



Latrobe Council

PUBLIC NOTICE

APPLICATION FOR DEVELOPMENT APPROVAL

An application for development approval has been made which may affect you.

Details about the application – DA 23/2020

Address of the land

**Port Sorell Road
NORTHDOWN (CT 138955/1)**

What use or development is
proposed in the application

**Proposed one (1) lot subdivision with
reliance upon the Performance Criteria
under the Rural Resource Zone
(subdivision) and Water & Waterways
Code.**

Date of notice

15 February 2020

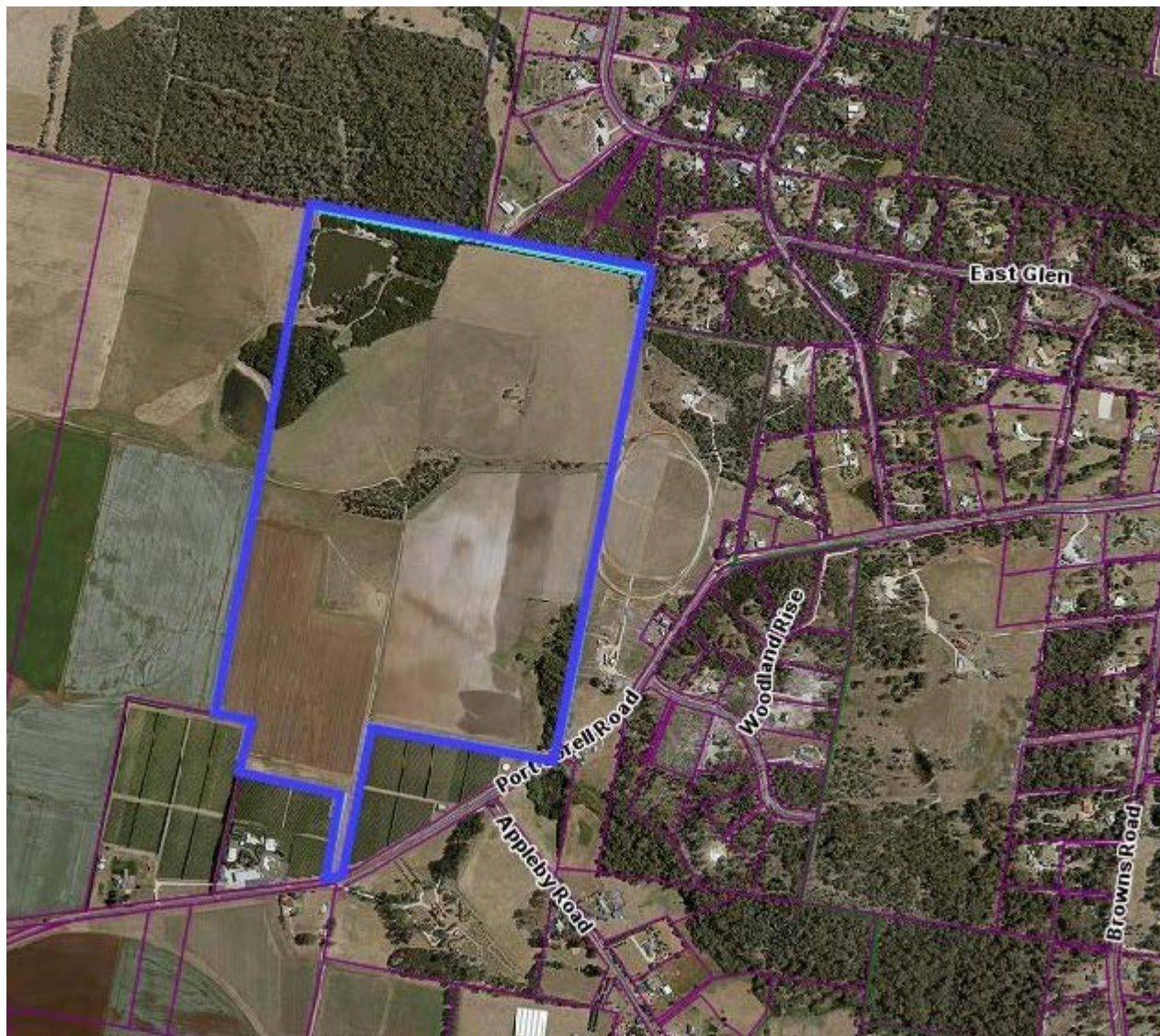
The application and supporting documents are open for public inspection at the Council Offices, 170 Gilbert Street, Latrobe during the following office hours:-
Monday to Friday, 8.00 a.m to 4.30 p.m.

Any person may lodge a representation on the proposed use or development.

Your representation must:

- be received within 14 days of the date of this notice;
- be in writing;
- be addressed to:
The General Manager,
Latrobe Council,
P.O. Box 63, Latrobe 7307; or email
council@latrobe.tas.gov.au
- and include:
the reasons for your representation; and
the address of the land.

Aerial View – DA 23/2020 – Port Sorell Road, Northdown (CT 138955/1)





Office Use Only	
Application No	PID
DA 23-2020	9065894
Property Parcel No	PF No.
1001	102

LATROBE COUNCIL

DEVELOPMENT APPLICATION

Application for Development Permit Under Section 58 and
Discretionary Permit Under Section 57
of the Land Use Planning and Approvals Act 1993

1 Full Name of Applicant(s): LAND & SEA SURVEYS, (OBD MOSSEDEN PTY LTD)

Note: An application made by a person other than the owner(s) shall be signed by the owner of the land or include a declaration by the applicant that the applicant has notified the owner about the application.

2 Address of Applicant(s): 391 MELROSE ROAD EULENANA 7310
(CONTACT: MICHAEL WARD) Phone:

Mobile No.: Email:

3 Full Name of Owner(s): MOSSEDEN PTY LTD

4 Address of Owner(s): % MR. MIKE BENTALL, 239 ROSEVEARS DRIVE,
ROSEVEARS 7277 Phone:

Mobile No. Email:

5 Present Use of the Land: AGRICULTURAL

6 Proposed Use and/or Development (subject of this application): TWO LOT SUBDIVISION

At (Location of property): PID 9065894 PORT SORRELL RD
NORTHDOWN 7307

Certificate of Title reference: CT 138955-1

7 Estimate of works: —

8 Supporting Details: A CHECK LIST IS PROVIDED ON THE NEXT PAGE AND MUST BE
ACKNOWLEDGED AND SIGNED BY THE APPLICANT.

Signed: [Signature]

Dated: 13/12/19

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[illegible]

PID 9065894
10m contours shown.

0 300 600m

SCALE

<p>Surveyed: 9 Dec 2019</p> <p>Drawn: 12 Dec 2019</p>

Horiz.Datum: MGA'94 Vert.Datum: AHD
--

Sheet: 1 of 1

Scale (at A3 size) :
1 : 6000

391 Melrose Road, Eugenana, 7310
Michael Ward, Ph. 0419 878 830



DEVELOPMENT APPLICATION

To: THE LATROBE COUNCIL

For: LAND SUBDIVISION (TWO LOTS)

At: (PID 9065894) PORT SORELL RD, NORTHDOWN

By: LAND & SEA SURVEYS

obo: MOSSEDEN PTY LTD, OWNER

Dated: 13th DECEMBER 2019


Land & Sea Surveys

Michael Ward
Registered Land & Hydrographic Surveyor
Eugenana ph. 0419 878 830

Ref. 1806



**391 Melrose Road
EUGENANA TAS 7310
Ph. 0419 878 830
Fax: (03) 6301 9614 AH: 6427 2943**

*email: surveyorward@ozemail.com.au
web: www.landseasurveys.com*

Summary :

The purpose of this Development Application is to seek permission to subdivide a large agricultural property at Northdown into two parts.

The subject land is part of a larger farming property "Boisdale", which is irrigated by the Sassafras Wesley Vale Irrigation Scheme. The irrigation outlet is situated on this subject land, which is currently in different ownership. Subdivision is required to align the ownership of the water rights with that of the land upon which the water is utilised.

Lot 1 (irrigated land) ownership will be transferred, while Lot 2 (which is of lesser quality soil, serviced by dam) ownership will remain in the hands of Mosseden Pty Ltd.

No buildings exist on the property, and no residential usage exists or is intended.

General Description :

Attached Proposal Plan no.1806-D01 shows the site, being CT 138955-1, (61.72ha), Port Sorell Rd, Mosseden Pty Ltd ,owner. There are no existing easements noted on the title, nor are any envisaged.

Surrounding land use is chiefly agricultural, with the exception of that to the north-east, where the rural-residential developments of Bluegum Drive abut.

A TasNetworks overhead electricity line provides power for pumping purposes through the northern part of the property, while no (drinking) water, telecom, reticulated storm-water or sewer connection points exist, or are required.

Two constructed accesses already exist along Port Sorell Road. The property is vacant and used solely for agricultural purposes, cropping and grazing; there will be no change to that usage.

Zoning :

The subject land is zoned Rural Resource under the Latrobe Interim Planning Scheme 2013. Use Class is Resource Development (agricultural use).

Abutting land is zoned Rural Resource also, with the exception of those Rural Living areas at Bluegum Drive and Appleby Rd, and the Environmental Living section at the northeast corner.

Compliance with the Planning Scheme Standards:

<u>Clause</u>	<u>Description</u>	<u>Compliance / Performance</u>
26.4.1 Site Suitability	Areas	A1 (a) : Areas are >1.0 ha A1 (b) : No new buildings are intended.
	Frontage	A2 (a) : Both new lots have frontage >6m onto Port Sorell Rd. Both accesses were re-constructed as part of the Port Sorell Road upgrade project around ten years ago.
	Water	A3: Not applicable (agricultural use) No mains drinking water is available or required at the site. Lot 1 has irrigation scheme water access, Lot 2 a dam.
	Sewerage	A4: Not applicable (agricultural use)
	Stormwater	A5: Not applicable (agricultural use)
26.4.2 Dev'ment Location & Config'n	Building Setbacks	A1 : No new buildings
	Building Height	A2 : N/A: no new buildings
	Building Location	A3 : N/A: no new buildings


26.4.3 Sensitive Use Location		Not applicable (continuing agricultural use)
26.4.4 Sub- division		P1 : see "Summary" above, ie a new lot is required to align water rights ownership with land ownership, enabling equitable capitalisation. Primary industry usage will not change; the lots are of sufficient area (and of suitable configuration) to enable future productivity and cost efficiency.
26.4.5		n/a
Code E1	Bushfire Prone Areas	See attached report by AK Consulting.
Code E2	Airport Impact Management	n/a: no new structures
Code E3	Clearing & Conversion of Vegetation	n/a
Code E4	Change in Ground Level	n/a
Code E5	Local Heritage	n/a
Code E6	Hazard Management	n/a (landslip hazards show up in patches on LISTMap, but irrelevant to this development, no new structures)
Code E7	Sign	n/a
Code E8	Telecommuni cation	n/a
Code E9	Traffic Generating Use & Parking	n/a

Code E10	Water & Waterways	N/a: No physical development will occur, no effect.
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Attachments:

- Application Form
- Proposal Plan: Land & Sea Surveys Dwg 1806-D01 (A3 size)
- Copy of Title (2 pages)
- Bushfire Hazard Report by AK Consulting
- (Application Fee to be paid direct to council)

Michael Ward
Registered Land Surveyor
Land & Sea Surveys
13th December 2019

	Latrobe Council Planning Exhibition Documents
	<small>Planning Administration</small>
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Bushfire Exemption Port Sorell Rd, Northdown

Report for: Mike Bental

Property Location: CT 138955/1, Port Sorrell Rd, Northdown

Prepared by: Michael Tempest
AK Consultants
29 York Town Square
LAUNCESTON, TAS. 7250

Date: 7th January 2020



INTRODUCTION

It is a requirement under the *Land Use Planning and Approvals Act 1993*, that a proposed subdivision that occurs either wholly or partially within a bushfire-prone area is assessed by an accredited person who will provide a Bushfire Hazard Management Report and a Bushfire Hazard Management Plan.

SCOPE

This report has been commissioned to assess the bushfire risk of the proposed lots within the proposed subdivision. All advice is in compliance with the *Planning Directive 5.1 – Bushfire-Prone Areas Code, Latrobe Interim Planning Scheme 2013*.

PROPOSAL

The proponent seeks to undertake a 2-lot subdivision of the existing title at Port Sorrell Rd, Northdown (CT 138955/1). The proposal would see the existing title subdivided into 2 lots to align the new lots with existing irrigation water rights and appropriate business entities. Both lots will continue to be utilised for agricultural production.

The land is zoned as 'Rural Resource'. The area is bushfire-prone because it is within 100m of bushfire-prone vegetation greater than a hectare in area (grassland & forest).

LIMITATIONS

This report only deals with potential bushfire risk and does not consider any other potential statutory or planning requirements.

SITE DESCRIPTION

The subject title at Port Sorrell Rd (CT 138955/1) is 61.7ha in area. The title is moderately sloped with a maximum height of 85m Above Sea Level (ASL) in the central northern section of the title. This hilltop slopes to the north west, to a height of 50m ASL at the north western corner of the title and to the south with a height of 60m ASL at the south eastern corner of the title (see Figure 1).

The title is utilised for mixed agriculture (cropping and grazing) and is farmed in conjunction with land to the west, although it is listed as being owned by a different entity. There are no dwellings associated with the subject title. There is an existing dam of an unknown size located in the north west corner of the title. Surrounding the dam, TasVeg 3.0 maps two areas of *Melaleuca ericifolia* swamp forest (NME) with a total area of 4.3ha. TasVeg also maps a patch of *Eucalyptus viminalis* grassy forest (DVG) mapped in the south eastern corner of the title which is 0.8ha in area. The balance of the title is mapped as Agricultural Land (FAG) and is either managed as pasture or crops. From a bushfire perspective it has been considered grassland. In the centre of the FAG area is an unmapped 1.3ha of forest vegetation. NME is listed as a threatened vegetation community under the *Nature Conservation Act 2002*.

Port Sorrell Rd is to the south of the subject title. The title intersects with Port Sorrell Rd at two points. One is in the central south of the title through a pan handle section of the title and the second is in the most south eastern corner of the title. There is existing access at both of these points to the subject title. There is also an existing connection point to the Sassafras-Wesley Vale Irrigation scheme at the pan handle access point on to the title.

The proposal will separate the most south western 22.8ha (Lot 1) along the western boundary on to its own title. This will include the access point onto the title from the pan handle and the irrigation system connection point. Ownership of Lot 1 will be transferred to the same entity that owns the land to the west. The balance lot (Lot 2) will be 38.9ha in area and will include the existing dam and the most south eastern access point to Port Sorrell Rd, this will be owned by the entity that currently owns the subject title. Both titles will continue to be farmed in the same manner as is currently the case. No further developments are proposed.

SURROUNDING AREA


The subject title is surrounded by 11 adjacent titles. These range in size from 1ha to 262ha. Of the adjacent titles eight are zoned as 'Rural Resource', while there are two titles to the north east zoned as 'Rural Living' and one also to the north east zoned as 'Environmental Living'. Of the 11 adjacent title, four have existing dwellings located on them.

Directly to the south of the subject title are three titles ranging in size from 2.4ha to 8.8ha. These titles are predominately covered in vines, which is classed as a low threat vegetation. The pan handle associated with the subject title passes north to south between the two most eastern of these titles. West of the subject title is a 46ha title which is farmed in conjunction with the subject title. There is a centre pivot irrigator located on this title and the vegetation is classed as grassland.

North of the subject title are five titles ranging in size from 1ha to 262ha. The most central title has an existing dwelling. The other titles are predominately covered in forest vegetation. East are two adjacent titles, both with existing dwellings. The most southern is 15ha in area and is mostly covered in grassland with an area of forest at its northern end, while the most northern title is 2ha in area and predominately covered in forest vegetation.

RISK ASSESSMENT

The subject title is zoned 'Rural Resource' and is currently utilised for agricultural operations. Both lots will continue to be utilised for agricultural production. There are no existing dwellings associated with either lots and there are no plans for any future developments on either lot that require specific bushfire measures. The purpose of the subdivision is only to align the lots with existing irrigation water rights. Therefore, I consider that there is insufficient increase in risk to warrant any specific bushfire protection measures. The proposal is considered exempt under clause E1.4.A of the *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

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If future developments that require specific bushfire measures are proposed for either lot, then the development will be required to be assessed again against bushfire protection measure requirements.

HAZARD MANAGEMENT AREAS

No hazard management is required as the proposal is exempt.

FIREFIGHTING WATER SUPPLY

No water supply is required as the proposal is exempt.

ACCESS

There are no specific access requirements as the proposal is exempt.

CONCLUSIONS

The area is bushfire prone, being less than 100m from vegetation greater than 1 ha in size. However, there is insufficient increase in risk from the proposed development to warrant the provision of bushfire hazard management measures for the development.

The proposed subdivision is considered exempt under clause E1.4.A of the *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

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Map Name: Aerial Image
Project: Subdivision
Client: Bentall
Date: 06/01/2020

BaseMap image by LIST Ortho
Cadastré from LIST (C) State of Tas

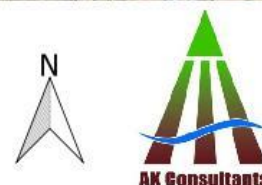


Figure 1. Aerial Image of subject title and surrounding titles.

Land District of Devon
Parish of Harford
Part of Lot 717, 640a-0r-0p,
gtd to Samuel Henry Thomas,
part of Lot 6699, 1027a-0r-0p,
gtd to Mary Ann Brown, & part
of 1000a-0r-0p gtd to John Ward
Gleadow & Robert Pitcairn.



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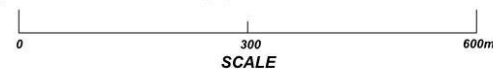
No easements exist on title,
nor any new easements required.



MGA Centroid:
E 458600
N 5442500

PID 9065894
10m contours shown.

Note: Proposed boundary dimensions, areas, etc, are approximate only, and are subject to council approval & final survey.
This plan is for the purpose of obtaining planning approval only, and is not to be used for other purposes.



Development Application Proposal Plan
Two Lot Subdivision at Port Sorell Rd, Northdown,
for Mosseden Pty Ltd, owner. CT 138955-1 (PID 9065894)

Surveyed: 9 Dec 2019
Drawn: 12 Dec 2019

Job Ref: 1806

Horiz.Datum: MGA'94
Vert.Datum: AHD

DWG No:
1806-D01

Sheet:
1 of 1

Scale (at A3 size):
1 : 6000

Land & Sea Surveys
391 Melrose Road, Eugena, 7310
Michael Ward, Ph. 0419 878 830

Figure 2: Proposed lots

CODE E1 – BUSHFIRE-PRONE AREAS CODE

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

1. Land to which certificate applies²

Land that is the Use or Development Site that is relied upon for bushfire hazard management or protection.

Name of planning scheme or instrument:

Latrobe Interim Planning Scheme 2013

Street address:

Port Sorell Rd, Northdown

Certificate of Title / PID:

CT 138955/1 PID 9065894

Land that is not the Use or Development Site that is relied upon for bushfire hazard management or protection.

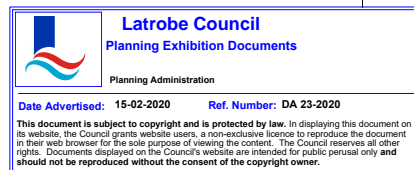
Street address:

Certificate of Title / PID:

2. Proposed Use or Development

Description of Use or Development:

2 Lot Subdivision in the Rural Resource Zone.



Code Clauses³:

☒ E1.4 Exempt Development

☐ E1.5.1 Vulnerable Use

☐ E1.5.2 Hazardous Use

☐ E1.6.1 Subdivision

3. Documents relied upon⁴

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

² If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

³ Indicate by placing X in the corresponding ☐ for the relevant clauses of E1.0 Bushfire-prone Areas Code.

⁴ List each document that is provided or relied upon to describe the use or development, or to assess and manage risk from bushfire. Each document must be identified by reference to title, author, date and version.

Documents, Plans and/or Specifications

Title:	Development Application Proposal Plan		
Author:	Land & Sea Surveys		
Date:	12/12/2019	Version:	1

Bushfire Hazard Report

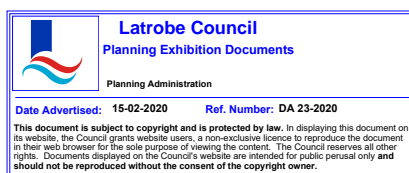
Title:	Bushfire Exemption Report Port Sorrell Rd, Northdown		
Author:	Michael Tempest		
Date:	07/01/2020	Version:	1

Bushfire Hazard Management Plan

Title:	NA		
Author:			
Date:		Version:	

Other Documents

Title:			
Author:			
Date:		Version:	



4. Nature of Certificate⁵

×	E1.4 – Use or development exempt from this code		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
×	E1.4 (a)	Insufficient increase in risk	<i>Bushfire Exemption Report Port Sorrell Rd, Northdown</i>

<input type="checkbox"/>	E1.5.1 – Vulnerable Uses		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.5.1 P1	Risk is mitigated	
<input type="checkbox"/>	E1.5.1 A2	BHMP	
<input type="checkbox"/>	E1.5.1 A3	Emergency Plan	

<input type="checkbox"/>	E1.5.2 – Hazardous Uses		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.5.2 P1	Risk is mitigated	
<input type="checkbox"/>	E1.5.2 A2	BHMP	
<input type="checkbox"/>	E1.5.2 A3	Emergency Plan	



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<input type="checkbox"/>	E1.6 – Development standards for subdivision		
	E1.6.1 Subdivision: Provision of hazard management areas		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.1 P1	Hazard Management Areas are sufficient to mitigate risk	
<input type="checkbox"/>	E1.6.1 A1 (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.1 A1 (b)	Provides BAL 19 for all lots	
<input type="checkbox"/>	E1.6.1 A1 (c)	Consent for Part 5 Agreement	

⁵ The certificate must indicate by placing X in the corresponding ☐ for each applicable standard and the corresponding compliance test within each standard that is relied upon to demonstrate compliance to Code E1

E1.6.2 Subdivision: Public and fire fighting access			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.2 P1	Access is sufficient to mitigate risk	
<input type="checkbox"/>	E1.6.2 A1 (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.2 A1 (b)	Access complies with Tables E1, E2 & E3	

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.3 A1 (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.3 A1 (b)	Reticulated water supply complies with Table E4	
<input type="checkbox"/>	E1.6.3 A1 (c)	Water supply consistent with the objective	
<input type="checkbox"/>	E1.6.3 A2 (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.3 A2 (b)	Static water supply complies with Table E5	
<input type="checkbox"/>	E1.6.3 A2 (c)	Static water supply is consistent with the objective	



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5. Bushfire Hazard Practitioner⁶

Name:	Michael Tempest	Phone No:	0467 452 155
Address:	Shop 29 York Town Square	Fax No:	
		Email Address:	Michael@akconsultants.co.m.au
	Launceston		7250
Accreditation No:	BFP – 153	Scope:	1, 2, 3A, 3B

6. Certification⁷

I, certify that in accordance with the authority given under Part 4A of the Fire Service Act 1979 –

The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4 (a) because there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measure in order to be consistent with the objectives for all the applicable standards identified in Section 4 of this Certificate.	<input checked="" type="checkbox"/>
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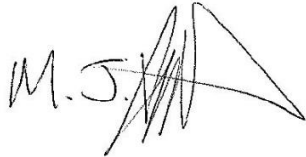
or

There is an insufficient increase in risk from bushfire to warrant the provision of specific measures for bushfire hazard management and/or bushfire protection in order for the use or development described to be consistent with the objective for each of the applicable standards identified in Section 4 of this Certificate.	<input type="checkbox"/>
---	--------------------------

and/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 can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate.	<input type="checkbox"/>
---	--------------------------

Signed:
certifier



Date: 07/01/2020 Certificate No: MT20/15E

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⁶ A Bushfire Hazard Practitioner is a person accredited by the Chief Officer of the Tasmania Fire Service under Part IVA of *Fire Service Act 1979*. The list of practitioners and scope of work is found at www.fire.tas.gov.au.

⁷ The relevant certification must be indicated by placing X in the corresponding ☐.
Certificate: Bushfire-Prone Areas Code v3.0

SEARCH OF TORRENS TITLE

VOLUME 138955	FOLIO 1
EDITION 6	DATE OF ISSUE 09-Aug-2019

SEARCH DATE : 07-Dec-2019

SEARCH TIME : 05.02 PM

DESCRIPTION OF LAND

Parish of HARFORD Land District of DEVON

Lot 1 on Plan 138955

Derivation : Part of Lot 717 Gtd. to S.H. Thomas. Part of Lot
6699 Gtd. to M.A. Brown. Part of 1000 Acres Gtd. to J.W.

Gleadow & R. Pitcairn.

Prior CT 242237/1

SCHEDULE 1M756101 TRANSFER to MOSSEDEN PTY LTD Registered 09-Aug-2019
at noonSCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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