

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE: 130 Josephs Road, Carlton

**PROPOSED DEVELOPMENT:
BOUNDARY ADJUSTMENT**

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 28th April 2025**.

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Monday 28th April 2025**

APPLICANT: Red Seal Urban & Regional Planning

APPLICATION NO: SA 2025 /3 1

DATE: 4 April 2025

Part B: Please note that Part B of this form is publicly exhibited.

Full description of Proposal:	Use:
	Development:
	<i>Large or complex proposals should be described in a letter or planning report.</i>

Design and construction cost of proposal:	\$
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Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address:
	Suburb: Postcode:
	Certificate of Title(s) Volume: Folio:

Current Use of Site
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Current Owner/s:	Name(s).....
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Is the Property on the Tasmanian Heritage Register?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Council or Crown land section on page 3</i>

If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form
<https://www.sorell.tas.gov.au/services/engineering/>



Sorell Council
 Development Application: Boundary Adjustment - 130 Josephs Road, Carlton - P1.pdf
 Plans Reference:P1
 Date Received:17/02/2025

Part B continued: Please note that Part B of this form is publicly exhibited

Declarations and acknowledgements

- I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land.
- I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council’s representatives to enter the land at any time during normal business hours.
- I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies.
- I/we declare that, in accordance with s52(1) of the *Land Use Planning and Approvals Act 1993*, that I have notified the owner(s) of the intention to make this application.
- I/we declare that the information in this application is true and correct.

Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council’s Privacy Policy available on the Council website.

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

- Where the General Manager’s consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

Applicant Signature:	Signature: _____	Date:
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Crown or General Manager Land Owner Consent

If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*).



Please note:

- If General Manager consent is required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au
- If the application involves Crown land you will also need a letter of consent.
- Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.

I _____ being responsible for the administration of land at _____

declare that I have given permission for the making of this application for

Signature of General Manager, Minister or Delegate:	Signature: Date:
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SEARCH OF TORRENS TITLE

VOLUME 169419	FOLIO 2
EDITION 1	DATE OF ISSUE 19-Jan-2016

SEARCH DATE : 16-Feb-2025

SEARCH TIME : 02.32 PM

DESCRIPTION OF LAND

Town of DODGES FERRY
 Lot 2 on Sealed Plan 169419
 Derivation : Part of 320 Acres Granted to John McGuinness
 Prior CTs 18451/1 and 137508/1

SCHEDULE 1


C935119 & M507485 TRANSFER to JACINTA MAUREEN YOUNG

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP169419 FENCING COVENANT in Schedule of Easements
 54/9902 CONVEYANCE Made Subject to Boundary Fences Condition
 C935859 MORTGAGE to MyState Financial Credit Union of
 Tasmania Limited Registered 16-Nov-2009 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Sorell Council

Development Application: Boundary Adjustment -
 130 Josephs Road, Carlton - P1.pdf

Plans Reference:P1
 Date Received:17/02/2025

SEARCH OF TORRENS TITLE

VOLUME 169419	FOLIO 3
EDITION 1	DATE OF ISSUE 19-Jan-2016

SEARCH DATE : 16-Feb-2025

SEARCH TIME : 02.33 PM

DESCRIPTION OF LAND

Town of DODGES FERRY
 Lot 3 on Sealed Plan 169419
 Derivation : Part of 320 Acres Granted to John McGuinness
 Prior CT 137508/1

SCHEDULE 1


C935119 TRANSFER to JACINTA MAUREEN YOUNG Registered
 16-Nov-2009 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP169419 FENCING COVENANT in Schedule of Easements
 54/9902 CONVEYANCE Made Subject to Boundary Fences Condition
 C935859 MORTGAGE to MyState Financial Credit Union of
 Tasmania Limited Registered 16-Nov-2009 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Sorell Council

Development Application: Boundary Adjustment -
 130 Josephs Road, Carlton - P1.pdf

Plans Reference:P1
 Date Received:17/02/2025

OWNER
 JACINTA MAUREEN YOUNG
 ADRIAN BARRY MUNDY
 FOLIO REFERENCE CT18451/1 & 137508/1
 GRANTEE
 PART OF 320 AC GTD TO JOHN MCGUINNESS

NEW PLAN OF SURVEY
 BY SURVEYOR TERENCE S CROMER
 11/15 Gladstone St, Battery Point, 7004
 PH 0419 353 414
 e-mail: terry@cromersurveyors.com.au
 www.cromersurveyors.com.au
 LOCATION ~~PARISH OF CARLTON~~ TOWN OF DODGES FERRY
~~LAND DISTRICT OF PEMBROKE~~
 SCALE 1:1000 LENGTHS IN METRES

Registered Number
SP169419
 APPROVED 19 JAN 2016
 EFFECTIVE FROM.....
Mick Kawa
 Recorder of Titles

MAPSHEET MUNICIPAL
 CODE No. 124

LAST UPI No.

LAST PLAN
 No. P137508

ALL EXISTING SURVEY NUMBERS TO BE
 CROSS REFERENCED ON THIS PLAN



Sorell Council
 Development Application: Boundary Adjustment -
 130 Josephs Road, Carlton - P1.pdf
 Plans Reference:P1
 Date Received:17/02/2025

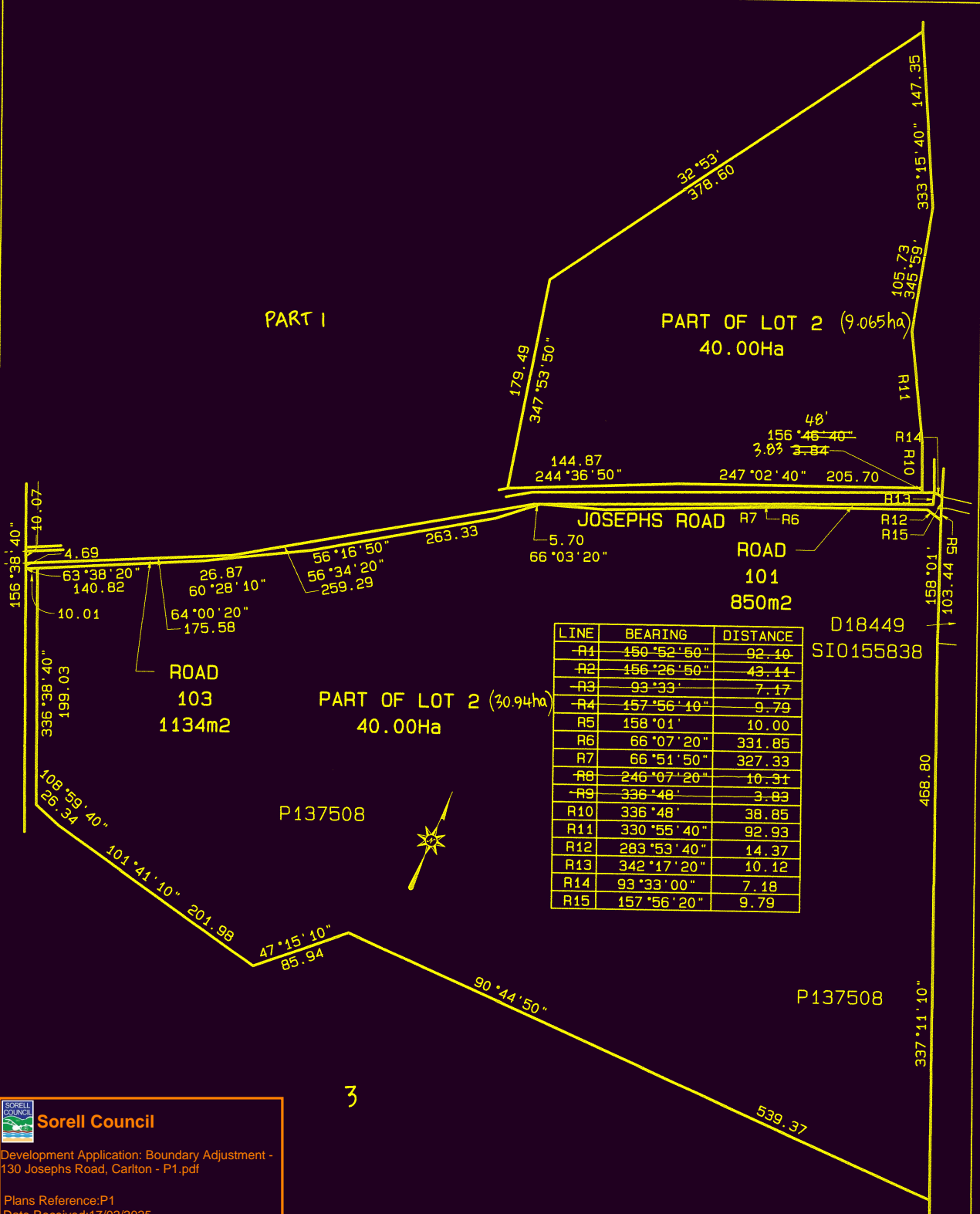
[Signature] 20/1/15
 COUNCIL DELEGATE DATE

PLAN OF SURVEY ANNEXURE SHEET NEW SHEET 2 OF 4 SHEETS	OWNER JACINTA MAUREEN YOUNG ADRIAN BARRY MUNDY FOLIO REFERENCE CT18451/1 & 137508/1 SCALE 1: 3000 LENGTHS IN METRES	Registered Number SP169419
SIGNED FOR IDENTIFICATION PURPOSES COUNCIL GENERAL MANAGER	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET. REGISTERED SURVEYOR DATE: 28/8/2015	APPROVED 19 JAN 2016 EFFECTIVE FROM RECORDER OF TITLES



Sorell Council
 Development Application: Boundary Adjustment - 130 Josephs Road, Carlton - P1.pdf
 Plans Reference: P1
 Date Received: 17/02/2025

PLAN OF SURVEY ANNEXURE SHEET NEW SHEET 3 OF 4 SHEETS	OWNER JACINTA MAUREEN YOUNG ADRIAN BARRY MUNDY FOLIO REFERENCE CT18451/1 & 137508/1 SCALE 1: 3000 LENGTHS IN METRES	Registered Number SP169419
SIGNED FOR IDENTIFICATION PURPOSES COUNCIL GENERAL MANAGER	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET. REGISTERED SURVEYOR <i>P. O. Long</i> DATE 28/8/2015	APPROVED EFFECTIVE FROM 19 JAN 2016 RECORDER OF TITLES



PLAN OF SURVEY
ANNEXURE SHEET
NEW SHEET 4 OF 4 SHEETS

OWNER JACINTA MAUREEN YOUNG
ADRIAN BARRY MUNDY
FOLIO REFERENCE CT18451/1 & 137508/1
SCALE 1: 3000 LENGTHS IN METRES

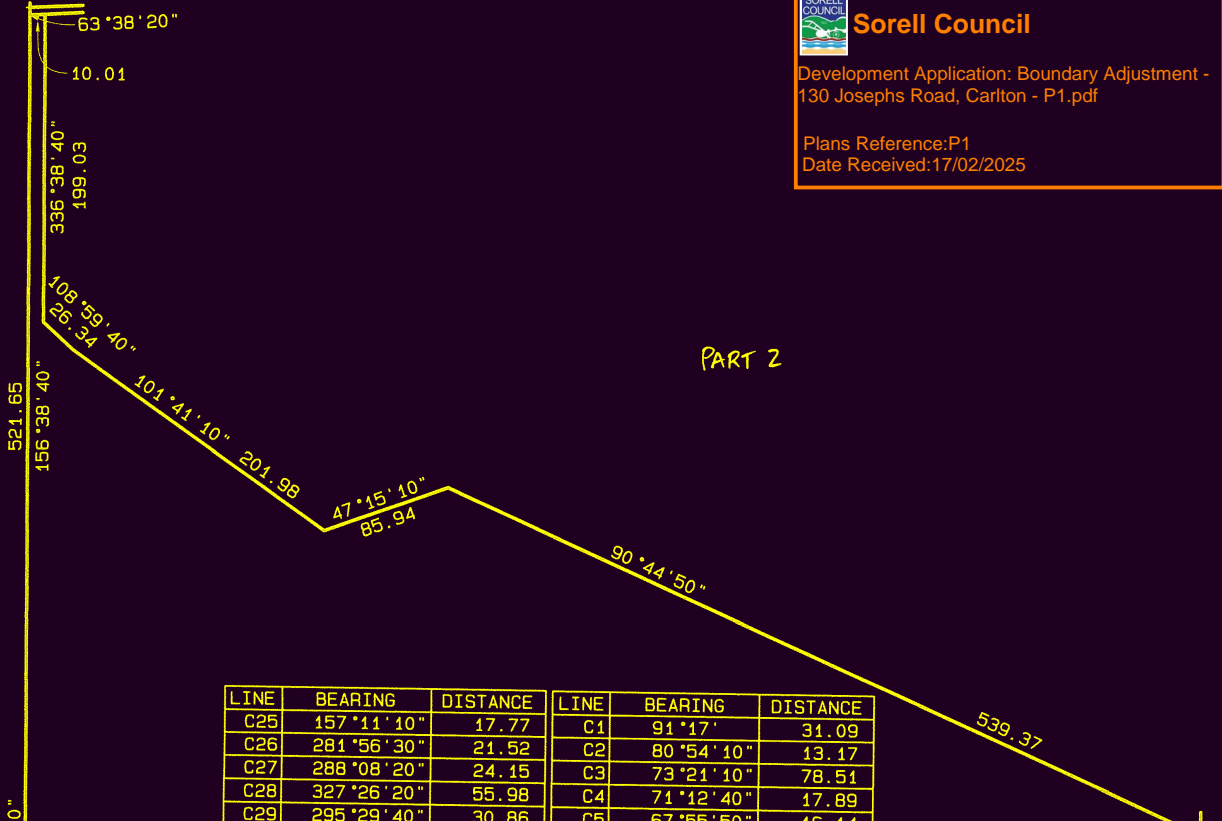
Registered Number
SP169419

SIGNED FOR IDENTIFICATION PURPOSES
[Signature]
COUNCIL GENERAL MANAGER

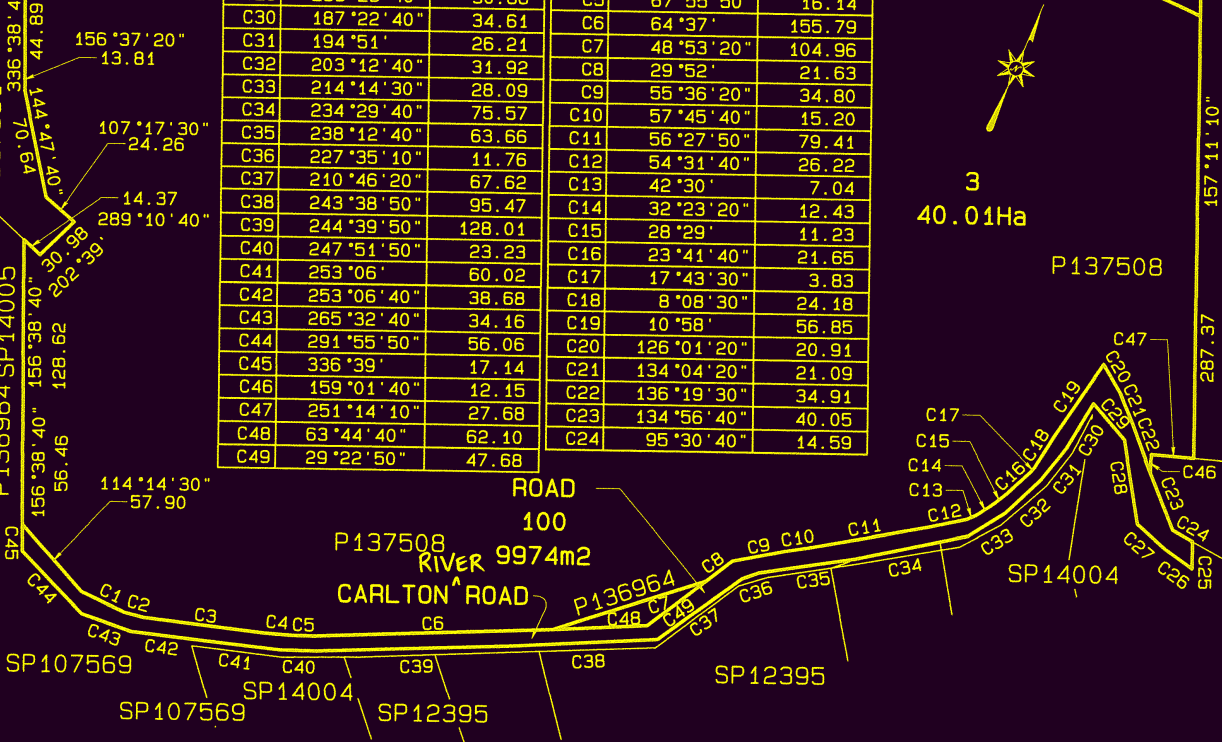
THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET.
REGISTERED SURVEYOR *[Signature]* DATE 28/8/2015

APPROVED 19 JAN 2016
EFFECTIVE FROM *[Signature]*
RECORDER OF TITLES

Sorell Council
Development Application: Boundary Adjustment - 130 Josephs Road, Carlton - P1.pdf
Plans Reference:P1
Date Received:17/02/2025



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
C25	157°11'10"	17.77	C1	91°17'	31.09
C26	281°56'30"	21.52	C2	80°54'10"	13.17
C27	288°08'20"	24.45	C3	73°21'10"	78.51
C28	327°26'20"	55.98	C4	71°12'40"	17.89
C29	295°29'40"	30.86	C5	67°55'50"	16.14
C30	187°22'40"	34.61	C6	64°37'	155.79
C31	194°51'	26.21	C7	48°53'20"	104.96
C32	203°12'40"	31.92	C8	29°52'	21.63
C33	214°14'30"	28.09	C9	55°36'20"	34.80
C34	234°29'40"	75.57	C10	57°45'40"	15.20
C35	238°12'40"	63.66	C11	56°27'50"	79.41
C36	227°35'10"	11.76	C12	54°31'40"	26.22
C37	210°46'20"	67.62	C13	42°30'	7.04
C38	243°38'50"	95.47	C14	32°23'20"	12.43
C39	244°39'50"	128.01	C15	28°29'	11.23
C40	247°51'50"	23.23	C16	23°41'40"	21.65
C41	253°06'	60.02	C17	17°43'30"	3.83
C42	253°06'40"	38.68	C18	8°08'30"	24.18
C43	265°32'40"	34.16	C19	10°58'	56.85
C44	291°55'50"	56.06	C20	126°01'20"	20.91
C45	336°39'	17.14	C21	134°04'20"	21.09
C46	159°01'40"	12.15	C22	136°19'30"	34.91
C47	251°14'10"	27.68	C23	134°56'40"	40.05
C48	63°44'40"	62.10	C24	95°30'40"	14.59
C49	29°22'50"	47.68			



<p align="center">SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p align="center">Registered Number</p> <p align="center" style="font-size: 2em;">SP 169419</p>
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PAGE 1 OF 2 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

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

Lot 1 is

Subject to a Right of Carriageway (appurtenant to Lot 1 on Plan 159728) ^{over the} ~~marked~~ Right of Way 10.00 metres wide on Plan ~~18451~~ ^{the}

FENCING PROVISION COVENANT

The owners of each lot on the Plan covenant with Jacinta Maureen Young and Adrian Barry Mundy ('the subdivider') that the subdivider shall not be required to fence.

No other easements, no other covenants and no other profits a prendre are created to benefit or burden any Lot on the Plan.

Sorell Council

Development Application: Boundary Adjustment - 130 Josephs Road, Carlton - P1.pdf

Plans Reference:P1
Date Received:17/02/2025

.....
(Registered Proprietor)

.....
(Registered Proprietor)

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: Jacinta Maureen Young and Adrian Barry Mundy</p> <p>FOLIO REF: Certificate of Title Volume 18451 Folio 1</p> <p>SOLICITOR & REFERENCE: Finlay Watchorn (150019)</p>	<p>PLAN SEALED BY: Sorell Council</p> <p>DATE: 13/7/15</p> <p>7.2014.19.1</p> <p>REF NO.</p> <p align="right"> Council Delegate</p>
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NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

SP169419

Signed by JACINTA MAUREEN YOUNG as registered proprietor of the land contained in Certificate of Title Volume 18451 Folio 1 in the presence of:

[Handwritten signature]

Witness Signature: [Handwritten signature]
Witness Full Name: DANIEL MUNDY
Witness Address: 12 NICHOLAS DRIVE
Witness Occupation: Student

Signed by ADRIAN BARRY MUNDY as registered proprietor of the land contained in Certificate of Title Volume 18451 Folio 1 in the presence of:

[Handwritten signature]

Witness Signature: [Handwritten signature]
Witness Full Name: DANIEL MUNDY
Witness Address: 12 NICHOLAS DRIVE
Witness Occupation: Student

Sorell Council logo and text: Sorell Council, Development Application: Boundary Adjustment - 130 Josephs Road, Carlton - P1.pdf, Plans Reference:P1, Date Received:17/02/2025

COUNCIL APPROVAL

Registered Number

SP169419

(Insert any qualification to the permit under section 83(5), 109 or 111

of the Local Government (Building & Miscellaneous Provisions) Act 1993 }

The subdivision shown in this plan is approved

FIRSTLY UNDER SECTION 111 TO ENABLE THE PORTIONS OF LOT 2 TO FORM A SINGLE PARCEL AND SECONDLY TO GIVE EFFECT UNDER SECTION 89 TO LOTS 1, 3, 100, 101, 102, 103 & 104.



In witness whereof the common seal of

has been affixed, pursuant to a resolution of the Council of the said municipality

passed the 13th day of JULY 2015, in the presence of us

Member

Member

General Manager R. Fox Council Reference 7.2014.19.1.

NOMINATIONS

For the purpose of section 88 of the Local Government (Building & Miscellaneous Provisions) Act 1993 the owner has nominated

ESSEN BRADBURY FINLAY WATCHORN...Solicitor to act for the owner

..... CROMER & PARTNERS Surveyor to act for the owner

Sorell Council logo and text: Sorell Council, Development Application: Boundary Adjustment - 130 Josephs Road, Carlton - P1.pdf, Plans Reference:P1, Date Received:17/02/2025

OFFICE EXAMINATION:

Indexed

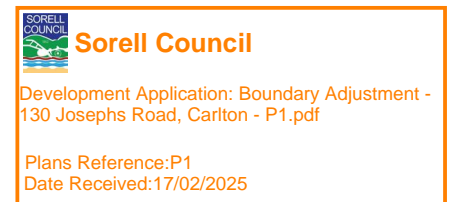
Computed ..ND..31/08/15*

Examined ..ND..31/08/15*

Report – Agricultural Zoning Suitability for PID 3416730 – Volumes 169419/2 and 169419/3 (Josephs Rd, Carlton)

Date – 16th August 2021

Prepared by Dr Reuben Wells, Ag Logic Pty Ltd



Report summary

These blocks face significant constraints to agricultural development, the most limiting being water availability, soil type, and block size.

The ability to access irrigation in the future is very unlikely.

The blocks are currently zoned as Potentially Unconstrained Agricultural Land. An alternative zoning (Rural or Rural Living) is warranted, based on the constraints. Given the proximity to other residential developments, Rural Living is a logical zoning.

Methodology

This report has been prepared based on publicly available information, corroborated by a previous site assessment carried out in 2017. That visit was not aimed at determining the zoning of the site but has been useful in preparing this report.

Site description (including constraints analysis)

The blocks in question are each 40.0 ha in size. Volume 169419/2 is bisected by Josephs Rd, and volume is to the south. The site faces several constraints limiting its agricultural potential.

Water availability

Rainfall in the region is not reliable enough to support any agricultural activity beyond low quality grazing.

The block is shown within the Agricultural Land Mapping Project documentation (Agricultural Land Mapping Project – Identifying land suitable for inclusion within the Tasmanian Planning Scheme’s Agriculture Zone – Background Report, 2017) as having

potential access to irrigation water. Unfortunately, no reference information specific to these blocks is included in that report to provide more context around where that irrigation water may be sourced from. There are no irrigation schemes in this area, and as far as I am aware there are no plans for any in the future.

The Carlton River catchment has several irrigation allocations. I do not know whether there is any water still available within this system, however even if any is available the costs to deliver it to this site would be impractically prohibitive. These titles are close to 4 km from the last point at which water can be removed before becoming brackish, so would require construction of a very expensive pipeline over multiple other titles where there is currently no easement. Even if this were practical, water licences out of this river have low surety, with all existing allocations being nominally surety 5 (available 4 years in 5) or 6 (available less than 4 years in 5). Any investment of this kind would be perilously risky.

Given the low rainfall of the area (a gauge at Dodges Ferry shows an average of 502 mm over the last 18 years – www.bom.gov.au) the practical volume of harvestable water would be very low.

The block contains a drainage line that has two small dams already built and may have some capacity for an increased water storage filled by natural run-off. Given the poor reliability of seasonal rainfall, this dam would have to be able to hold significant volumes of water to be able supply any agricultural development with at least 2-3 years of water. The experience of the current land owners indicates this would be unlikely to be successful – even the small dams currently on the site will dry out in some seasons.

It is noted that there have been two small areas (each block around 1.5 ha) that has been used for cropping in the past on this property. I presume this has been irrigated out of one of the two dams on the property, opportunistically making use of years when rainfall has been sufficient. While this indicates that cropping may be possible in some areas and seasons, the size of these areas is not large enough to support a farming enterprise.

Soil type

The area is covered in the Sorell Soil Report – Reconnaissance Soil Map Series of Tasmania (S. Spanswick, DPIPWE, 1999). The soil maps of the region indicate that the soils on these blocks are all classed as Undifferentiated Alluvial Soils. Unfortunately, that information is not all that useful in determining agricultural suitability. The report notes that this class of soils can cover everything from agriculturally productive to saline marshlands.

I have visited this site previously when asked to evaluate the blocks for potential sale to a client looking at investing in new agricultural developments. My observations of the soil at the time were that the site consists of sands (likely to have blown in from other areas) over moderately heavy clays. The sand depth was very variable, and evidence was seen of significant areas where water sat on top of the clays in wet conditions (this was seen as old tyre marks from vehicles leaving deep ruts from trying to drive over wet soil).

In my experience, these soils are rarely very productive. They have a limited water holding capacity, reducing the ability of the site to make significant use of in-season rain events. They also tend towards being hydrophobic – that is, water will bead on the surface and run off, instead of soaking into the ground. The poor drainage of the underlying clay means they tend to vary rapidly between too wet and too dry. They are also very low in nutrient value.

My advice at the time was that the site would not be suitable as an investment.

Block size

The two titles are each 40 ha in size. The lack of practical options for irrigation means the site must be classified as being in the enterprise suitability cluster ES4 (Broadacre – cropping and livestock) or ES5 (Broadacre – dryland pastoral). They are the only classes that don't have an obligation for irrigation availability. The Agricultural Land Mapping Project documentation indicates that land classed as ES4 is potentially constrained when below 133 ha in size, and if classed as ES5 is potentially constrained below 333 ha in size.

The poor soil and unreliable rainfall indicate that a classification of ES5 is appropriate.

The capital value of the land is not known, however land below \$50,000/ha is considered potentially able to be combined with adjoining properties. In this situation this is not a practical option – to achieve the minimum viable area of 333 ha would require amalgamation with a minimum of another 9 properties in the area. Many of these blocks are already being developed as residential/lifestyle blocks, such as those along Baudin Rd and Brue Court, along with other blocks along Joseph's Road. There is negligible chance of amalgamation.

As a result, the logical characterisation of each block is Potentially Constrained (not adjoining unconstrained land and adjoining residential development).

Other pressures

The adjoining properties bring other specific pressures, including the potential for conflict resulting from farming operations (noise complaints or complaints around spraying, for instance). Other farmers in the region have reported increasing levels of stock attacks from dogs in line with increasing development (previous personal communications with Forcett farmer). The landowner also reports significant pressure from grazing native animals. The control of this further adds to the cost of any farming venture on the site.

About Ag Logic

Ag Logic provides mapping services throughout the state. The business is operated by myself, Dr Reuben Wells. I have been working in this space for over 12 years. Prior to that, I have completed a PhD in viticulture related studies, and worked in multiple agricultural industries. As a result, I am well qualified to provide an educated assessment of the agricultural potential for this site.



PLANNING REPORT

Submission to Sorell Council pursuant to Section 57 *Land Use*

Planning and Approvals Act 1993 for

Boundary Reorganisation / Subdivision

at:

Carlton River Road, Carlton River

(PID: 3416730 and CT: 169419/2, & CT: 169419/3)

For: J.M. Young

RED SEAL Urban & Regional Planning | ABN 40 176 568 800
M +61 411 631 258 | E redsealplanning@gmail.com
"The Old Parsonage", 160 New Town Road, New Town, Tasmania

This Planning Report has been prepared by:

Trent Henderson, a Registered Planner of the Planning Institute of Australia (RPIA) and an Associate Member of Australian ICOMOS. Mr Henderson holds a Bachelor of Arts (Honours) (University of Tasmania), Graduate Certificate of Urban Design (Deakin University), Master of Environmental Planning (University of Tasmania), and Master of Cultural Heritage & Museum Studies (Deakin University) and has nearly twenty years' experience working within the Tasmanian Planning System in community, local government, and private sector roles particularly within rural communities. Mr Henderson also holds qualification and experience in Business Sustainability Management (Institute for Sustainable Leadership, University of Cambridge), On-site implementation of conservation earthworks (Cert L2 QLD TAFE), Risk-based Land Use Planning (Emergency Management Australia), & Rural Operations.

Paul Verne has a Diploma in Civil Engineering & Advanced Diploma in Project Management, plus over 25 years' experience in the construction industry, which includes 20 years assessing the traffic implications of developments, including residential dwellings, multiple units & lot subdivisions, and commercial projects. As Development Engineer, or Roads & Transport Officer, Paul's roles within local government were to assess engineering plans; provide technical advice; inspect and conduct safety audits on all new and existing council assets and proposed developments

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SUMMARY

Client (& Applicant):	Ms. J.M. Young
Property Owners:	Ms. J.M. Young
Project:	Boundary adjustment
The Site:	Carlton River Rd, Carlton River
Property ID:	3416730
Certificate of Title:	Volume. 169419 Folio. 2, & 3
Site Area:	80.01-hectares
Planning Authority:	Sorell Council
Council Reference:	NA
Planning Scheme:	Tasmanian Planning Scheme - Sorell
Zone:	Agriculture
Overlay Areas:	Natural Assets Code (Code 7) - waterway and coastal protection area, Flood-prone Hazard Areas Code (Code 12) Bushfire-prone Areas Code (Code 13), Safeguarding of Airports code (Code 16).
Development Code:	Parking and Sustainable Transport Code (Code 2).
Local Provisions:	Sorell Local Provisions Schedule
Specific Area Plan:	Not Applicable
Use Class:	Subdivision – no use classification
Development:	Re-align the boundary of two existing lots
Date of Assessment:	December 2024 – January 2025
Proposal:	The project is to adjust the boundary between the existing two lots known as Lot 3 (CT 169419 Vol 3) and Lot 2 (CT 169419 Vol 2) to have their boundaries adjusted to conform with the existing road layout at Josephs Road.

Documents: The following documents have been prepared and assessed as part of this submission:

- Boundary Adjustment Proposal Plan, prepared by *Leary, Cox & Cripps*, dated 4 December 2024, at the scale of 1:5000 at A3 (File Ref: 14266),
- Bushfire Hazard Report, prepared by *Southern Planning* (accreditation No. BFP-120), dated 31 January 2025.

Reference is made to the land assessments

- Agricultural Zoning Suitability for Volumes 169419 Folio 2 & 3 (Josephs Rd, Carlton) by *Ag Logic*
- Agricultural Land Capability - PID 34156730 – Carlton River Road, Carlton River, *Geo-environmental Solutions*.

Issue: Although formally referred to as a subdivision, the project does not involve the creation of any new lots. Essentially, the proposal is a boundary reorganisation of Lots 2 & 3 of the Sealed Plan 169419 at Carlton River Rd, Carlton. However, as the proposed new layout is not considered to meet the same lot shape, the proposal cannot be assessed under Clause 7.3 of the Scheme. Therefore, the application relies on the assessment against Clause 21.5 of the Agricultural Provisions.

Synopsis: The design and layout of the proposed development has regard for the agricultural and environmental values of the site and adjoining properties. The new layout maximises the available land for Lot 3.

INTRODUCTION

Red Seal Urban & Regional Planning has been engaged by Ms. J. M. Young to assist with preparing a development application for a subdivision or boundary reorganisation at Carlton River Rd, Carlton River (PID: 3416730, CT: Volume. 169419 Folio. 2, & 3) pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993*.

Unless specifically exempt, all works, development and use on land within Tasmania is subject to the Land Use Planning and Approvals Act 1993 (LUPAA). At the time of lodgement of the application administration of the Act for this site was the Tasmanian Planning Scheme - Sorell (the Scheme). Pursuant to Part 5.6 of the Scheme, applicable standards for use and development of a site are set out through the category of use, zoning, codes, and specific area plans with standards that exempt, or set automatic compliance under the acceptable solution, or discretionary compliance subject to being consistent with the relevant performance criteria.

1. PROJECT OVERVIEW

1.1 The Proposal

The proposal is for boundary adjustment of land at Carlton River Road, Carlton River, specifically between Lots known as Volume. 169419 Folio. 2, and Folio 3 encapsulated by PID: 3416730. Currently Lot 2 is severedanced by Josephs Road, resulting in a layout of 9.01-hectares on the northern side of the road and 30.94-hectares on the southern side of the road (Figure 1.1a).

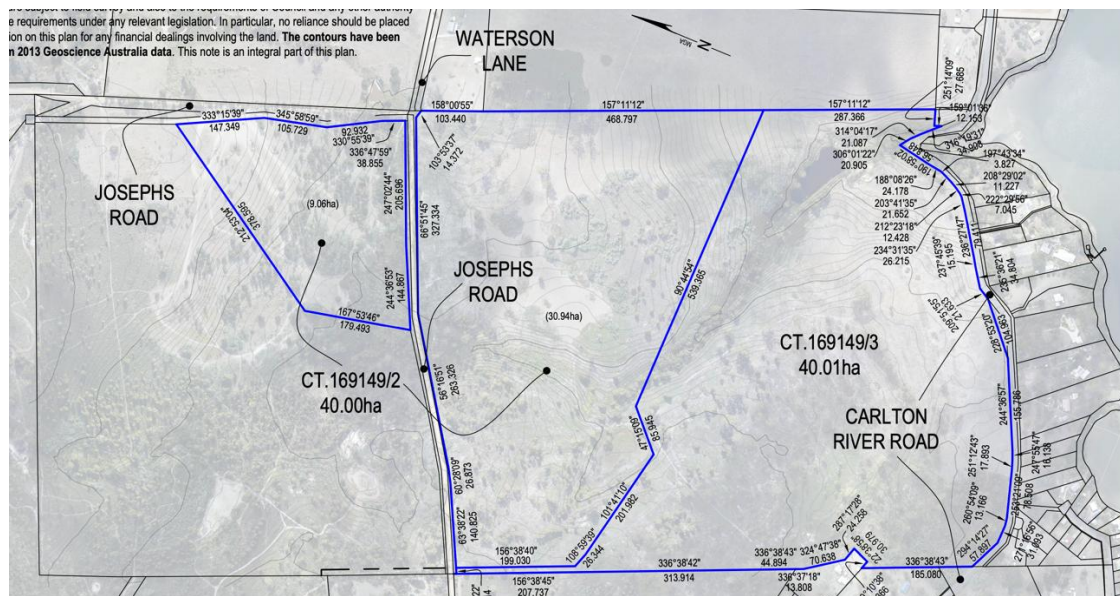


Figure 1.1a – The current layout of the lots CT: 169419 / 2 & 3. The proposal is to arrange the boundary between the two lots to be along Josephs Road. (Source, Appendix C - Boundary Adjustment Proposal Plan, by Leary, Cox & Cripps, cropped)

The proposal relocates the lot boundary to be consistent with the existing road alignment, resulting in the change of areas as set out in Table 1.1a below.

Table 1.1a - Existing & New Lot Areas

Lot	Existing Area (hectares)	New Area (hectares)	Change in size (hectares)	Percentage Change
Lot 2	40.11	9.06	31.05	-77.41%
Lot 3	39.97	71	31.03	+77.63%

The variation to the layout is seen in Figure 1.1b, which shows the adjustment to the boundaries of Lot 2 and 3, so that Lot 2 is wholly contained on the northern side of Josephs Road (Figure 2).

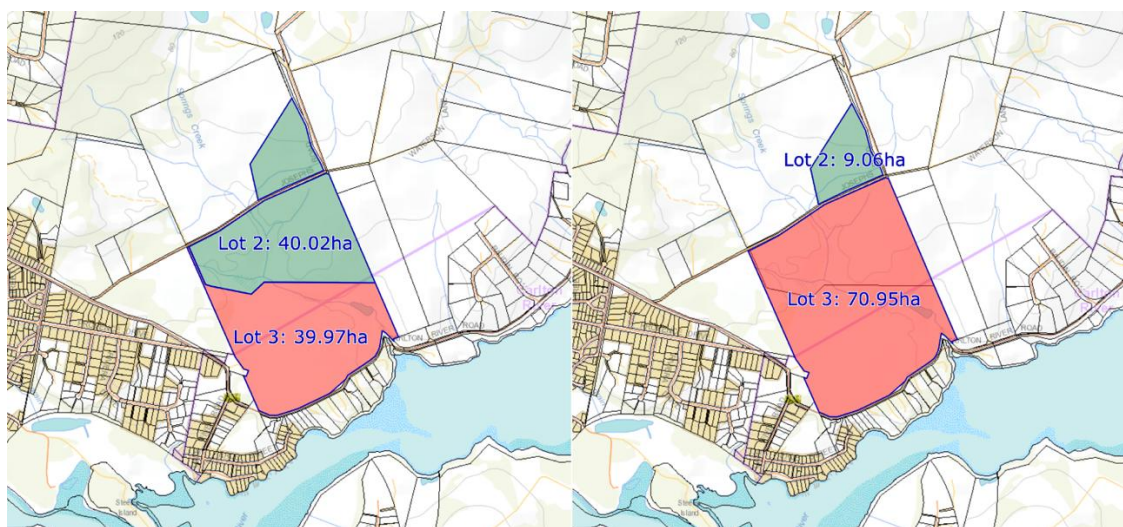


Figure 1.1b – Left, the current arrangement of lots and lot sizes, with Lot 2 (green) split by Josephs Road. On the right the proposed arrangement of lots and lot sizes with new boundaries showing Lot 2 no longer severed by Josephs Road. Lot 3 (red) becomes the one larger agricultural lot. (Source LISTMap).

There is no other boundary adjustments involved, nor are there any additional works as part of this development application.

1.2 The Site & Surrounding Analysis

The site, Carlton River Rd, Carlton River (PID: 3416730, CT: Volume. 169419 Folio. 2, & 3), is within the settlement area of the Southern Beaches on the edge of Carlton just west of the peri-urban area of Carlton River (Figure 1.2a).

The site now has a layout that sees Lot 3 with over 860m frontage to Carlton River Road, with 10m of frontage to Josephs Road. Lot 2 is currently split by Josephs Road resulting in over 760m frontage on the southern side of the road and just over 700m on the northern side factoring that Josephs Road changes direction to the north at a right angle.



Figure 1.2a – Location of the site adjacent to the Southern Beach’s suburb of Carlton. (Source LISTMap).

A watercourse known as “Spring Creek” crosses the site, splitting Lot 3 in half in a north south divide. The Natural Assets Code’s Priority Vegetation Overlay (C7.2.1(c)) of the Scheme does not apply to the site with the vegetation type predominately being mapped as Agricultural Land. However, native vegetation is mapped as being in the northwestern corner and along the frontage of Josephs Road, with pockets throughout the property (Figure 1.2b).

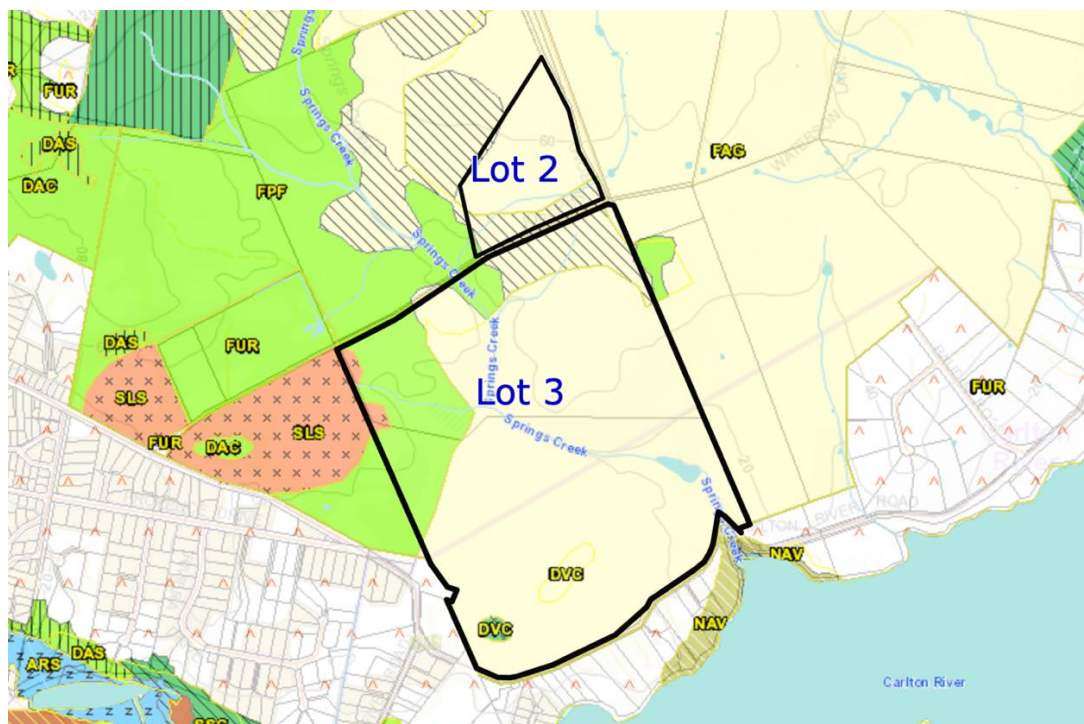


Figure 1.2b – TasVeg mapping showing most of the site is in yellow which is Agriculture Land (FAG); the green area in the northwestern corner of Lot 3 is mapped as *Eucalyptus amygdalina* coastal forest and woodland (DAC); however, the quality of the understory makes it questionable for this to be considered a typical native vegetation community of this type. (Source LISTMap).

As the site is covered in agricultural vegetation type, the two lots involved are subject to the Tasmanian Planning Scheme – Sorell (the Scheme) and zoned Agriculture (Figure 1.2c). Land to the east is also zoned agriculture under the Scheme; however, adjacent land in the southeast corner is Rural Living Zone A. On the opposite side of Carlton River Road is the Low Density Residential area of Carlton River. Adjacent to the west of the site land is zoned Rural, with Rural Living Zone and Low Density Residential Zoned land beyond this area. To the north, the adjacent lot is zoned Agriculture, whilst the surrounding land beyond is zoned Rural.

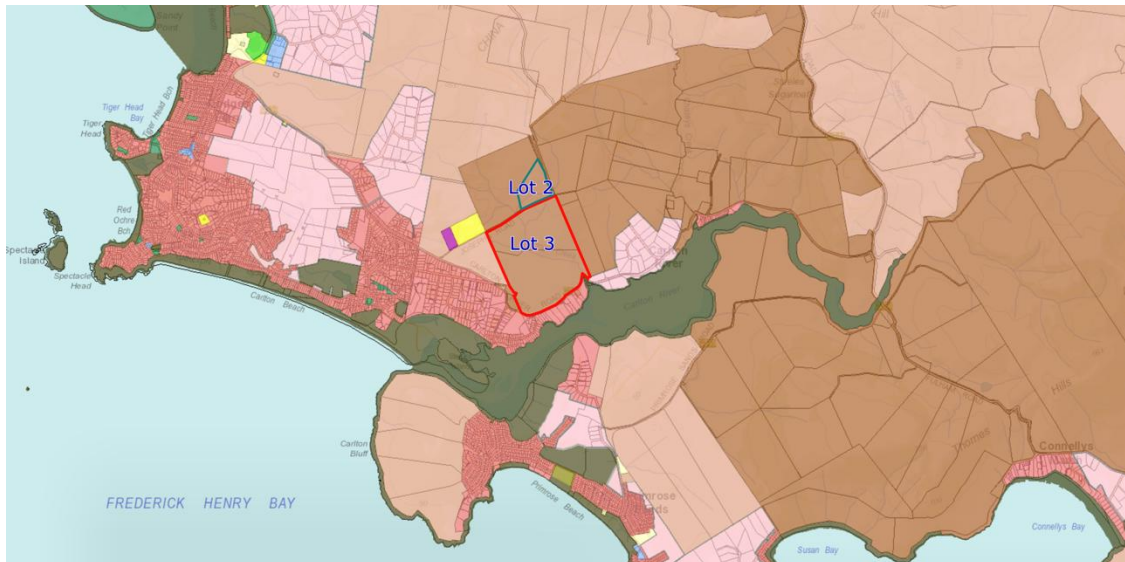


Figure 1.2c – Tasmanian Planning Scheme: Sorell zone mapping of the site, agriculture (Brown), Low Density Residential (Red), with Rural Living (Pink). The proposal is shown outlined. (Source LISTMap).

The proposed boundary adjustment would consolidate the area of the lots with the lowest land capability for agricultural use into the one larger lot: Lot 3. The Land Capability Class of Lot 3 is predominately Class 5, which is “land unsuited to cropping and with slight to moderate limitations for pastoral use”, that is land more suited to light to seasonal livestock grazing¹. Whilst some horticultural activity can occur on Class 5 land, the topography of this site with Spring Creek crossing the lot being Class 6 land further restricts agricultural use. (Figure 1.2d).

In addition to the poor Land Capability, two Agricultural assessments have occurred assessing the agricultural potential of the site being:

- Appendix E - Agricultural Zoning Suitability for PID 3416730 Volumes 169419/2 and 169419/3 (Josephs Rd, Carlton) by *Ag Logic*,
- Appendix F – Agricultural land Capability PID 34156730 – Carlton River Road, Carlton River, *Geo-Environmental Solutions (GES)*.

Both these reports focused on Lot 2 and 3 finding that they face significant constraints to agricultural development, due to poor water availability, soil type and their size. The lots are unsuitable for pasture production and grazing of typical ryegrass pastures, with wind erosion a significant risk for lots 2 and 3.

¹ CJ Grose, *Land capability handbook: Guidelines for the classification of agricultural land in Tasmania* (Department of Primary Industries, Water and Environment Natural Heritage Trust, 1999); R.C. DeRose, "Land Capability Survey of Tasmania: D'Entrecasteaux Report," (Tasmania: Department of Primary Industries, Water and Environment, 2001).

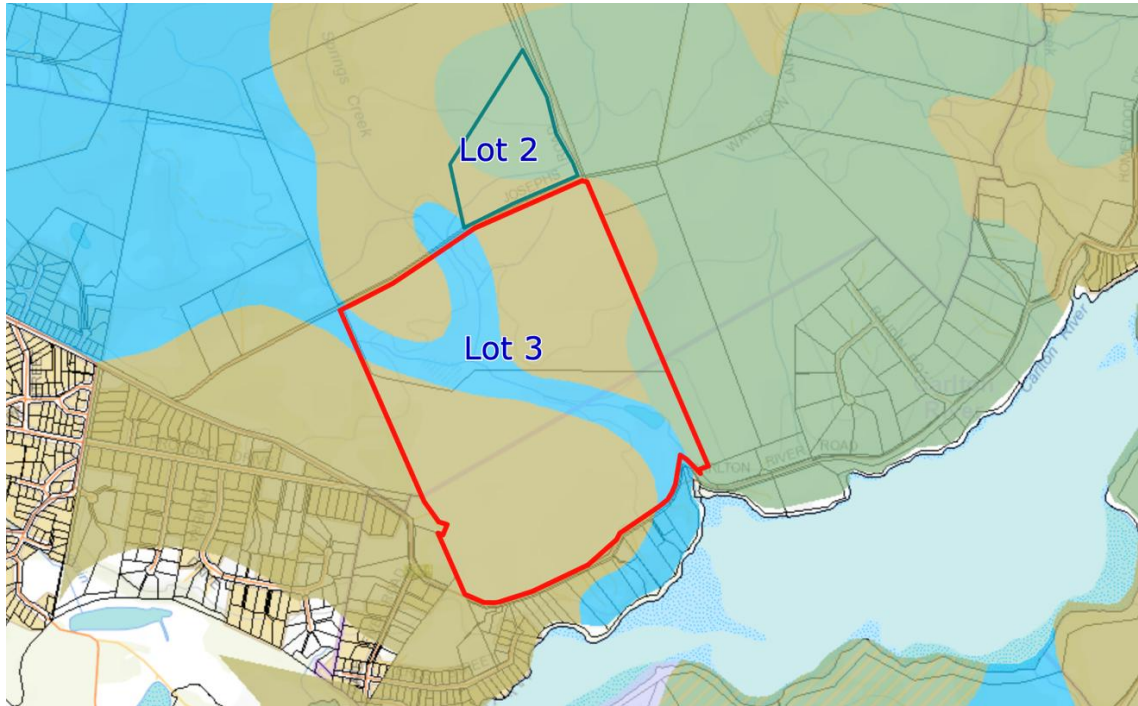


Figure 1.2d – The site in relation to the Land Capability Rating, shows that the proposed larger layout of Lot 3 is predominately Class 5 with Class 6 through the centre. Land Capability Class 4 - Green, Class 5 – Olive, and Class 6 – Blue. (Source LISTMap).

2. TASMANIAN PLANNING SCHEME - SORELL

Regard for the matters explored within the Site & Surrounds Analysis and the Proposal as listed under Section 1 of this Report should be taken into account when analysing the response to Council's Request.

2.1 General Provisions of the Scheme – Part 7

The Scheme lists several matters considered to be general issues not necessarily restricted to a particular zone under Part 7, which includes an adjustment to a boundary.

2.1.1 Adjustment of a Boundary – cl. 7.3

The current layout of the Lots 2 & 3 of SP: 169419, results in Lot 2 being severed by Josephs Road, with 9.06 ha on the northern side and 30.94 ha on the southern side of the road.

Pursuant to cl. 7.3.1 of the Scheme:

cl. 7.1.3 - An application for a boundary adjustment is Permitted and a permit must be granted if:

- (a) no additional lots are created;*
- (b) there is only a minor change to the relative size, shape and orientation of the existing lots*
- (c) no setback from an existing building will be reduced below the relevant Acceptable Solution setback requirement;*
- (d) no frontage is reduced below the relevant Acceptable Solution minimum frontage requirement;*
- (e) no lot is reduced below the relevant Acceptable Solution minimum lot size unless already below the minimum lot size; and*
- (f) no lot boundary that aligns with a zone boundary will be changed.*

Sub-clause (a) complies as no additional lots are to be created as part of this proposal, and there is no change to the current development rights of the site from the proposed layout generated by this proposal.

The relevant acceptable solution requirements for setbacks and frontage in an agricultural zone are not applicable as frontage is not reduced to the zone's minimum and setbacks from buildings are not changed. The boundary of the combined lots is to stay consistent; therefore, sub-clauses (c) and (d) are met.

No minimum lot sizes are established for the Agricultural Zone under the Scheme; therefore, sub-clause (e) does not apply.

The lot boundary for the changed lots of Lot 2 and 3 do not align with a zone boundary with the area being Agricultural Zone each side of the Boundary that is being altered, therefore complying with sub-clause (f).

Sub-clause (b) is more complex as there are subjective considerations to whether the proposed change can be a minor change, regarding size and shape of the existing lots.

The orientation of the lots is to stay the same, but the size and shape of Lots 2 and 3 changes approximately 77% for each lot. The change in shape of the lots enables them to be split by Josephs Road instead of having part of lot 2 severed by the road.

In reviewing the layout in the context of other larger lots in the area, we are of the opinion the proposed layout is likely greater than that considered to be a minor change to the relative size, shape and orientation of the existing lots. Ultimately the decision and discretion of whether this change is considered minor is up to the planning authority; therefore, a conservative assessment of the matter considers the subdivision to not be in accordance with cl. 7.3.1(b) of the General Provisions of the Scheme.

As a result, the proposal is reliant on the Lot Design provisions (cl. 21.5) listed under the Agricultural Zone (Part 21.0).

2.2 Agricultural Zone – Part 21.0

2.2.1 Purpose of the Agriculture Zone – cl. 21.1

The purpose of the Agricultural zone is stated under Clause 21.1 of the Scheme, which lists the following statements:

21.1.1 - To provide for the use or development of land for agricultural use.

21.1.2 - To protect land for the use or development of agricultural use by minimising:

(a) conflict with or interference from non-agricultural uses;

(b) non-agricultural use or development that precludes the return of the land to agricultural use; and

(c) use of land for non-agricultural use in irrigation districts.

21.1.3 - To provide for use or development that supports the use of the land for agricultural use.

It is noted that Lot 2 already has a dwelling approved by Council. The proposal does not alter the development rights as no new lots are created. As identified within the Site & Surrounding Analysis above the land capability is poor for the area; therefore, whilst Lot 3 is of poorer soil, enlarging it provides a greater area for suitable agricultural use.

2.2.2 Use Standards – cl. 21.3

This development proposal does not seek to change any use currently associated with the site; therefore, the provision is not applicable.

2.2.3 Development Standards for Building & Works – cl. 21.4

No buildings or works are proposed as part of this development therefore this is not applicable.

2.2.4 Development Standards for Subdivision – cl. 21.5

Whilst the boundary adjustment does not meet a provision within the Standard for cl. 7.3.1 of the General Provisions, the proposed layout is assessed against the Lot Design requirements applicable under cl. 21.5.1 of the Scheme.

2.2.4.1 Lot Design – cl. 21.5.1 A1 & P1

The objective of cl. 21.5.1 seeks to ensure that the lot design within the Agricultural Zone either:

- (a) *Relates to the public use irrigation infrastructure or Utilities; and*
- (b) *Protects the long term productive capacity of agricultural land.*

The Acceptable Solution cl. 21.5.1 A1 of Lot Design requires the following:

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.*

Although the Acceptable Solution does not state a minimum lot size, the proposed development is not for public use or for infrastructure purposes; therefore, A1 (a) and (b) are not applicable to the project. Whilst Lot 3 results in consolidation of agricultural land within the larger single area of land on the southern side of Josephs Road, there is technically no reduction in the number of lots: therefore, in this regard the project is not consistent with the Scheme's terminology of consolidation.

The proposal, therefore, relies on the assessment under the Applicable Standards of Performance Criteria cl. 21.5.1 P1. The subdivision is not seeking approval for a new lot design based on an agricultural use that requires a rural location; therefore, matters listed under cl. 21.5.1 P1(a) are not applicable to the assessment of this application. Additionally, as the lot layout is not for the excision of a use or development existing prior to the current Scheme, cl. 21.5.1 P1(c) is not applicable to the determination of this application.

The proposal relies on cl. 20.5.1 P1(b) that requires the lot design to:

P1 - Each lot, or a lot proposed in a plan of subdivision, must:

- (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;*
 - (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*

Under cl. 21.5.1 P1(b) the applicable test seeks to ensure that each lot proposed on the plan of subdivision (Appendix C) be for the reorganisation of lot boundaries that satisfies all of the sub-clauses listed under the standard.

The adjustment of the boundary does not diminish the agricultural potential use of the land, instead facilitating more efficient agricultural use through the consolidation of all the agricultural land on the southern side of Josephs Road. This removes the topographical constraint of Josephs Road and allows for the entire area to be managed as a single operation.

The boundary adjustment also consolidates the least capable agricultural land of the lots onto Lot 3 with the lot arrangement on the most capable agricultural land within the smaller Lot 2 that has a single dwelling approved by Council. Additionally, whilst this increases the agricultural area of the land, with no dwelling on Lot 3, the land is more feasible for purchase: subject to market rates and the innovation of the future owner.

As established in reports by GES and Ag Logic Pty Ltd (Appendix D and E), the lots have significant factors that make them unsuitable for agricultural use; therefore, any consideration that the change in boundaries has diminished agricultural use should be viewed in context that the lots have severely limited potential for agricultural use to begin with due to poor water availability and soil type.

There is no evidence of existing irrigation practices on the site, with the site not being within the Sorell Irrigation district and no registered dams existing on either of the three lots.

Therefore, having regard for the matters listed under cl. 21.5.1 P1(b)(i) the adjustment of boundaries is consistent with the standard.

The new lot layout results in Lot 2 being 9.06ha greater than the minimum specified of 1ha and in accordance with cl. 21.5.1 P1(b)(ii).

As no existing buildings are located on the new lot 2 and setbacks for existing buildings on Lot 3 are to stay consistent in their current setback arrangement that meets the requirements of cl. 21.4.2 A1 of buildings having a setback from all boundaries of not less than 5m, and of cl. 21.4.2 A2 no buildings for sensitive use are located on any of the three lots so this is not applicable.

Both lots have legal frontage to Josephs Road, whilst Lot 3 has frontage to Carlton River Road. In regard to vehicle crossovers, Lot 3 has existing access from Carlton River Road, which is to remain unchanged, whilst Lot 2 has access from Josephs Road via a gated entrance; therefore, cl. 21.5.1 P1(b)(iv) of the Scheme.

As previously cited, no additional lots are to be created as part of this proposal complying with cl. 21.5.1 P1(b)(v).

Therefore, the proposed lot layout is consistent with the applicable standards of cl. 21.5.1 P1(b) of the Scheme, resulting in no change to the agricultural values of the land and protects the long term capacity of the site.

2.2.4.2 Vehicle Access – cl. 21.5.1 A2 & P2

Within the Agricultural zone the Scheme outlines the acceptable solution A2 of lot design to be:

A2 - Each lot, or 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.

Both lots 2 & 3 have existing vehicular access as shown on the Plan of Subdivision. Lot 3 has access from its southern boundary with Carlton River Road. Lot 2 has an existing gated accessway on its eastern boundary to Josephs Road. Additionally, Lot 2 has an approved access as part of the development application for the Dwelling (DA 2022/147–1).

3. CODES

For matters that transcend specific zones the Planning Scheme addresses these via a Code, either in the form of a development code such as car parking or a mapped overlay for significant native vegetation. Whilst there are several codes that apply to the property, the extent to which they apply to a specific development application will vary according to the final design and the intensity or type of use.

C1.0 Signs Code

Pursuant to Clause C1.2 this Clause is not applicable to this development.

C2.0 Parking & Sustainable Transport Code

Pursuant to Clause C2.2 this Clause is not applicable to this development.

C3.0 Road & Railway Assets Code

In accordance with the matters listed under cl. 3.2, this development:

- (a) will not increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an existing vehicle crossing or private level crossing;*
- (b) will not require a new vehicle crossing, junction or level crossing; or,*
- (c) does not involve a subdivision or habitable building within a road or railway attenuation area if for a sensitive use.*

Therefore, pursuant to cl. 3.2 this clause is not applicable to this development.

C4.0 Electricity Transmission Infrastructure Protection Code

Pursuant to Clause C4.2 this Clause is not applicable to this development.

C5.0 Telecommunications Code

Pursuant to Clause C5.2 this Clause is not applicable to this development.

C6.0 Local Historic Heritage Code

Pursuant to Clause C6.2 this Clause is not applicable to this development.

C7.0 Natural Assets Code

Pursuant to clause 7.2 this clause is applicable to this development as development is to occur within a waterway and coastal protection area cl. 7.2.1 subclause (a).

The waterway and coastal protection area overlay is applicable to the area of the proposed boundary adjustment (Figure 3.7a).

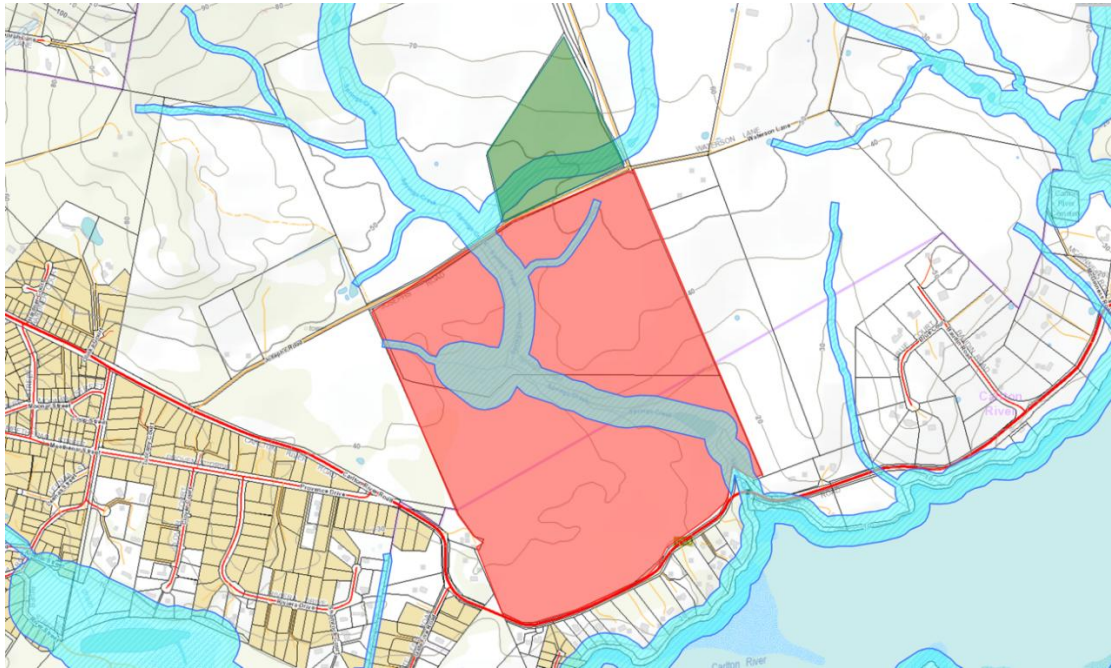


Figure 3.7a - Waterway and coastal protection area shown in Blue, proposed adjusted lot boundary of Lot 2 in Green and Lot 3 in Red. (Source LISTMap).

As no buildings or works are to occur as part of this development and no Priority vegetation area overlay code applies to the site clauses C7.6.1, C7.6.2, and C7.7.2 are not applicable to this proposal.

Development Standards for Subdivision – C7.7.1

Subdivision within a waterway and coastal protection area must be assessed against the Acceptable Solution cl. C7.7.1 A1 and the relevant sub-clause, being sub-clause (e)

cl. C7.7.1 A1 - *Each lot or proposed lot in a plan of subdivision, within a waterway and coastal protection area must:*

- (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.*

As the proposal is for a boundary adjustment, no works are proposed as part of this development, no building area, services, bushfire hazard management area or vehicular access are proposed within the waterway and coastal protection area on the boundary adjusted lots.

Therefore, this proposal complies with the Acceptable Solution of cl. C7.7.1 A1(e) of the Scheme.

C8.0 Scenic Protection Code

Pursuant to Clause C8.2 this Clause is not applicable to this development.

C9.0 Attenuation Code

Pursuant to Clause C9.2 this Clause is not applicable to this development.

C10.0 Coastal Erosion Hazard Code

Pursuant to Clause C10.2 this Clause is not applicable to this development.

C11.0 Coastal Inundation Hazard Code

Pursuant to Clause C11.2 this Clause is not applicable to this development.

C12.0 Flood-Prone Areas Hazard Code

Pursuant to clause 12.2 this code is applicable to this proposal. Considering the proposal as an adjustment of boundary of existing lots it is applicable that the proposal consider the development standards for subdivision that the new proposed lots are applicable with this code.

As the proposal does not involve any buildings or works, or any change of use, or critical, hazardous or vulnerable use clauses C12.5.1, C12.5.2, and C12.6.1 are not applicable to this proposal.

Development Standards for Subdivision - cl. C12.7.1

In accordance with cl. 12.7.1 Subdivision within a flood-prone hazard area is required to meet the applicable sub-clause to this proposal is sub-clause (a) of acceptable solution:

A1 - Each lot, or a lot proposed in a plan of subdivision, within a flood-prone hazard area, must:

- (a) Be able to contain a building area, vehicle access and services that are wholly located outside a flood-prone hazard area;

As the proposed new lot arrangement for lot 1, 2 and 3 has multiple options for building area, vehicular access from Josephs Road and services that are not within the flood-prone hazard area this complies with acceptable solution A1 (Figure 3.12.1a).

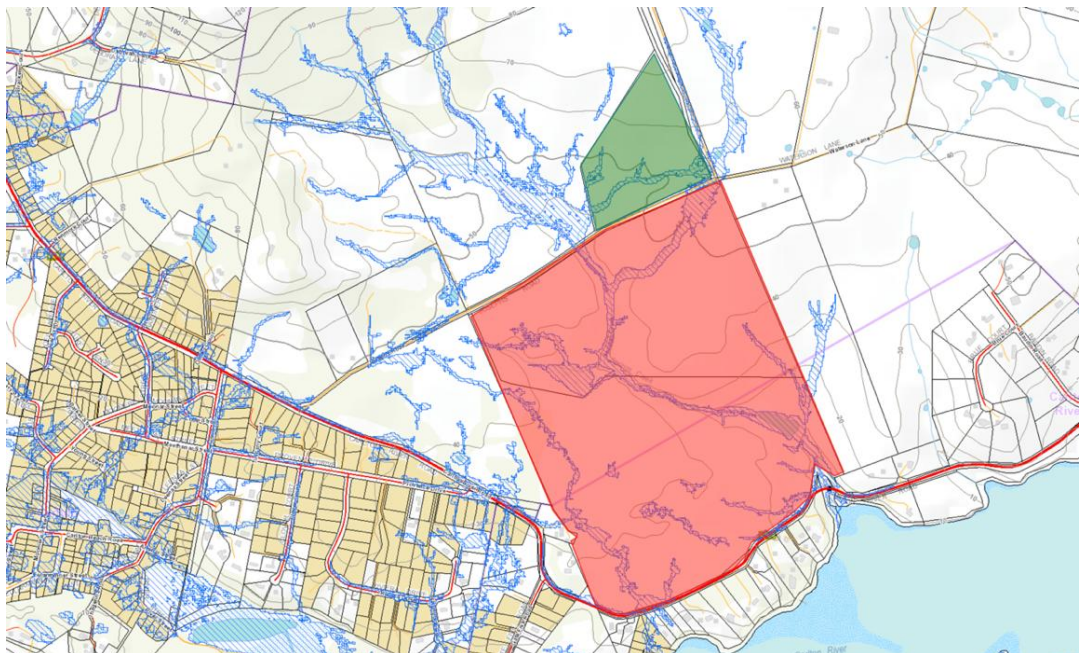


Figure 3.12.1a – Flood-prone areas shown blue-hatched, in relation to the proposed layout of lot boundary for Lot 2 (green) and Lot 3 (red). (Source LISTMap).

C13.0 Bushfire-Prone Areas Code

Pursuant to cl. C13.2.1 (a) this code is applicable as it is for the subdivision of land that is located within a bushfire prone area code overlay area and is not being assessed against the requirements of cl. 7.3 of the Scheme.

A Bushfire Hazard Report has been prepared by Adam Smee (BFP-120) of Southern Planning, dated 31 January 2025, which addresses:

- cl. C13.6.1 Provision of hazard management areas,
- cl. C13.6.2 Public and firefighting access, and
- cl. C13.6.3 Provision of water supply for firefighting purposes.

C14.0 Potentially Contaminated Land Code

Pursuant to Clause C14.2 this Clause is not applicable to this development.

C15.0 Landslide Hazard Code

Pursuant to Clause C15.2 this Clause is not applicable to this development.

C16.0 Safeguarding of Airports Code

Pursuant to Clause C12.2 this Clause is not applicable to this development.

4. CONCLUSION

The proposed adjustment of boundaries of lot 2 (CT 169419 Vol 2) and lot 3 (CT 169419 Vol 3) will have minimal impact to potential agricultural use on the two lots and can be seen to be consolidating the agricultural potential of the lots into a new Lot 3 undivided by Josephs Road.

The development application relies on the performance criteria of the following provisions of the Tasmanian Planning Scheme – Sorell cl. 21.5.1 Lot Design P1. As demonstrated by this report and the supporting documents attached, the proposal is consistent with the applicable Performance Criteria and the provisions of the Agricultural Zone and no adverse impacts on agricultural land and potential agricultural use are to occur as part of this adjustment of boundaries proposal.

The proposal is reliant upon the Bushfire-prone areas code of the Scheme a Bushfire hazard report has been prepared to address the provisions of the Code by an accredited person providing clarification that there is no increase in risk from bushfire as a result of this proposal.



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Urban & Regional Planning

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Limitations

Red Seal Urban & Regional Planning provides town planning advice based on the information provided by the Client, which is assumed correct in relation to the provisions of the Tasmanian Resource Management Planning System.

Red Seal Urban & Regional Planning

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Sorell Council

Development Application: 7.2025.3.1 -
Response to Request for Information - 130
Josephs Road, Carlton - P2.pdf
Plans Reference: P2
Date received: 11.03.2025



Bushfire Hazard Report



Cover photo: view to north-east from proposed lot 3 building envelope.

Boundary Reorganisation

Josephs Road and Carlton River Road

Carlton River

11 March 2025

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Overview

Project Detail

Project: Boundary Reorganisation

Site Address: Josephs Road and Carlton River Road, Carlton River

PID: 3416730

CT Reference: 169419/2 and 169419/3

Client: Jacinta Young

Author: Adam Smee, Bushfire Hazard Practitioner

Accreditation No.: BFP-120

Scope of Accreditation: 1, 2, 3a, and 3b

Email: adam@southernplanning.com.au

Phone: 0404 439 402

Date: 11 March 2025

Version: v1.1

Executive Summary

This report considers the bushfire hazard posed to a proposed boundary re-organisation (subdivision) between the titles that make up the subject property. The report concludes that this hazard is acceptable provided that the development proceeds in accordance with the attached recommendations.

Introduction

Purpose

The purpose of this report is to consider the bushfire hazard posed to a boundary re-organisation (subdivision) proposed on a site that is within a bushfire prone area.

Scope

This Report has been prepared in accordance with the Tasmania Fire Service (TFS) Chief Officer's Bushfire Hazard Advisory Note no.4 (version 4.0). This Advisory Note prescribes the Chief Officer's Approved Form for a Bushfire Hazard Management Plan and the required content for a Bushfire Hazard Report. The Advisory Note states that a Bushfire Hazard Report is:

An investigation and assessment of bushfire risk to establish the level of hazard exposure, vulnerability, and the required mitigation to achieve an acceptable level of residual risk.

The scope of the report therefore includes identification of the level of bushfire threat that would be posed to future development upon the lots in accordance with the Australian Standard for *Construction of Buildings in Bushfire Prone Areas AS3959:2018* (the Standard). The report considers the vulnerability to bushfires of the proposed development and options for mitigation measures to reduce this risk. These options include identification of the appropriate construction requirements for future development upon the lots within the Standard. The report identifies the appropriate bushfire hazard mitigation measures provided within the *Bushfire-Prone Areas Code* (the Code) of the relevant planning scheme. The report provides a conclusion regarding the residual risk that would remain to development from the bushfire if these mitigation measures are implemented.

Limitations

The report is limited to an assessment of the bushfire hazard posed to the proposed development as prescribed in the Standard and as required by the Code. The report is also limited to an assessment of the bushfire hazard posed to the development at the time of writing and does not allow for factors that may subsequently increase this hazard, such as significant vegetation regrowth. The report does not offer comment on the environmental impact of the proposed development, including that of any vegetation management required to implement any recommended bushfire hazard mitigation measures.

Disclaimer

Given the above scope and limitations, no responsibility is taken by the author for any loss arising as a result of any matter not considered in the Standard or the Code. Neither is any responsibility taken by the author for any loss arising as result of failure to comply with the recommendations made in this report. Attention is drawn to the Standard's foreword which states that it is:

Primarily concerned with improving the ability of buildings in designated bushfire-prone areas to better withstand attack from bushfire thus giving a measure or protection to the building occupants (until the fire front passes) as well to the building itself.

Compliance with the Standard does not guarantee that no loss of life or property will occur as a result of bushfire, as further stated in the Standard:

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.

Attention is also drawn to current TFS advice which states that In Catastrophic Fire Danger Rating conditions:

Even very well-prepared buildings may not be safe. Residents in bushland areas should not plan to defend any building, regardless of any preparations they have made.

It should also be noted that the Fire Danger Index (FDI) prescribed for the design of buildings within bushfire prone areas in Tasmania is FDI50. However, please note that in extreme conditions the actual FDI may significantly exceed this figure and the bushfire protection measures identified in this report should not be relied upon in these situations.

The Author

The author is a qualified land use planner with nearly twenty years' experience in local government; the majority spent working in planning in a rural context. The author has successfully completed the University of Technology Sydney's *Development and Building in Bushfire Prone Areas Short Course* and is accredited by the TFS to assess bushfire hazard and to certify Bushfire Hazard Management Plans for buildings or extensions and for subdivisions involving less than 10 lots.

Site Visit

A site visit was conducted on 12 January 2025.

Proposal

The proposal is to adjust the boundary between two of the lots that make up the subject property. The proposal would effectively transfer the part of existing lot 2 (see attached Folio Plan) that is to the south of Josephs Road to the other lot. The proposal would result in a lot with an area of approximately 9ha on the northern side of Josephs Road (lot 2 on the attached proposed subdivision plan) and another larger lot on the southern side of this road (lot 3). The larger lot would also have frontage to Carlton River Road on its southern boundary.

The construction of a house has been approved within the northern part of lot 2. A building area would be created in this location to allow for the approved dwelling. A building area would be created around the large shed within the southern part of lot 3. There is currently an access point to lot 2 close to the intersection of Josephs Road with Waterson Lane, however, a new access would be provided off this road closer to the house site. Access to the larger lot would be via the driveway off Carlton River Road that currently provides access to the large shed.

Future development upon both proposed lots would rely upon onsite services as reticulated networks are not available in the area. The proposed development is not identified as a Vulnerable Use by the Bushfire Prone Areas Code.

Site Description

The site is a rural property within the Carlton River area. The property has a total area of approximately 120ha as it also includes the adjoining land to the north (lot 1 on the attached Folio Plan). However, only lots 2 and 3 shown on the attached Folio Plan would be included in the proposed boundary reorganisation. The land has been mostly cleared of native vegetation although there are areas that retain several isolated trees. The land is mostly vacant save for the large shed within the southern part of the property.

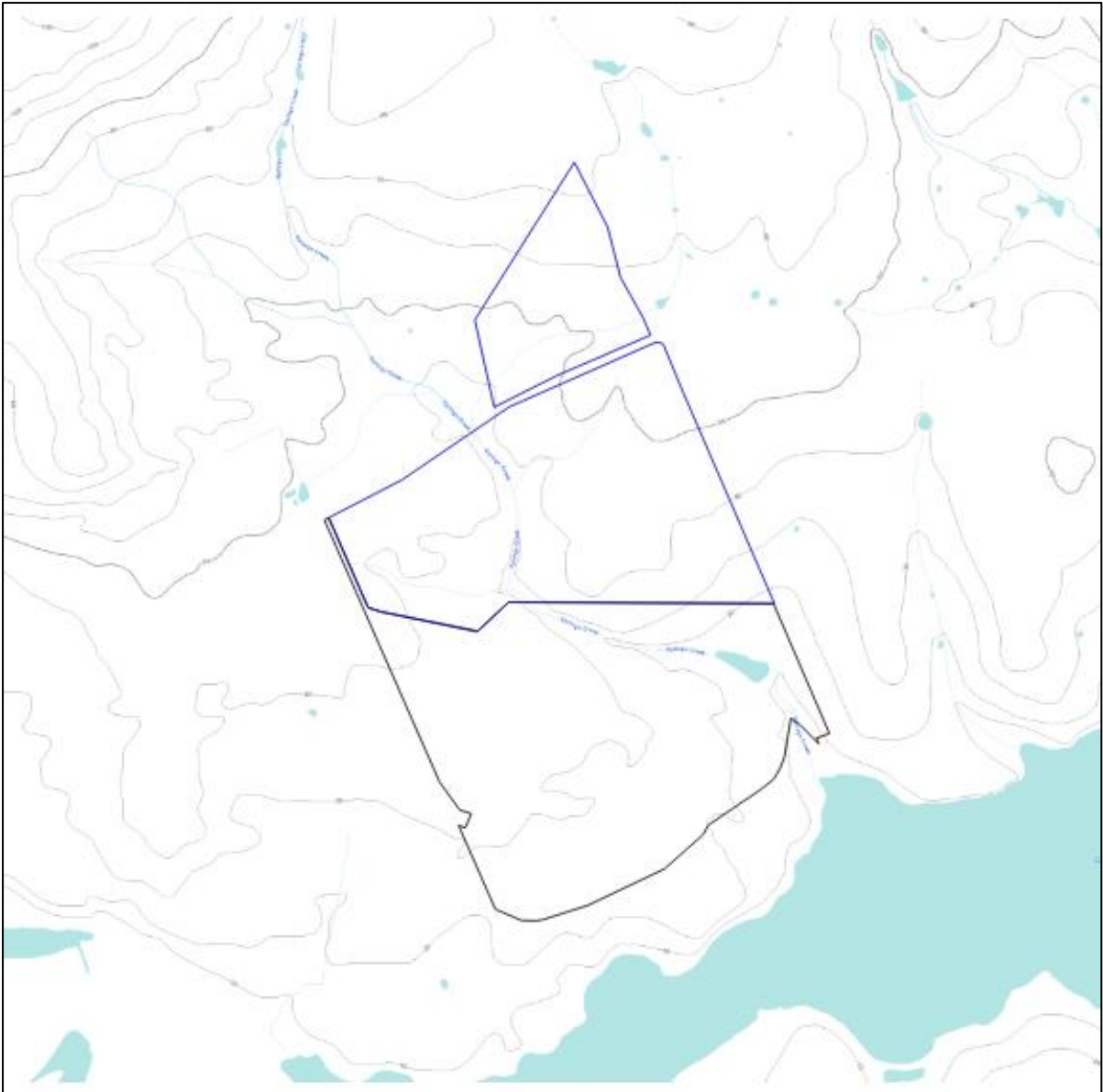
The land to the east of the subject property is rural land that has been almost entirely cleared of native vegetation. There is residential land to the south, between the property and Carlton River, on the opposite side of Carlton River Road. The rural land to the west of the site has been partly cleared of native vegetation, although there are more intact areas of native vegetation in this direction. There is a larger residential area further to the west. The site is mapped within the Bushfire Prone Areas Overlay of the *Tasmanian Planning Scheme –Sorell*.

Topography

The land within the property generally slopes downward from the foothills of Dodges Hill, which are to the north, toward the Carlton River estuary to the south. The northern and central parts of the property generally have a southerly aspect. However, Springs Creek and various tributaries pass through the property and there are gullies around these watercourses. These gullies are generally relatively shallow, however, the gully within the southern part of the property that contains Spring Creek is relatively steep. The land to the south of this gully has an easterly and south-easterly aspect.



Aerial view of subject property (existing lot 2 outlined in blue, lot 3 in white) and surrounding land (source: State Aerial Photo accessed via LISTmap 17 January 2025).



Topographical relief (10m contours) of subject property (existing lot 2 outlined in blue, lot 3 in black) and surrounding land (source: LISTmap accessed 17 January 2025).



Hillshade relief of subject property (existing lot 2 outlined in blue, lot 3 in white) and surrounding land (source: LISTmap accessed 17 January 2025).

Site Assessment

Vegetation

As noted earlier, the subject property has been mostly cleared of native vegetation. The remaining vegetation found within 100m of the location of either proposed building area is therefore generally limited to a combination of introduced and native grasses. While there are areas upon the property with remnant trees, such as to the west of the building area proposed for lot 3 for example, these areas are greater than 100m from the respective building area. While there would be isolated trees and shrubs within 100m of the proposed building areas, they do not provide a foliage cover greater than 10%. Therefore, the vegetation surrounding both proposed building areas is classified within the Group G Grassland classification in accordance with Table 2.3 of the Australian Standard.

Slope

As discussed earlier, the northern part of the property, where the building area for lot 2 would be located, generally has a northerly aspect. This building area would therefore be below the nearby

land to the north and the effective slope in this direction is upslope and 0°. The building area would be at a similar level as the nearby land to the east and west so the effective slope in these directions is level and also 0°. The lot 2 building area would be above the nearby land to the south so the effective slope in this direction is downslope and less than 5°.

The building area for lot 3 would be above the land between it and Springs Creek to the north and east. This building area would also be above the level of the land between it and the Carlton River estuary to the south. Therefore, the effective slope in these directions is downslope and less than 5°. The lot 3 building area would be below the level of the nearby land to the west so the effective slope in this direction would be upslope and 0°.

Distances

Given the relatively large size of the subject property, the proposed building areas would be provided with adequate separation distance from bushfire prone vegetation within the respective lot boundaries.

Bushfire Attack Level

Table 2.4.4 within the Standard prescribes Bushfire Attack Levels for buildings in bushfire prone areas based upon the relevant Fire Danger Index, the distance from unmanaged vegetation, the type of bushfire prone vegetation, and the gradient beneath the vegetation. A BAL assessment must be based upon the highest BAL posed to a site. As demonstrated in the attached Hazard Management Areas Table, the Bushfire Attack Level posed to the building areas within the proposed lots would be BAL12.5.

Bushfire-Prone Areas Code

Provision of Hazard Management Areas

C13.6.1 Subdivision: Provision of hazard management areas

The proposal complies with acceptable solution A1(b)(i) for the above clause as the attached proposed plan of subdivision shows all of the lots that are proposed within a bushfire prone area. 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 equal to or greater than the separation distances required for BAL19 in AS3959:2018.

A1(b)(iv) is 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 BAL19 in AS3959:2018 and is certified by an accredited person. A1(c) is not relevant as HMA upon land external to the subdivision is not required.

Public and Fire Fighting Access

C13.6.2 Subdivision: Public and fire fighting access

The proposal complies with the acceptable solution A1(b) for this clause because the attached BHMP demonstrates that the property access to each proposed lot will comply with Table C13.2. Table C13.1 is not relevant as a new road is not proposed. Table C13.3 is not relevant as a fire trail is not proposed.

As access is required to a fire fighting water point, property access to each lot must comply with the following requirements:

- (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; and
- (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.

Providing a compliant access to the building area on lot 2 does not appear to be problematic given that the approved access point to this lot would be at a similar level as the building area. The access would not pass through bushfire prone vegetation and there would be sufficient area to accommodate the required access width and turning areas given the relatively large size of proposed lot 2.

While the building area for proposed lot 3 would be above the access point to Carlton River Road, the gradient of the existing access is not high (i.e. less than 5°) and therefore complies with the relevant standard for unsealed roads (i.e., less than 10°). Similarly to above, the access does not pass through bushfire prone vegetation and there would be sufficient area upon lot 3 to accommodate the required turning areas given its relatively large size. The width of the access at certain points, such as at the front gate close to the access point for example, should be checked to ensure that required width and horizontal clearances are achieved.

While an indicative access design for both lots is shown on the attached Bushfire Hazard Management Plan, the final design for access would be determined as part of the design of any future habitable development upon the lots. The timing of confirmation of compliance with the above standards should therefore be upon completion of this future habitable development.

Provision of Water Supply for Fire Fighting Purposes

C13.6.3 Subdivision: Provision of water supply for fire fighting purposes

The proposal complies with acceptable solution A2(b) for the above clause as an accredited person has certified that the attached plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table C13.5. The static water supply must comply with the following requirements:

Distance between building area to be protected and water supply

- (a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and,
- (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

Static Water Supplies

A static water supply:

- (a) may have a remotely located offtake connected to the static water supply;
- (b) may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
- (c) must be a minimum of 10,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;
- (d) must be metal, concrete or lagged by non-combustible materials if above ground; and
- (e) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of *Australian Standard AS 3959-2018 Construction of buildings in bushfire-prone areas*, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:
 - (i) metal;
 - (ii) non-combustible material; or
 - (iii) fibre-cement a minimum of 6mm thickness.

Fittings, pipework and accessories (including stands and tank supports)

Fittings and pipework associated with a fire fighting water point for a static water supply must:

- (a) have a minimum nominal internal diameter of 50mm;
- (b) be fitted with a valve with a minimum nominal internal diameter of 50mm;
- (c) be metal or lagged by non-combustible materials if above ground;
- (d) if buried, have a minimum depth of 300mm;
- (e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;
- (f) ensure the coupling is accessible and available for connection at all times;
- (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);
- (h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and
- (i) if a remote offtake is installed, ensure the offtake is in a position that is:
 - (i) visible;
 - (ii) accessible to allow connection by fire fighting equipment;
 - (iii) at a working height of 450 – 600mm above ground level; and
 - (iv) protected from possible damage, including damage by vehicles.

Signage for static water connections

The fire fighting water 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:

- (a) comply with water tank signage requirements within *Australian Standard AS 2304-2011 Water storage tanks for fire protection systems*; or,
- (b) *Water Supply Signage Guideline, version 1.0*, Tasmania Fire Service, February 2017.

Hardstand

A hardstand area for fire appliances must be:

- (a) no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);

- (b) no closer than 6m from the building area to be protected;
- (c) a minimum width of 3m constructed to the same standard as the carriageway; and
- (d) connected to the property access by a carriageway equivalent to the standard of the property access.

Similarly to above, indicative locations for static water supplies for both lots are shown on the attached Bushfire Hazard Management Plan. However, the final location for static water supplies would be determined as part of the design of any future habitable development upon the lots. The timing of confirmation of compliance with the above standards should therefore be upon completion of this future habitable development.

Recommendations

The following bushfire hazard management and mitigation measures are required to achieve a tolerable level of residual risk for the proposed use and development.

Construction Requirements

Future residential development upon the lots must comply with the general construction requirements prescribed within Section 3 and the specific requirements prescribed for a Bushfire Attack Level of BAL12.5 within Section 5 of the Australian Standard for the *Construction of Buildings in Bushfire Prone Areas AS3959:2018*.

Property Access

- 1) Property access to the proposed lots must comply with the property access requirements prescribed in Table C13.2 of the Bushfire Prone Areas Code (see the above section Public and Fire Fighting Access).
- 2) Property access must be provided in accordance with the relevant requirements of Table C13.2 to the boundary of each lot prior to the sealing of the title for the lots.
- 3) Property access must be provided in accordance with the requirements of Table C13.2 and verified prior to occupancy of any future habitable development upon the respective lot.

Water Supply for Fire Fighting

A static water supply for fire fighting must be provided for each lot in accordance with the requirements prescribed in Table C13.5 of the Bushfire Prone Areas Code (see the above section Provision of Water Supply for Fire Fighting Purposes) and verified prior to occupancy of any future habitable development upon the respective lot.

Hazard Management Areas

- (a) The Hazard Management Areas (HMA) shown on the attached BHMP for the proposed lots must be established by the respective property owner and verified prior to occupancy of any future habitable development upon the respective lot.
- (b) Hazard Management Areas (HMA) must be established substantially in accordance with the attached BHMP such that fuels are reduced sufficiently and other hazards are removed such that the fuels and other hazards do not significantly contribute to bushfire attack. For example:
 - Grass must be short cropped to no more than 100mm and maintained during the declared fire permit period,
 - All leaves and vegetation debris must be removed at regular intervals during the declared fire permit period,

- No unenclosed fuel sources or timber is to be stored within 10m of any buildings,
 - Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building,
 - The canopy of each tree within the HMA must be separated by at least 2m,
 - Individual and clumps of shrubs must not exceed 5m² in area and must be separated by at least 5 m,
 - Trees must not overhang or touch any elements of any buildings, and,
 - There must be a clearance of at least 2m between the lowest tree branches and ground level.
- (c) The HMA must be maintained in such condition throughout the life of habitable development upon the lots.

Conclusion

The proposed use and development of the site would achieve and is likely to maintain a tolerable level of residual bushfire risk, for the future occupants of the lots and assets on the site and adjacent land, provided that the recommendations made above are implemented. Given the nature of the proposed development, it is considered unlikely to cause or contribute to the occurrence or intensification of bushfire on the site or on adjacent land. This conclusion is based upon:

- i) the nature, intensity, and duration of the proposed use,
- ii) the type, form, and duration of the proposed development,
- iii) the above Bushfire Attack Level assessment, and,
- iv) the nature of the above bushfire hazard mitigation measures recommended above.

In accordance with clause 3(5) of the *Director's Determination - Bushfire Hazard Areas*, a building surveyor may rely upon a BAL assessment that formed part of a BHMP prepared at the time of subdivision. Therefore, the attached BHMP may be relied upon for building compliance purposes for up to six years from the date of this report. A copy of the plan should be provided to any future owners of the proposed lots.



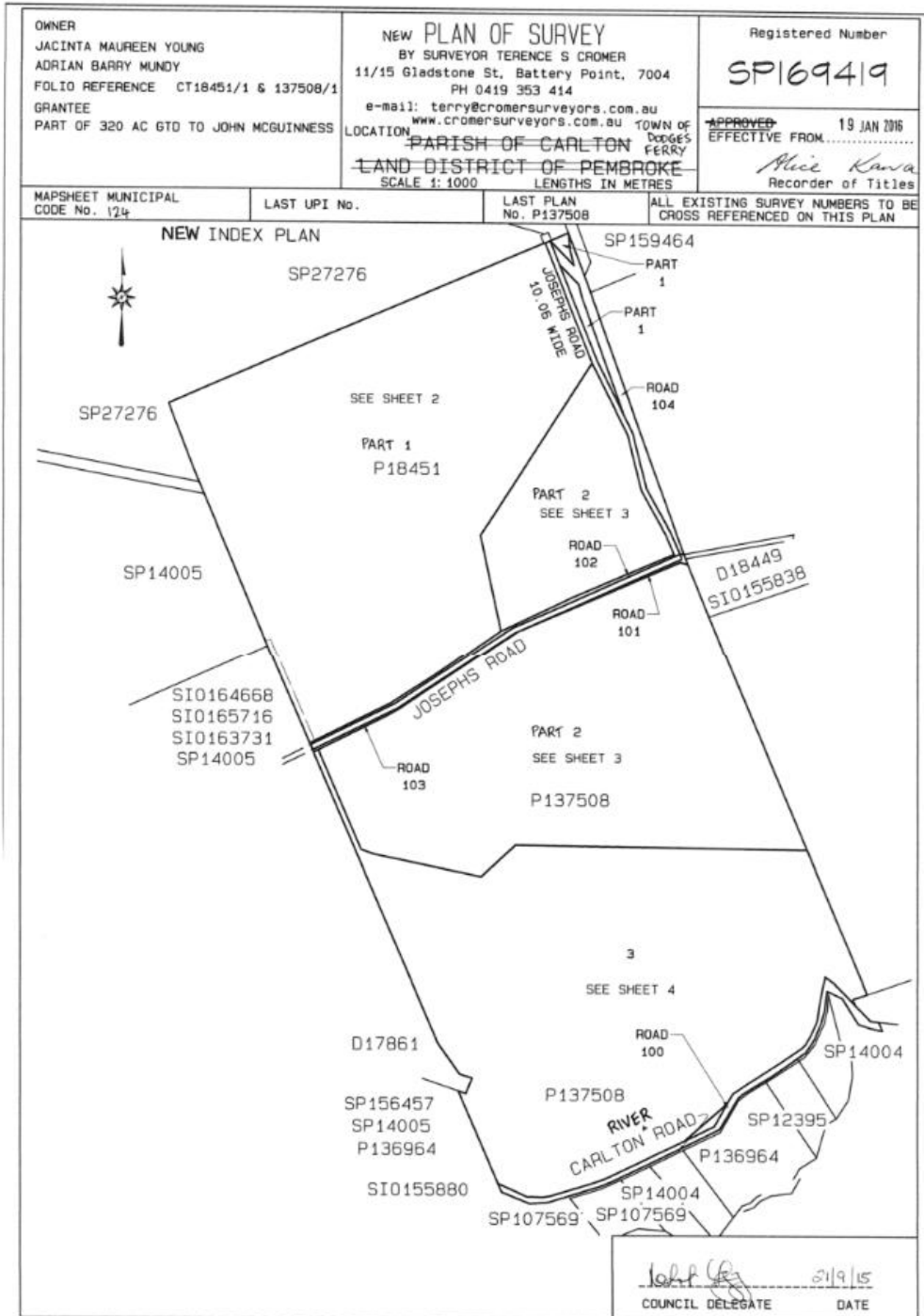
ADAM SMEE
BUSHFIRE HAZARD PRACTITIONER (BFP-120)

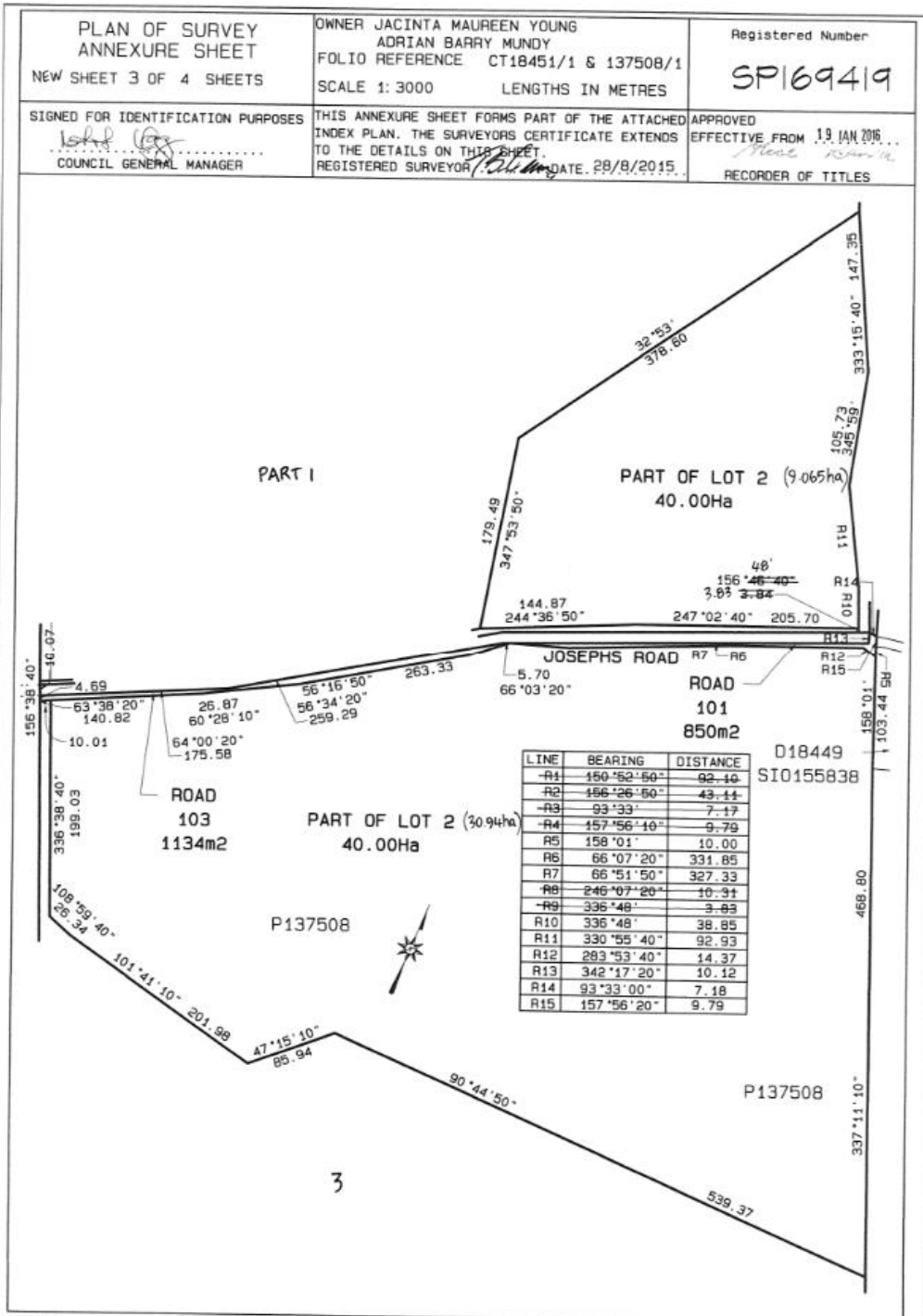
Appendix (1) Site Folio plan

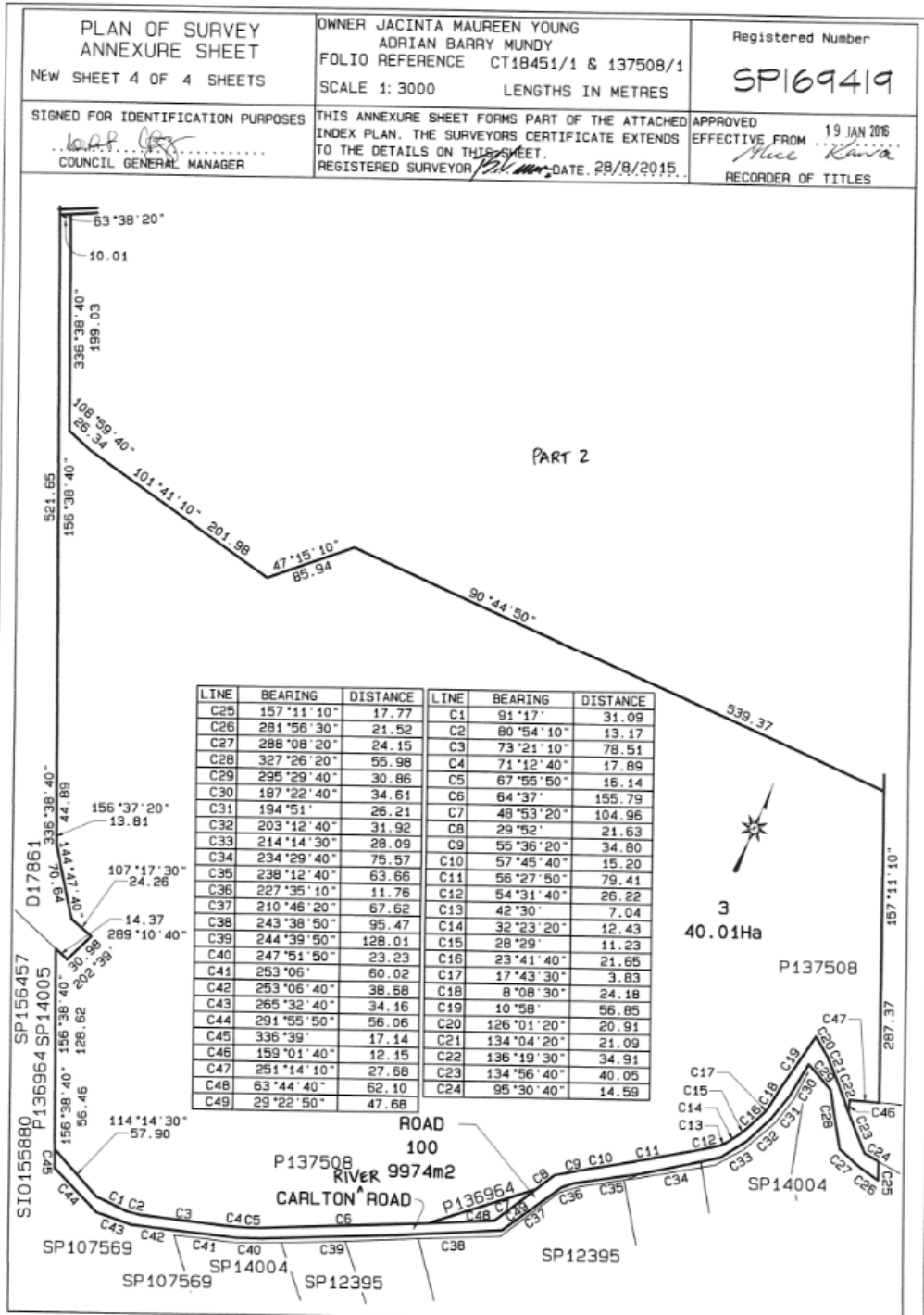


FOLIO PLAN
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980







Appendix (2) Hazard Management Areas Table

Lot 2 Building Area

	North	East	South	West
Vegetation Type:	Group G Grassland			
Relationship to site:	Upslope	Level	Downslope	Level
Effective slope:	0°	0°	>0° to 5°	0°
Separation distance available:	30m*	>100m [^]	>100m [^]	50m [†]
Assessed BAL:	BAL12.5	BAL12.5	BAL12.5	BAL12.5
Proposed BAL:	BAL12.5			
Minimum HMA required:	14m	14m	16m	14m

Notes: *to NE boundary, [^]to SE boundary, [†]to NW boundary.

Lot 3 Building Area

	North	East	South	West
Vegetation Type:	Group G Grassland			
Relationship to site:	Downslope	Downslope	Downslope	Level
Effective slope:	>0° to 5°	>0° to 5°	>0° to 5°	0°
Separation distance available:	100m	100m	100m	100m
Assessed BAL:	BAL12.5	BAL12.5	BAL12.5	BAL12.5
Proposed BAL:	BAL12.5			
Minimum HMA required:	16m	16m	16m	14m

Notes: *to NE boundary, [^]to SE boundary, [†]to NW boundary.

Appendix (3) Site Photos

Lot 2 Building Area:



Photo 1: view to SSW from site.



Photo 2: view to south-west from site.



Photo 3: view to west from site.



Photo 4: view to north-west from site.



Photo 5: view to north from site.



Photo 6: view to north-east from site.



Photo 7: view to east from site.



Photo 8: view to south-east from site.

Lot 3 Building Area:



Photo 9: view to north from site.



Photo 10: view to north-west from site.



Photo 11: view to west from site.



Photo 12: view to south-west from site.



Photo 13: view to SSW from site.



Photo 14: view to south from site.



Photo 15: view to south-east from site.

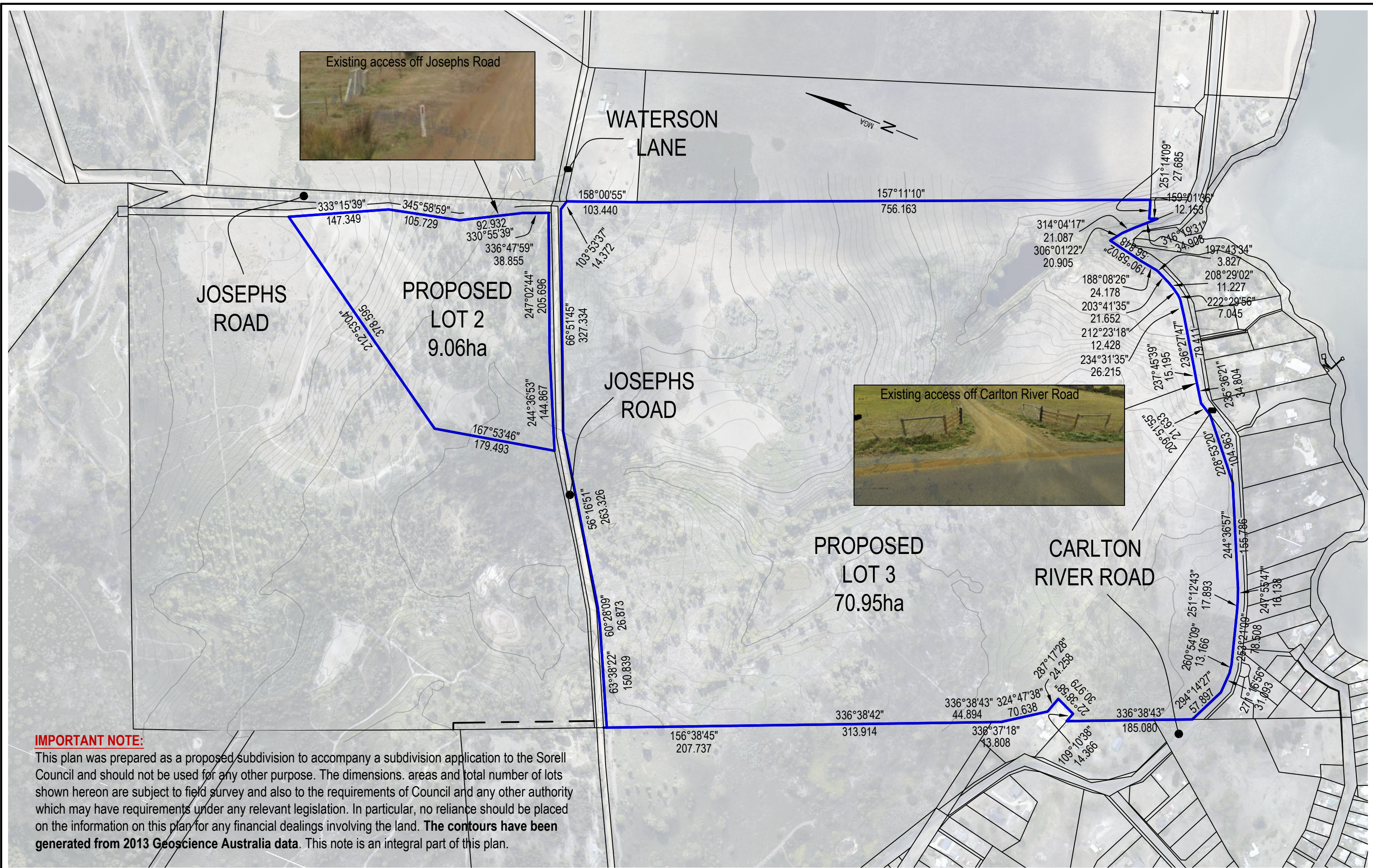


Photo 16: view to east from site.



Photo 17: view to ENE from site.

Appendix (4) Proposed Subdivision Plan



IMPORTANT NOTE:

This plan was prepared as a proposed subdivision to accompany a subdivision application to the Sorell Council and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. **The contours have been generated from 2013 Geoscience Australia data.** This note is an integral part of this plan.

AMENDMENTS		
No.	Revision/Issue	Date
1	Accesses Added	4/12/24



Unit G04 40 Mollie Street,
HOBART TAS 7000
P 03 6118 2030
E admin@lccsurvey.com

Project Name and Address
**JOSEPHS ROAD &
CARLTON RIVER ROAD,
CARLTON RIVER 7173**

Drawing Title
**BOUNDARY ADJUSTMENT PROPSAL PLAN
-PROPOSED BOUNDARY ADJUSTMENT-**

Client
JACINTA YOUNG
CT.169419/2 & CT.169419/3

SCALE
0 50 100 200
1:5000 at A3

"THIS DOCUMENT IS, AND SHALL REMAIN, THE PROPERTY OF LEARY, COX & CRIPPS, LAND & ENGINEERING SURVEYORS. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THE DOCUMENT IN ANY WAY IS PROHIBITED."

Contour Interval
1.000 m

Date
28 / 11 / 24

SHEET
2 of 2

DRAWN
BP

CHKD
TC

FILE REF:
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Geocivil Ref
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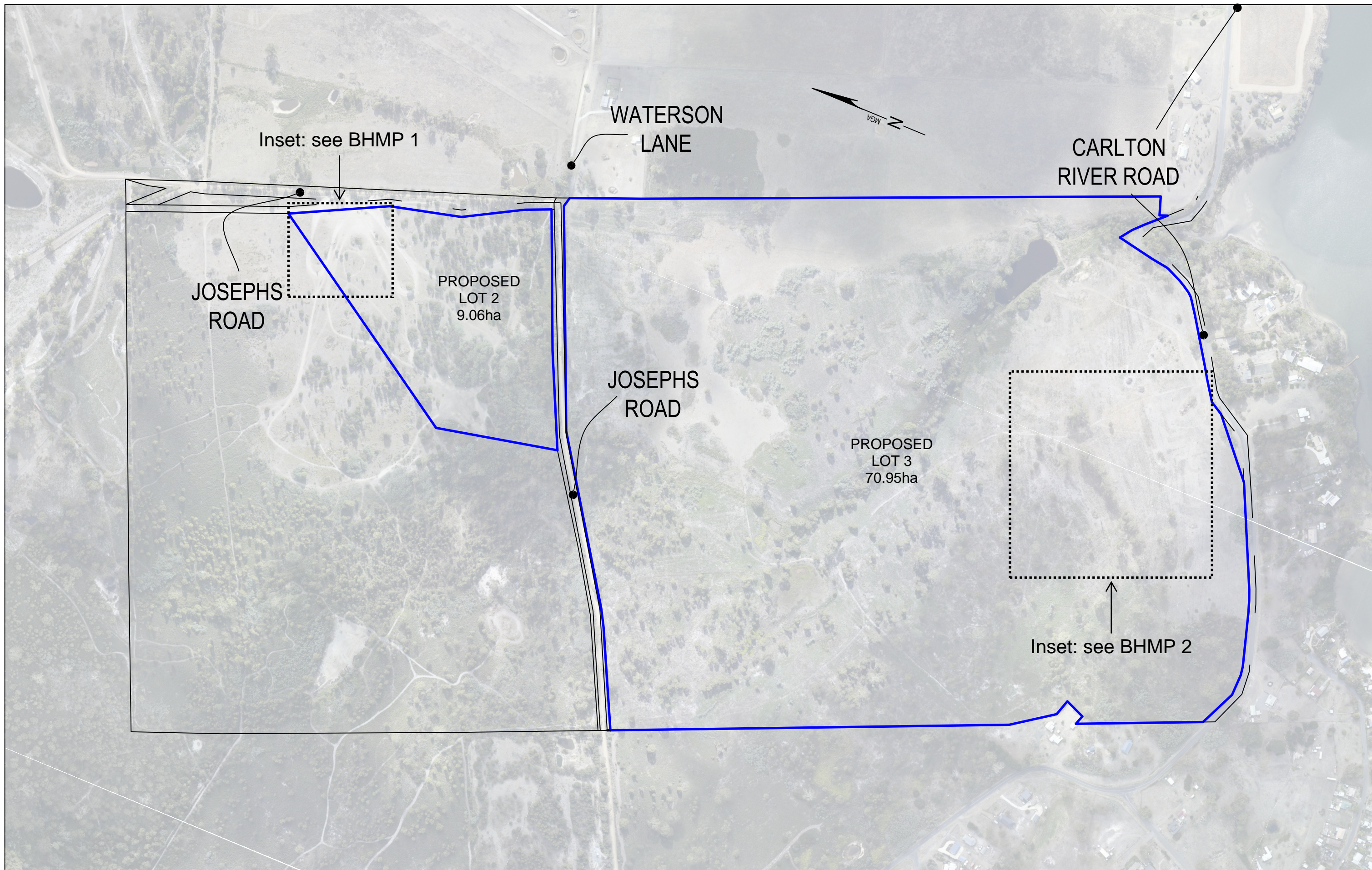
AutoCAD Ref
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DATUM
MGA2020

Horz:
AHD

Vert:

Appendix (5) Bushfire Hazard Management Plans



E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.



22 Jerrim Place
 Kingston Beach 7050
 PHONE: 0404 439 402
 EMAIL:
 adam@southernplanning.com.au

OWNER: Jacinta Young
 TITLE REFERENCE: CT 169419/2 & CT 169419/3
 LOCATION: Josephs Road & Carlton River Rd
 Carlton River

BHMP - Location Plan	
Date: 31-1-2025	Version: v1.0
Scale: 1:5000 (A3)	Municipality: Sorell

Notes:

- 1) This plan must be read in conjunction with the Bushfire Hazard Report (BHR) prepared for the proposed boundary reorganisation (dated 11/3/2025). The BHR is a schedule to this BHMP.
- 2) Future residential development upon lot 2 must comply with the construction requirements prescribed for BAL12.5, AS3959:2018.
- 3) The HMA for lot 2 must be established (please refer to the recommendations regarding Hazard Management Areas in the BHR for further information) and verified prior to occupancy of any future habitable development on the lot. The HMA for this lot is to be measured from the external walls of any future habitable development constructed upon the lot, including the external walls of any future additions, or, for additions that do not have external walls (such as decks or carports for example), from the outside of any supporting structure (such as posts or columns).
- 4) Property access must be provided in accordance with the relevant requirements of Table C13.2 BPAC to the boundary of lot 2 prior to the sealing of the title for this lot (please refer to the Public and Fire Fighting Access section of the BHR for further information).
- 5) Property access must be provided to future residential development upon lot 2 in accordance with the relevant requirements of Table C13.2, BPAC (please refer to the Public and Fire Fighting Access section of the BHR for further information) and verified prior to occupancy.
- 6) A static water supply for fire fighting must be provided for lot 2 in accordance with the requirements prescribed in Table C13.5, BPAC (please refer to the Provision of Water Supply for Fire Fighting Purposes section of the BHR for further information) and verified prior to occupancy of any future habitable development upon the lot.
- 7) The final design for property access and the location of static water supplies for fire fighting will be determined as part of the design of future development upon lot 2.



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Project Name and Address

Josephs Road &
 Carlton River Rd
 Carlton River

Drawing Title

BHMP - Lot 2 (v1.1)

Client

Jacinta Young
 CT 169419/2
 CT 169419/3

SCALE

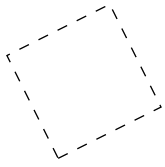
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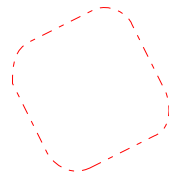
Key

Indicative location of static fire fighting water supply: ●

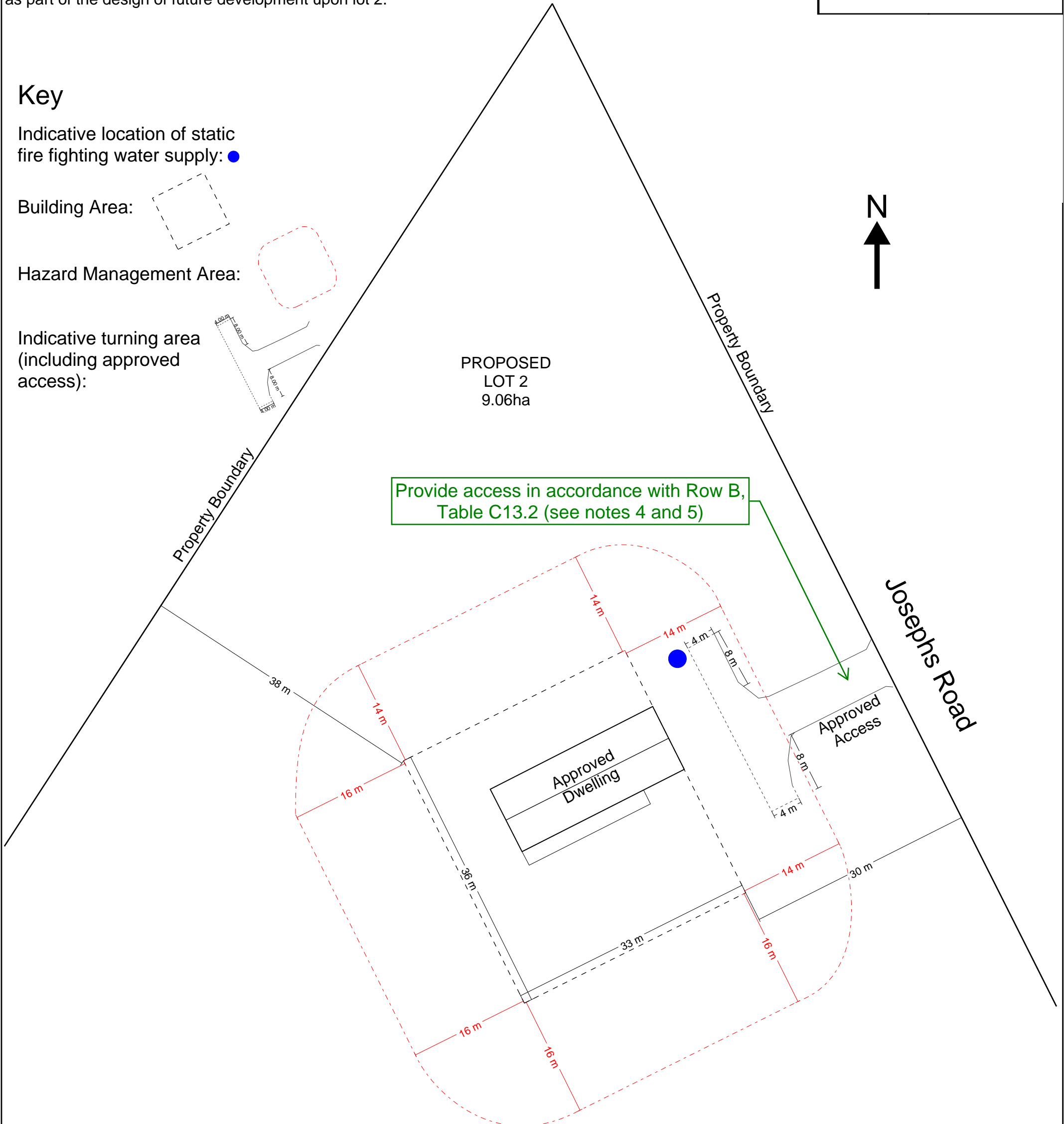
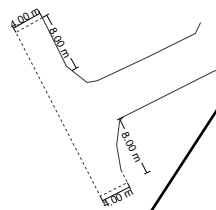
Building Area:



Hazard Management Area:



Indicative turning area (including approved access):



Notes:

- 1) This plan must be read in conjunction with the Bushfire Hazard Report (BHR) prepared for the proposed boundary reorganisation (dated 11/3/2025). The BHR is a schedule to this BHMP.
- 2) Future residential development upon lot 3 must comply with the construction requirements prescribed for BAL12.5, AS3959:2018.
- 3) The HMA for lot 3 must be established (please refer to the recommendations regarding Hazard Management Areas in the BHR for further information) and verified prior to occupancy of any future habitable development on the lot. The HMA for this lot is to be measured from the external walls of any future habitable development constructed upon the lot, including the external walls of any future additions, or, for additions that do not have external walls (such as decks or carports for example), from the outside of any supporting structure (such as posts or columns).
- 4) Property access must be provided in accordance with the relevant requirements of Table C13.2, BPAC (please refer to the Public and Fire Fighting Access section of the BHR for further information) to the boundary of lot 3 prior to the sealing of the title for this lot.
- 5) Property access must be provided to future residential development upon lot 3 in accordance with the relevant requirements of Table C13.2, BPAC (please refer to the Public and Fire Fighting Access section of the BHR for further information) and verified prior to occupancy.
- 6) a static water supply for fire fighting must be provided for lot 3 in accordance with the requirements prescribed in Table C13.5, BPAC (please refer to the Provision of Water Supply for Fire Fighting Purposes section of the BHR for further information) and verified prior to occupancy of any future habitable development upon the lot.
- 7) The final design for property access and the location of static water supplies for fire fighting will be determined as part of the design of future development upon lot 3.



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 P 0404 439 402
 E adam@southernplanning.com.au

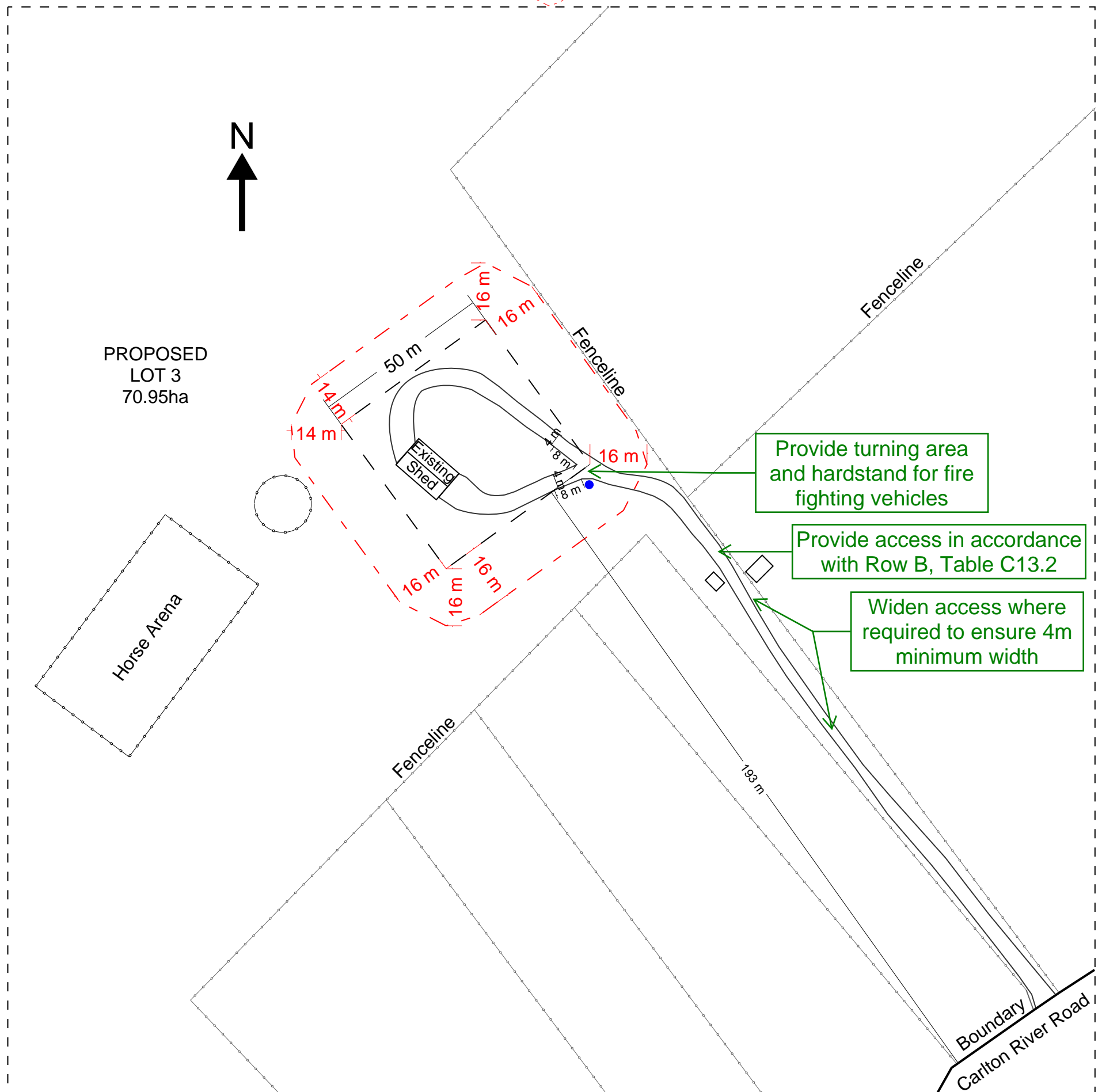
Project Name and Address	
Josephs Road & Carlton River Rd Carlton River	
Drawing Title	BHMP - Lot 3 (v1.1)
Client	Jacinta Young CT 169419/2 CT 169419/3
SCALE	1:1200 at A3

Key

Building Area:

Indicative location of static fire fighting water supply: ●

Hazard Management Area:



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:

Carlton River Rd, Carlton River

Certificate of Title / PID:

CT169419/2, CT169419/3, PID3416730

2. Proposed Use or Development

Description of proposed Use and Development:

Boundary Re-organisation

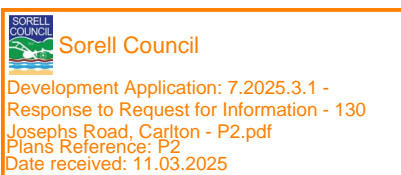
Applicable Planning Scheme:

Tasmanian Planning Scheme - Sorell

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Report	Adam Smee Southern Planning	11/3/2025	v1.1
Boundary Adjustment Proposal Plan - Proposed Boundary Adjustment	Leary, Cox, & Cripps Land & Engineering Surveyors	28/11/2024	Rev 1



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:

Adam Smee

Phone No:

0404 439 402

Postal Address:

22 Jerrim Place, Kingston Beach

Email Address:

adam@southernplanning.com.au

Accreditation No:

BFP-120

Scope:


1, 2, 3a, and 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:

Adam Smee
Southern Planning

Date:

11/3/2025

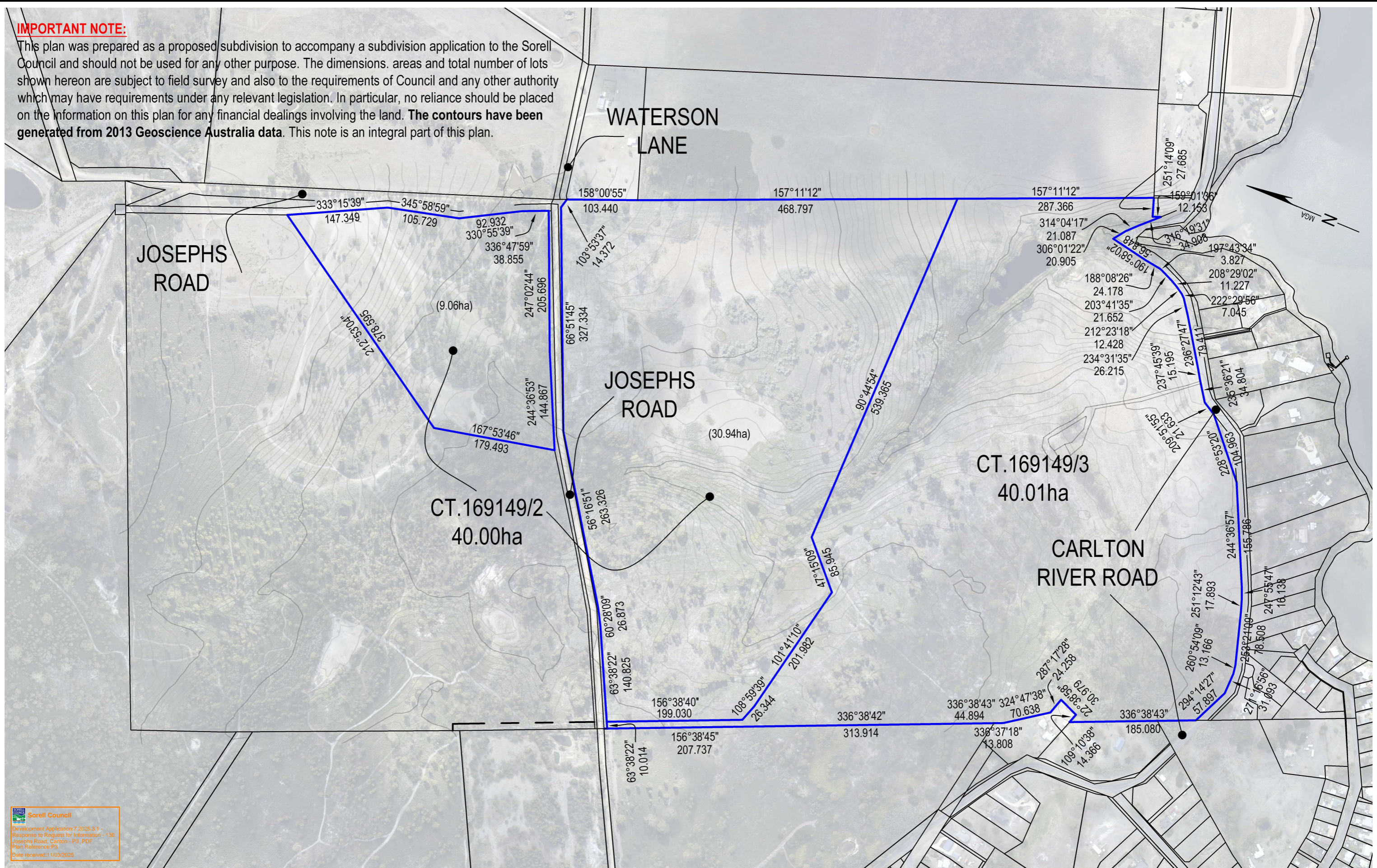
Certificate
Number:

PC SP2025-1

(for Practitioner Use only)

IMPORTANT NOTE:

This plan was prepared as a proposed subdivision to accompany a subdivision application to the Sorell Council and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. **The contours have been generated from 2013 Geoscience Australia data.** This note is an integral part of this plan.



Sorell Council
 Development Application: 7.2025.3.1 -
 Response to Request for Information - 130
 Josephs Road, Carlton - P3.PDF
 Plan Reference: P3
 Date received: 11/03/2025

AMENDMENTS		
No.	Revision/Issue	Date
1	Accesses Added	4/12/24
2	Accesses Added	28/03/25



Unit G04 40 Mollie Street,
 HOBART TAS 7000
 P 03 6118 2030
 E admin@lccsurvey.com

Project Name and Address
**JOSEPHS ROAD &
 CARLTON RIVER ROAD,
 CARLTON RIVER 7173**

Drawing Title
**BOUNDARY ADJUSTMENT PROPSAL PLAN
 -CURRENT TITLE ARRANGEMENT-**

Client
 JACINTA YOUNG
 CT.169419/2 & CT.169419/3

SCALE
 0 50 100 200
1:5000 at A3

Contour Interval
1.000 m

Date
28 / 11 / 24

SHEET
1 of 2

DRAWN
 BP

CHKD
 TC

FILE REF:
14266

Geocivil Ref
 1426620

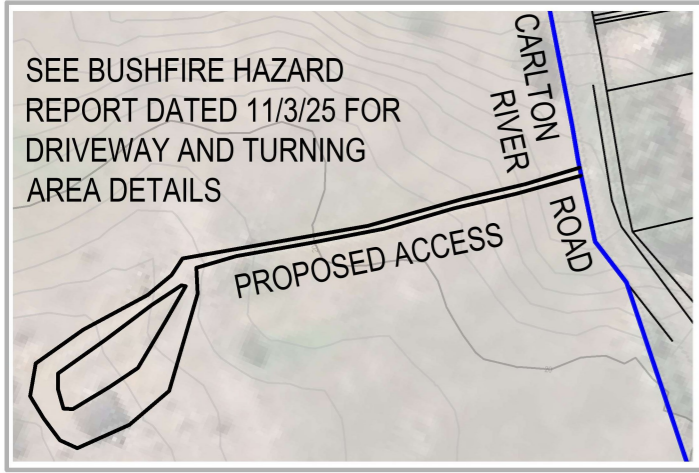
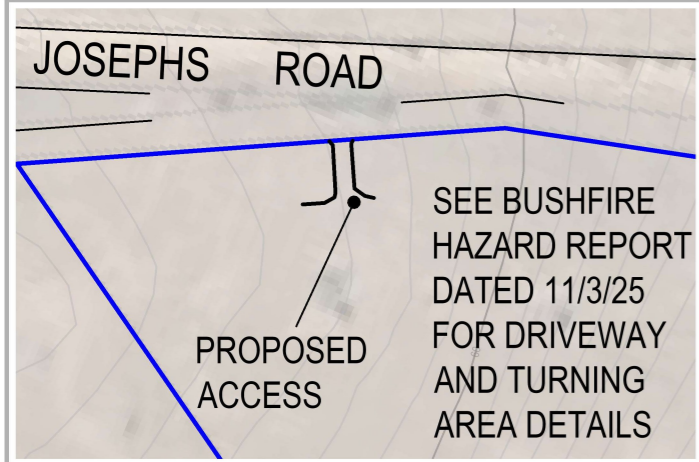
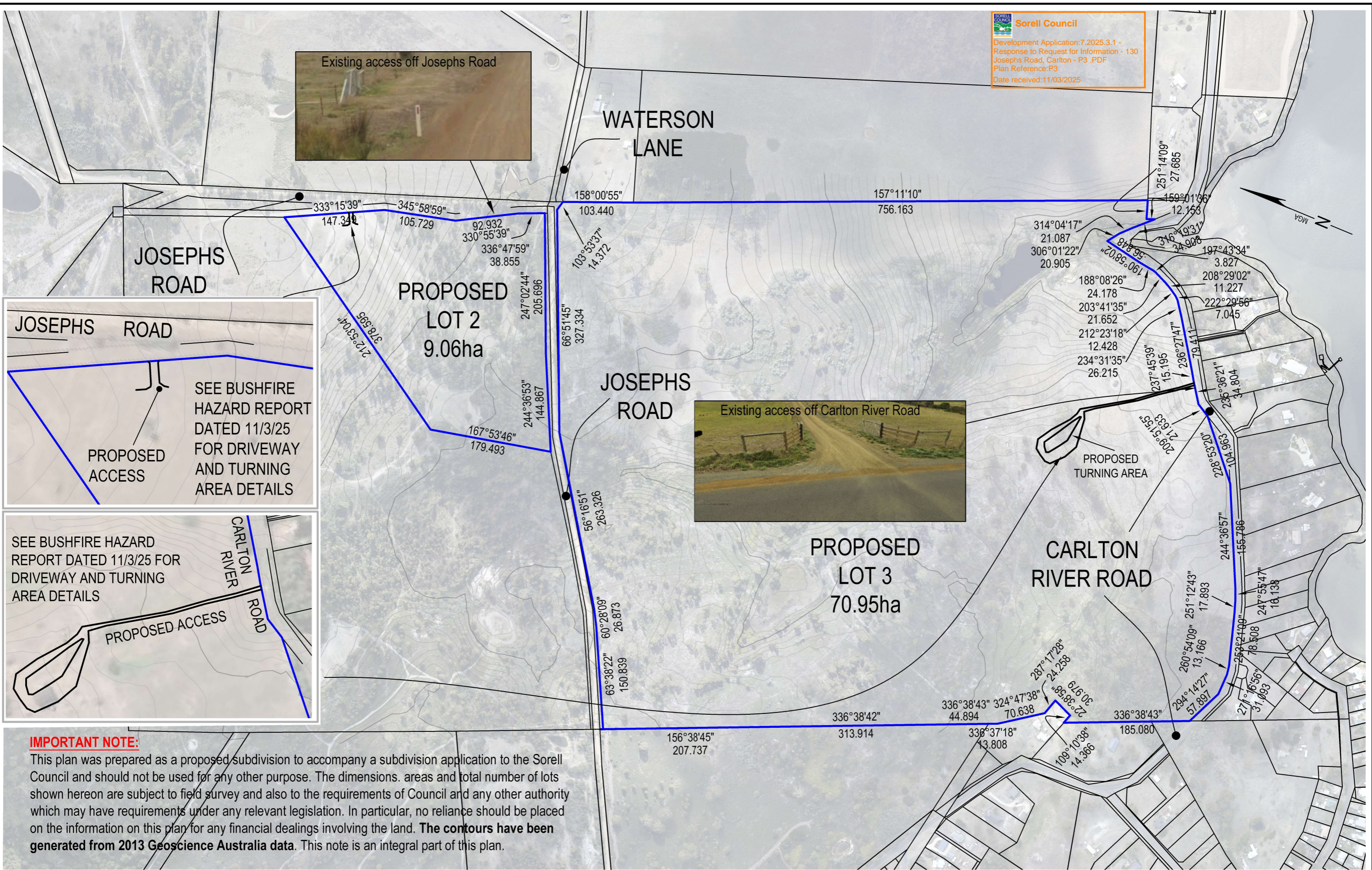
AutoCAD Ref
 1426620

DATUM
 MGA2020

Horz:
 AHD

Vert:

Sorell Council
 Development Application: 7.2025.3.1 -
 Response to Request for Information - 130
 Josephs Road, Carlton - P3 .PDF
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AMENDMENTS		
No.	Revision/Issue	Date
1	Accesses Added	4/12/24
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LEARY COX & CRIPPS
 LAND & ENGINEERING SURVEYORS

Unit G04 40 Mollie Street,
 HOBART TAS 7000
 P 03 6118 2030
 E admin@lccsurvey.com

Project Name and Address
**JOSEPHS ROAD & CARLTON RIVER ROAD,
 CARLTON RIVER 7173**

Drawing Title
**BOUNDARY ADJUSTMENT PROPSAL PLAN
 -PROPOSED BOUNDARY ADJUSTMENT-**

Client
**JACINTA YOUNG
 CT.169419/2 & CT.169419/3**

SCALE
 0 50 100 200
1:5000 at A3

Contour Interval
1.000 m

Date
28 / 11 / 24

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FILE REF:
14266

SHEET **2 of 2**

DRAWN: BP
 CHK'D: TC

Geocivil Ref: 1426620
 AutoCAD Ref: 1426620
 DATUM: MGA2020
 Horz: AHD
 Vert: