide and 8m long.
<u>C.</u>	Property access length is 200m or greater.	The following design and construction requirements apply to property access: (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
<u>D.</u>	Property access length is greater than 30m, and access is provided to 3 or more properties.	Not applicable to this development.

6.4 Water

The provision of water supply for fire fighting purposes is required to be considered. As the area is not serviced with reticulated water C13.6.3 (A1) is not considered applicable. Arrangements for fire-fighting water supply for the proposed lots must comply with Table 3B (Static water supply for fire fighting Element Requirement) of the Bushfire Prone Areas Code - C13.6.3 (A2).

For all lots, a Certificate of Occupancy is not to be issued unless they are served by a firefighting tank compliant with C13.6.3 (A2) of the Code as specified below.

Table 3B Static Water Supply for Fire fighting
A. Distance between building area to be protected and water supply
<p>The following requirements apply:</p> <ol style="list-style-type: none"> 1. The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and 2. The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.
B. Static Water Supplies
<p>A static water supply:</p> <ol style="list-style-type: none"> 1. May have a remotely located offtake connected to the static water supply; 2. May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times; 3. 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 firefighting sprinkler or spray systems; 4. Must be metal, concrete or lagged by non-combustible materials if above ground; and 5. If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ol style="list-style-type: none"> (a) metal; (b) non-combustible material; or (c) fibre-cement a minimum of 6 mm thickness.
C. Fittings, pipework and accessories (including stands and tank supports)
<p>Fittings and pipework associated with a water connection point for a static water supply must:</p> <ol style="list-style-type: none"> 1. Have a minimum nominal internal diameter of 50mm; 2. Be fitted with a valve with a minimum nominal internal diameter of 50mm; 3. Be metal or lagged by non-combustible materials if above ground; 4. Where buried, have a minimum depth of 300mm; 5. Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; 6. Ensure the coupling is accessible and available for connection at all times; 7. Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); 8. 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 9. Where a remote offtake is installed, ensure the offtake is in a position that is: <ol style="list-style-type: none"> (a) Visible; (b) Accessible to allow connection by fire fighting equipment; (c) At a working height of 450 - 600mm above ground level; and (d) Protected from possible damage, including damage by vehicles.
D. Signage for static water connections
<ol style="list-style-type: none"> 1. 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 comply with: Water tank signage requirements within AS 2304 <i>Water storage tanks for fire protection systems</i>; or

<p>2. The following requirements:</p> <ul style="list-style-type: none"> (a) Be marked with the letter “W” contained within a circle with the letter in upper case of not less than 100 mm in height; (b) Be in fade-resistant material with white reflective lettering and circle on a red background; (c) Be located within one metre of the water connection point in a situation which will not impede access or operation; and (d) Be no less than 400 mm above the ground.
<p>E. Hardstand</p>
<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> 1. 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); 2. No closer than six metres from the building area to be protected; 3. With a minimum width of three metres constructed to the same standard as the carriageway; and 4. Connected to the property access by a carriageway equivalent to the standard of the property access.

The proposal complies with A2(b) as the attached proposed plan of subdivision shows the layout of fire tanks and building areas and is compliant with the standards contained within Table 3B. A Certificate of Compliance confirming compliance with the above provisions is attached as Appendix D.

6.5 Optional Protection Measures

The following recommendations are not specifically regulated under any planning or building standards at present hence do not form part of the Bushfire Hazard Management Plan. If implemented however, they will improve bushfire protection for future occupants.

Electrical Infrastructure

Overhead power lines are a common source of unplanned fires, particularly during high wind conditions. Where practicable, electricity connections to properties should be provided underground to remove this potential fire source.

Building Design

Building configuration can be used to improve building resilience. It is recommended that future developers of buildings within the subdivision consider adopting the following design features:

- Simple roof shapes with roof pitch at 18° or greater, to reduce the potential for ember accumulation. This measure ought to be combined with non-combustible gutter guards to prevent accumulation within guttering;
- Simple building shapes are preferable, as they reduce opportunity for embers and debris to be trapped against the building within re-entrant corners;
- Keep walls as low as possible. Large expansive walls present greater surface area to wind turbulence and to radiant heat;
- Slab-on-ground construction is generally more resilient than suspended slab construction.

7 Conclusion & Recommendations

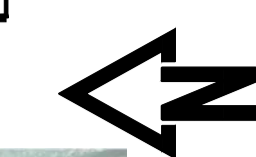
The proposed subdivision site is located in a bushfire-prone area.

The attached Bushfire Hazard Management Plans prepared for the subdivision outlines the required protection measures for the proposed lots including hazard management areas, building siting and construction, access, and water supply standards. Protection measures will reduce bushfire risk to future residents, developments and to firefighters, as outlined in this report and the associated bushfire hazard management plan.

The Bushfire Hazard Management Plan is certified as being compliant with the Bushfire-Prone Areas Code C13.0 of the applicable planning scheme.

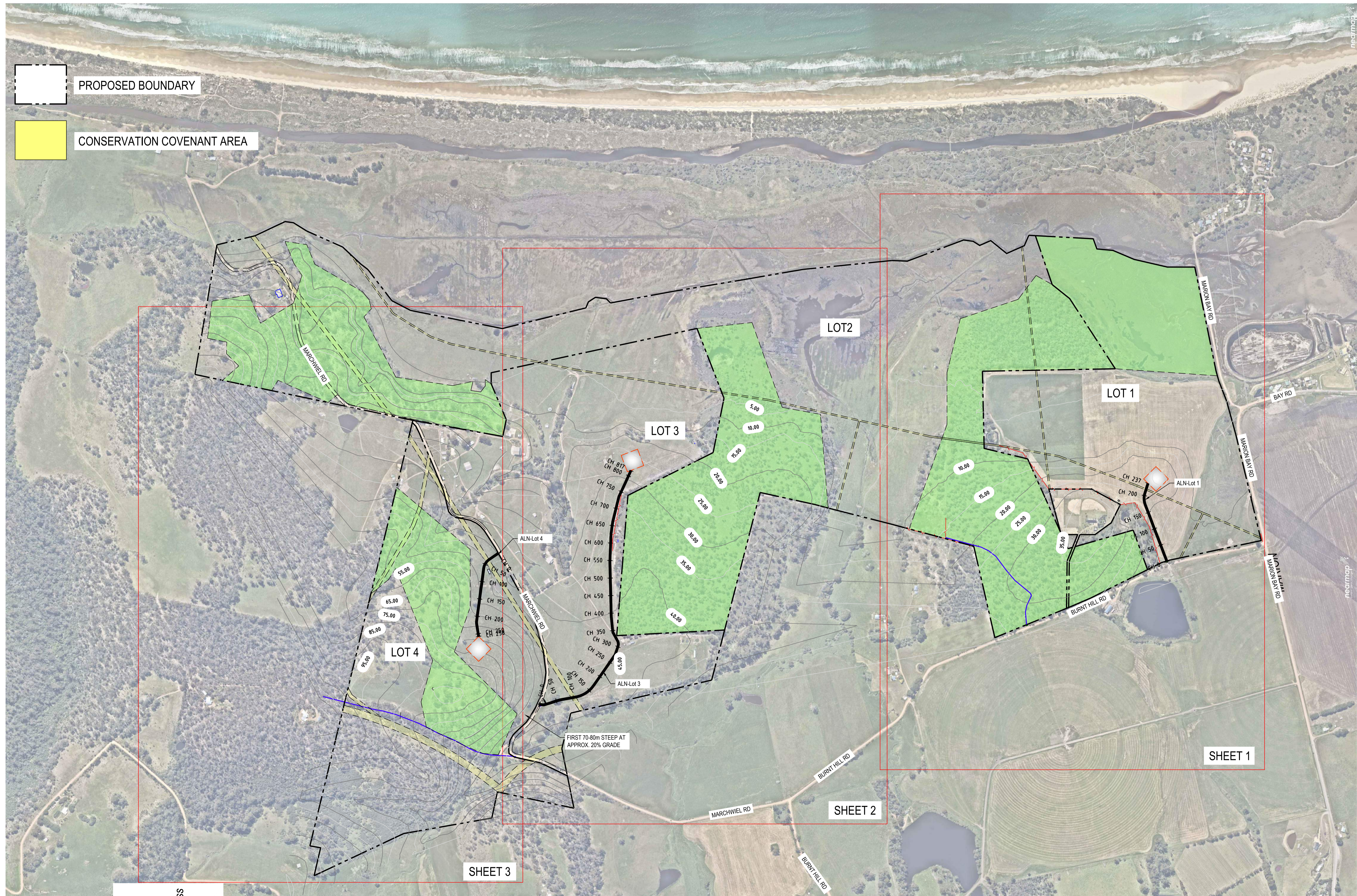
APPENDIX A

Subdivision Plan



PROPOSED BOUNDARY

CONSERVATION COVENANT AREA



DA207 05.2024 REVISED BOUNDARIES
DA190 04.2024 REVISED ACCESSWAY SISD'S
DA186 08.2022 ISSUED FOR DEVELOPMENT APPROVAL
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Accepted (Team Leader)	SHF	Date	07.05.2024
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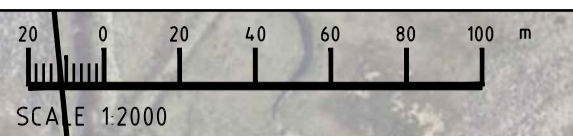
PROJECT
255 MARCHWIEL ROAD SUBDIVISION

TITLE
SITE PLAN

PROJECT NO.	J220272PL	
DWG NO.	C01	REVISION
		DA2
PLOT DETAILS	J220272PL-CIVIL3D BASER2.DWG	



WARNING - BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THE EXACT POSITION SHOULD BE PROVEN ON SITE.
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SIGHT LINES NORTH FROM PROPOSED LOT 1 ACCESS SIGHT DISTANCE EXCEEDS 175m (80KM/H VEHICLE SPEED TSD-RF01)



SIGHT LINES SOUTH FROM PROPOSED LOT 1 ACCESS SIGHT DISTANCE EXCEEDS 175m (80KM/H VEHICLE SPEED TSD-RF01)

EXISTING ACCESS CONSTRUCT TO IPWEA STD. DWG TSD-R03 WITH DN300 CLASS4 CULVERT. TAIL OUT DOWNSTREAM END OF CULVERT TO DRAIN TO ROADSIDE TABLE DRAIN

PROVIDE NEW 4m WIDE DRIVEWAY FROM EXISTING ROADWAY TO BUILDING ZONE. PASSING BAYS 6.0m WIDE x 20m LONG TO BE PROVIDED AT 200m MAX SPACING

175m RADIUS FOR ACCESS SIGHT LINES

DA 27.05.2024	REVISED BOUNDARIES	
DA 11.10.2022	REVISED ACCESSWAY SISD'S	
DA 26.08.2022	ISSUED FOR DEVELOPMENT APPROVAL	
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Approved (Principal)	CJM	Date	07.05.2024

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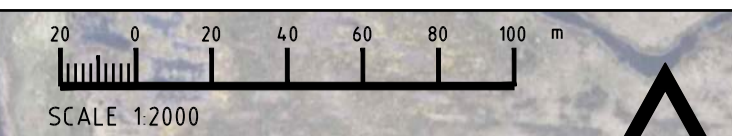


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TITLE
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250m RADIUS CORNER PROVIDES 85km/H
 OPERATING SPEED AS PER AUSTRROADS PART 3,
 TABLE 3.4. ACCESSWAY PROVIDES SUFFICIENT SISD
 OF 111m PER AS2890.1 CL3.2.4

PROVIDE NEW 4m WIDE DRIVEWAY FROM
 EXISTING ROADWAY TO BUILDING ZONE.
 PASSING BAYS 6.0m WIDE x 20m LONG TO
 BE PROVIDED AT 200m MAX SPACING

EXISTING ACCESS RECONSTRUCT TO
 IPIWEA STD. DWG TSD-R03 WITH
 ANGLE TO MAIN ROAD GREATER
 THAN 70 DEGREES



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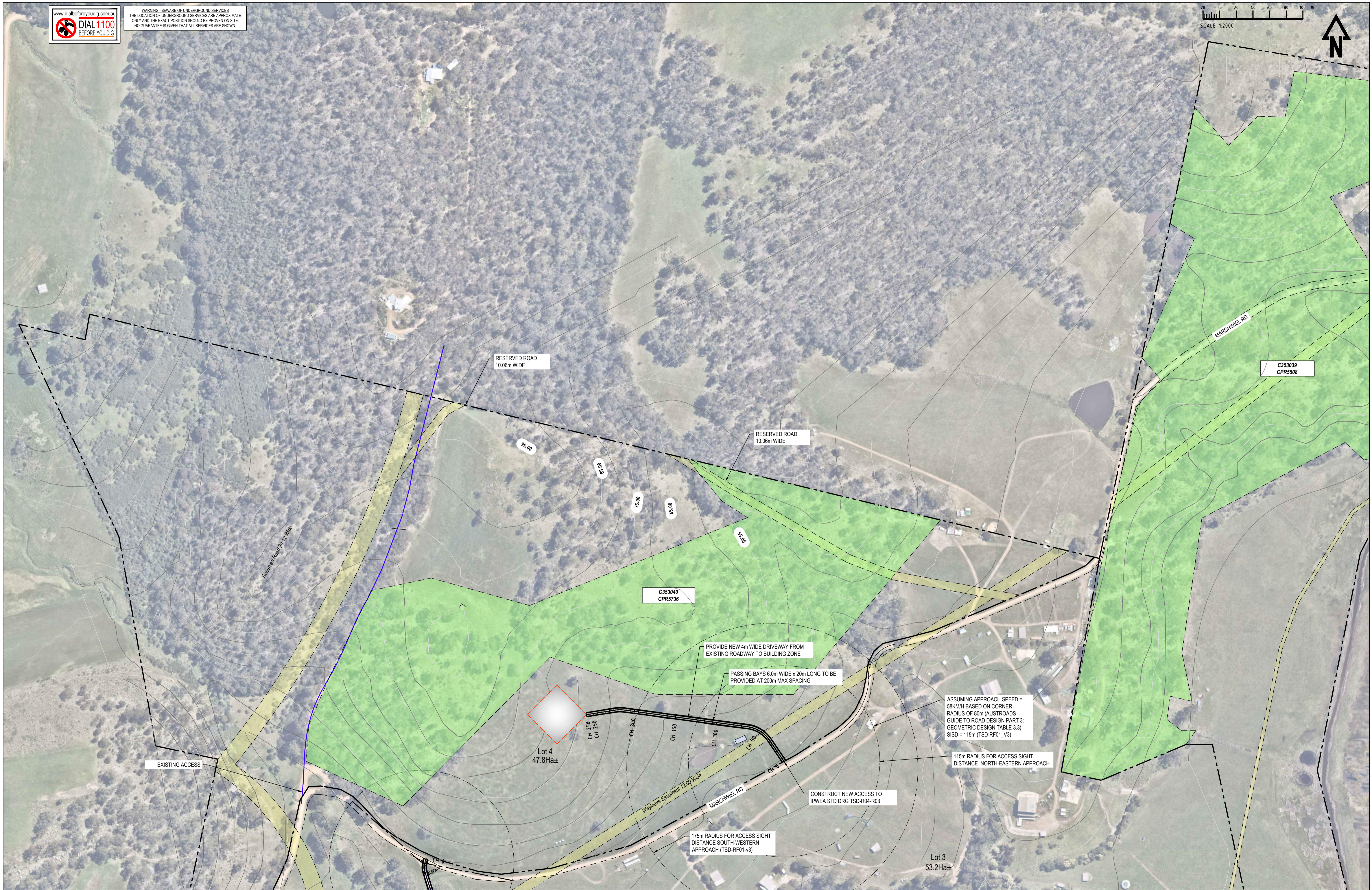
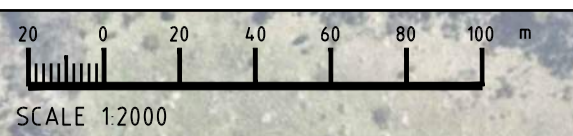
PROJECT
**255 MARCHWIEL ROAD
 SUBDIVISION**

TITLE
**GENERAL ARRANGEMENT
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 DA181 10.2022 REVISED ACCESSWAY SISD'S
 DA26 08.2022 ISSUED FOR DEVELOPMENT APPROVAL

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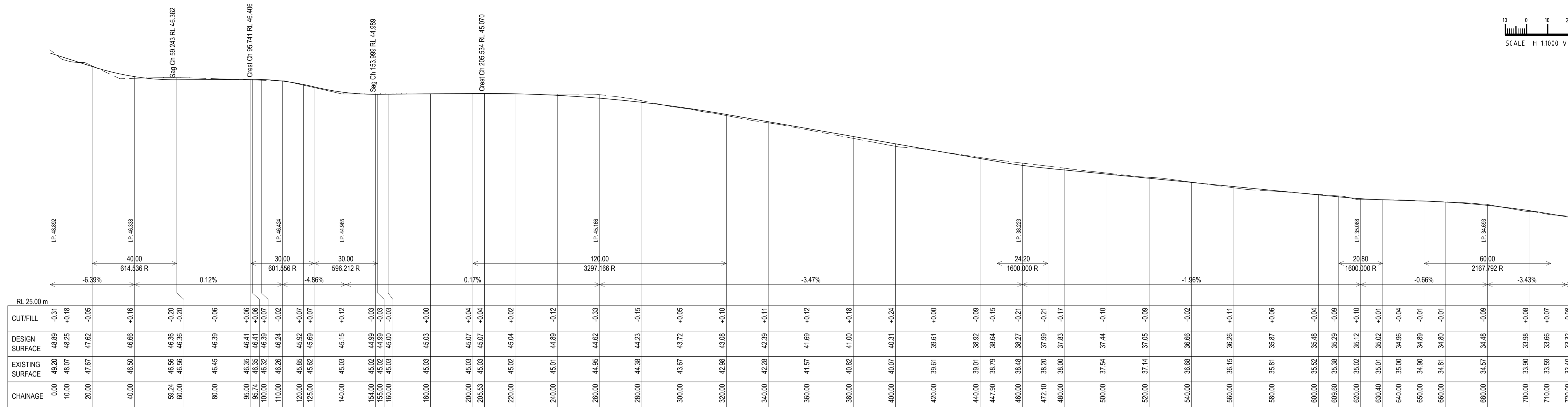


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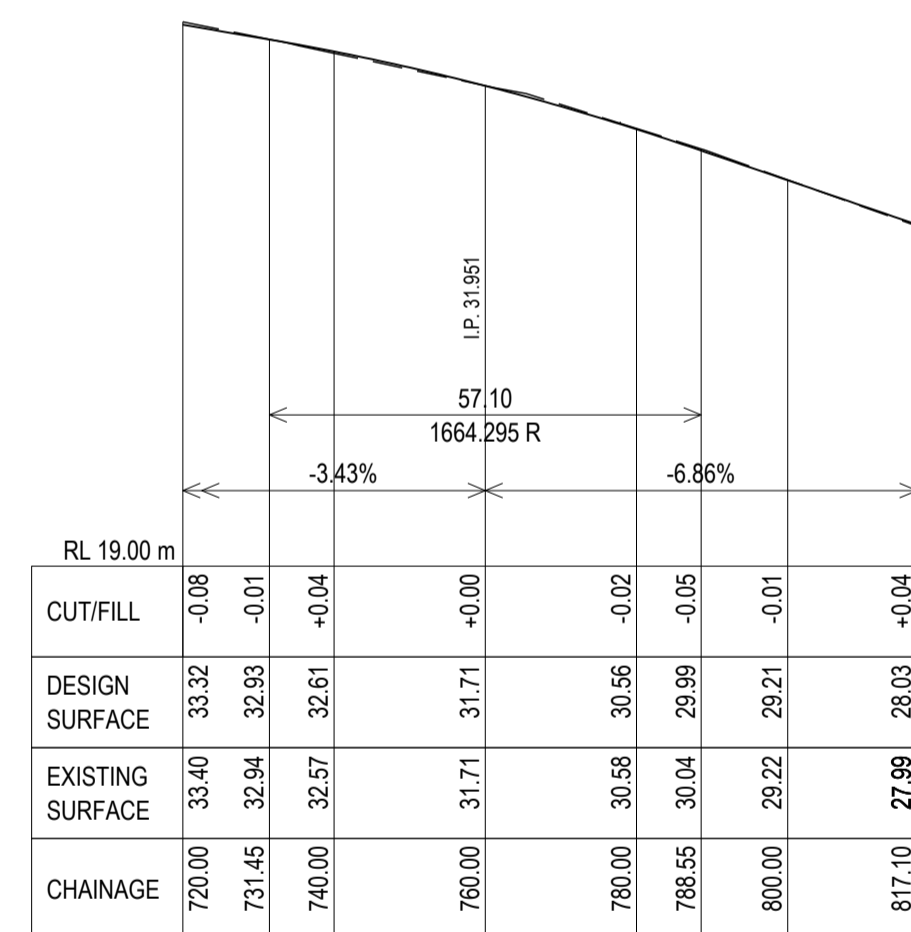
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DWG NO.	C04	REVISION DA2
PLOT DETAILS J220272PL-CIVIL3D BASER2.DWG		



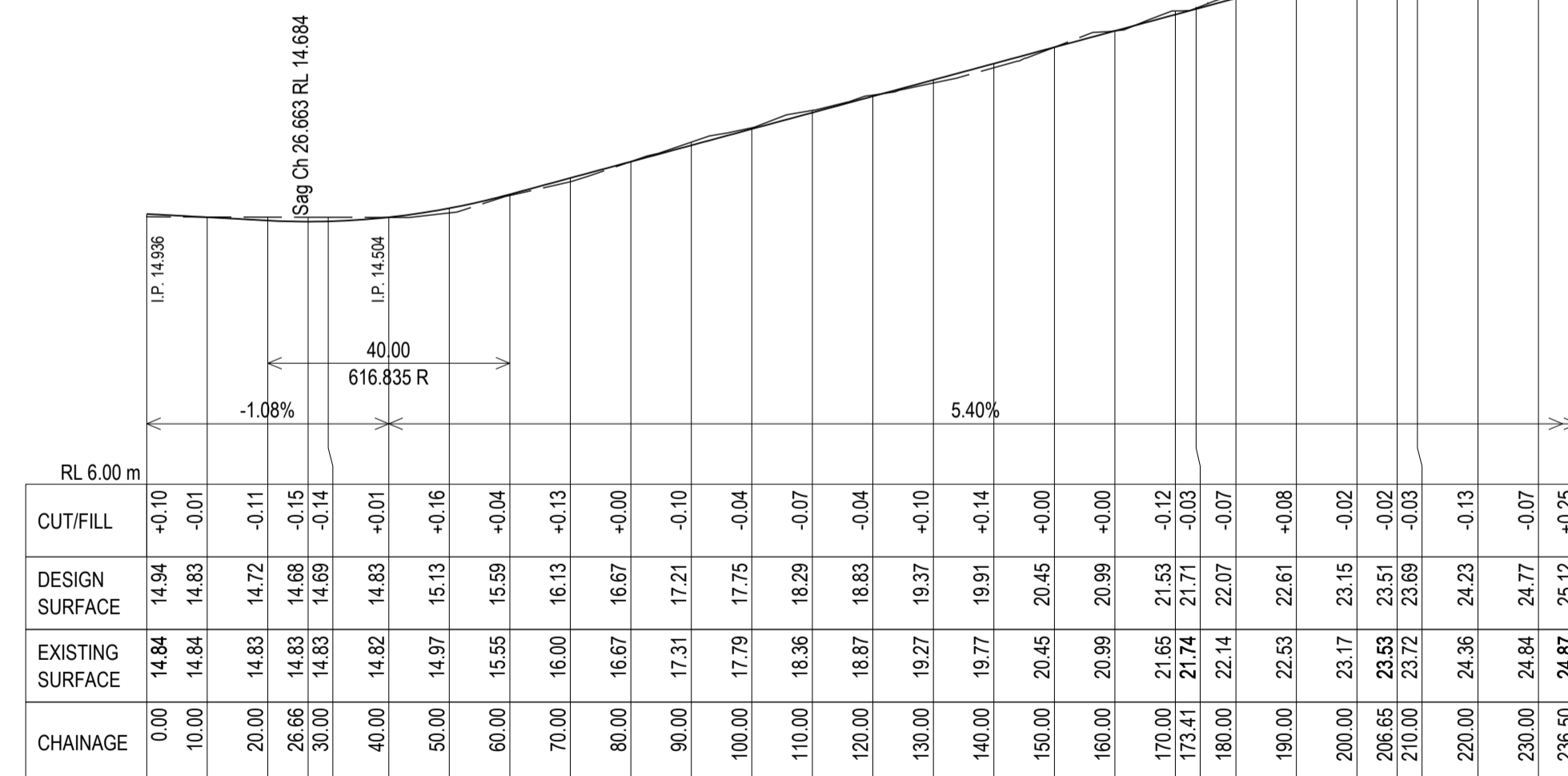
ALN-Lot 3 PROFILE FROM CH 0.000m TO CH 720.000m
 SCALES: 1:1000(H) 1:200(V)

LOT 3 PROFILE



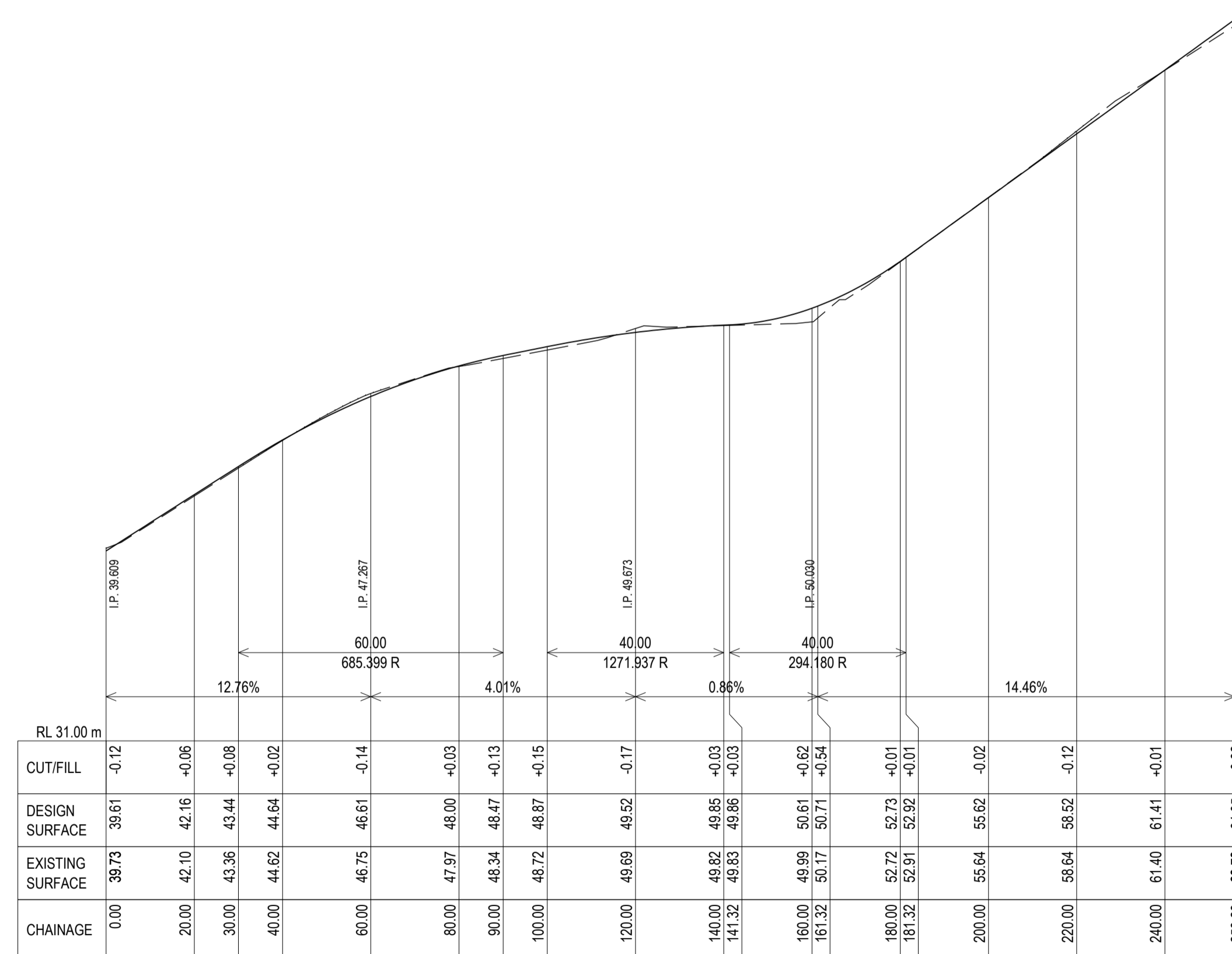
ALN-Lot 3 PROFILE FROM CH 720.000m TO CH 817.10m
 SCALES: 1:1000(H) 1:200(V)

LOT 3 PROFILE - CONTINUED



ALN-Lot 1 PROFILE FROM CH 0.000m TO CH 236.501m
 SCALES: 1:1000(H) 1:200(V)

LOT 1 PROFILE

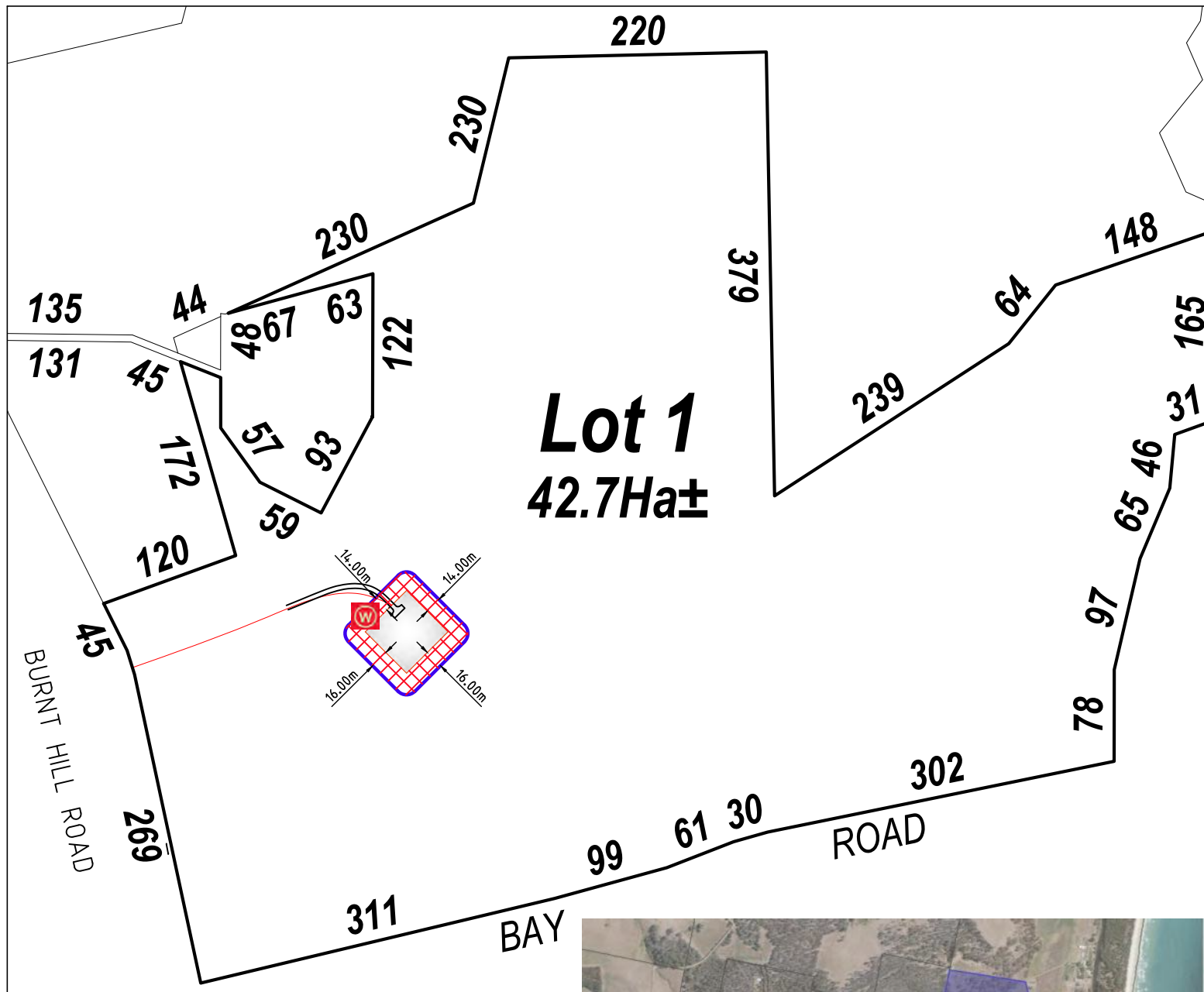


ALN-Lot 4 PROFILE FROM CH 0.000m TO CH 258.289m
 SCALES: 1:1000(H) 1:200(V)

LOT 4 PROFILE


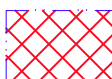

APPENDIX B

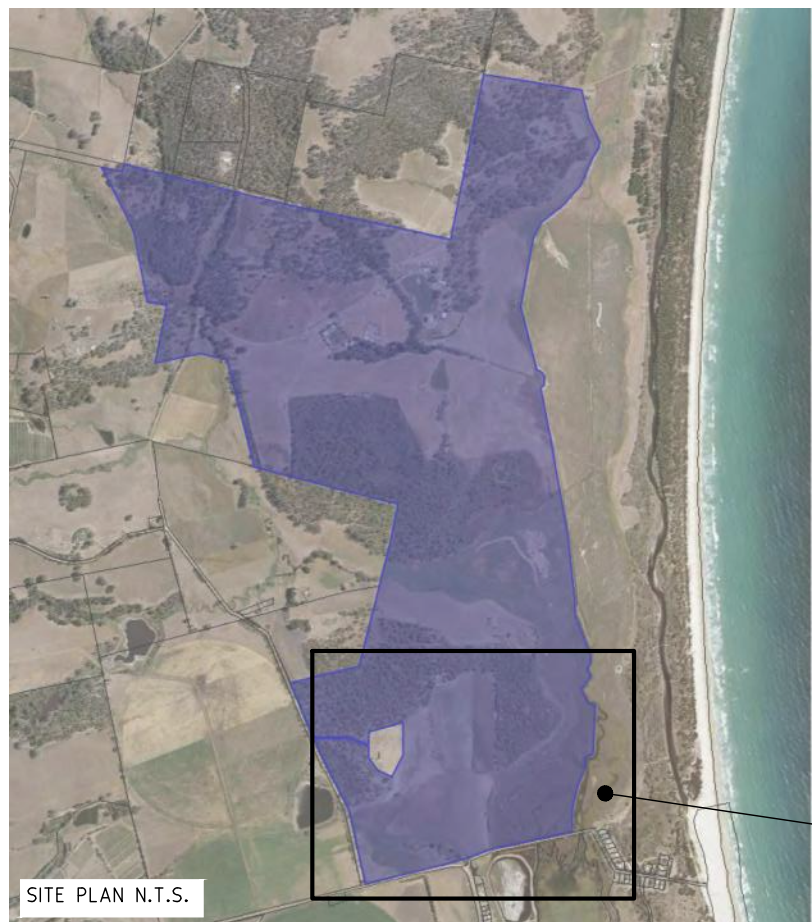
Bushfire Hazard Management Plan



MARION

LEGEND

-  BAL-12.5 BUILDING AREA - REFER TO SETBACKS ON PLAN
-  HAZARD MANAGEMENT AREA
-  ASSUMED POSITION OF STATIC FIREFIGHTING TANK



SITE PLAN N.T.S.

HAZARD MANAGEMENT AREAS - HMA
 Hazard Management Area includes the area to protect the Building as well as the access and water supplies. Vegetation in the Hazard Management area for each lot (as dimensioned and shown) is to be managed and maintained by the respective lot owners in a minimum fuel condition prior to issuing Occupancy.

- MAINTENANCE SCHEDULE**
- Removal of fallen limbs, leaf and bark litter;
 - Cut lawns short (less than 100mm) and maintain;
 - Remove pine bark and other garden mulch;
 - Complete under-brushing and thin out the under storey;
 - Prune low hanging trees to ensure separation from ground litter;
 - Prune larger trees to establish and maintain horizontal and vertical canopy separation;
 - Maintain storage of petroleum fuels;
 - Maintain access to the dwelling and water storage area in accordance with Table E2: Standards for property access in the Code;
 - Remove fallen limbs, leaf and bark litter from roofs, gutters and around the building;

CONSTRUCTION STANDARD
 Separation distances shown on this plan allow for design of BAL-12.5. Habitable buildings and any associated outbuildings located within 6m are to be designed, constructed and maintained in accordance with the relevant construction sections of AS3959-2018 for the determined BAL for each lot as shown on this plan.

PUBLIC & FIRE FIGHTING ACCESS
 Design and construction of access to the building areas and to the fire fighting water supply in accordance with Part C13.6.2 of the Bushfire-Prone Areas Code of the *Tasmanian Planning Scheme - Sorell*. No new public roads are required or proposed in accordance with Part C13.6.2 of the Code.

- WATER SUPPLY FOR FIREFIGHTING**
 Fittings and pipework associated with a water connection point for a static water supply must:-
- Have a minimum nominal internal diameter of 50mm
 - Be fitted with a valve with a minimum nominal internal diameter of 50mm
 - Be metal or lagged by non-combustable materials if above ground
 - Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500)
 - Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment
 - Ensure the coupling is accessible and available for connection at all times
 - Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length)
 - Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this table; and
 - Where a remote offtake is installed, ensure the offtake is in a position that is:
 - a. Visible
 - b. Accessible to allow connection to by fire fighting equipment
 - c. At a working height of 450-600mm above ground level; and
 - d. Protected from possible damage, including damage by vehicles

HARDSTANDS
 Hardstand and fire fighting water tank/connection position indicative only - however it is required that the hardstand be no closer than 6m to the dwelling. The tank connection point must be within 3m of the hardstand.

- SIGNAGE FOR STATIC WATER CONNECTIONS**
 The water connection points 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 comply with:-
- Water tank signage requirements within AS2304 Water storage tanks for fire protection systems; or
 - The following requirements:
 - a. Be marked with the letter "W" contained within a circle with the letter in upper case of not less than 100mm in height;
 - b. Be in fade-resistant material with white reflective lettering and circle on a red background;
 - c. Be located within one metre of the water connection point in a situation which will not impede access or operation; and
 - d. Be no less than 400mm above ground.

ENLARGED AREA

Private access roads for vehicles - requirements for design & construction

Vehicle access roads of a length (or part thereof) as specified in Column A is satisfied by the design and construction requirements specified in Column B.

Column A	Column B
A. Property access length is less than 30 metres; or access is not required for a fire appliance to access a water connection point	There is no design and construction requirements if TFS access to the water supply is not required
B. Property access length is 30 metres or greater; or access for a fire appliance to a water connection point	The following design and construction requirements apply: <ul style="list-style-type: none"> • All-weather construction • a load limit of at least 20 tonnes, including for bridges and culverts • minimum carriageway width of 4 metres • minimum vertical clearance of 4 metres • minimum horizontal clearance of 0.5 metres from the edge of the carriageway • cross falls of less than 3° (1:20 or 5%) • dips less than 7° (1:8 or 12.5%) entry and exit angle • Curves with a minimum inner radius of 10 metres • maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads • terminate with a turning area for fire appliances provided by one of the following <ol style="list-style-type: none"> (a) a turning circle with a minimum inner radius of 10m (b) a property access encircling the building (c) a hammerhead "T" or "Y" turning head 4m wide and 8m long
C. Property access length is 200 metres or greater	The following design and construction requirements apply to property access <ol style="list-style-type: none"> (1) The requirements for B above; and (2) Passing bays of 2m additional carriageway width and 20m length provided every 200m

B1 | 19.05.2024 | PRELIMINARY ISSUE
 REV | DATE | REMARK

LYNE DESIGN

BUILDING DESIGN/ DRAFTING - BUSHFIRE MANAGEMENT
 DAVID LYNE ACCREDITED DESIGNER: CC7063
 11 GRANVILLE AVENUE
 GEILSTON BAY, TASMANIA 7015
 MOBILE: 0421 852 987 david_lyne@hotmail.com

PROJECT
**255 MARCHWIEL ROAD
 BREAM CREEK, TAS 7175**

TITLE
BHMP - LOT 1

Accepted (Client 1) JMG ENGINEERING	Date
Accepted (Client 2) NOT APPLICABLE	Date
Approved (Builder) NOT APPLICABLE	Date

This document must be signed

SCALES @ A3	DESIGNED BY	DRAWN BY
N/A	D.LYNE	D.LYNE
	PLOT DATE	21/05/2024

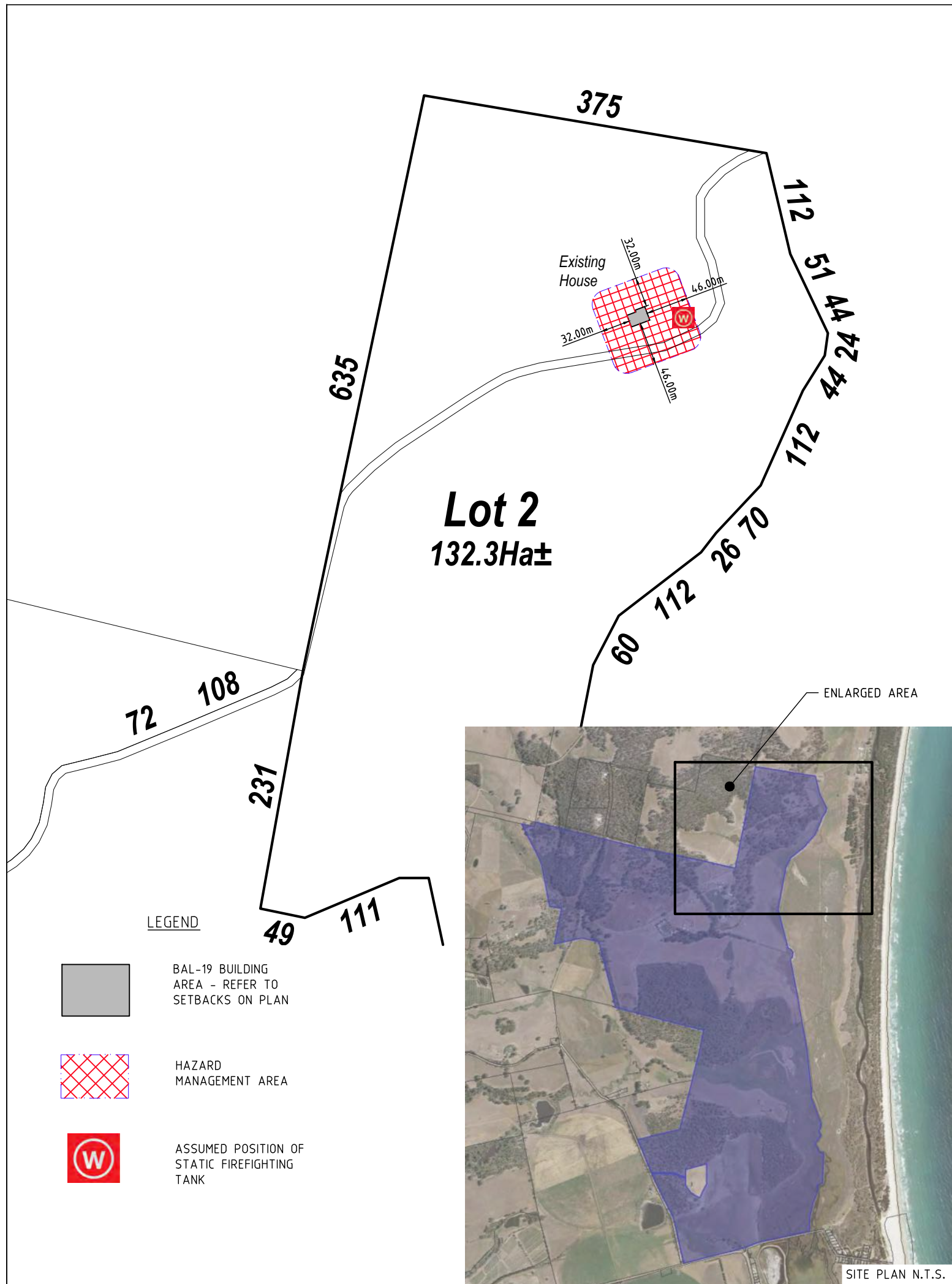
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PLOT DETAILS J220272PL BUSHFIRE.DWG

PROJECT NO. **1510/24**

DWG NO.	REVISION
B01	P1

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HAZARD MANAGEMENT AREAS - HMA

Hazard Management Area includes the area to protect the Building as well as the access and water supplies. Vegetation in the Hazard Management area for each lot (as dimensioned and shown) is to be managed and maintained by the respective lot owners in a minimum fuel condition prior to issuing Occupancy.

MAINTENANCE SCHEDULE

- Removal of fallen limbs, leaf and bark litter;
- Cut lawns short (less than 100mm) and maintain;
- Remove pine bark and other garden mulch;
- Complete under-brushing and thin out the under storey;
- Prune low hanging trees to ensure separation from ground litter;
- Prune larger trees to establish and maintain horizontal and vertical canopy separation;
- Maintain storage of petroleum fuels;
- Maintain access to the dwelling and water storage area in accordance with Table E2: Standards for property access in the Code;
- Remove fallen limbs, leaf and bark litter from roofs, gutters and around the building;

CONSTRUCTION STANDARD

Separation distances shown on this plan allow for design of BAL-19. Habitable buildings and any associated outbuildings located within 6m are to be designed, constructed and maintained in accordance with the relevant construction sections of AS3959-2018 for the determined BAL for each lot as shown on this plan.

PUBLIC & FIRE FIGHTING ACCESS

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- Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500)
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- Ensure the coupling is accessible and available for connection at all times
- Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length)
- Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this table; and
- Where a remote offtake is installed, ensure the offtake is in a position that is:
 - Visible
 - Accessible to allow connection to by fire fighting equipment
 - At a working height of 450-600mm above ground level; and
 - Protected from possible damage, including damage by vehicles

HARDSTANDS

Hardstand and fire fighting water tank/connection position indicative only - however it is required that the hardstand be no closer than 6m to the dwelling. The tank connection point must be within 3m of the hardstand.

SIGNAGE FOR STATIC WATER CONNECTIONS

The water connection points 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 comply with:-

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 - Be marked with the letter "W" contained within a circle with the letter in upper case of not less than 100mm in height;
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B1	19.05.2024	PRELIMINARY ISSUE
REV	DATE	REMARK

LYNE DESIGN

BUILDING DESIGN/ DRAFTING - BUSHFIRE MANAGEMENT
 DAVID LYNE ACCREDITED DESIGNER: CC7063
 11 GRANNVILLE AVENUE
 GEILSTON BAY, TASMANIA 7015
 MOBILE: 0421 852 987 david_lyne@hotmail.com

PROJECT
255 MARCHWIEL ROAD
BREAM CREEK, TAS 7175

TITLE
BHMP - LOT 2

Accepted JMG ENGINEERING (Client 1)	Date
Accepted NOT APPLICABLE (Client 2)	Date
Approved NOT APPLICABLE (Builder)	Date

This document must be signed

SCALES @ A3	DESIGNED BY	DRAWN BY
N/A	D.LYNE	D.LYNE
	PLOT DATE	21/05/2024

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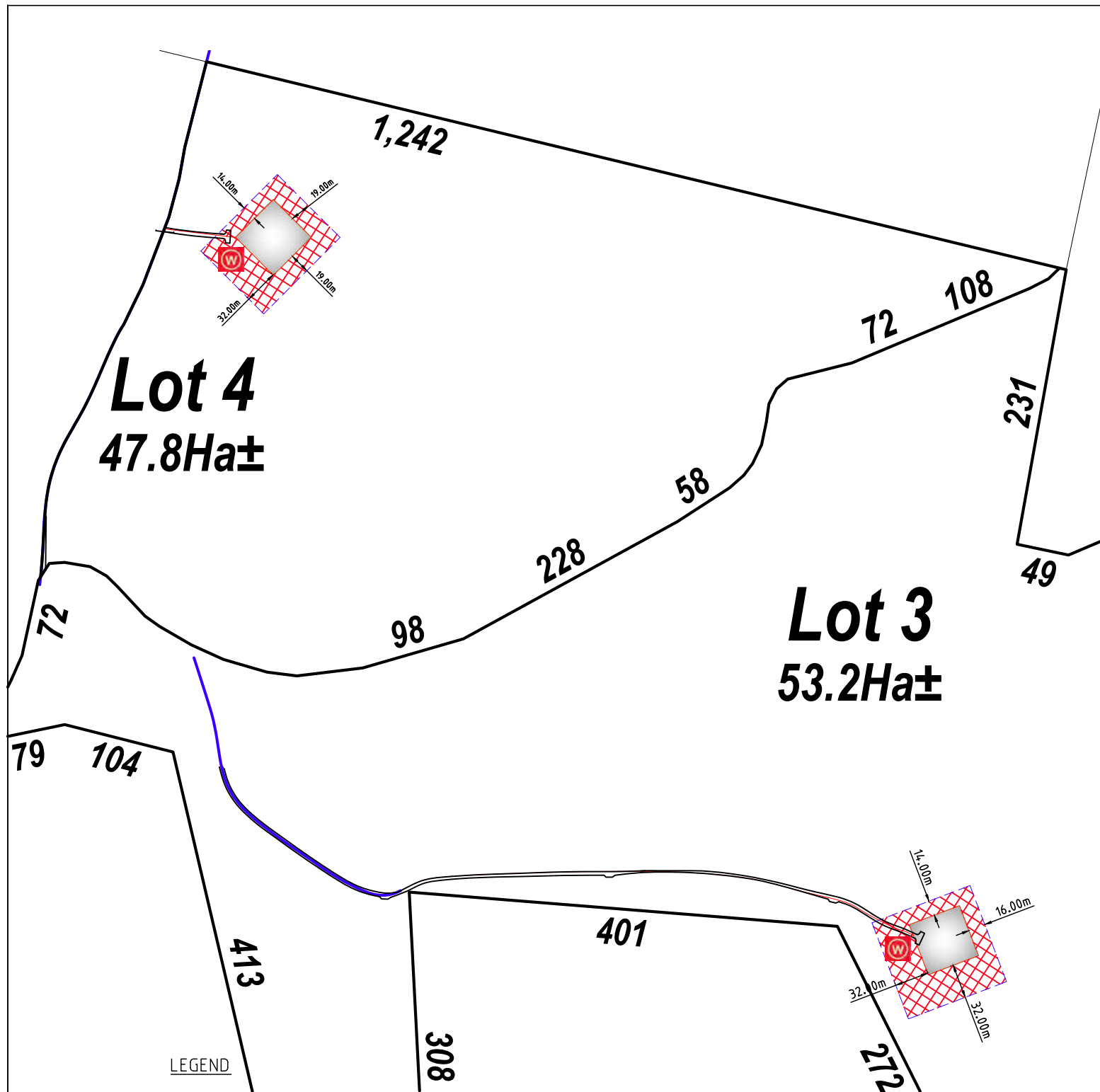
PLOT DETAILS J220272PL BUSHFIRE.DWG

PROJECT NO. **1510/24**

DWG NO. B02	REVISION P1
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B1	19.05.2024	PRELIMINARY ISSUE
REV	DATE	REMARK

LYNE DESIGN

BUILDING DESIGN/ DRAFTING - BUSHFIRE MANAGEMENT
 DAVID LYNE ACCREDITED DESIGNER: CC7063
 11 GRANVILLE AVENUE
 GEILSTON BAY, TASMANIA 7015
 MOBILE: 0421 852 987 david_lyne@hotmail.com

PROJECT
255 MARCHWIEL ROAD
BREAM CREEK, TAS 7175

TITLE
BHMP - LOT 3 & 4

Accepted JMG ENGINEERING (Client 1)	Date
Accepted NOT APPLICABLE (Client 2)	Date
Approved NOT APPLICABLE (Builder)	Date

This document must be signed

SCALES @ A3	DESIGNED BY	DRAWN BY
N/A	D.LYNE	D.LYNE
	PLOT DATE	21/05/2024

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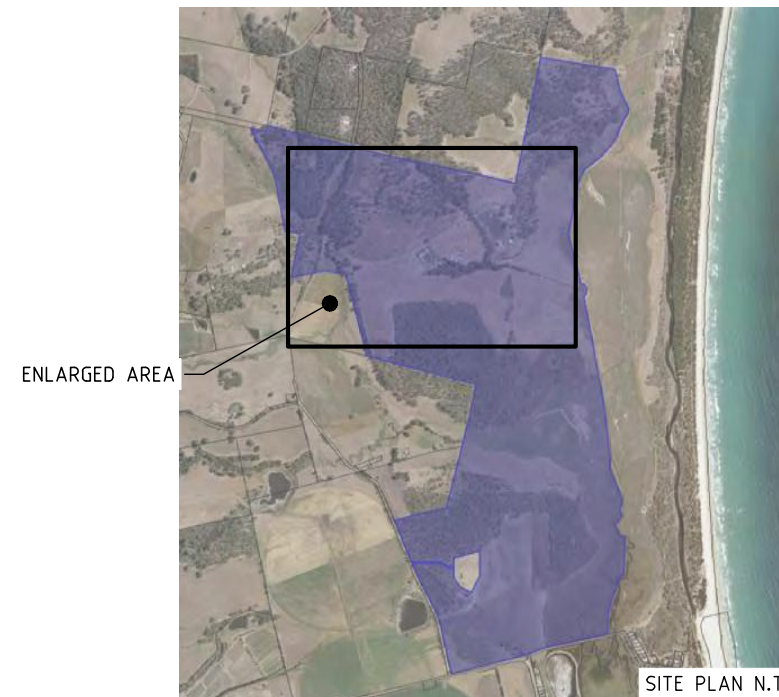
PLOT DETAILS J220272PL BUSHFIRE.DWG

PROJECT NO. **1510/24**

DWG NO. B03	REVISION P1
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SITE PLAN N.T.S.

APPENDIX C

Site Photos



Photo 1: view to north from south-west corner of Lot 1 site.



Photo 2: view to east from south-west corner of Lot 1 site.



Photo 3: view to west from Burnt Hill Road south-western boundary of site.



Photo 4: current access road through proposed Lot 3 and associated vegetation.



Photo 5: view to the east of location of annual music festival on balance lot.



Photo 6: looking south-east over balance lot from access road.



Photo 7: looking west from the driveway on balance lot.



Photo 8: view to the east from eastern boundary of Lot 4.

APPENDIX D

Certificate of Compliance

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

255 Marchwiell Road, Bream Creek

Certificate of Title / PID:

159559/2

2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision – 4 lots

Applicable Planning Scheme:

Tasmanian Planning Scheme – Sorell

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management plan report	David Lyne	May 2024	3.0
Bushfire Hazard Management Plan	David Lyne	March 2023	P1

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

4. Nature of Certificate

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

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

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

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

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

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

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

5. Bushfire Hazard Practitioner

Name:

David Lyne

Phone No:

0421 852 987

Postal Address:

11 Granville Avenue
Geilston Bay 7015

Email Address:

dave_lyne@hotmail.com

Accreditation No:

BFP – 144

Scope:

1, 2, 3a, 3b

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:

David Lyne

Date:

21.05.2024

Certificate
Number:

1510/24

(for Practitioner Use only)



MCP Ref: 24063

04th October 2024

Planning Department
Sorell Council

By email sorell.council@sorell.tas.gov.au

Attention: Shane Wells



Dear Shane

FURTHER INFORMATION REQUEST

Thank you for your Request for Further Information under Section 54 of the Land Use Planning and Approvals dated 21st of August 2024 which states:

Planning:

1. A written statement and any relevant associated amended plans that address and respond to the 'Acceptable Solution(s)' or 'Performance Criteria' of the Agricultural Zone - 21.5 Development Standards for Subdivision of the TPS. Note: It is acknowledged that a land capability report (Appendix D) has been provided; however, further justification in the form of a more detailed response that demonstrates that the 'Performance Criteria' is satisfied is required. – **Partially Satisfied – Further justification is required.**

Council acknowledges that a Land Capability Assessment prepared by GES has been provided; however, the information supplied is deemed not to adequately demonstrate that the 'Performance Criteria' are satisfied.

Specifically, the response does not satisfactorily demonstrate that significantly reduced lot sizes will allow for current and future productive agriculture uses. As highlighted in the supplied land capability assessment, the primary suitable agricultural productivity from the land is grazing, which requires ongoing rotation of stock. Considering, it is reasonable to assume smaller multiple lots would restrict and reduce agricultural productivity resulting in unusable agricultural land.

Considering the above, Council is unlikely to support the application in its current form without further consideration of the zone's requirements.

Response:

The concerns of Council are noted and accordingly GES have updated the Land Capability Assessment in response to the issues raised (see Attachment 1).

The purpose of the Agriculture Zone is to provide for the use or development of land for agricultural use, and to protect land for agricultural use. Whilst large grazing farms are one form of agricultural development the Land Capability Assessment states:



“In areas of high land value in Tasmania the provision of small to medium sized agricultural titles has facilitated further capital investment and in particular diversification into higher value agricultural enterprises such as vineyards, small fruits, and specialist goat/sheep dairy operations. The organisation of titles into smaller more management lots has attracted investment in vineyards in the Coal River Valley and the Tamar Valley wine region.

Establishing a vineyard is capital intensive (approx. \$100,000 per Ha) and the majority of vineyards in Tasmania are relatively small in size as a result (less than 20Ha). This is also true in the local Bream Creek area where some of the most successful agricultural enterprises in the local area such as Bream Creek Vineyard and Cape Bernier Vineyard are located on titles less than 20ha in size. The creation of the titles would therefore be ideal for encouraging investment in high value crops such as vineyards”.

In short, though the proposal will limit a single operator from rotating grazing stock over the property, the subdivision will facilitate lots which can be invested in for other agricultural purposes, and this is entirely in accordance with the purpose of the zone.

The land presently has low to moderate agricultural potential, and is unlikely to sustain economically viable agricultural enterprises in its current arrangement. The creation of small titles will allow for further investment in agriculture on each title, and may allow for the incorporation of those titles into adjoining and nearby agricultural operations. The Land capability report states:

“The north side of the proposed subdivision (Lot 4) is classified as land Class 6. These areas are not suited for agriculture due steep slope and as a result the majority of the site is covered in native forest vegetation to protect the soil resource. The property therefore has only limited agricultural potential (limited grazing only) and the low carrying capacity of the land coupled with limited land area means that a viable agricultural enterprise cannot be sustained on this site.

“Lots 1 & 3 have proposed developments within Class 5 land. This portion of the site is unsuited to cropping due to limitations of slope and erosion hazard. The slope of the land also limits the suitability for grazing with low grazing pressure and soil conservation measures required to maintain vegetative cover. Currently this land only receives limited management as it can only handle lower stock pressure either requiring smaller stock mob size or intensive pasture monitoring to minimise overgrazing.

The south portion (Lots 1 and 2) of the site is classified as Class 4 land. This land is currently leased to a neighbouring farm for grazing and fodder crop production (hay, silage) the land is limited by a lack of significant water storage and lack of any irrigation rights. The underlying soil quality would support continued grazing and fodder cropping for beef or dairy cattle with occasional cropping if water was available. This area of the property could benefit from amalgamation with the larger farming property to the south and west which may provide access to additional water resources”.

A review of the current arrangement of titles and historic land grants shows that within Bream Creek, Marion Bay and Kellevie, there is a history of small parcels being bought, sold and absorbed into agricultural operations as circumstances necessitate; all the while being smaller titles. The creation of additional parcels whilst maintaining the Agriculture zoning for the site will facilitate more agricultural uses, and these will not be limited to grazing, though grazing may still be undertaken as part of a rotation with any other land, dependant on the operator.



The Land Capability Assessment finds that each of the proposed lots can support viable agricultural use into the future, provided adequate management controls and soil conservation measures are implemented.

The Land Capability Assessment also includes a more detailed response to the applicable Standards of Clause 21.5 Development Standards for Subdivision.

We trust this meets the requirements of the S54 request. If Council requires any further information or clarification with respect to this application, please contact us on planning@mcplanners.com.au or mobile 0404803772.

Yours faithfully

MC PLANNERS PTY LTD

A handwritten signature in blue ink, appearing to read 'Mat Clark'.

Mat Clark

DIRECTOR/PRINCIPAL PLANNER





ATTACHMENT 1

Land Capability Assessment, 255 Marchwiell
Road, Bream Creek TAS 7175 (Updated
September 2024).





GEO-ENVIRONMENTAL SOLUTIONS

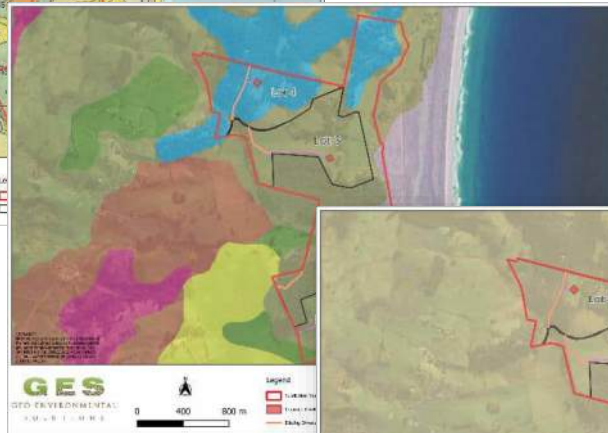
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LAND CAPABILITY ASSESSMENT

255 Marchwiell Road, Bream Creek TAS 7175

Client:
MC Planners

Updated September 2024



Geo-Environmental Solutions P/L 29 Kirksway Place Battery Point 7004. Ph 6223 1839

EXECUTIVE SUMMARY

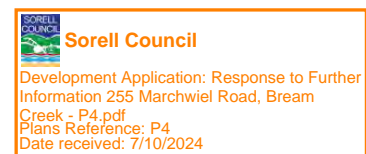
Geo-Environmental Solutions Pty Ltd was engaged by MC planners to complete a land capability assessment of a new proposed subdivision at 255 Marchwiell Road, Bream Creek (C.T. 159559/2).

The proposed works are to subdivide the main title (C.T. 159559/2) into 4 lots ranging in size from 42.7ha to 132.3ha. The proposed subdivision and adjacent land falls within land zone 'Agriculture' and "Environmental Management" under the Tasmanian Planning scheme.

Following field inspection of the land suggested for subdivision, the land has been classified as Classes 5 - 7 and only the proposed Lot 1 can be classified as Class 4 land. The east portion of the subdivision is within Marchwiell Marsh wetland. The capability of the land is suited for continued agricultural use, mainly grazing with occasional cropping. This is providing suitable land management techniques are utilised to maintain the soil resource. None of the land examined is prime agricultural land as defined under the State Protection of Agricultural Land Policy 2009, and none of the land is classified of land as local or regional significant.

The land assessed has low to moderate agricultural potential and is unlikely to sustain economically viable agricultural enterprises in its current arrangement. The creation of smaller more management titles will allow for further investment in agriculture on each title. In particular the small titles have areas suitable to vineyard development, similar in scale to existing vineyards in the local area. The creation of the new titles also facilitates incorporation of parts of the property into adjacent agricultural operations.

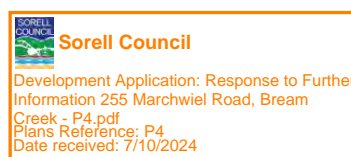
The proposed development will not in any way restrict or hinder the use of land for agricultural purposes on adjoining lots and would be compliant with 25.1 Zone Purpose Statements of the Tasmanian Planning Scheme.



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FOUNDING STATEMENT

This assessment report is one of many completed by John Paul Cumming of Geo-Environmental Solutions P/L (GES). John Paul holds a first-class honours degree in Agricultural Science (major in soil science) and a PhD in environmental soil chemistry. John Paul was formerly an Honorary Research Associate in the Faculty of Engineering, Science, and Technology where he has participated in a number of academic and research projects pertaining to soil and environmental management. John Paul has current status as a Stage 2 Certified Professional Soil Scientist from the Australian Society of Soil Science Inc.

John Paul is a graduate member of the Australian Institute of company directors, and a director of Geo-Environmental Solutions P/L (GES). In his role at GES John Paul has completed numerous land capability assessments for Federal, State and Local Government agencies. In addition, John Paul has supervised over 20,000 site and soil classifications for residential developments according to AS2870-2011 and AS/NZS1547-2012.



1 Agricultural Report Summary

1.1 Introduction

The project area is located at Marion Bay approx. 27 km from town of Sorell at 255 Marchwiell Road, Bream Creek. The site currently is covered by one title (C.T. 159559/2) approx. 276.7ha. The proposed works are to subdivide the main title into 4 lots ranging in size from 42.7ha to 132.3ha (Appendix 1). The subdivision is within land zoned 'Agriculture' and "Environmental Management" under the Tasmanian Planning Scheme (Figure 2).

It is the scope of this report to consider the agricultural capability of the proposed properties, the potential impact of the proposed development on continued agricultural use and provide a preliminary farm management recommendation to improve future agricultural production.

The report will make reference to the relevant objectives as outlined by the Tasmanian Planning Scheme.

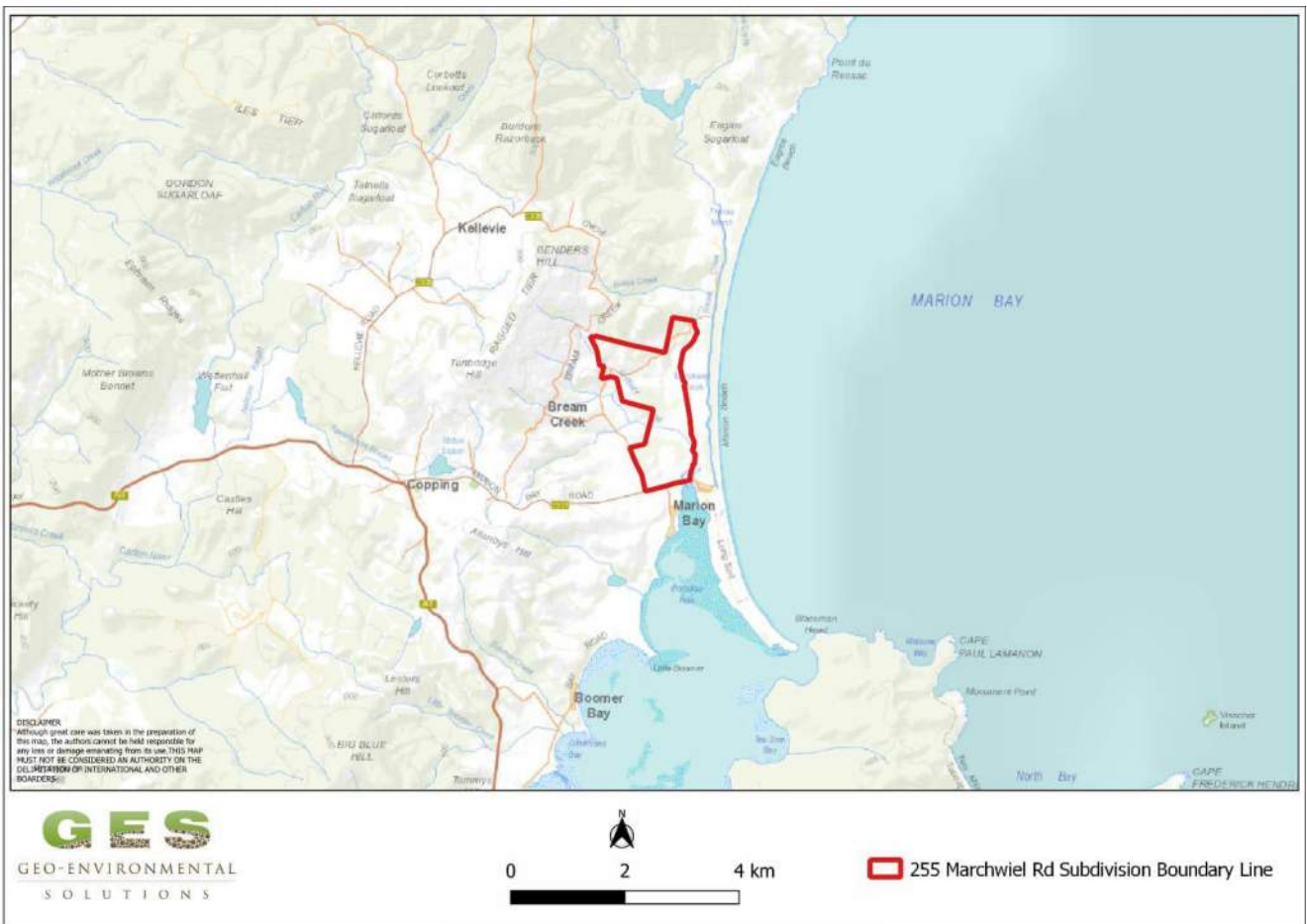


Figure 1 – Site location (Source: The List)

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Figure 2 – Planning Zones – Tasmanian Planning Scheme

1.2 Planning Scheme – Agriculture Zone

The majority of subdivision project area is zoned as Agriculture under the Tasmanian Planning Scheme. To demonstrate compliance with the zone standards the development must demonstrate compliance with Clause 25.1. As there is no acceptable solution (A1) the development must satisfy the performance criteria (P1). Summary comments relating to compliance of each performance criteria are also outlined in the Tables below and further detail in relation to the agricultural assessment can be found in section 5.

Clause 25.1 Development Standards for Subdivision (New Lots)

Objective:

To provide for subdivision that:

- (a) relates to public use, irrigation infrastructure or Utilities; and
- (b) protects the long term productive capacity of agricultural land.



Acceptable Solutions	Performance Criteria	Comments
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities or irrigation infrastructure; or (c) be for the consolidation of a lot with another lot provided both lots are within the same zone.	P1 Each lot, or a lot proposed in a plan of subdivision, must: (a) provide for the operation of an agricultural use, having regard to: (i) not materially diminishing the agricultural productivity of the land; (ii) the capacity of the new lots for productive agricultural use; (iii) any topographical constraints to agricultural use; and (iv) current irrigation practices and the potential for irrigation;	All of the 4 lots contain a mix of productive agricultural land, forest and other nature reserves, plus access to stock watering points via dams or creeks. Each of the lots will allow for future productive agricultural use. The larger lot contains a significant area of reserves and low lying marsh land not suited to agriculture. The remaining lots whilst smaller in size contain larger percentage of areas suitable for agriculture such that the productive capability of the land is balanced between the lots. There is currently no irrigation resource or infrastructure on the property and future irrigation would require investment on new dams/bores or share farming or amalgamation with adjacent titles with access to irrigation resources. The subdivision may facilitate such share farming or amalgamation opportunities.
	(b) be for the reorganisation of lot boundaries that satisfies all of the following: (i) provides for the operation of an agricultural use, having regard to: a. not materially diminishing the agricultural productivity of the land; b. the capacity of the new lots for productive agricultural use; c. any topographical constraints to agricultural use; and d. current irrigation practices and the potential for irrigation; b. the capacity of the balance lot for productive agricultural use; c. any topographical constraints to agricultural use; and	n/a

	d. current irrigation practices and the potential for irrigation;	
	(ii) all new lots must be not less than 1ha in area;	
	(iii) existing buildings are consistent with the setback required by clause 21.4.2 A1 and A2;	
	(iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use; and	
	(v) it does not create any additional lots; 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 agricultural use, having regard to: a. not materially diminishing the agricultural productivity of the land; (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 setbacks required by clause 21.4.2 A2 or P2 in relation to setbacks to new boundaries; and (iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use.	n/a
A2 <i>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</i>	Complies with A2	



2 Agricultural Assessment

2.1 Site Information

Site information pertaining to the agricultural capability of the land was collected from desktop and field survey. Field survey was undertaken to assess soil profiles and the suitability of the soils for agriculture.

2.2 Topography

The site currently is covered by one title (C.T. 159559/2) approx. 276.7ha. The proposed works are to subdivide the main title into 4 lots ranging in size from 42.7ha to 132.3ha. The project area is located in Marion Bay. The southeast boundary of the site is within Marchwiell Marsh wetland which dominated by saltmarsh vegetation. The site is characterized by hilly northwest portion of the site developed from Benders Hills extent. The proposed sites are covered partially by forest reserves. Sedbury creek runs through proposed lots 4 and 2. The site elevation ranges from 100m AHD to 5m AHD. There is a small dam located on the southeast of the proposed lot 4. The images below present all proposed lots of subdivision (Figure 3 to Figure 11).



Figure 3 – Proposed lot 1 overview



Figure 4 – Proposed Lot 1 overview



Figure 5 – Proposed Lot 2 forest reserve overview



Figure 6 – Typical overview of the proposed Lot 2



Figure 7 – Proposed Lot 3 overview



Figure 8 - Proposed Lot 4 Overview



Figure 9 - Proposed Lot 4 overview of forest reserve



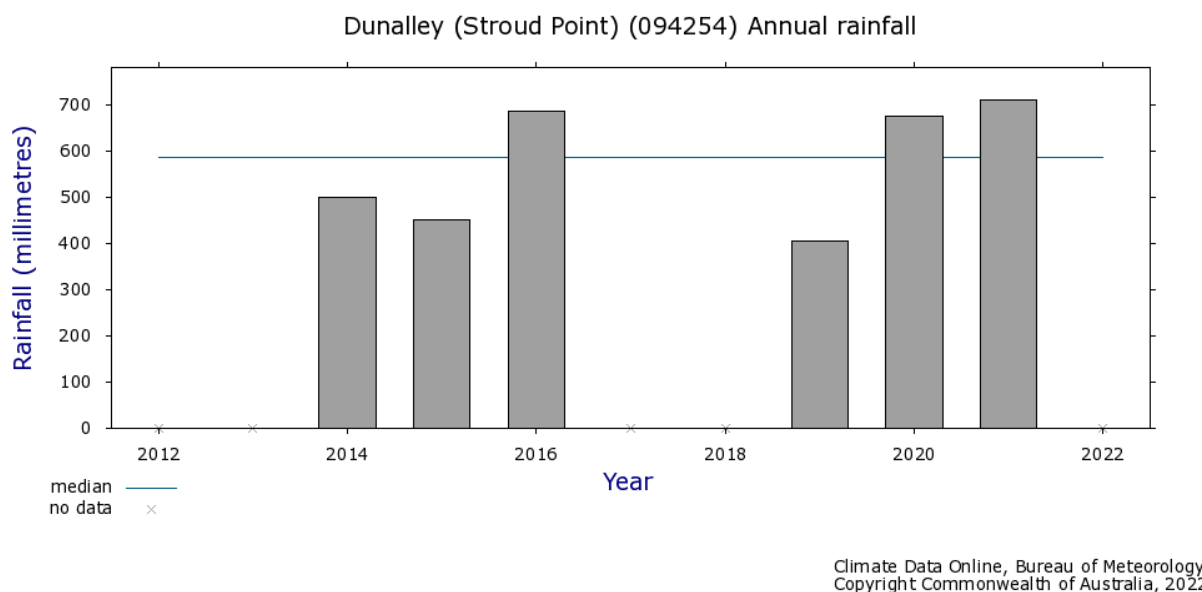
Figure 10 - Existing structures on the proposed Lot 3



Figure 11 – Lot 3 overview

2.3 Climate

The climate of the region is described by Musk and Derose (2000) as temperate climate moderated by the proximity to sea. According to the rainfall information supplied by the Bureau of Meteorology, the weather station at Dunalley (Station Number 094254) has recorded an average annual rainfall of 570.2mm (Figure 12). This is considered a low annual rainfall and is generally consistent with many other agricultural regions in the southern region of the state. The mean monthly rainfall indicates that there is a winter/spring bias with lowest monthly rainfall occurring during February and highest monthly rainfall generally recorded during August/September.



Product Code: IDCJAC0001

Figure 12 - Mean yearly rainfall records for Dunalley Research Station (094254)

The yearly temperature of the weather station at Dunalley (Station Number 094254) has been used as well to assess the mean yearly temperature trend. (Figure 13 and Figure 14) The mean maximum temperatures suit a range of temperate fresh fruit and vegetable production. The average highest daily temperatures recorded do not pose a problem for temperate plants as maximum temperatures are below 18°C. This is sufficient to prevent plants continuing to respire at high levels after daily heat stress, which could be problematic for fruit production. The average temperatures recorded do indicate possibility for frost risk, especially where they coincide with the flowering of temperate plants during the months of September and October. However, the property has topography which allows good air drainage, combined with the proximity to the sea mass of Marion Bay, which will provide a moderating effect on temperatures. Therefore, it is anticipated that temperatures will not decrease to significantly low levels. Any effect of frost can therefore be minimised through management practices.



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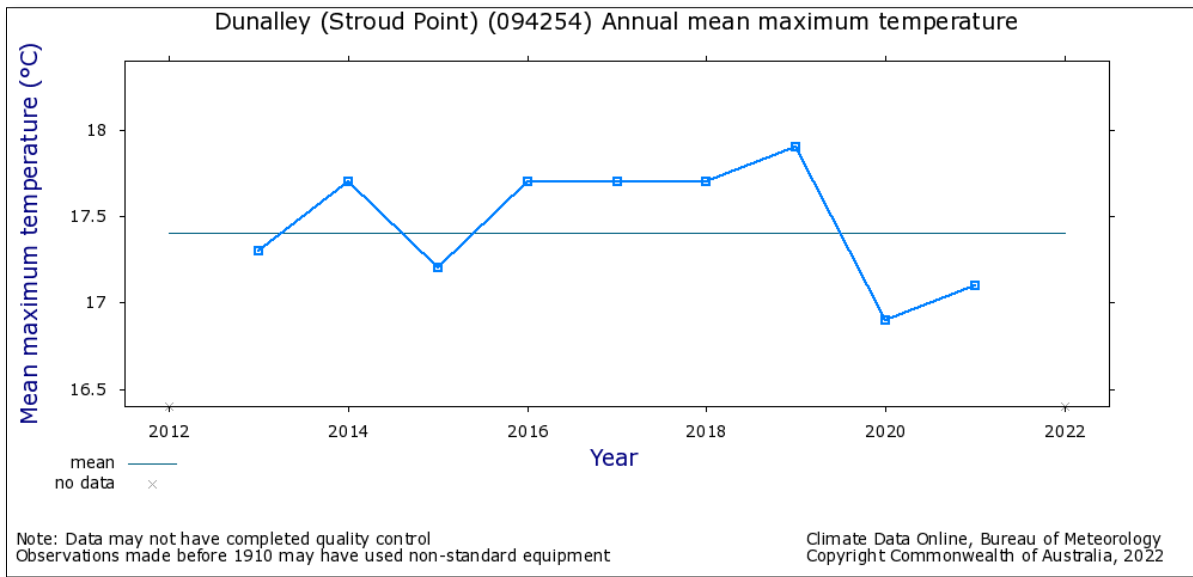


Figure 13 - Mean maximum temperature trends for Dunalley Research Station (094254)

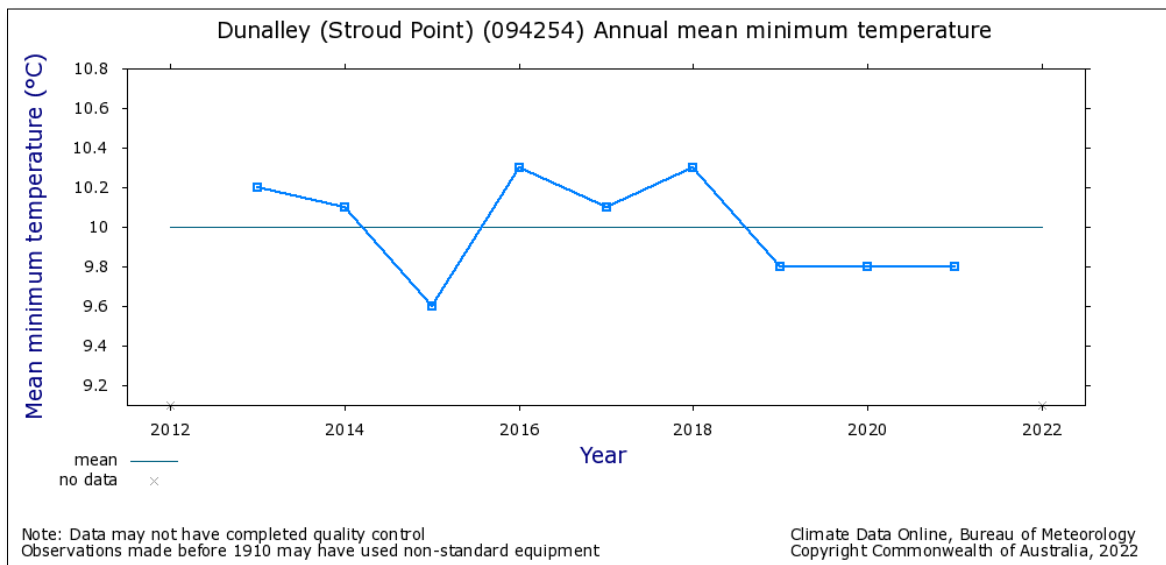


Figure 14 - Mean minimum temperature trends for Dunalley Research Station (094254)

2.4 Geology

The study area falls within the Mineral Resources Tasmania 1:50 000 mapping sheet 8412S for Sorell Tasmania. The site is undelayed by different type of geology (Figure 15). This indicates that the proposed subdivision is underlain by mix of Jurassic dolerite (Lot 4), Triassic sandstone (Lots 1-3), Tertiary Basalt (Lots 1-3) and east boundary quaternary aged sand deposits. Jurassic dolerite tends to dominate the higher elevations in southern Tasmania, whilst Triassic sandstone and associated sedimentary rocks are often found in mid slopes.

Map Unit - Tb – Basalt

Map Unit - Qha – River alluvium, swamp, marsh, beach (strand lines indicated) and spit deposits

Map Unit – Qhw – Windblown sand deposits

Map Unit – Rss – Quartz sandstone

Map Unit – Jdl – Jurassic Dolerite

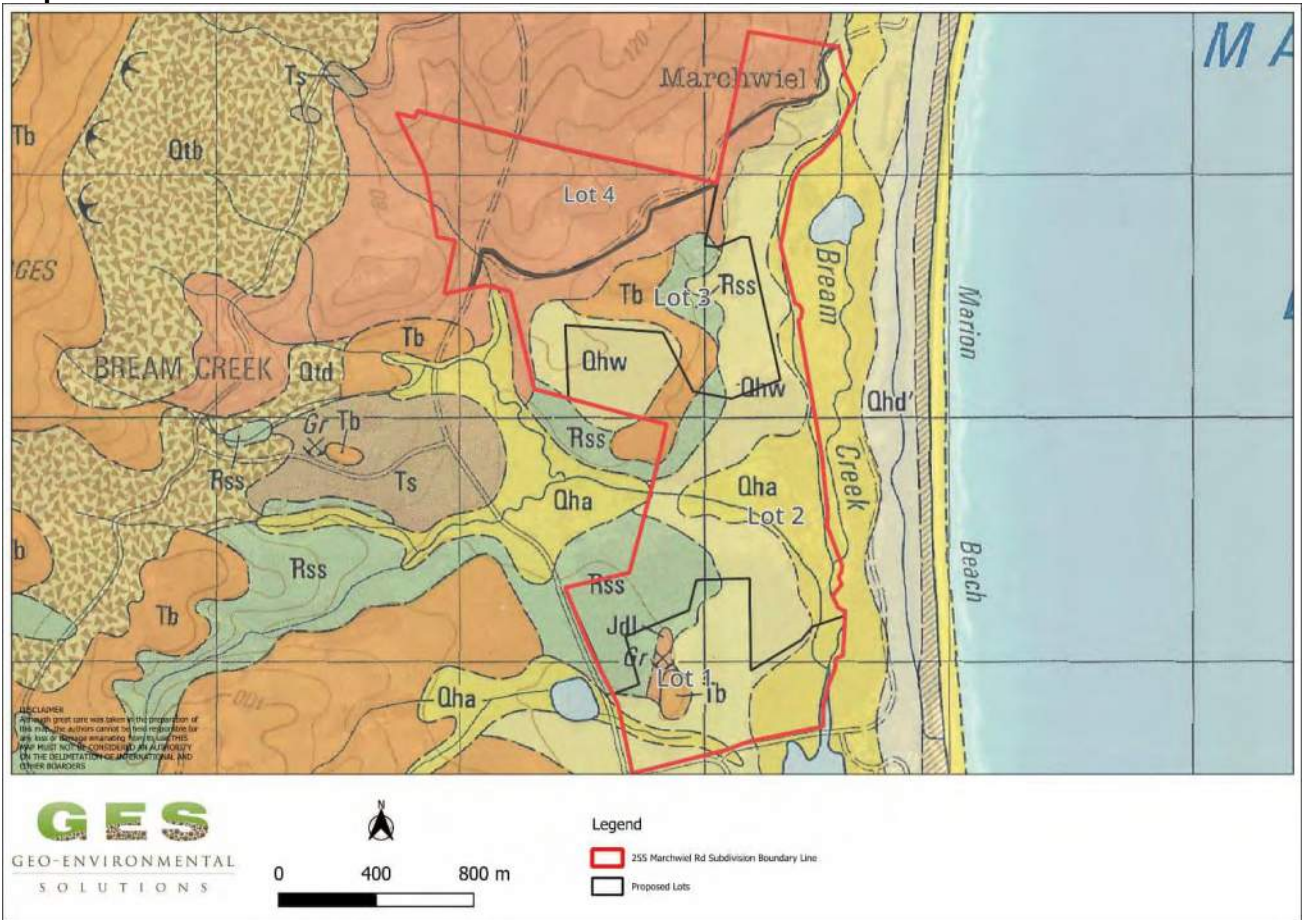


Figure 15 - Underlying Geology (Source: MRT 1:50 000 Sorell Tasmania Mapping)

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3 Land Capability Classes Assessment

Agricultural Land Capability assessment has been developed in Tasmania by the Department of Primary Industries Water and Environment according to the guidelines described in Noble (1992) and Grose (1999). The system uses a rating system of 7 classes to classify land according to the ability of the land to sustain a range of agricultural uses without land degradation. Agricultural land capability is generally based upon the permanent biophysical features of the land such as geology, soils, slope, climate, erosion hazard etc. The classification system assumes an average standard of land management and that production will be sustainable if the land is managed according to the guidelines of its Class. The system does not take into account the economics of production, distance from markets, social or political factors; all of which can change over time.

Land classified as class 1 – 4 is generally suitable for cropping activities subject to the limitations of each class, class 5 & 6 land is generally suitable only for grazing with careful management, and class 7 land is unsuitable for agricultural use (Grose 1999).

The land proposed for development is covered by the Modelled Land Capability of Tasmania, 1:100 000 (Musk and DeRose, 2000). The site classifies as Class 5 and Class 6 (Figure 16).

According to Grose (1999):

CLASS 4 land is defined as

Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimise degradation. Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent, during 'normal' years to avoid damage to the soil.

CLASS 5 land is defined as

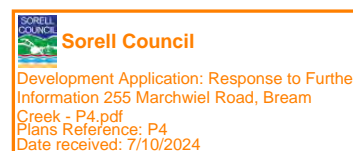
This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be possible. The land may have slight to moderate limitations for pastoral use. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.

CLASS 6 land is defined as:

Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use. This land should be retained under its natural vegetation cover.

CLASS 7 land is defined as:

Land with very severe to extreme limitations which make it unsuitable for agricultural use.



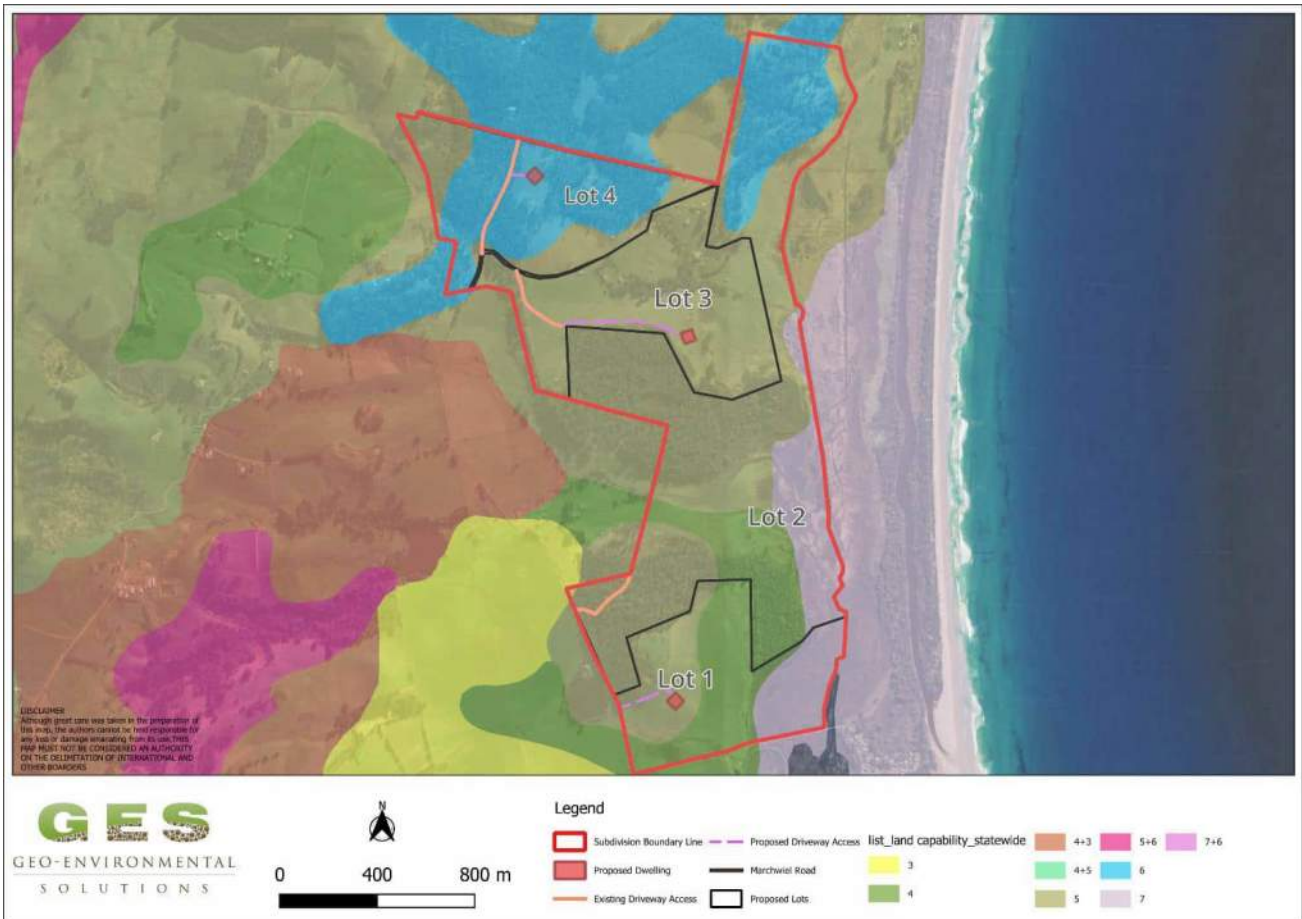


Figure 16 – Land Classification boundaries from Land Capability Survey of Tasmania, (Musk and DeRose, 2000)

3.1 Agricultural Land Use

The site has limited capability for agriculture use. None of the examined land is prime agricultural land as defined under the State Protection of Agricultural Land Policy 2009, with land being classified as Class 5 and Class 6. The agricultural potential of the property and surroundings therefore limited. The cleared areas of the properties are therefore only suited for pastoral use (i.e. grazing) however there is still moderate to high limitations to this land use.

The north side of the proposed subdivision is classified as land Class 6. These areas are not suited for agriculture due steep slope and as a result the majority of the site is covered in native forest vegetation to protect the soil resource. The property therefore has only limited agricultural potential (limited grazing only) and the low carrying capacity of the land coupled with limited land area means that a viable agricultural enterprise cannot be sustained on this site.

Lots 1 & 3 have proposed developments within Class 5 land. This portion of the site is unsuited to cropping due to limitations of slope and erosion hazard. The slope of the land also limits the suitability for grazing with low grazing pressure and soil conservation measures required to maintain vegetative cover. Currently this land only receives limited management as it can only handle lower stock pressure either requiring smaller stock mob size or intensive pasture monitoring to minimise overgrazing.

The south portion (Lots 1 and 2) of the site is classified as Class 4 land. This land is currently leased to a neighbouring farm for grazing and fodder crop production (hay, silage) the land is limited by a lack of significant water storage and lack of any irrigation rights. The underlying soil quality would support continued grazing and fodder cropping for beef or dairy cattle with occasional cropping if water was available. This area of the property could benefit from amalgamation with the larger farming property to the south and west which may provide access to additional water resources.

The east boundary of the proposed subdivision is in Class 7 due saltmarsh wetland. This land is not suitable to any agricultural activity and is excluded from stock to prevent environmental degradation.



4 Agricultural Management Plan

The proposed subdivision partially used as mixed grazing property, primarily for the cattle. The site is amenable to this level of production without any likely adverse environmental effects; however, with improvements to on-farm infrastructure, shielding, water supply and irrigation, the productivity of the property could be improved. The introduction of soil improvement practices and rotational cropping would see many crops become viable, provided water for irrigation is available. If intensive agriculture is undertaken, management will be needed to minimise native wildlife browsing.

4.1 Current Issue Identification

The property has a number of potential limitations to production, and their current status has been assessed and attributed a priority. A risk assessment of soil related issues is outlined in Table 1. Issues rated as a high, moderate or low priority were considered in more detail in Management Actions Section.

Table 1 Soil issues of proposed subdivision

Soil Issue	Priority	Comment
Significant geomorphic issues	Nil	There are no known significant geomorphic issues
Soil structure	Moderate	Some soil compaction currently identified across the property. Stock is removed when soils are wet where practical and traffic movement of paddocks is also minimised. The heavier textures of some soils in drainage lines on the property mean that avoiding compaction needs careful management. If cropping is undertaken, aim for crops that can be harvested when soil conditions are dry.
Erosion	Moderate	The lighter textured and sandier soils on sandstone will be vulnerable to erosion especially when ground cover is lost. This risk has been avoided through monitoring ground cover and adjusting grazing management to allow recovery. The use of stubble retention and direct drilling techniques also help minimise potential erosion.
Drainage	Moderate	There are some poorly drained areas on the property that are prone to waterlogging. This increases the likelihood of crop losses as well as soil compaction. Fencing to allow grazing pressure to be removed is recommended. Undertaking drainage works in the more waterlogged soils will aid management of these areas.
Sodicity	Moderate	Areas of sodic soils possible in drainage lines on sandstone soils. Care is required when cultivating or undertaking soil works that soil mixing does not occur.
Salinity	Low	No salinity issues were noted but there remains potential for instances of localised salinity to occur, particularly in drainage depressions and areas where water can accumulate. The likelihood of salinity will increase if extended dry periods occur.
Acid sulphate soils	Nil	There are no acid sulphate soils on the property.

Nutrient management	Moderate	Fertiliser decisions need to be based on soil test results as well as nutrient budgeting calculations, with fertilisers applied in a way to minimise off-site impacts (eg. several applications per year, use of grassed drainage lines and maintaining vegetative buffers around waterways etc.). Keeping a record of soil test results will allow observation of long term trends of nutrients.
Irrigation management	Nil	Limited irrigation is currently undertaken from small dams on site. If irrigation does occur, then irrigation will need to be scheduled to match crop requirements and limitation is soil type. Monitoring soil moisture every irrigation will aid timely application of water and irrigation rate needs to be such that no water runs-off or drains into surrounding area during or following irrigation.

4.2 Soil Management Actions

Based on the risk assessment of soil related issues, the key soil management objectives for the property were identified:

- Maintain/improve soil structure and soil organic matter levels;
- Avoid the risk of erosion;
- Avoid the risk in salinity;
- Maintain or improve drainage;
- Manage nutrient inputs.

The following tables outline the prioritised management actions relating to each of the soil management objectives.

4.2.1 Maintain/improve soil structure and soil organic matter levels;

<i>Management Action</i>	<i>Priority</i>
Continue the current management practices, such as direct drilling, stubble retention and/or use of cover crops/pasture. Continue to avoid cultivation of waterlogged soils and remove of stock in wet conditions.	Ongoing
Regularly assess soil moisture levels prior to grazing on soils that may suffer pugging. These tests provide an additional opportunity to assess root growth development.	Ongoing
Increase the frequency of soil testing to identify trends in soil health. As well as soil testing, it is recommended that soil health is actively monitored through spade testing to ensure organic matter is being retained.	Ongoing
If cropping is undertaken, monitor soil structure in cropped areas using the 'Soil Structure Scorecard' (refer to Soil Health for Farming in Tasmania, by Bill Cotching). Keep records so that trends over time can be determined.	Moderate

4.2.2 Avoid the risk of erosion;

<i>Management Action</i>	<i>Priority</i>
Maintain or improve ground cover, particularly on the more sandy soils.	Ongoing
Avoid cultivating in areas identified as being very susceptible to erosion.	Ongoing
Match stocking rates to pasture growth to maintain ground cover.	Ongoing

4.2.3 Avoid the risk in salinity;

<i>Management Action</i>	<i>Priority</i>
Monitor for salt scalds or key indicator species, such as sea barley grass (<i>Hordeum marinum</i>), buck's horn plantain (<i>Plantago coronopus</i>) or water buttons (<i>Cotula coronopifolia</i>).	Ongoing
Monitor salinity (ECe) along with nutrient sampling/ soil testing of surface soils, preferably annually/biennially. It is important to sample from same location each time. If there is an increasing trend in salinity, management practices will need to be reviewed.	Ongoing
Avoid fallows in the cropping rotation; as leakage of water to the watertable is more likely when soils are bare.	Ongoing

4.2.4 Maintain or improve drainage;

<i>Management Action</i>	<i>Priority</i>
Maintain drainage lines to allow for surface waters to discharge without obstruction.	Ongoing
Ensure drainage water does not impact water quality of receiving waters.	High
Be aware of the risks of sodic subsoils and undertake dispersion tests where drainage works are planned.	High
If irrigation is undertaken areas should have adequate capacity to drain any extra water that may be applied. In general, drains should be approximately 0.3 metres deep with gentle batters so they can be traversed (when dry) by machinery. If necessary, undertake a topographic survey of the most susceptible areas to assist with designing the layout of the drainage system.	High

4.2.5 Manage nutrient inputs.

<i>Management Action</i>	<i>Priority</i>
Maintain the use of nutrient budgets and associated soil tests.	Ongoing
Maintain fertiliser application records.	Ongoing
Regularly maintain and calibrate fertiliser application equipment.	Ongoing
Avoid applying fertiliser to saturated soil or when heavy rain is forecast.	Ongoing
Minimise fallow periods, especially during higher rainfall periods and after heavily fertilised crops.	Ongoing
Avoid applying fertiliser during extended drought.	Ongoing
Select the most suitable fertiliser type, depending on speed of nutrient availability in relation to crop demand, acidity, alkalinity or salinity (salt index) of fertiliser. Maintain a pH level that is appropriate for each particular crop	Ongoing
Exclude stock from waterways.	High
Avoid storing or loading fertilisers where spillages could affect waterways.	Ongoing



5 Planning Context for Future Agricultural Management of the Proposed Lots

The agricultural assessment has demonstrated that each of the proposed lots can support viable agricultural use into the future provided adequate management controls and soil conservation measures are implemented. In particular, all of the lots contain a mix of productive agricultural land, forest and other nature reserves, plus access to stock watering points via dams or creeks. The assignment of lot boundaries plus the size and shape of the lots allows for future productive agricultural use on each of the lots. This is facilitated by the balancing of smaller areas of more productive land (i.e. class 4 or 5) with larger areas of less productive land such as the lower lying marsh land.

To demonstrate compliance with the zone standards the development must demonstrate compliance with Clause 25.1. As there is no acceptable solution (A1) the development must satisfy the performance criteria (P1).

Clause 25.1 P1

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

(a) provide for the operation of an agricultural use, having regard to:



(i) not materially diminishing the agricultural productivity of the land;

The organisation of land into a number of lots does not diminish the inherent agricultural capability of the land. The land itself will not be changed by any built infrastructure, extractive resource activities, or industrial uses. The zoning of the land will also not be changed. The protections and controls afforded under the agricultural land zoning will therefore remain. The productive capacity of the land will also remain. In areas of high land value in Tasmania the provision of small to medium sized agricultural titles has facilitated further capital investment and in particular diversification into higher value agricultural enterprises such as vineyards, small fruits, and specialist goat/sheep dairy operations. The organisation of titles into smaller more management lots has attracted investment in vineyards in the Coal River Valley and the Tamar Valley wine region. Establishing a vineyard is capital intensive (approx. \$100,000 per Ha) and the majority of vineyards in Tasmania are relatively small in size as a result (less than 20Ha). This is also true in the local Bream Creek area where some of the most successful agricultural enterprises in the local area such as Bream Creek Vineyard and Cape Bernier Vineyard are located on titles less than 20ha in size. The creation of the titles would therefore be ideal for encouraging investment in high value crops such as vineyards.

(ii) the capacity of the new lots for productive agricultural use;

Each of the lots will allow for future productive agricultural use. The largest lot (lot 2) contains the largest area of class 6 land and class 7 land in the low-lying marsh not suited to agriculture. The remaining lots whilst smaller in size contain larger percentage of class 4 land suitable for agriculture such that the productive capability of the land is balanced between the lots. The lots therefore all contain a balanced mix of productive agricultural land, less productive land, and forest reserves. The agricultural assessment has shown that the various land classes have a number of soil limitations that will require management into the future. This is typical of mixed farming operations in the area where different management measures must be implemented to maintain soil quality and productivity. Each of the lots is capable of supporting a range of agricultural enterprises with suitable soils and access to stock water points on each of the lot for grazing management. Each of the lots would also be suitable for further investment in more intensive or high value agricultural uses such as vineyards, horticulture, small fruits etc. Proposed Lot 1 is currently utilised under a lease arrangement by a large dairy farm operation, the creation of this lot would allow for that arrangement to be formalised and the lot purchased for incorporation into that existing agricultural use. The agricultural use of Lot 1 in particular would be enhanced a sit would allow access to water resources for irrigation held by that larger farming operation.

(iii) any topographical constraints to agricultural use; and

The lots contain a mix of gently undulating land, and lower lying flat areas. The topography does not provide a significant limitation to agricultural use with the exception of the class 7 land in the low lying marsh areas predominantly on lot 2. The sloping land not contained within forest reserves would be well suited to continued grazing use or further investment into viticulture. In particular the east to north facing slopes on each of the lots would be well suited to vines or other horticultural crops.

(iv) current irrigation practices and the potential for irrigation;

There is currently no irrigation resource or infrastructure on the property and future irrigation would require investment on new dams/bores or share farming or amalgamation with adjacent titles with access to irrigation resources. The subdivision may facilitate such share farming or amalgamation opportunities. Lot 1 has been used in recent years by a larger adjacent dairy farming operation for hay/silage production and this lot would suit more formal integration into that enterprise and enhance productivity of that lot in the long term by allowing access to the irrigation resources and infrastructure of the larger agricultural property. Each of the lots does contain existing access to water storage or creeks for stock watering, and there are possible locations on each of the lots for expansion of dams for irrigation portage.

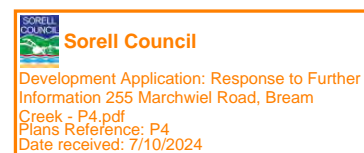


6 CONCLUSIONS

- The property and the land immediately surrounding the properties are predominantly classified as Class 5 and 6 land for agricultural use.
- None of the land examined is prime agricultural land as defined under the State Protection of Agricultural Land Policy 2009.
- The land does not have identified local or regional agricultural significance.
- The land is suitable for continued grazing and limited cropping on the site.
- A range of farm management recommendations have been made in this report to help improve future agricultural production on the land.
- The proposed development layout incorporates adequate setbacks from boundaries and agricultural production on adjacent properties.
- Each of the lots contains a good mix of agricultural land, forest reserves, and have access to either small existing dams or creek lines.
- The creation of new lots allows for increased capital investment in agriculture on each of the lots.
- In particular the new lots would be suitable for the development of vineyards or other high value horticultural crops similar to other small titles in the local area.
- The creation of the lots also facilitates incorporation of proposed lots into existing larger agricultural enterprises in the local area and enhances productivity by potentially providing greater access to irrigation resources and infrastructure.
- The proposed development will not in any way restrict or hinder the use of land for agricultural purposes on adjoining lots and would be compliant with 25.1 Zone Purpose Statements of the Tasmanian Planning Scheme.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD
Environmental and Engineering Soil Scientist



7 REFERENCES

Grose. C.J. (1999). Land Capability Survey Handbook: Guidelines for the Classification of Agricultural Land in Tasmania – Second Edition, Department of Primary Industries, Water and Environment, Tasmania

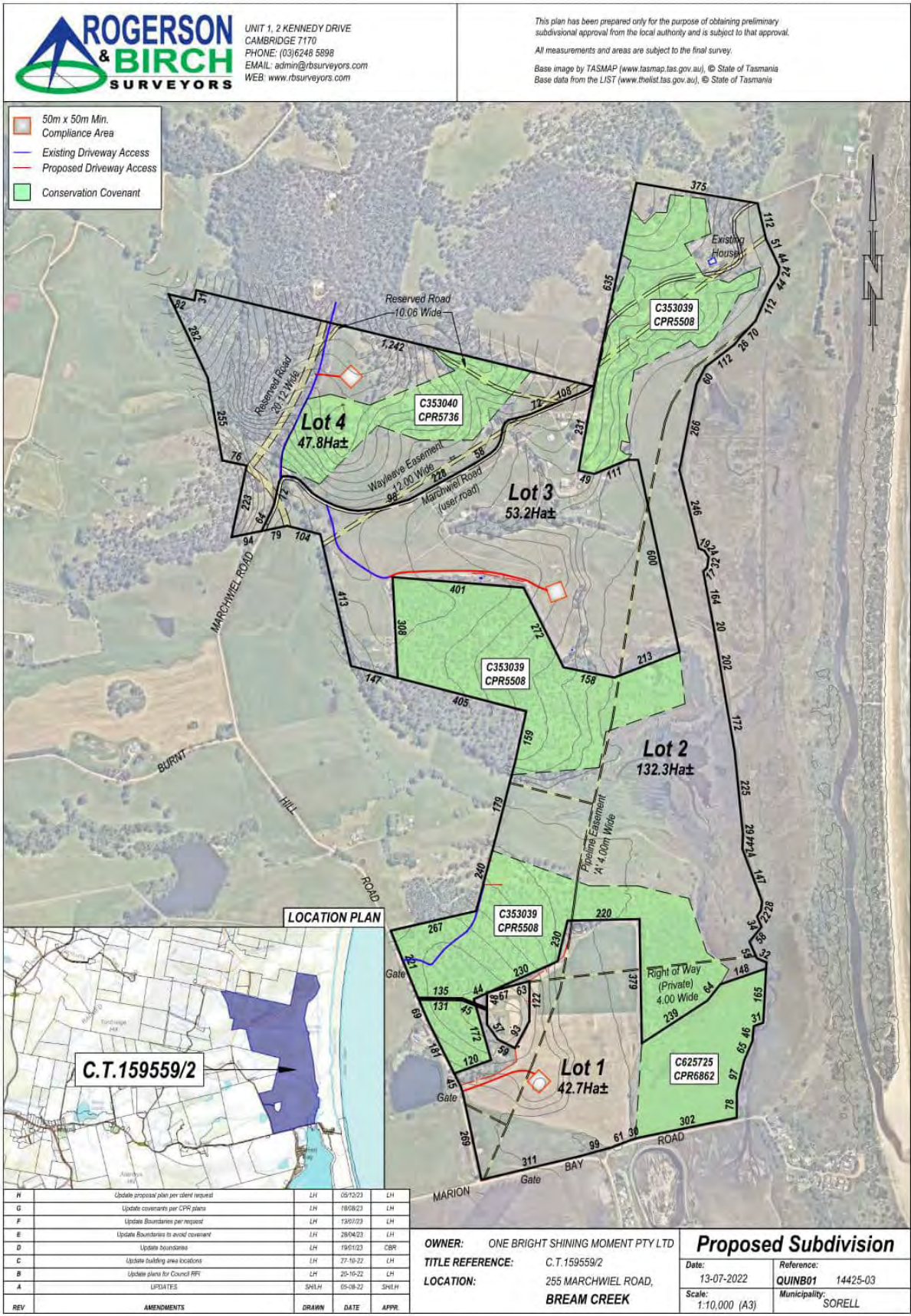
Musk R. and De Rose R. (2000), Land Capability Survey of Tasmania. Derwent Report. Department of Primary Industries, Water and Environment, Tasmania, Australia.

Noble K E (1992). Land Capability Survey Handbook. Department of Primary Industries, Water and Environment, Tasmania



Appendix 1 – Proposed plans

Sorell Council
 Development Application: Response to Further Information 255 Marchwiel Road, Bream Creek - P4.pdf
 Plans Reference: P4
 Date received: 7/10/2024





MCP Ref: 24063

12th August 2024

Planning Department
Sorell Council

By email sorell.council@sorell.tas.gov.au

Attention: Shane Wells

Dear Shane

FURTHER INFORMATION REQUEST - 7.2024.9.1 - 255 MARCHWIEL ROAD, BREAM CREEK

Thank you for your Request for Further Information under Section 54 of the Land Use Planning and Approvals dated 14 June 2024. The following report is included in this response:

Attachment 1 - Land Capability Assessment, 255 Marchwiel Road, Bream Creek TAS 7175

Planning:

1. A written statement and any relevant associated amended plans that address and respond to the 'Acceptable Solution(s)' or 'Performance Criteria' of the Agricultural Zone - 21.5 Development Standards for Subdivision of the TPS. Note: It is acknowledged that a land capability report (Appendix D) has been provided; however, further justification in the form of a more detailed response that demonstrates that the 'Performance Criteria' is satisfied is required.

Response

Please see Attachment 1, which provides a thorough assessment of the proposal with respect to the Applicable Standards of Clause 21.5 Development Standards for Subdivision.

We trust this meets the requirements of the S54 request. If Council requires any further information or clarification with respect to this application, please contact us on planning@mcplanners.com.au or mobile 0404803772.

Yours faithfully

MC PLANNERS PTY LTD

Mat Clark

DIRECTOR/PRINCIPAL PLANNER



ATTACHMENT 1

Land Capability Assessment



GEO-ENVIRONMENTAL SOLUTIONS

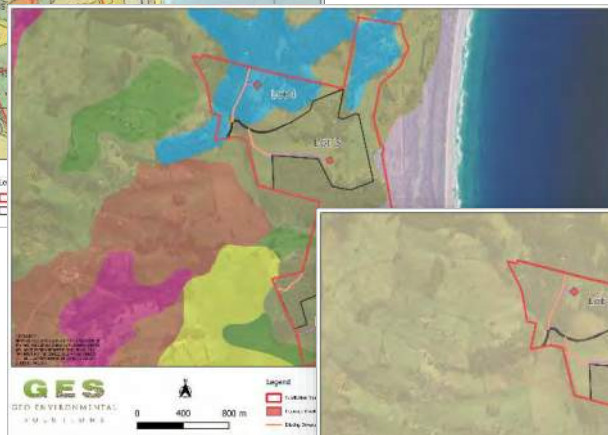
LAND CAPABILITY ASSESSMENT

 **Sorell Council**
 Development Application: Response to Request for Information - 255 Marchwiel Road, Bream Creek.pdf
 Plan Reference: P3
 Date received: 12/08/2024

255 Marchwiel Road, Bream Creek TAS 7175

Client:
MC Planners

Updated July 2024



Geo-Environmental Solutions P/L 29 Kirksway Place Battery Point 7004. Ph 6223 1839

EXECUTIVE SUMMARY

Geo-Environmental Solutions Pty Ltd was engaged by MC planners to complete a land capability assessment of a new proposed subdivision at 255 Marchwiell Road, Bream Creek (C.T. 159559/2).

The proposed works are to subdivide the main title (C.T. 159559/2) into 4 lots ranging in size from 42.7ha to 132.3ha. The proposed subdivision and adjacent land falls within land zone 'Agriculture' and "Environmental Management" under the Tasmanian Planning scheme.

Following field inspection of the land suggested for subdivision, the land has been classified as Classes 5 - 7 and only the proposed Lot 1 can be classified as Class 4 land. The east portion of the subdivision is within Marchwiell Marsh wetland. The capability of the land is suited for continued agricultural use, mainly grazing with occasional cropping. This is providing suitable land management techniques are utilised to maintain the soil resource. None of the land examined is prime agricultural land as defined under the State Protection of Agricultural Land Policy 2009, and none of the land is classified of land as local or regional significant.

The land assessed only has limited agricultural potential and is unlikely to sustain economically viable agricultural enterprises.

The proposed development will not in any way restrict or hinder the use of land for agricultural purposes on adjoining lots and would be compliant with 25.1 Zone Purpose Statements of the Tasmanian Planning Scheme.

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FOUNDING STATEMENT

This assessment report is one of many completed by John Paul Cumming of Geo-Environmental Solutions P/L (GES). John Paul holds a first-class honours degree in Agricultural Science (major in soil science) and a PhD in environmental soil chemistry. John Paul was formerly an Honorary Research Associate in the Faculty of Engineering, Science, and Technology where he has participated in a number of academic and research projects pertaining to soil and environmental management. John Paul has current status as a Stage 2 Certified Professional Soil Scientist from the Australian Society of Soil Science Inc.

John Paul is a graduate member of the Australian Institute of company directors, and a director of Geo-Environmental Solutions P/L (GES). In his role at GES John Paul has completed numerous land capability assessments for Federal, State and Local Government agencies. In addition, John Paul has supervised over 20,000 site and soil classifications for residential developments according to AS2870-2011 and AS/NZS1547-2012.

1 Agricultural Report Summary

1.1 Introduction

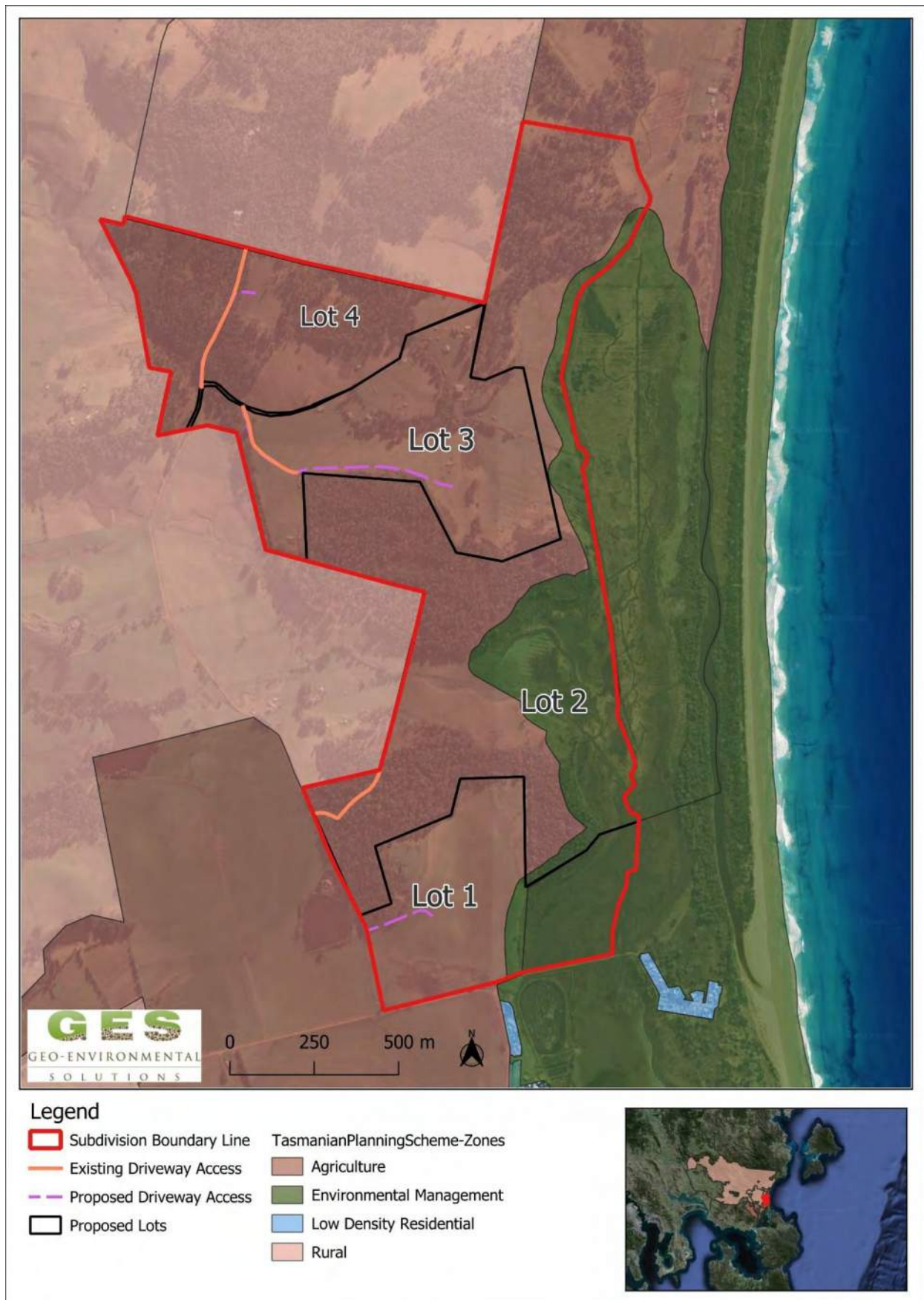
The project area is located at Marion Bay approx. 27 km from town of Sorell at 255 Marchwiell Road, Bream Creek. The site currently is covered by one title (C.T. 159559/2) approx. 276.7ha. The proposed works are to subdivide the main title into 4 lots ranging in size from 42.7ha to 132.3ha (Appendix 1). The subdivision is within land zoned 'Agriculture' and "Environmental Management" under the Tasmanian Planning Scheme (Figure 2).

It is the scope of this report to consider the agricultural capability of the proposed properties, the potential impact of the proposed development on continued agricultural use and provide a preliminary farm management recommendation to improve future agricultural production.

The report will make reference to the relevant objectives as outlined by the Tasmanian Planning Scheme.



Figure 1 – Site location (Source: The List)



1.2 Planning Scheme – Agriculture Zone

The majority of subdivision project area is zoned as Agriculture under the Tasmanian Planning Scheme. To demonstrate compliance with the zone standards the development must demonstrate compliance with Clause 25.1. As there is no acceptable solution (A1) the development must satisfy the performance criteria (P1). Summary comments relating to compliance of each performance criteria are also outlined in the Tables below and further detail in relation to the agricultural assessment can be found in section 5.

Clause 25.1 Development Standards for Subdivision (New Lots)

Objective:

To provide for subdivision that:

- (a) relates to public use, irrigation infrastructure or Utilities; and
- (b) protects the long term productive capacity of agricultural land.

Acceptable Solutions	Performance Criteria	Comments
<p>A1 <i>Each lot, or a lot proposed in a plan of subdivision, must:</i> <i>(a) be required for public use by the Crown, a council or a State authority;</i> <i>(b) be required for the provision of Utilities or irrigation infrastructure; or</i> <i>(c) be for the consolidation of a lot with another lot provided both lots are within the same zone.</i></p>	<p>P1 Each lot, or a lot proposed in a plan of subdivision, must: (a) provide for the operation of an agricultural use, having regard to: (i) not materially diminishing the agricultural productivity of the land; (ii) the capacity of the new lots for productive agricultural use; (iii) any topographical constraints to agricultural use; and (iv) current irrigation practices and the potential for irrigation;</p>	<p>All of the 4 lots contain a mix of productive agricultural land, forest and other nature reserves, plus access to stock watering points via dams or creeks. Each of the lots will allow for future productive agricultural use. The larger lot contains a significant area of reserves and low lying marsh land not suited to agriculture. The remaining lots whilst smaller in size contain larger percentage of areas suitable for agriculture such that the productive capability of the land is balanced between the lots. There is currently no irrigation resource or infrastructure on the property and future irrigation would require investment on new dams/bores or share farming or amalgamation with adjacent titles with access to irrigation resources. The subdivision may facilitate such share farming or amalgamation opportunities.</p>
	<p>(b) be for the reorganisation of lot boundaries that satisfies all of the following: (i) provides for the operation of an agricultural use, having regard to: a. not materially diminishing the agricultural productivity of the land; b. the capacity of the new lots for productive agricultural use; c. any topographical constraints to agricultural use; and d. current irrigation practices and the potential for irrigation; b. the capacity of the balance lot for productive agricultural use; c. any topographical constraints to agricultural use; and</p>	<p>n/a</p>

	d. current irrigation practices and the potential for irrigation;	
	(ii) all new lots must be not less than 1ha in area;	
	(iii) existing buildings are consistent with the setback required by clause 21.4.2 A1 and A2;	
	(iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use; and	
	(v) it does not create any additional lots; 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 agricultural use, having regard to: a. not materially diminishing the agricultural productivity of the land; (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 setbacks required by clause 21.4.2 A2 or P2 in relation to setbacks to new boundaries; and (iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use.	n/a
A2 <i>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</i>	Complies with A2	

2 Agricultural Assessment

2.1 Site Information

Site information pertaining to the agricultural capability of the land was collected from desktop and field survey. Field survey was undertaken to assess soil profiles and the suitability of the soils for agriculture.

2.2 Topography

The site currently is covered by one title (C.T. 159559/2) approx. 276.7ha. The proposed works are to subdivide the main title into 4 lots ranging in size from 42.7ha to 132.3ha. The project area is located in Marion Bay. The southeast boundary of the site is within Marchwiell Marsh wetland which dominated by saltmarsh vegetation. The site is characterized by hilly northwest portion of the site developed from Benders Hills extent. The proposed sites are covered partially by forest reserves. Sedbury creek runs through proposed lots 4 and 2. The site elevation ranges from 100m AHD to 5m AHD. There is a small dam located on the southeast of the proposed lot 4. The images below present all proposed lots of subdivision (Figure 3 to Figure 11).



Figure 3 – Proposed lot 1 overview



Figure 4 – Proposed Lot 1 overview



Figure 5 – Proposed Lot 2 forest reserve overview



Figure 6 – Typical overview of the proposed Lot 2



Figure 7 – Proposed Lot 3 overview



Figure 8 - Proposed Lot 4 Overview



Figure 9 - Proposed Lot 4 overview of forest reserve



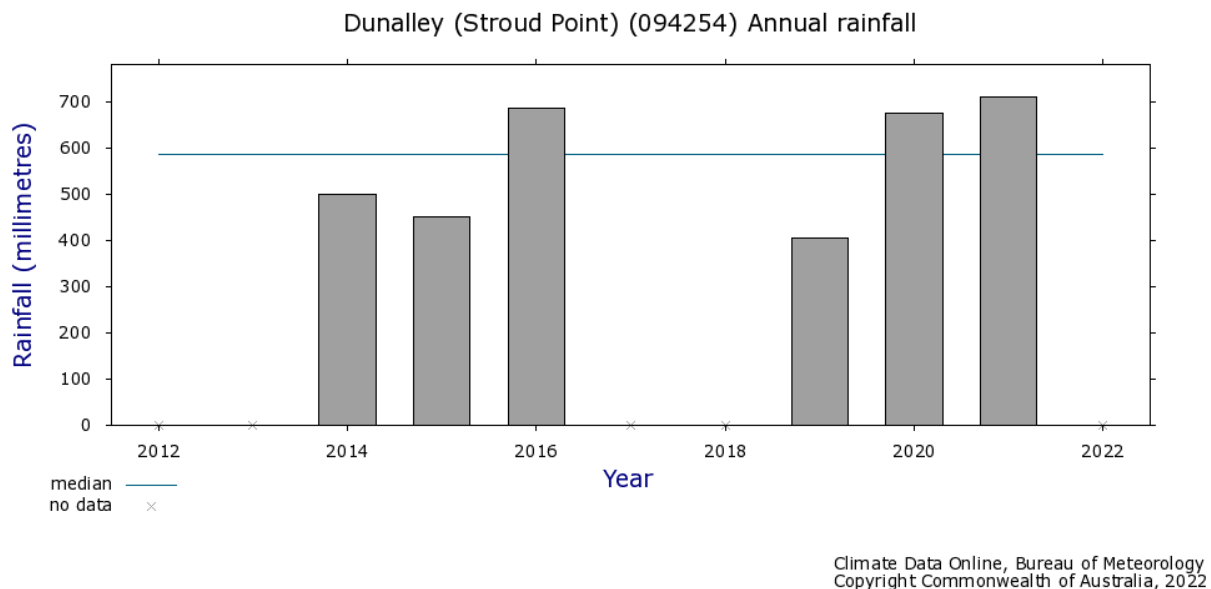
Figure 10 - Existing structures on the proposed Lot 3



Figure 11 – Lot 3 overview

2.3 Climate

The climate of the region is described by Musk and Derose (2000) as temperate climate moderated by the proximity to sea. According to the rainfall information supplied by the Bureau of Meteorology, the weather station at Dunalley (Station Number 094254) has recorded an average annual rainfall of 570.2mm (Figure 12). This is considered a low annual rainfall and is generally consistent with many other agricultural regions in the southern region of the state. The mean monthly rainfall indicates that there is a winter/spring bias with lowest monthly rainfall occurring during February and highest monthly rainfall generally recorded during August/September.



Product Code: IDCJAC0001

Figure 12 - Mean yearly rainfall records for Dunalley Research Station (094254)

The yearly temperature of the weather station at Dunalley (Station Number 094254) has been used as well to assess the mean yearly temperature trend. (Figure 13 and Figure 14) The mean maximum temperatures suit a range of temperate fresh fruit and vegetable production. The average highest daily temperatures recorded do not pose a problem for temperate plants as maximum temperatures are below 18°C. This is sufficient to prevent plants continuing to respire at high levels after daily heat stress, which could be problematic for fruit production. The average temperatures recorded do indicate possibility for frost risk, especially where they coincide with the flowering of temperate plants during the months of September and October. However, the property has topography which allows good air drainage, combined with the proximity to the sea mass of Marion Bay, which will provide a moderating effect on temperatures. Therefore, it is anticipated that temperatures will not decrease to significantly low levels. Any effect of frost can therefore be minimised through management practices.

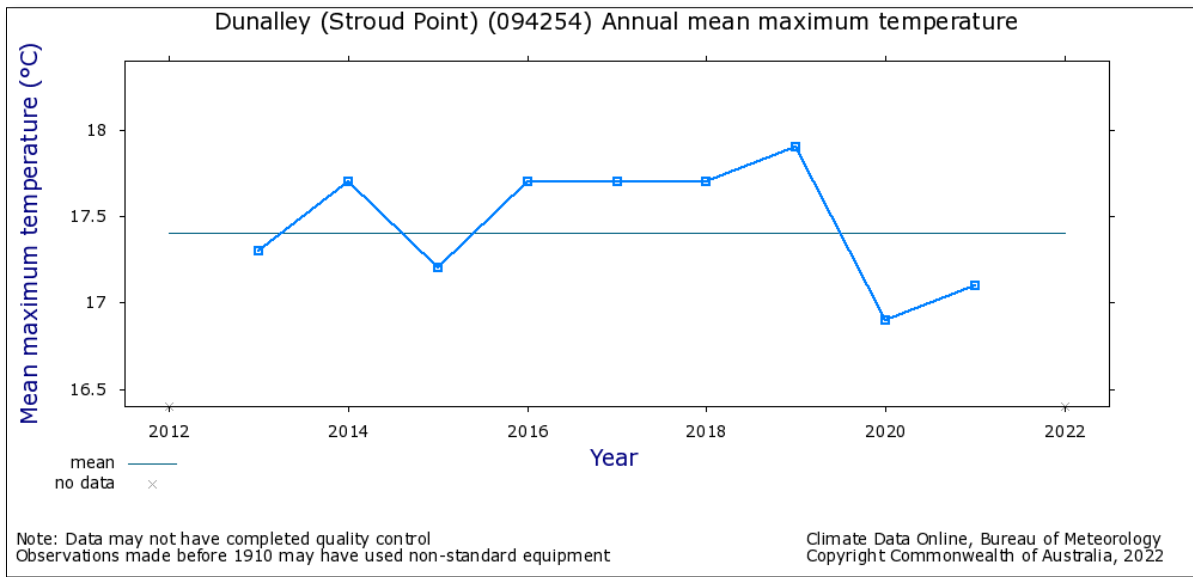


Figure 13 - Mean maximum temperature trends for Dunalley Research Station (094254)

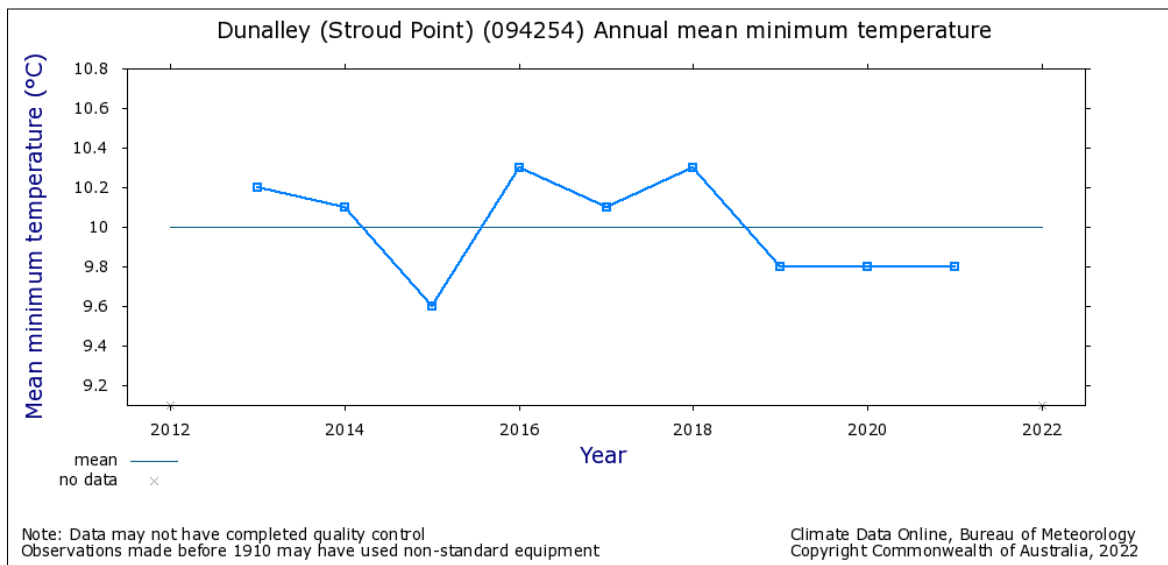


Figure 14 - Mean minimum temperature trends for Dunalley Research Station (094254)

2.4 Geology

The study area falls within the Mineral Resources Tasmania 1:50 000 mapping sheet 8412S for Sorell Tasmania. The site is underlain by different type of geology (Figure 15). This indicates that the proposed subdivision is underlain by mix of Jurassic dolerite (Lot 4), Triassic sandstone (Lots 1-3), Tertiary Basalt (Lots 1-3) and east boundary quaternary aged sand deposits. Jurassic dolerite tends to dominate the higher elevations in southern Tasmania, whilst Triassic sandstone and associated sedimentary rocks are often found in mid slopes.

Map Unit - Tb – Basalt

Map Unit - Qha – River alluvium, swamp, marsh, beach (strand lines indicated) and spit deposits

Map Unit – Qhw – Windblown sand deposits

Map Unit – Rss – Quartz sandstone

Map Unit – Jdl – Jurassic Dolerite

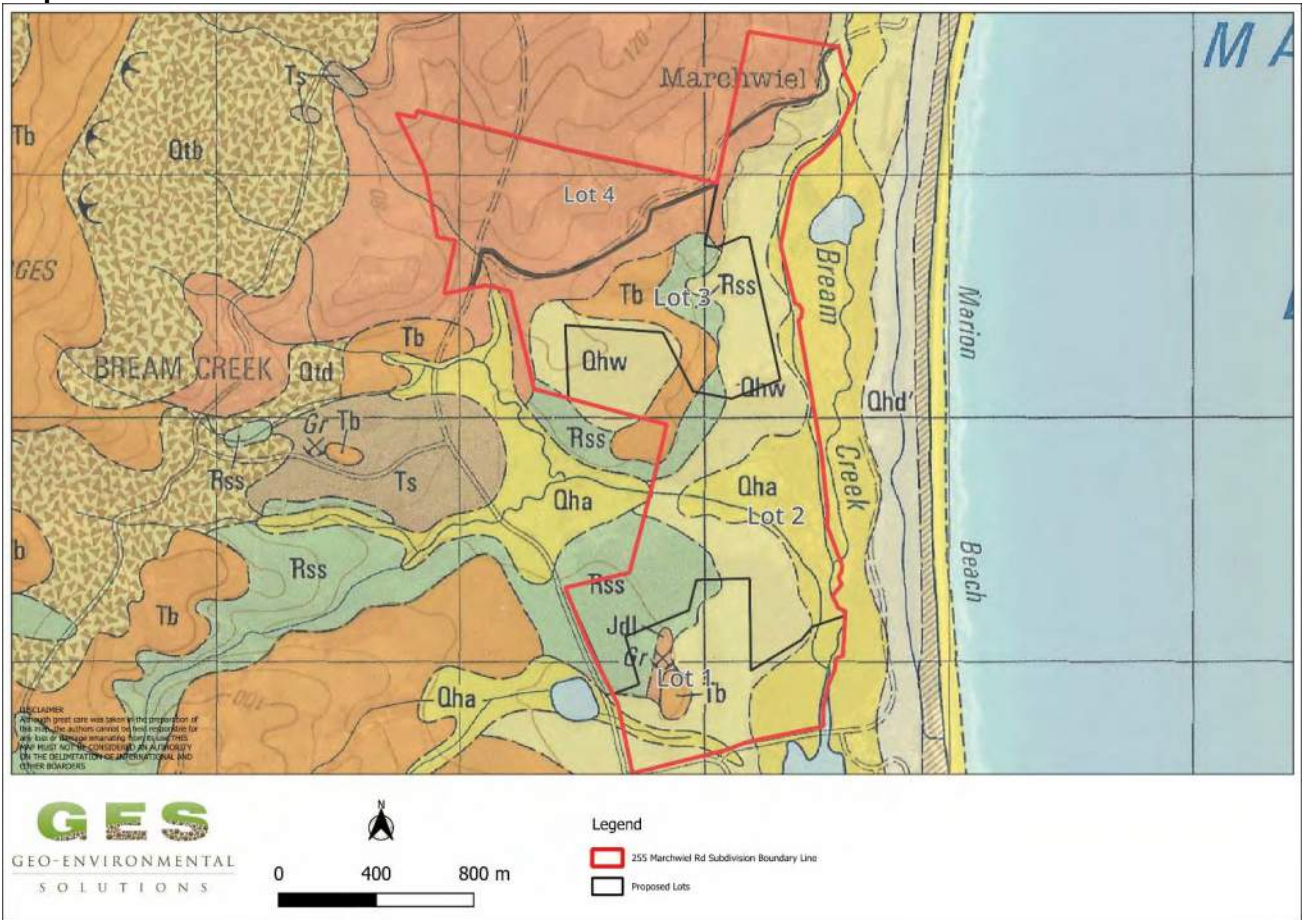


Figure 15 - Underlying Geology (Source: MRT 1:50 000 Sorell Tasmania Mapping)

3 Land Capability Classes Assessment

Agricultural Land Capability assessment has been developed in Tasmania by the Department of Primary Industries Water and Environment according to the guidelines described in Noble (1992) and Grose (1999). The system uses a rating system of 7 classes to classify land according to the ability of the land to sustain a range of agricultural uses without land degradation. Agricultural land capability is generally based upon the permanent biophysical features of the land such as geology, soils, slope, climate, erosion hazard etc. The classification system assumes an average standard of land management and that production will be sustainable if the land is managed according to the guidelines of its Class. The system does not take into account the economics of production, distance from markets, social or political factors; all of which can change over time.

Land classified as class 1 – 4 is generally suitable for cropping activities subject to the limitations of each class, class 5 & 6 land is generally suitable only for grazing with careful management, and class 7 land is unsuitable for agricultural use (Grose 1999).

The land proposed for development is covered by the Modelled Land Capability of Tasmania, 1:100 000 (Musk and DeRose, 2000). The site classifies as Class 5 and Class 6 (Figure 16).

According to Grose (1999):

CLASS 4 land is defined as

Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimise degradation. Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent, during 'normal' years to avoid damage to the soil.

CLASS 5 land is defined as

This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be possible. The land may have slight to moderate limitations for pastoral use. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.

CLASS 6 land is defined as:

Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use. This land should be retained under its natural vegetation cover.

CLASS 7 land is defined as:

Land with very severe to extreme limitations which make it unsuitable for agricultural use.

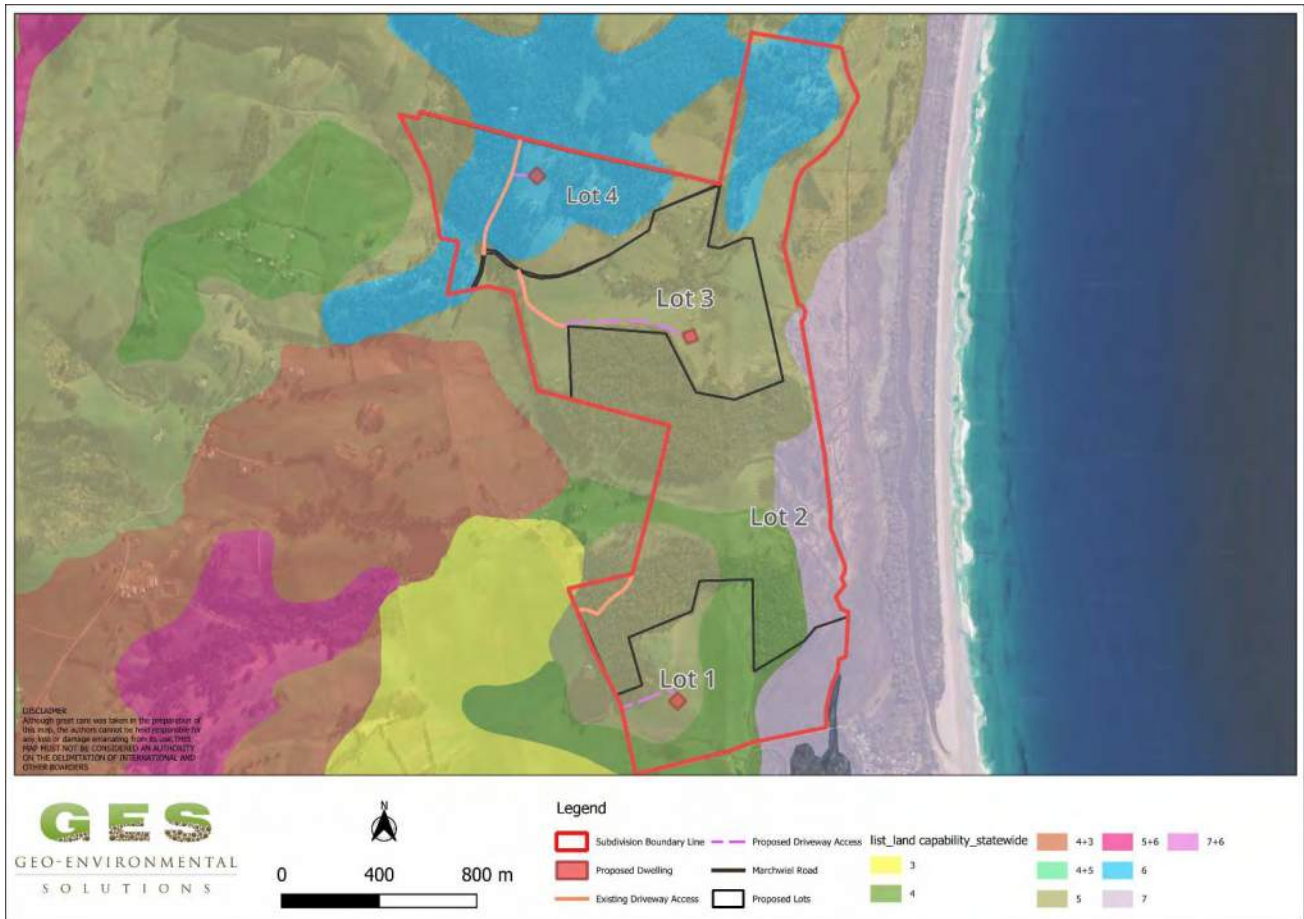


Figure 16 – Land Classification boundaries from Land Capability Survey of Tasmania, (Musk and DeRose, 2000)

3.1 Agricultural Land Use

The site has limited capability for agriculture use. None of the examined land is prime agricultural land as defined under the State Protection of Agricultural Land Policy 2009, with land being classified as Class 5 and Class 6. The agricultural potential of the property and surroundings therefore limited. The cleared areas of the properties are therefore only suited for pastoral use (i.e. grazing) however there is still moderate to high limitations to this land use.

The north side of the proposed subdivision is classified as land Class 6. These areas are not suited for agriculture due steep slope and as a result the majority of the site is covered in native forest vegetation to protect the soil resource. The property therefore has only limited agricultural potential (limited grazing only) and the low carrying capacity of the land coupled with limited land area means that a viable agricultural enterprise cannot be sustained on this site.

Lots 1 & 3 have proposed developments within Class 5 land. This portion of the site is unsuited to cropping due to limitations of slope and erosion hazard. The slope of the land also limits the suitability for grazing with low grazing pressure and soil conservation measures required to maintain vegetative cover. Currently this land only receives limited management as it can only handle lower stock pressure either requiring smaller stock mob size or intensive pasture monitoring to minimise overgrazing.

The south portion (Lots 1 and 2) of the site is classified as Class 4 land. This land is currently leased to a neighbouring farm for grazing and fodder crop production (hay, silage) the land is limited by a lack of significant water storage and lack of any irrigation rights. The underlying soil quality would support continued grazing and fodder cropping for beef or dairy cattle with occasional cropping if water was available. This area of the property could benefit from amalgamation with the larger farming property to the south and west which may provide access to additional water resources.

The east boundary of the proposed subdivision is in Class 7 due saltmarsh wetland. This land is not suitable to any agricultural activity and is excluded from stock to prevent environmental degradation.

4 Agricultural Management Plan

The proposed subdivision partially used as mixed grazing property, primarily for the cattle. The site is amenable to this level of production without any likely adverse environmental effects; however, with improvements to on-farm infrastructure, shielding, water supply and irrigation, the productivity of the property could be improved. The introduction of soil improvement practices and rotational cropping would see many crops become viable, provided water for irrigation is available. If intensive agriculture is undertaken, management will be needed to minimise native wildlife browsing.

4.1 Current Issue Identification

The property has a number of potential limitations to production, and their current status has been assessed and attributed a priority. A risk assessment of soil related issues is outlined in Table 1. Issues rated as a high, moderate or low priority were considered in more detail in Management Actions Section.

Table 1 Soil issues of proposed subdivision

Soil Issue	Priority	Comment
Significant geomorphic issues	Nil	There are no known significant geomorphic issues
Soil structure	Moderate	Some soil compaction currently identified across the property. Stock is removed when soils are wet where practical and traffic movement of paddocks is also minimised. The heavier textures of some soils in drainage lines on the property mean that avoiding compaction needs careful management. If cropping is undertaken, aim for crops that can be harvested when soil conditions are dry.
Erosion	Moderate	The lighter textured and sandier soils on sandstone will be vulnerable to erosion especially when ground cover is lost. This risk has been avoided through monitoring ground cover and adjusting grazing management to allow recovery. The use of stubble retention and direct drilling techniques also help minimise potential erosion.
Drainage	Moderate	There are some poorly drained areas on the property that are prone to waterlogging. This increases the likelihood of crop losses as well as soil compaction. Fencing to allow grazing pressure to be removed is recommended. Undertaking drainage works in the more waterlogged soils will aid management of these areas.
Sodicity	Moderate	Areas of sodic soils possible in drainage lines on sandstone soils. Care is required when cultivating or undertaking soil works that soil mixing does not occur.
Salinity	Low	No salinity issues were noted but there remains potential for instances of localised salinity to occur, particularly in drainage depressions and areas where water can accumulate. The likelihood of salinity will increase if extended dry periods occur.
Acid sulphate soils	Nil	There are no acid sulphate soils on the property.

Nutrient management	Moderate	Fertiliser decisions need to be based on soil test results as well as nutrient budgeting calculations, with fertilisers applied in a way to minimise off-site impacts (eg. several applications per year, use of grassed drainage lines and maintaining vegetative buffers around waterways etc.). Keeping a record of soil test results will allow observation of long term trends of nutrients.
Irrigation management	Nil	Limited irrigation is currently undertaken from small dams on site. If irrigation does occur, then irrigation will need to be scheduled to match crop requirements and limitation is soil type. Monitoring soil moisture every irrigation will aid timely application of water and irrigation rate needs to be such that no water runs-off or drains into surrounding area during or following irrigation.

4.2 Soil Management Actions

Based on the risk assessment of soil related issues, the key soil management objectives for the property were identified:

- Maintain/improve soil structure and soil organic matter levels;
- Avoid the risk of erosion;
- Avoid the risk in salinity;
- Maintain or improve drainage;
- Manage nutrient inputs.

The following tables outline the prioritised management actions relating to each of the soil management objectives.

4.2.1 Maintain/improve soil structure and soil organic matter levels;

<i>Management Action</i>	<i>Priority</i>
Continue the current management practices, such as direct drilling, stubble retention and/or use of cover crops/pasture. Continue to avoid cultivation of waterlogged soils and remove of stock in wet conditions.	Ongoing
Regularly assess soil moisture levels prior to grazing on soils that may suffer pugging. These tests provide an additional opportunity to assess root growth development.	Ongoing
Increase the frequency of soil testing to identify trends in soil health. As well as soil testing, it is recommended that soil health is actively monitored through spade testing to ensure organic matter is being retained.	Ongoing
If cropping is undertaken, monitor soil structure in cropped areas using the 'Soil Structure Scorecard' (refer to Soil Health for Farming in Tasmania, by Bill Cotching). Keep records so that trends over time can be determined.	Moderate

4.2.2 Avoid the risk of erosion;

<i>Management Action</i>	<i>Priority</i>
Maintain or improve ground cover, particularly on the more sandy soils.	Ongoing
Avoid cultivating in areas identified as being very susceptible to erosion.	Ongoing
Match stocking rates to pasture growth to maintain ground cover.	Ongoing

4.2.3 Avoid the risk in salinity;

<i>Management Action</i>	<i>Priority</i>
Monitor for salt scalds or key indicator species, such as sea barley grass (<i>Hordeum marinum</i>), buck's horn plantain (<i>Plantago coronopus</i>) or water buttons (<i>Cotula coronopifolia</i>).	Ongoing
Monitor salinity (ECe) along with nutrient sampling/ soil testing of surface soils, preferably annually/biennially. It is important to sample from same location each time. If there is an increasing trend in salinity, management practices will need to be reviewed.	Ongoing
Avoid fallows in the cropping rotation; as leakage of water to the watertable is more likely when soils are bare.	Ongoing

4.2.4 Maintain or improve drainage;

<i>Management Action</i>	<i>Priority</i>
Maintain drainage lines to allow for surface waters to discharge without obstruction.	Ongoing
Ensure drainage water does not impact water quality of receiving waters.	High
Be aware of the risks of sodic subsoils and undertake dispersion tests where drainage works are planned.	High
If irrigation is undertaken areas should have adequate capacity to drain any extra water that may be applied. In general, drains should be approximately 0.3 metres deep with gentle batters so they can be traversed (when dry) by machinery. If necessary, undertake a topographic survey of the most susceptible areas to assist with designing the layout of the drainage system.	High

4.2.5 Manage nutrient inputs.

<i>Management Action</i>	<i>Priority</i>
Maintain the use of nutrient budgets and associated soil tests.	Ongoing
Maintain fertiliser application records.	Ongoing
Regularly maintain and calibrate fertiliser application equipment.	Ongoing
Avoid applying fertiliser to saturated soil or when heavy rain is forecast.	Ongoing
Minimise fallow periods, especially during higher rainfall periods and after heavily fertilised crops.	Ongoing
Avoid applying fertiliser during extended drought.	Ongoing
Select the most suitable fertiliser type, depending on speed of nutrient availability in relation to crop demand, acidity, alkalinity or salinity (salt index) of fertiliser. Maintain a pH level that is appropriate for each particular crop	Ongoing
Exclude stock from waterways.	High
Avoid storing or loading fertilisers where spillages could affect waterways.	Ongoing

5 Planning Context for Future Agricultural Management of the Proposed Lots

The agricultural assessment has demonstrated that each of the proposed lots can support viable agricultural use into the future provided adequate management controls and soil conservation measures are implemented. In particular, all of the lots contain a mix of productive agricultural land, forest and other nature reserves, plus access to stock watering points via dams or creeks. The assignment of lot boundaries plus the size and shape of the lots allows for future productive agricultural use on each of the lots. This is facilitated by the balancing of smaller areas of more productive land (i.e. class 4 or 5) with larger areas of less productive land such as the lower lying marsh land.

To demonstrate compliance with the zone standards the development must demonstrate compliance with Clause 25.1. As there is no acceptable solution (A1) the development must satisfy the performance criteria (P1).

Clause 25.1 P1

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

(a) provide for the operation of an agricultural use, having regard to:

(i) not materially diminishing the agricultural productivity of the land;

The organisation of land into a number of lots does not diminish the inherent agricultural capability of the land. The land itself will not be changed by any built infrastructure, extractive resource activities, or industrial uses. The zoning of the land will also not be changed. The protections and controls afforded under the agricultural land zoning will therefore remain. The productive capacity of the land will also remain. In areas of high land value in south east Tasmania the provision of small to medium sized agricultural titles has facilitated further capital investment and in particular diversification into higher value agricultural enterprises such as vineyards, small fruits, and specialist goat/sheep dairy operations. This is also true in the local Bream Creek area where some of the most successful agricultural enterprises in the local area such as Bream Creek Vineyard and Cape Bernier Vineyard are located on titles less than 20ha in size.

(ii) the capacity of the new lots for productive agricultural use;

Each of the lots will allow for future productive agricultural use. The largest lot (lot 2) contains the largest area of class 6 land and class 7 land in the low-lying marsh not suited to agriculture. The remaining lots whilst smaller in size contain larger percentage of class 4 land suitable for agriculture such that the productive capability of the land is balanced between the lots. The lots therefore all contain a balanced mix of productive agricultural land, less productive land, and forest reserves. The agricultural assessment has shown that the various land classes have a number of soil limitations that will require management into the future. This is typical of mixed farming operations in the area where different management measures must be implemented to maintain soil quality and productivity. Each of the lots is capable of supporting a range of agricultural enterprises with suitable soils and access to stock water points on each of the lot for grazing management. Each of the lots would also be suitable for further investment in more intensive or high value agricultural uses such as vineyards, horticulture, small fruits etc.

(iii) any topographical constraints to agricultural use; and

The lots contain a mix of gently undulating land, and lower lying flat areas. The topography does not provide a significant limitation to agricultural use with the exception of the class 7 land in the low lying marsh areas predominantly on lot 2. The sloping land not contained within forest reserves would be well suited to continued grazing use or further investment into viticulture. In particular the east to north facing slopes on each of the lots would be well suited to vines or other horticultural crops.

(iv) current irrigation practices and the potential for irrigation;

There is currently no irrigation resource or infrastructure on the property and future irrigation would require investment on new dams/bores or share farming or amalgamation with adjacent titles with access to irrigation resources. The subdivision may facilitate such share farming or amalgamation opportunities. In particular lot 1 has been used in recent years by a larger adjacent dairy farming operation for hay/silage production and this lot would suit more formal integration into that enterprise. Each of the lots does contain existing access to water storage or creeks for stock watering, and there are possible locations on each of the lots for expansion of dams for irrigation portage.

6 CONCLUSIONS

- The property and the land immediately surrounding the properties are predominantly classified as Class 5 and 6 land for agricultural use.
- None of the land examined is prime agricultural land as defined under the State Protection of Agricultural Land Policy 2009.
- The land does not have identified local or regional agricultural significance.
- The land is suitable for continued grazing and limited cropping on the site.
- A range of farm management recommendations have been made in this report to help improve future agricultural production on the land.
- The proposed development layout incorporates adequate setbacks from boundaries and agricultural production on adjacent properties.
- Each of the lots contains a good mix of agricultural land, forest reserves, and have access to either small existing dams or creek lines.
- The creation of new lots allows for increased capital investment in agriculture on each of the lots.
- The proposed development will not in any way restrict or hinder the use of land for agricultural purposes on adjoining lots and would be compliant with 25.1 Zone Purpose Statements of the Tasmanian Planning Scheme.



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7 REFERENCES

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Appendix 1 – Proposed plans

