

#### **Public Notice Details**

### **Planning Application Details**

Application No	DA 2400026
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#### **Property Details**

Property Location	41 High Street Oatlands

### **Application Information**

Application Type	Discretionary Development Application
<b>Development Category</b>	Subdivision 3 Lots + Balance
<b>Advertising Commencement Date</b>	17/12/25
Advertising Closing Period	3/1/26
If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.	

Enquiries regarding this Application can be made via to Southern Midlands Council on (03) 6254 5050 or by emailing <a href="mailto:planningenquires@southernmidlands.tas.gov.au">planningenquires@southernmidlands.tas.gov.au</a>. Please quote the <a href="mailto:development application">development application</a> <a href="mailto:number">number</a> when making your enquiry.

Representations on this application may be made to the General Manager in writing either by

Post: PO Box 21, Oatlands Tas 7120 Email: mail@southernmidlands.tas.gov.au

Fax: 03 6254 5014

All representations must include the authors full name, contact number and postal address and be received by the advertising closing date.

## SMC - KEMPTON

# **RECEIVED**



24 TION FOR PLANNING PERMIT – USE AND DEVELOPMENT

Subdivision Development

Use this form to apply for planning ar proval in accordance with section 57 and 58 of the Land Use Planning and Approvals Act 1993

Applicant / Ow	ner Details:
Owner / s Name	Hazell Developments Pty Ltd (Matt Hazell)
ostal Address	1175 York Plains Road Phone No: 0458 466 954
mail address	York Plains 7120 Fax No: -
pplicant Name	Gray Planning
ostal Address	224 Warwick Street Phone No: 0439 342 696
	West Hobart 7000 Fax No: -
mail address:	admin @grayplanning. com . dy
Description of	proposed use and/or development:
address of new use and development:	Subdivision of \$ lots and balance
Certificate of Title letails	CT-41709/1
Description of proposed use or development:	41 High Street Outlands
Current use of land and buildings for each litle:	Single dwelling (currently vacant)  E.g. are there any existing buildings on these titles?  If yes, what are the main
	buildings used as?
le the property	Please tick -/ answer
Is the property Heritage Listed:	Yes No

Please attach any additional information that may be required by Part 6.1 Application Requirements of the Tasmanian Planning Scheme.

### **SMC - KEMPTON**

#### **RECEIVED**

I/we hereby apply for a plan ling approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

- 1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Southern Midlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
- 2. I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the Land Use Planning Approvals Act 1993 (or the land owner has signed this form in the box below in "Land Owner(s) signature); included 95

part of DA.





Solutions for Town Planning & Heritage

Danielle Gray, Principal Consultant Gray Planning 224 Warwick Street West Hobart TAS 7000

1 March 2024

Sarah and Matt Hazell
Hazell Developments Pty Ltd
1175 York Plains Road
York Plains TAS 7120

Dear Mr and Mrs Hazell

RE: proposed subdivision at 41 High Street, Oatlands

Following on from our ongoing correspondence about your property 41 High Street in Oatlands, I wish to advise you that Gray Planning is in the process of preparing to submit a planning application for a subdivision of 3 lots and balance to Southern Midlands Council on your behalf.

This subdivision seeks approval for 3 lots and balance.

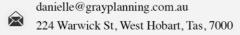
Under Section 52(1) of the Land Use Planning and Approvals Act 1993, the applicant must include in the application for the permit a declaration that the applicant has notified the owner of the intention to make the application.

On this basis, I write to you to advise you that the subdivision proposed for which approval is required will be submitted to Southern Midlands Council for an application for planning approval.

Should you wish to discuss or have any questions, please do not hesitate to get in touch and I will be happy to assist you.

Yours faithfully







Danielle Gray B.Env.Des. MTP. MPIA

(Namelly Kray

Principal Consultant, Gray Planning

### **SMC - KEMPTON** DENECTMENT Information & Check List Use this check list for submitting your application 04/03/2024 Submitting your application All plans and information required per Part 6.1 Application Requirements of the Tasmanian Planning Copy of the current Certificate of Title, Schedule of Easements and Title Plan (Available from Service Tasmania Offices) Any reports, certificates or written statements to accompany the Application (if applicable) required by the relevant zone or code Prescribed fees payable to Council Information If you provide an email address in this form then the Southern Midlands Council ("the Council") will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 ("the Act"). If you provide an email address, the Council will not provide hard copy documentation unless specifically requested. It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council. If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick ✓ the box Heritage Tasmania If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 (local call cost) or email enquires@heritage.tas.gov.au) **TasWater** Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)

#### PRIVACY STATEMENT

The Southern Midlands Council abides by the Personal Information Protection Act 2004 and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

Collection of Personal Information: The personal information being collected from you for the purposes of the Personal Information Protection Act, 2004 and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your application.

Disclosure of Personal Information: Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the Building Act 2000. This information will not be disclosed to any other external agencies unless required or authorised by law.

Correction of Personal Information: If you wish to alter any personal information you have supplied to Council please telephone the Southern Midlands Council on (03) 62545050. Please contact the Council's Privacy Officer on (03) 6254 5000 if you have any other enquires concerning Council's privacy procedures.



Town Planning advice - Subdivision compliance

For Matt and Sarah Hazell

41 High Street, Oatlands (CT-41709/1)
Subdivision of 2 lots and balance

**Southern Midlands Council municipality** 

Southern Midlands Local Provisions Schedule
And Tasmanian Planning Scheme

8 December 2025 Version 3.0





**Gray Planning** 224 Warwick Street West Hobart TAS 7000

8 December 2025

Matt and Sarah Hazell c/- High Street Oatlands TAS

Dear Matt and Sarah,

I refer to recent discussions with you in relation to providing town planning assistance for a proposed subdivision of 2 lots and balance at your property at 41 High Street at Oatlands under the jurisdiction of Southern Midlands Council.

Please find attached an updated town planning and heritage compliance report (Version 3.0) outlining applicable subdivision standards with commentary against each and in response to the updated proposal plans and engineering drawings provided in response to the Council RFI #2 dated 20 November 2024. This compliance advice has also been prepared against the updated subdivision proposal plan (Rev D) dated 5 December 2025 prepared by Leary Cox and Cripps. The proposal plans by Leary Cox and Cripps align with the revised engineering plans provided by Aldanmark dated 17 November 2025 (Rev D).

It is intended that the information contained therein will assist in demonstrating compliance of the proposal to Council against the requirements of the Planning Scheme (TPS and State Planning Provisions) and the Southern Midlands LPS.

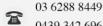
Should you have any questions about the content of the report, please contact me on 0439 342 696.

Yours faithfully

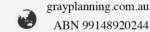
Danielle Gray B.Env.Des. MTP. MPIA

Vaniel Livay

Principal Consultant, Gray Planning







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# 1 Introduction

### 1.1 Purpose

The purpose of this report is to confirm compliance against applicable development standards for the proposed development (subdivision of 2 lots and balance) at the subject site 41 High Street in Oatlands (CT-41709/1) in the Southern Midlands Council municipality.

### 1.2 Copyright

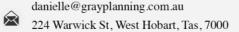
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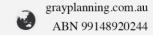
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Last updated: 8 December 2025

Report Author: Danielle Gray B.Env.Des MTP MPIA

Report Version: 3.0





# 2 The subject site

### 2.1 Existing Site Development at the subject site

The subject site is comprised of a single title in High Street in Oatland, around 200m south of the central main street area of the township.

The subject site is located in the residential portion of High Street in the southern end of Oatlands township.

The title reference for the subject site is CT-41709/1.

The subject site contains a mid to late 19<sup>th</sup> century single storey weatherboard dwelling of Victorian Georgian style located in the NE corner of the subject site. The dwelling is located with a 0m setback to the High Street road reservation.

This dwelling appears to be in reasonably original (or close to) condition. While the interior of the cottage was not inspected, online photos of the cottage were viewed from the January 2023 listing of the subject site on realestate.com.au

The dwelling at the subject site according to rating information dates from c1880.

The total site area of the subject site measures 0.177 hectares.

In terms of access for vehicles, there is an access for vehicles via a metal gate in the front fence located in the centre of the High Street road frontage.

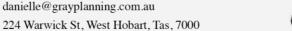
There are mature exotic trees within the subject site located close to the frontage boundary with High Street to the south of the existing vehicle access into the property. These trees are very close to the High Street frontage.

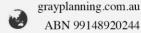
The subject site is serviced with sewer, water and stormwater infrastructure.

The site has a regular rectangular configuration with a gentle gradient to the rear of the site that is less than (flatter than) 1 in 10.

There are a few small outbuildings to the rear of the cottage. None of these appear to be original to the time of construction of the dwelling c1880.

There are no other plantings within the subject site that could be considered potentially as original plantings or plantings that contribute to the historic or cultural heritage of the subject site and its contribution to the surrounding Heritage Precinct, other than the abovementioned trees located close to the High Street frontage boundary. These trees would not be original plantings and are likely to be no more than 50 years old. Nonetheless, they contribute positively to the leafy garden character of the surrounding area generally comprised of single dwellings in a garden setting on lots of various sizes and from various eras of construction.







<u>Figure.1.</u> The subject site at 41 High Street outlined. The subject site is surrounded by generally residential development with an eclectic mix of lot sizes and configurations and no distinguishable characteristic lot size or configuration. Lot sizes and layouts vary significantly. The majority of lots contain a single dwelling, often built close to the street frontage and surrounding by an exotic garden. The mature trees at the subject site are arrowed. Source: TheLIST, sourced March 2024. No nominated scale.



<u>Figure.2.</u> The subject site at 41 High Street outlined and surrounded by residential development in the southern end of High Street. Source: TheLIST, sourced March 2024. No nominated scale.



<u>Figure.3.</u> The subject site at 41 High Street (arrowed) is surrounded by residential development in the southern end of High Street. The surrounding area is predominantly residential in use and development with a variety of lot sizes and layouts. Lots typically contain a single dwelling with eras of development from c1830's to the present day. Most dwellings have been constructed in the mid 19<sup>th</sup> to early 20<sup>th</sup> century era. Source: TheLIST, sourced March 2024. No nominated scale.

# 3 Site photos

The following site images of the subject site were taken by Gray Planning in December 2024.

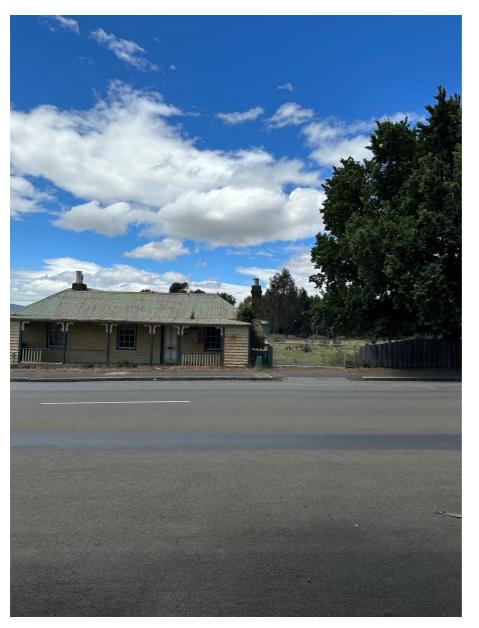
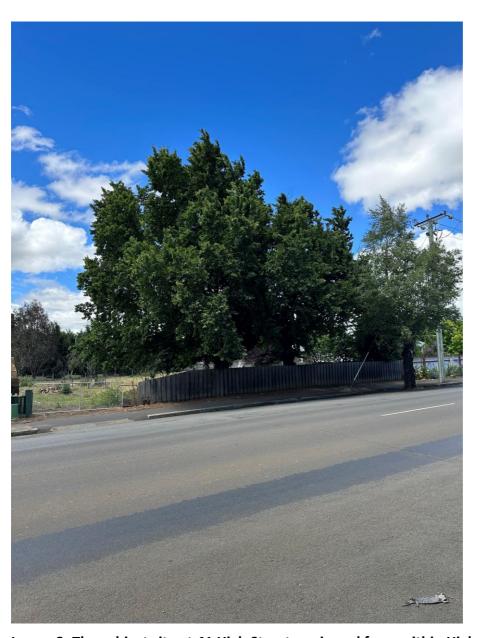


Image.1. The subject site at 41 High Street as viewed from within High Street. Looking toward NW. Source: Gray Planning, taken December 2024. No image modification.



<u>Image.2.</u> The subject site at 41 High Street as viewed from within High Street showing the mature exotic trees (species not confirmed) located on the High Street frontage. Looking toward WNW. Source: Gray Planning, taken December 2024. No image modification.



<u>Image.3.</u> The dwelling at the subject site at 41 High Street as viewed from within the High Street footpath. This is the street facing façade. Source: Gray Planning, taken December 2024. No image modification.



Image.4. The dwelling at the subject site at 41 High Street as viewed from within the High Street footpath. This is the street facing façade. To the north of the subject site at 43 High Street is a site that was previously used as a service station but now appears to be repurposed for residential use. Source: Gray Planning, taken December 2024. No image modification.



Image.5. The subject site at 41 High Street as viewed from within the site. Source: Gray Planning, taken December 2024. No image modification.



Image.6. The subject site at 41 High Street as viewed from adjacent to the site entrance onto High Street. Source: Gray Planning, taken December 2024. No image modification.

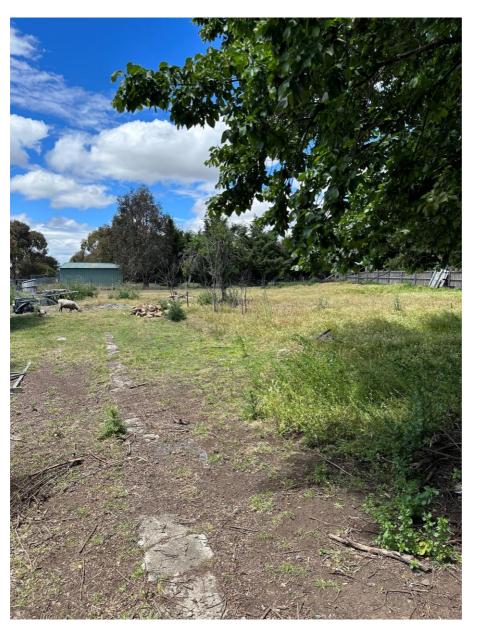
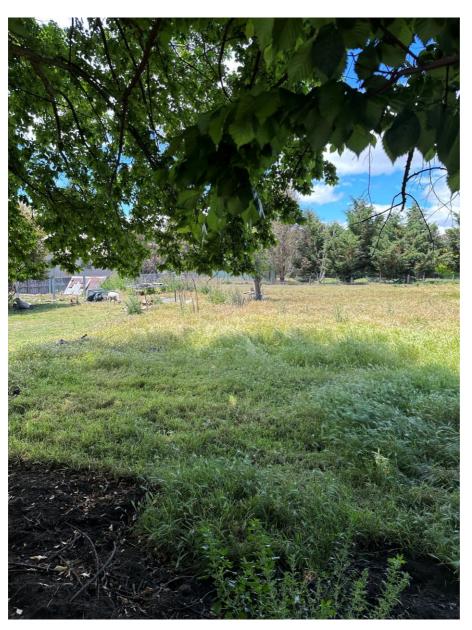


Image.7. The rear of the subject site at 41 High Street as viewed from within the site. Source: Gray Planning, taken December 2024. No image modification.



<u>Image.8.</u> The rear of the subject site at 41 High Street as viewed from within the site. Source: Gray Planning, taken December 2024. No image modification.

Images have not been provided inside the existing dwelling as no works are proposed to this dwelling as part of this subdivision application.

The dwelling is currently vacant but is known to have been most recently used for residential purposes.

# 4 Mapped Services

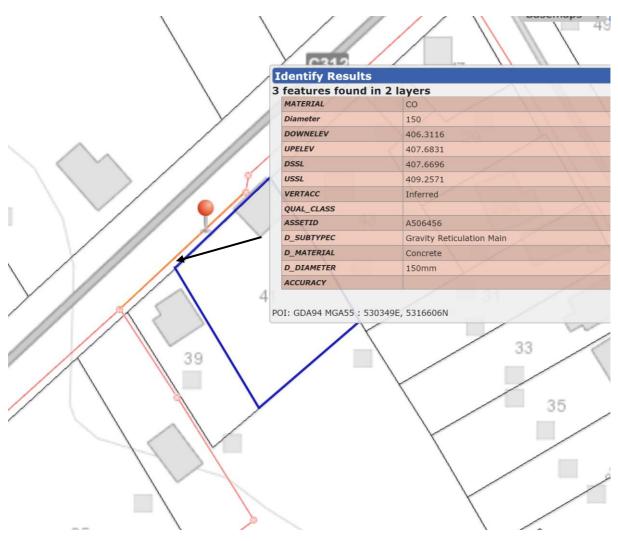
### 4.1 Services at the subject site

TheList was inspected to see what services are mapped on the subject site. The subject site is noted as being in a water and sewer serviced area according to TheList.

TheList was also inspected to determine what services are mapped as being within the site.

The below Figure 4 shows the presence of a sewer main that runs within the High Street road reservation.

There are no services indicated or mapped within the title boundaries of the subject site. Therefore, the proposed layout of the subdivision is not affected or requires amendment due to the presence of any services running through the site.



<u>Figure.4.</u> Sewer main location near the subject site (outlined). Source: TheLIST, sourced March 2024. No nominated scale.





The subject site is confirmed on The List as being fully serviced with reticulated water, sewer and stormwater.

# 5 Title documents

### 5.1 Titles for the subject site

The title documents for the subject site were retrieved on 29 March 2024.

The subject site measures 1770sqm according to the title plan.

A check of the title for the property revealed there is no applicable Schedule of Easements attached to any titles for the subject site.

The property is not subject to any Part 5 Agreements, easements or building areas.

There are no easements noted on the title plan.

The title plan is shown overleaf as Figure 6 in this report.

### 5.2 Rating information for the subject site

The following property report and rating information was retrieved as part of title documents from the Titles Office:

#### **PREMIUM PROPERTY** Information Report **PROPERTY DETAILS - 41 HIGH ST OATLANDS Property Name:** Residential - DWELLING (valuation purposes only) Land Use: Improvements: **DWELLING** Improvement Sizes Improvement: Area: (Top 3 by Size): **DWELLING** 105.0 square metres OPEN VERANDAH 15.0 square metres SHFD 1.0 square metres Number of Bedrooms: 3 Construction Year of Main Building: 1880 **Roof Material:** Galvanised Iron Wall Material: Weatherboard Land Area: 0.177 hectares Title References: 41709/1 Municipality: SOUTHERN MIDLANDS View Municipality Information Report Title owner: 41709/1: HAZELL DEVELOPMENTS PTY LTD Interested parties: HAZELL DEVELOPMENTS PTY LTD Postal address: 1175 YORK PLAINS RD YORK PLAINS TAS 7120 (Interested Parties)

Figure.5. Property report for the subject site. Source: TheLIST, sourced March 2024.





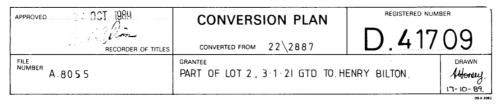


#### **FOLIO PLAN**

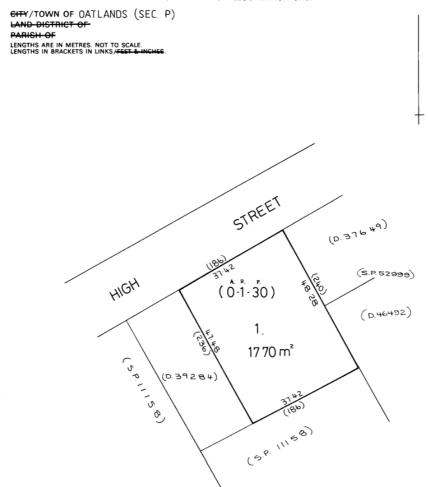
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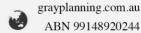
SKETCH BY WAY OF ILLUSTRATION ONLY



Page 1 of 1 Search Date: 29 Feb 2024 Search Time: 01:54 PM Volume Number: 41709 Revision Number: 01 Department of Natural Resources and Environment Tasmania www.thelist.tas.gov.au

Figure.6. Title plan for the subject site at 41 High Street. Source: TheList, sourced March 2024. Not to nominated scale.

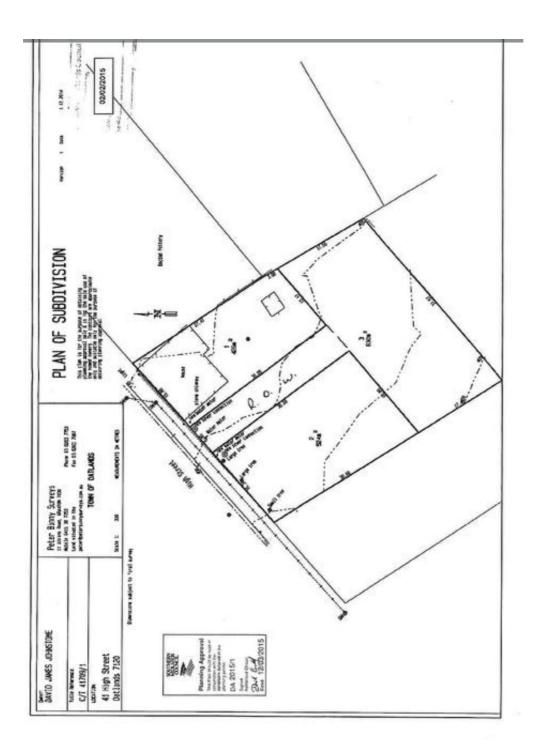




# 6 Subdivision proposal – previous and proposed

The subject site received recent planning approval for a 3 lot subdivision in 2015.

The previously approved subdivision plan was approved in 2015 under the previous Interim Planning Scheme and showed the following approved layout of a 3 lot subdivision with a rear internal lot:

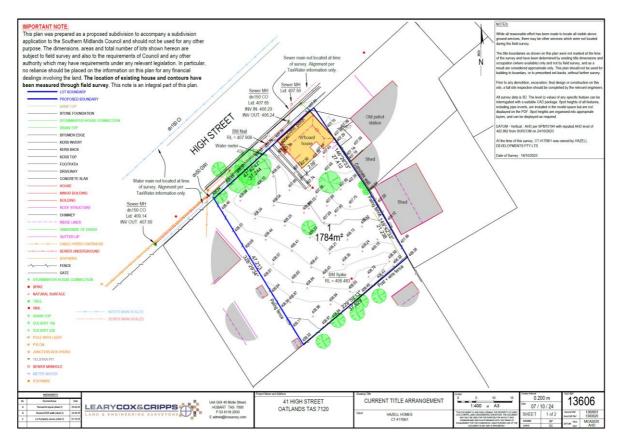


<u>Figure.7.</u> **2015 approved subdivision of 3 lots at 41 High Street.** Source: Property owner, Provided July 2023. Not to nominated scale.

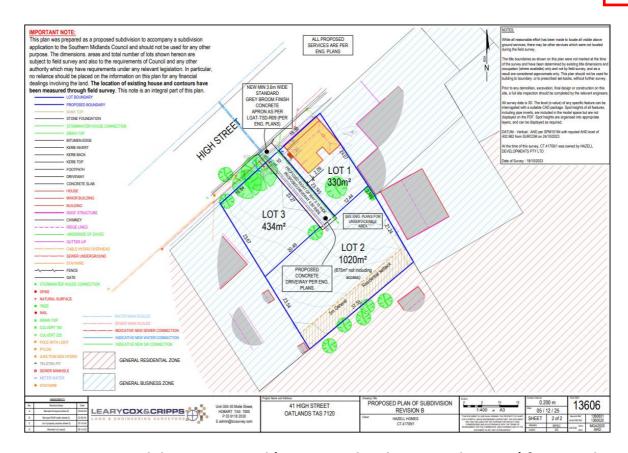
The approve proposal was assessed and approved under the *Southern Midlands Interim Planning Scheme 2015*.

The above previously approved proposal shows a central right of way that forms part of the rear lot that measures around 800sqm. The lot containing the cottage measures around 400sqm and the vacant rear lot fronting High Street that contains the oak tree is around 500sqm.

The proposal plan (Revision D dated 5 December 2024) has been prepared by the owner's surveyors Leary Cox and Cripps and proposes a similar layout (see overleaf) but with two new lots only (reduced from the original proposal that comprised 3 lots and balance in order to address engineering concerns).



<u>Figure.8.</u> Survey of 41 High Street. Source: Leary Cox and Cripps, Provided October 2024. Not to nominated scale.



<u>Figure.9.</u> Current subdivision proposal (Revision D dated 12 December 2025) for 2 new lots and balance at 41 High Street. Source: Leary Cox and Cripps, Provided December 2025. Not to nominated scale.



# 7 Subdivision proposal – engineering plans

The two RFI letters sent from Council centred around adequate servicing of all proposed lots.

Aldanmark engineers were engaged to liaise with Council engineering staff to come up with a solution that Council engineers were happy with.

This resulted in an amended set of engineering drawings were submitted to Council in September 2024, resulting in a final set of engineering drawings (Rev D) being given informal sign off as meeting the most recent RFI dated November 2024.

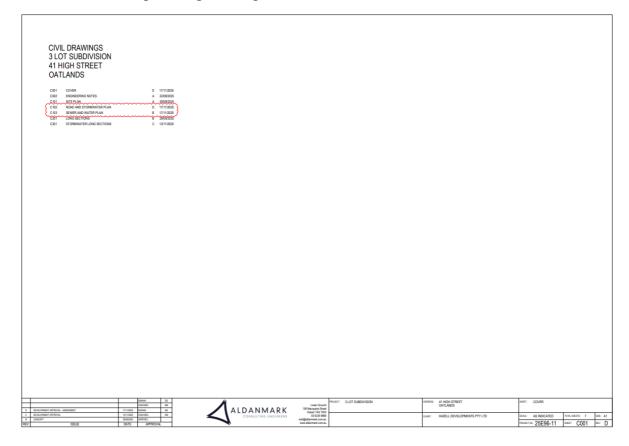
These engineering drawings proposed a 2 lot and balance subdivision, reducing one lot from those originally lodged to council in order to effectively address Council's servicing concerns.

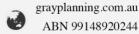
The resulting proposal now seeks approval for:

- Lot 1 containing the existing dwelling measuring 330sqm;
- Lot 3 (vacant) that fronts High Street measuring 434sqm; and
- Lot 2 (vacant) that is a rear lot measuring 1020sqm.

No tree removal is proposed or required as part of the development.

This Rev D set of engineering drawings is shown below.







#### GENERAL NOTES:

- THESE DRAWINGS ARE TO SE READ IN CONJUNCTION WITH THE ARCHITECTURAL, INDRINGED AN STRUCTURAL DRAWINGS AND SPECIFICATIONS. STWICKEDS REFERENCED ARE TO SE THE MOI CHESISTET VESTION.
- CURRENT VERSION.

  2. THESE DRIVINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS ENDORSED FOR CONSTRUCTION AND ATTHORSES FOR ISSUE ACCORDINGLY.
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  2. ALL WORKS TO BE CARRED OUT IN ACCORDANCE WITH PRICALIGHT STANDARD DRAWINGS AN
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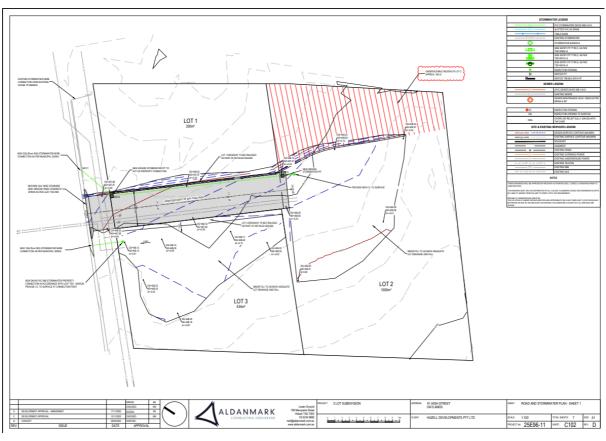
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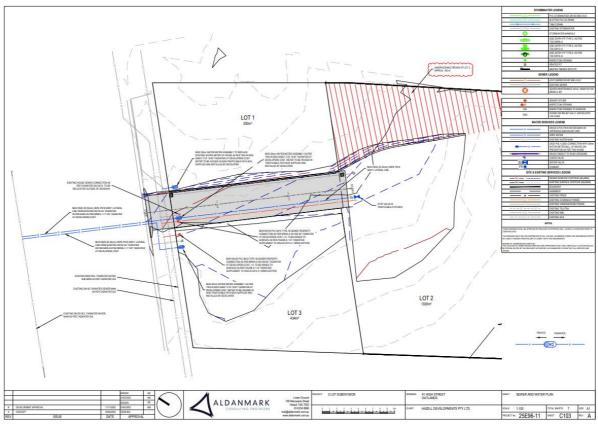
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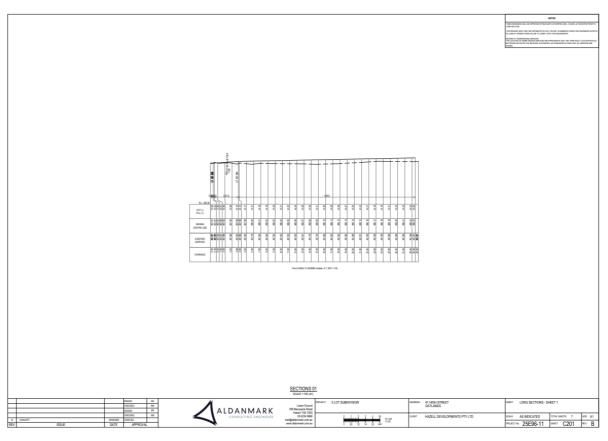


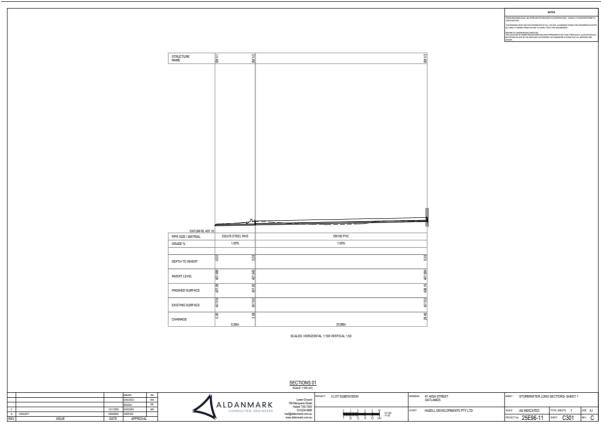












# 8 Applicable Planning Scheme Zone Development Standards

### 8.1 Zoning for the subject site

The subject site is wholly zoned General Business zone under the *Southern Midlands Local Provisions Schedule* (the 'Planning Scheme'). This Planning Scheme has replaced the previous Interim Planning Scheme and has been in operation since 15 June 2022



<u>Figure.10.</u> General Business zoning (blue shading) that applies to the subject site (arrowed) and surrounding area. Source: TheList, sourced March 2024. No nominated scale.



<u>Figure.11.</u> The subject site (arrowed) is located in the southern High Street area of Oatlands where the dominant land use and development is residential. Source: TheList, sourced March 2024. No nominated scale.



# 8.2 Development Standards for subdivision for the General Business zone

The standards for subdivision in the General Business zone are contained under Part 15.5 of the *State Planning Provisions*.

Comments have been provided against the proposal plan prepared by Leary Cox and Cripps shown in Figure 9 of this report.

#### 15.5 Development Standards for Subdivision

#### 15.5.1 Lot design

Obje	Dbjective:  That each lot:  (a) has an area and dimensions appropriate for use and development in the zone; and  (b) is provided with appropriate frontage to a road.							
Acc	eptable S	olutions	Performance Criteria					
A1								
Each mus (a)	t: have an	ot proposed in a plan of subdivision, area of not less than 100m² and	Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:					
	existing buildings are consistent with the setback required by clause 15.4.2 A1 and A2;		(a)	the relevant requirements for development of buildings on the lot;				
(b)	(b) be required for public use by the Crown, a council or a State authority;			existing buildings and the location of intended buildings on the lot;				
(c)	be requir	red for the provision of Utilities; or	(c)	the topography of the site; and				
(d)		e consolidation of a lot with another led each lot is within the same zone.	(d)	the pattern of development existing on established properties in the area.				

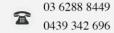
#### **Comment:**

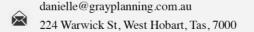
The proposed subdivision complies with the A1 Acceptable Solution in terms of minimum lot sizes of 100sqm. All proposed lots are well above 100sqm in proposed site area.

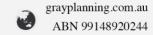
The setback requirements for existing buildings under clause 15.4.2.A1 and A2 are:

A1: Buildings must be: (a) built to the frontage at ground level; or (b) have a setback of not more or less than the maximum and minimum setbacks of the buildings on adjoining properties.

A2: Building must have a setback from an adjoining property within a General Residential Zone or Inner Residential Zone of not less than: (a) 5m; or (b) half the wall height of the building, whichever is the greater.









The frontage setback will remain as existing with the existing dwelling built to the frontage at ground level.

The nearby General Residential zone is located to the rear of the site but there are no existing buildings within the subject site that are within 17m of this zone.

The proposal is considered to comply with the A1 Acceptable Solution.

#### **A2**

Each lot, or a lot proposed in a plan of subdivision, must have a frontage, or legal connection to a road by a right of carriageway, of not less than 3.6m.

#### P2

Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:

15.0 General Business Zone: 11

#### Tasmanian Planning Scheme - State Planning Provisions

(a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;
(b) the topography of the site;
(c) the functionality and useability of the frontage ;
(d) the anticipated nature of vehicles likely to access the site;
(e) the ability to manoeuvre vehicles on the site;
(f) the ability for emergency services to access the site; and
(g) the pattern of development existing on established properties in the area.

#### Comment:

Lot 1 (containing the existing dwelling) has a frontage exceeding 15m and complies. Lot 3 (vacant) has a frontage exceeding 16m and complies.

Lots 2 (vacant) is an internal lots and will be accessed via a 5.1m wide right of way access strip. This 5.1m wide right of way access into the rear lot 2 complies with the Acceptable Solution 3.6m of right of way or frontage per lot. Therefore the P2 Performance Criteria are not applicable.



A3	P3
Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:  (a) the topography of the site;  (b) the distance between the lot or building area and the carriageway;  (c) the nature of the road and the traffic, including pedestrians; and  (d) the pattern of development existing on established properties in the area.

#### Comment:

It is considered that the proposed 5.1m wide right of way access for the rear internal lot (lots 2) would be likely acceptable to Council in terms of avoiding multiple new crossovers along the frontage and also retaining most of the mature trees along the High Street frontage which contribute positively to the amenity and streetscape of the surrounding area.

#### 15.5.2 Services

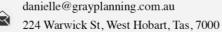
Objective:	That the subdivision of land provides services for the future use and development of the land.							
Acceptable S	olutions	Performance Criteria						
A1		P1						
excluding for p	ot proposed in a plan of subdivision, public open space, a riparian or littoral ities, must have a connection to a full ervice.	A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littora reserve or Utilities, must have a connection to a limited water supply service, having regard to:  (a) flow rates;	I					
		(b) the quality of potable water;						
		(c) any existing or proposed infrastructure to provide the water service and its location;						
		(d) the topography of the site; and						
		(e) any advice from a regulated entity.						

#### Comment:

The proposed subdivision would need to show connection to water supply infrastructure.

The subject site is in a fully serviced area, with the ability to connect to all services.

Revised engineering plans prepared by Aldanmark engineers (Rev D) have been provided as part of a further information response to address the 20 November 2024 RFI#2 issues including servicing and access as required by Council.





A2	P2
Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have connection to a	No Performance Criterion.
reticulated sewerage system.	

#### Comment:

The proposed subdivision would need to show connection to sewer infrastructure.

The subject site is in a fully serviced area, with the ability to connect to all services.

Revised engineering plans prepared by Aldanmark engineers (Rev D) have been provided as part of a further information response to address the 20 November 2024 RFI#2 issues including servicing and access as required by Council.

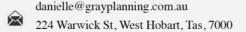
A3	P3
Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:  (a) the size of the lot;  (b) topography of the site;  (c) soil conditions;  (d) any existing buildings on the site;  (e) any area of the site covered by impervious surfaces; and  (f) any watercourse on the land.

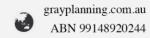
#### **Comment:**

The proposed subdivision would need to show connection to available stormwater infrastructure.

The subject site is in a fully serviced area, with the ability to connect to all services.

Revised engineering plans prepared by Aldanmark engineers (Rev D) have been provided as part of a further information response to address the 20 November 2024 RFI#2 issues including servicing and access as required by Council.





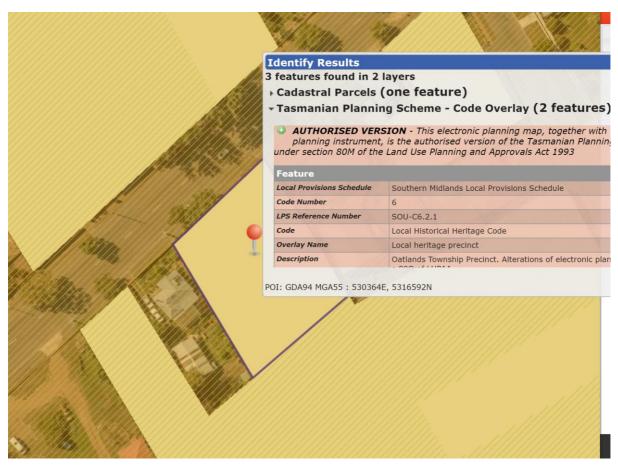


# 9 Planning Scheme Code overlays that apply to the subject site

The subject site was checked for Planning Scheme overlays.

There are two overlays that affects the subject site.

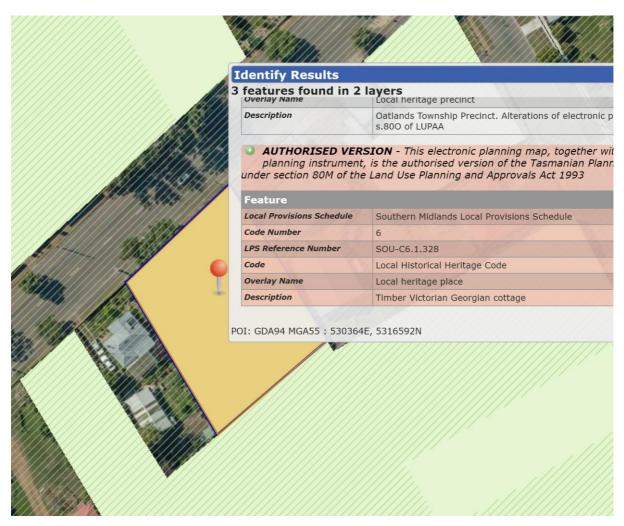
There is an overlay confirming the subject site and surrounding area are located in a Heritage Precinct (Oatlands Township Precinct):



<u>Figure.12.</u> Heritage Precinct overlay affecting the subject site. Source: TheList, sourced March 2024. No nominated scale.



It is also noted in the second overlay that the subject site is also individually listed as a Heritage Place under the Planning Scheme:



<u>Figure.13.</u> Heritage Place overlay affecting the subject site. Source: TheList, sourced March 2024. No nominated scale.

The subject site is a place listed as a local heritage place and is also within the Oatlands Township Heritage Precinct.

Clause C6.2 of the TPS – Southern Midlands states that if a site is listed as a local heritage place and also within a local heritage precinct or local historic landscape precinct, it is only necessary to demonstrate compliance with the standards for the local heritage place unless demolition, buildings and works are proposed for an area of the site outside the identified specific extent of the local heritage place.

Accordingly, the proposal is only considered here against C6.6 for Local Heritage Places.



# 10 Planning Scheme Heritage Code for subdivision at the subject site

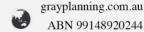
# 10.1Development Standards for subdivision for Heritage Places

The following clauses are relevant for subdivision to a Heritage Place under the C7.0 Local Historic Heritage Code in the State Planning Provisions.

#### **C6.10** Development Standards for Subdivision

C6.10.1 Lot design on a Local Heritage Place

Objective:	That subdivision does not cause an unacceptable impact on the local historic heritage significance of local heritage places.						
Acceptable Sol	utions	Performance Criteria					
	P1 Subdivision must not cause an unacceptable impact on the local historic heritage significance of a local heritage place, having regard to:  (a) the local historic heritage significance of the local heritage place identified in the relevant Local Provisions Schedule;  (b) the historic development pattern of the area;  (c) the separation of buildings or structures from their original setting;  (d) the lot sizes, dimensions, frontage, access and orientation;  (e) the suitability of the proposed lots for their intended uses; and  (f) the removal of vegetation, trees or garden settings.						







## 10.2 Heritage background of 41 High Street

The following maps are provided of the subject site at 41 High Street which formed part of a grant to Henry Bilton. Henry Bilton was an early and notable resident of Oatlands with other land grants in the township.

The following information was provided about Henry Bilton courtesy of John Wadlsey for Southern Midlands Council:

Henry Bilton was born in England in 1799 and arrived in Van Diemen's Land in December 1825. He was a successful import merchant, at one stage running a store at Rock House in Campbell Street and near Old Wharf in Hobart Town. He became a wealthy landowner and, as a pastoralist with a large property at the Eastern Marshes, imported Leicester sheep into Van Diemen's Land for the first time.

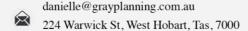
He figures in Oatlands early history. In November 1832, Bilton along with 15 major landowners from Oatlands had attended a public meeting in Oatlands in order to fix the alignment of roads around the district of Oatlands, following the survey by Sharland. Bilton was one of the committee elected to carry out the work, thus showing he was held in good regard in the township.

And in February 1837 he was part of a deputation which presented a formal address to the new Lieutenant-Governor for Van Diemen's Land, Sir John Franklin, who had journeyed to Oatlands as part of his tour across the island colony.

However, it is not established if Bilton personally used or developed the lots he acquired in Oatlands. His main interests were his Eastern Marshes farm and the property he acquired at Claremont in the late 1830s and where he built a grand residence, Claremont House. Bilton was elected to Glenorchy's first municipal council in 1864. He was warden of the Council from 1868 to 1874 and died at Claremont House in 1889.

Source: Heritage Impact Assessment prepared by John Wadlsey for Southern Midlands Council for 18 Church Street and 68-70 High Street Oatlands, page 6, dated 18 June 2020.





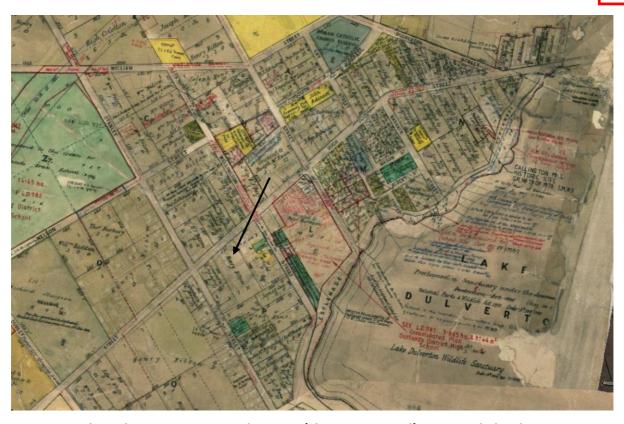
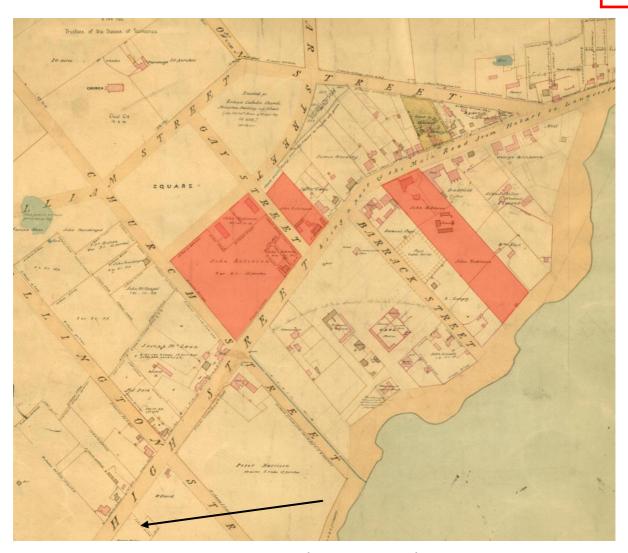


Figure.14. The subject site at 41 High Street (shown arrowed) in an early land grants map of Oatlands (date unknown). Source: TheList, sourced March 2024. No nominated scale.



Figure.15. The subject site at 41 High Street (shown arrowed) in an early land grants map of Oatlands (date unknown). The subject site was formerly part (approximately one fifth) of a land grant to a Henry Bilton. Source: TheList, sourced March 2024. No nominated scale.



<u>Figure.16.</u> The subject site at 41 High Street (shown arrowed) in the 1846 Calder's survey of Oatlands. This survey shows the subject site as vacant. Source: TheList, sourced March 2024. No nominated scale.

## 10.3 Heritage significance of 41 High Street

The proposal involves the subdivision of the subject site 41 High Street in Oatlands.

The subject site contains a mid to late 19<sup>th</sup> century single storey weatherboard cottage, several small 20<sup>th</sup> century era outbuildings and mature exotic trees along the High Street frontage. These trees would be around 40-50 years old at most but form a pleasant landscaped inclusion in the streetscape.

The subject site is not specifically mentioned in any of Council's heritage reports, surveys, assessments and plans available on the Council website.

Council's Local Heritage Place listing for the subject site simply notes that the site has historic and cultural heritage value as a 'Single storey timber Victorian Georgian residence'. No other work, use or plantings associated with the dwelling are mentioned:

				windows.	ĺ
SOU- C6.1.328	Oatlands	41 High Street	41709/1	Single storey timber Victorian Georgian residence.	



Image.9. The dwelling at 41 High Street as viewed from within High Street. Source: Gray Planning, taken December 2024. No image modification.

The subject site was formerly part of a grant to prominent early Oatlands resident Henry Bilton. The dwelling is not shown in the 1846 Calder survey of Oatlands and therefore was constructed after the mid 19<sup>th</sup> century. Based on the architectural style of the dwelling, a likely construction date is around 1870-1890. The List Property report states the date of construction is 1880.

Calder's 1846 survey of Oatlands (see Figure 16) shows the subject site as being vacant and not forming part of any associated development site.

During historical research of the subject site undertaken against Council planning and heritage documents and archives, no evidence was found of any prior construction at the subject site.

The subject site contains a weatherboard single storey residence that is noted by Council as being constructed for the purposes of a Residence. There is nothing about the construction of the dwelling that suggests it has been used for any purpose other than residential.

The dwelling itself is unremarkable in terms of its construction and architectural style. It does however appear to be largely original in terms of its form, materials of construction and internal layout. The verandah may have been a later addition including timber fretwork on



the verandah posts and enclosed verandah ends. The rear lean to behind the primary dwelling form also may have been a later construction not original to the dwelling.

There are no plantings within the subject site that are original to the time of construction of the dwelling and the majority of the property to the rear of the dwelling is covered in mown grass grazed by several sheep. The trees located along the High Street frontage appear to be aged less than 50 years, based on their trunk size and overall canopy size.

No surface remains of any buildings were evident when the rear of the subject site was inspected by Gray Planning in December 2023.

It is considered that the listing of the dwelling appears related to the cottage itself which is a substantially intact mid to late 19<sup>th</sup> century dwelling building that directly fronts High Street and forms a contributory built form in the streetscape which is primarily residential in use and development.

No physical works are proposed to the existing dwelling (currently vacant) which is subject to a proposed subdivision and will be located on lot 1 measuring 330sqm in site area. The application documentation does not make mention of any physical works proposed.

The proposed lot to contain the existing dwelling has been made large enough to accommodate ongoing residential use of the building as well as off street parking for 2 vehicles.

# 10.4 Impact on the significance of 41 High Street

The following comments are made against the values of the dwelling at 41 Street with respect to the proposed subdivision.

#### Impact upon built heritage fabric.

The proposed development will not involve any demolition. The dwelling building will remain entirely intact within a proposed new lot measuring 330sqm.

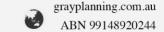
The front fence has no heritage value at all. Nor do any outbuildings within the subject site. These are all contemporary structures.

The proposal for subdivision will involve future service connection for proposed lots. There is no evidence that the subject site contains the remains of any earlier buildings.

#### Impact upon the setting of the heritage place/precinct.

There is no demolition proposed as part of the application. The frontage of the subject site will be reduced to a frontage of marginally over 15m for the proposed lot 1 that the existing dwelling will be contained within.







In terms of the dwelling itself, the Local Heritage Place listing does not include any other structures as being an important or noted element. The proposed subdivision will have no impact on the historic and cultural heritage values of the dwelling as its values primarily derive from its largely intact form as a mid to late Victorian Georgian residence which will not be altered as part of the development.

The future removal of the front fence to provide for access to the proposed rear lot 2 will have no impact on the historic and cultural heritage values of the residence as heritage values of the site are linked to the dwelling building itself. Furthermore, the front fence removal which is not noted as part of the application but will have to occur as part of widened access to the proposed rear internal lots will remove unsympathetic front fencing that is out of character with the era of construction of the dwelling.

The area surrounding the subject site has no clear pattern of lot sizes and configurations.

#### Impact upon significant archaeological remains.

The subject site is not mapped within an area of archaeological potential. There is also no evidence of any previous 19<sup>th</sup> century structures within the subject site.

Excavation works are not proposed as part of the application, but some degree of site fill is required to facilitate service connections for new lots proposed as part of the subdivision – see Rev D Aldanmark plans.

It is recommended that a condition of approval be attached by Council's heritage department to adopt a notification and documentation approach if any physical works uncover any remains.

#### Impact upon landscape elements.

The subject site does not have any mapped, noted or evident landscape values.

The proposal does not involve any vegetation removal.

The proposed subdivision has been designed and laid out to specifically retain the larger mature exotic trees that are located along the High Street frontage boundary.

These trees do not have any historic or cultural heritage value in and of themselves and are not original plantings or remnants of an early garden. The trees however contribute positively to the streetscape and amenity of the subject site and surrounding area. Their retention is encouraged as part of the development and the proposal as been designed as far as possible to enable their retention.





#### Impact upon intangible heritage values.

The primary rationale for the listing of the subject site is the subject site containing a substantially intact mid to late 19<sup>th</sup> century dwelling. This dwelling substantially retains original features and has had minimal later additions or alterations. The dwelling itself will not be physically impacted by the proposed subdivision.

It will still retain a (albeit smaller) garden setting to the rear of the building and its frontage to High Street will remain entirely unaffected.

#### Impact upon significant trees.

The subject site does not contain any listed Significant Trees. The land surrounding buildings at the subject site is mown grass and does not contain any early vegetation such as original/older garden plantings or trees or shrubs.

The site is not known to have contained any planted garden associated with an adjacent use or development. There is no evidence of any remaining physical remnants associated with the early use of the site such as former paths, garden beds, paving etc.

## 10.5 C10.6.1 Lot Design on a Local Heritage Place

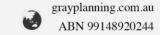
The following comments are made against the P1 Performance Criteria of C10.6.1 which relates to subdivision affecting a Local Heritage Place:

#### **P1**

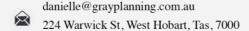
Subdivision must not cause an unacceptable impact on the local historic heritage significance of a local heritage place, having regard to:

#### Comment:

As previously discussed, the proposed subdivision will not have any unacceptable impact on the significance of the local heritage place, this being the existing dwelling building on the proposed lot 1. This dwelling will not be subject to any physical works or demolition works as part of the development. The dwelling will still retain its frontage and street presence to High Street unaffected by the development.









(a) the local historic heritage significance of the local heritage place identified in the relevant Local Provisions Schedule;

#### Comment:

The historic heritage significance of the local heritage place is of a mid to late 19<sup>th</sup> century Victorian Georgian dwelling, one storey in construction and constructed with weatherboard cladding and sheet metal roofing. This will remain unaffected by the proposal as no physical works are required or proposed that will affect the built fabric of the dwelling.

(b) the historic development pattern of the area;

#### **Comment:**

The development pattern of the surrounding area has altered over time with there being no dominant or characteristic lot pattern, size or configuration. The subject site was previously part of a grant to Henry Bilton and there is no evidence of any earlier development than the existing Victorian Georgian cottage on site. The subject site has been subject to further subdivision from the original grant lot.

While internal lots are uncommon in the surrounding area, the internal lot layout proposed seeks to maximise potential of the subject site for future development as well as primarily contain a single new lot (and future development) in an internal location at the rear of the subject site.

The area surrounding the subject site includes many smaller lots containing early/mid 19<sup>th</sup> century to early 20<sup>th</sup> century dwelling buildings that have been subdivided progressively over time to accommodate infill residential dwellings for the growing township.

(c) the separation of buildings or structures from their original setting;

#### **Comment:**

The proposed subdivision will not result in the separation of any buildings and/or structures from their original setting.

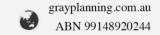
The subject site contains several small outbuildings but these are 20<sup>th</sup> century in construction, in poor condition and have no historic or cultural heritage value associated with the dwelling that is a local heritage place.

(d) the lot sizes, dimensions, frontage, access and orientation;

#### Comment:

The proposed lot sizes and their dimensions are substantially larger than the minimum 100sqm lot size for the General Business zone.







The subdivision has been designed to enable the future consideration of a single dwelling on each lot.

Each vacant lot (lots 2 and 3) have excellent northerly orientation and have generous dimensions of a generally square/rectangular configuration.

To avoid long narrow lots, the proposed subdivision seeks the creation of a single rear lot that will use a 5.1m wide access strip as a ROW for all access. This access and crossover are currently existing. The crossover needs widening.

Lot 3 also has frontage onto High Street and could apply for its own crossover and access separately, outside of this application.

It is however recommended that the lots use the nominated 5.1m wide ROW access for vehicular access and off street parking. This will also enable the retention of all of the trees on the High Street frontage which contribute to the amenity and streetscape of the surrounding area.

(e) the suitability of the proposed lots for their intended uses; and

#### **Comment:**

The lots are most likely to be intended for residential use. The size and configuration of the proposed lots will readily accommodate a future single dwelling on each lot, which is a Discretionary use in the General Business zone.

(f) the removal of vegetation, trees or garden settings.

#### **Comment:**

The proposed subdivision has been designed and laid out to retain all of the mature exotic trees located along the High Street frontage.

The existing dwelling will be retained on a smaller lot with rear garden and sufficient land for off street parking for 2 vehicles.

The subject site contains no remnants of early plantings or garden bed structures or paving etc.









# 11 Summary

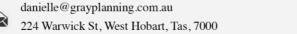
The subdivision standards for the applicable General Business zone are not considered problematic under the Tasmanian Planning Scheme that is now in effect for the Southern Midlands municipal area since mid 2022.

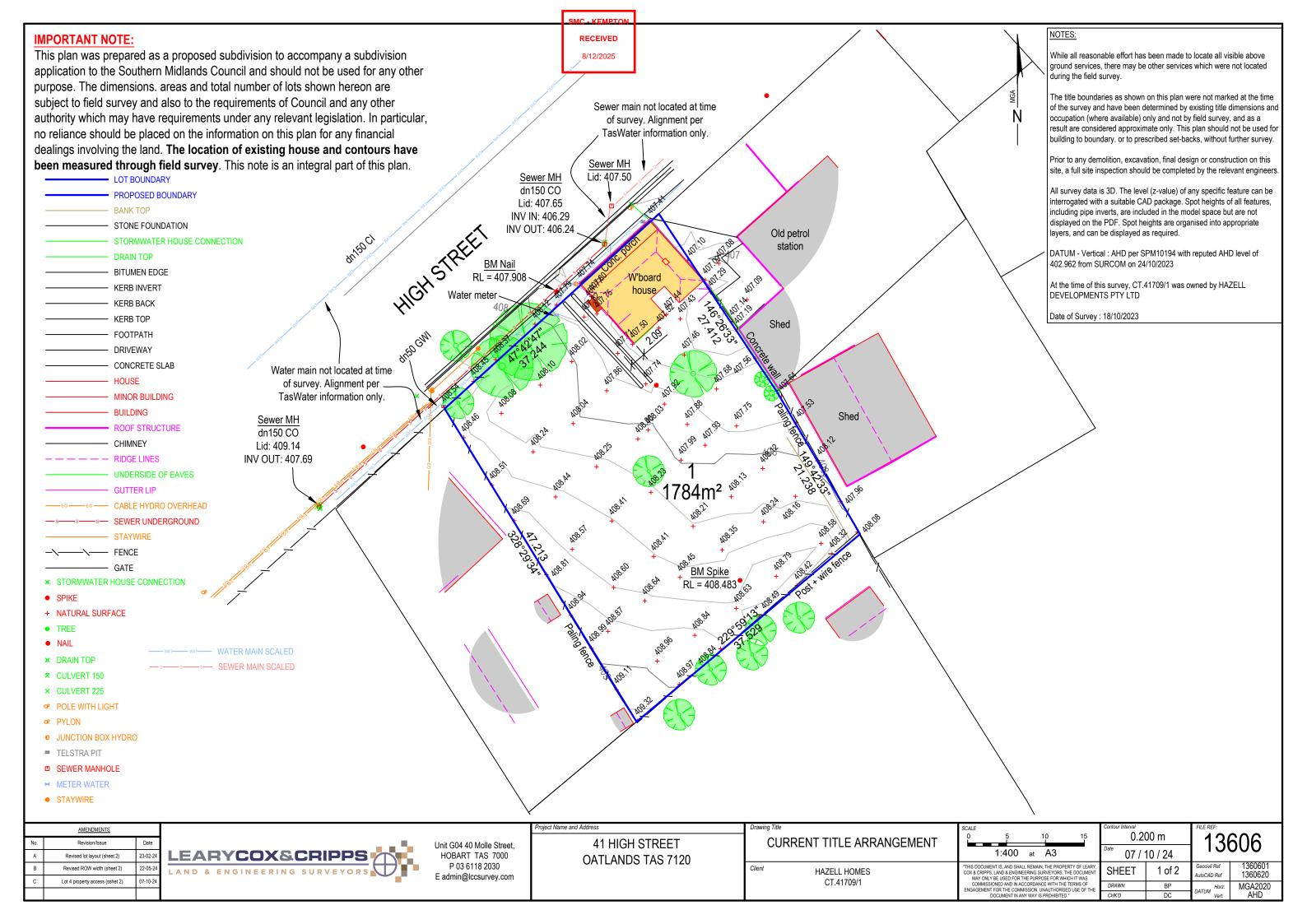
Trees along the High Street frontage have been sought to be retained and have not been located within a right of way or access strip.

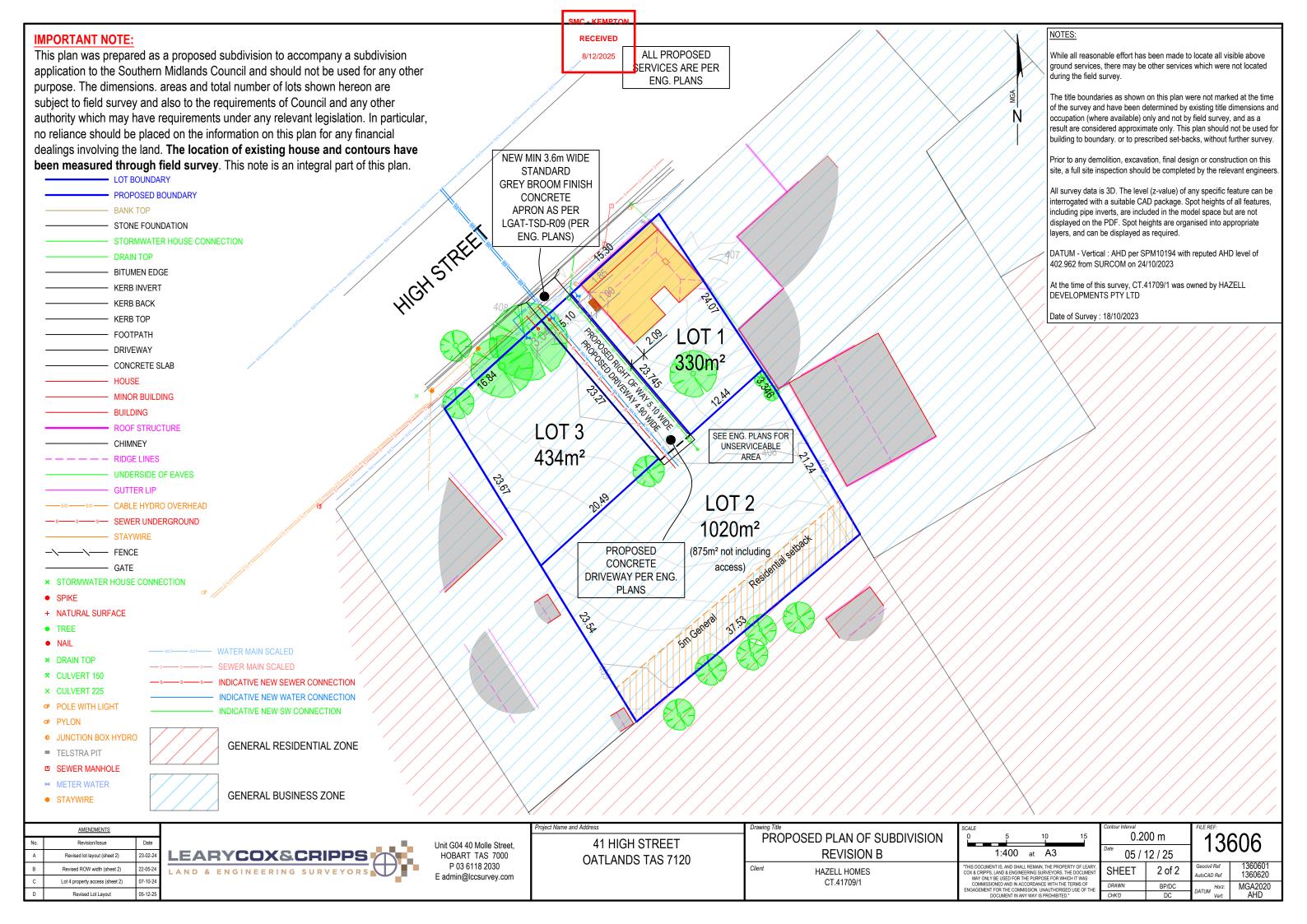
The heritage report addressing C7.0 Local Historic Heritage Code requirements does not indicate any unreasonable heritage outcomes associated with the proposal.

While there is a minimum lot size of 100sqm for the applicable General Business zone, it is considered appropriate that no more than 1 additional lot should front High Street, in addition to a lot containing the existing house. This is because that while lot sizes in the surrounding area vary, lots are typically significantly larger than the minimum 100sqm for the General Business zone and landscaped gardens form a strong characteristic that contributes to the character and values of the surrounding Heritage Precinct.

The proposed subdivision has been designed and laid out to respect the existing character of development in the surrounding area and avoid multiple new lots fronting High Street and to also retain the existing large mature trees on the High Street frontage.









# CIVIL DRAWINGS 3 LOT SUBDIVISION 41 HIGH STREET OATLANDS

	C001	COVER	D	17/11/2025
	C002	ENGINEERING NOTES	Α	22/08/2025
	C101	SITE PLAN	A	29/09/2025
	C102	ROAD AND STORMWATER PLAN	D	17/11/2025
(	C103	SEWER AND WATER PLAN	В	17/11/2025
	C201	LONG SECTIONS	B	29/09/2025
	C301	STORMWATER LONG SECTIONS	С	13/11/2025

			DRAWN:	EB
			CHECKED:	NM
D	DEVELOPMENT APPROVAL - AMENDMENT	17/11/2025	DESIGN:	EB
С	DEVELOPMENT APPROVAL	13/11/2025	CHECKED:	NM
В	CONCEPT	29/09/2025	VERIFIED:	-
REV	ISSUE	DATE	APPROVAL	



Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

ROJECT:	3 LOT SUBDIVISION	ADDRESS:	41 HIGH STREET OATLANDS	SHEET:	COVER		
		CLIENT:	HAZELL DEVELOPMENTS PTY LTD	SCALE:	AS INDICATED	TOTAL SHEETS: 7	SIZE: A1
				PROJECT No	25E96-11	SHEET: C001	REV: D

# GENERAL NOTES:

- 1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, HYDRAULIC AND STRUCTURAL DRAWINGS AND SPECIFICATIONS. STANDARDS REFERENCED ARE TO BE THE MOST CURRENT VERSION.
- 2. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS ENDORSED 'FOR CONSTRUCTION' AND AUTHORISED FOR ISSUE ACCORDINGLY.
- 3. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH IPWEA/LGAT STANDARD DRAWINGS AND SPECIFICATIONS, AUSTRALIAN STANDARDS, (WSAA SEWERAGE CODE OF AUSTRALIA & WATER SUPPLY CODE OF AUSTRALIA) AND TO THE SATISFACTION OF COUNCIL'S DEVELOPMENT ENGINEER.
- 4. IPWEA/LGAT STANDARD DRAWINGS TO BE READ IN CONJUNCTION WITH COUNCIL EXCLUSION SHEETS TSD-E01-v3 & TSD-E02-v3.
- 5. ALL WORKS ARE TO BE MAINTAINED IN A SAFE CONDITION.
- 6. CONFIRM ALL LEVELS ON SITE PRIOR TO THE COMMENCEMENT OF WORKS
- 7. CONTRACTOR TO OBTAIN APPROVALS, SERVICE CLEARANCES AND COORDINATE WORK WITH ALL RELEVANT AUTHORITIES PRIOR TO COMMENCEMENT.
- 8. A "START OF WORKS NOTICE" MUST BE OBTAINED FROM COUNCIL PRIOR TO ANY WORKS COMMENCING.

# WORKPLACE HEALTH & SAFETY NOTES:

BEFORE THE CONTRACTOR COMMENCES WORK THE CONTRACTOR SHALL UNDERTAKE A SITE SPECIFIC PROJECT PRE-START HAZARD ANALYSIS / JOB SAFETY ANALYSIS (JSA) WHICH SHALL IDENTIFY IN DOCUMENTED FORM;

- THE TYPE OF WORK.
- HAZARDS AND RISKS TO HEALTH AND SAFETY.
- THE CONTROLS TO BE APPLIED IN ORDER ELIMINATE OR MINIMIZE THE RISK POSED BY THE
- THE MANNER IN WHICH THE RISK CONTROL MEASURES ARE TO BE IMPLEMENTED.

THESE ARE TO BE SUBMITTED TO THE SUPERINTENDENT AND/OR OTHER RELEVANT WORKPLACE SAFETY OFFICERS.

FOR THIS PROJECT; POSSIBLE HAZARDS INCLUDE (BUT ARE NOT LIMITED TO):

- EXCAVATION OF ANY TYPE & DEPTHS
- CONTAMINATED SOILS
- CONSTRUCTION IN GROUND WITH HIGH WATER TABLE
- FELLING / LOPPING &/OR REMOVAL OF EXISTING TREES/VEGETATION UNDERGROUND STRUCTURES (MANHOLES / SUMPS / ETC)
- CONFINED SPACES
- OVERHEAD POWER LINES UNDERGROUND STORMWATER, WATER AND SEWER PIPES
- TELECOMMUNICATION CABLES BOTH UNDERGROUND & OVERHEAD
- ELECTRICAL/POWER CABLES BOTH UNDERGROUND & OVERHEAD
- WORKING AT HEIGHTS
- WORKING WITH ASBESTOS CONTAINING MATERIALS
- TRAFFIC MANAGEMENT

# **EARTHWORKS & DRIVEWAY NOTES:**

- 1. ALL EARTHWORKS SHALL BE IN ACCORDANCE WITH AS3798 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS".
- 2. ALL VEGETATION AND TOPSOIL SHALL BE STRIPPED AND GRUBBED IN THE AREA OF PROPOSED
- 3. NEW OR MODIFIED DRIVEWAY CROSSINGS SHALL BE IN ACCORDANCE WITH IPWEA STANDARD
- DRAWING TSD-R09-v3 & TSD-R14-v3 AND MUST BE INSPECTED AND APPROVED BY COUNCIL.
- 4. EXCAVATED AND IMPORTED MATERIAL USED AS FILL IS TO BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
- 5. FILL MATERIAL SHALL BE WELL GRADED AND FREE OF BOULDERS OR COBBLES EXCEEDING 150mm IN DIAMETER UNLESS APPROVED TO BE OTHERWISE.
- 6. FILL REQUIRED TO SUPPORT DRIVEWAYS INCLUDING FILL IN EMBANKMENTS THAT SUPPORT
- DRIVEWAYS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS: TOP SOIL AND ORGANIC MATTER SHALL BE STRIPPED TO A MINIMUM OF 100mm.
  - THE SUB GRADE SHALL HAVE A MINIMUM BEARING CAPACITY OF 100 kPa.

  - FILL IN EMBANKMENTS SHALL BE KEYED 150mm INTO NATURAL GROUND. THE FILL SHALL BE COMPACTED IN HORIZONTAL LAYERS OF NOT MORE THAN 200mm.
  - EACH LAYER SHALL BE COMPACTED TO A MINIMUM DENSITY RATIO OF 95% STD, IT IS
- THE BUILDERS RESPONSIBILITY TO ENSURE THAT THIS IS ACHIEVED. 7. WHERE THE ABOVE REQUIREMENTS CANNOT BE ACHIEVED THE ENGINEER SHALL BE CONSULTED AND THE FORMATION SHALL BE PROOF ROLLED (UNDER SUPERVISION OF THE ENGINEER) TO
- CONFIRM AN APPROVED BASE.
- 8. CONCRETE PAVEMENTS SHALL BE CURED FOR A MINIMUM OF 3 DAYS USING A CURRENT BEST
- PRACTICE METHOD. 9. SAWN CONTROL JOINTS SHALL BE CONSTRUCTED AS SOON AS POSSIBLE WITHOUT RAVELLING THE
- JOINT, GENERALLY THIS SHALL BE WITHIN 24 HOURS. 10. BATTERS SHALL BE SET TO A SAFE ANGLE OF REPOSE IN ACCORDANCE WITH THE BCA VOL 2 AS
- INDICATED BELOW:

	IL TYPE	EMBANKMEN	T SLOPES H:L
(" KEFE	R BCA 3.2.4)	COMPACTED FILL	CUT
STABLE	ROCK (A*)	2:3	8:1
SA	ND (A*)	1:2	1:2
SI	LT (P*)	1:4	1:4
CLAV	FIRM CLAY	1:2	1:1
CLAY	SOFT CLAY	NOT SUITABLE	2:3
SOFT	SOILS (P)	NOT SUITABLE	NOT SUITABLE

NOTE: WHERE SITE CONDITIONS ARE UNSUITABLE FOR A BATTERED BANK CONSULT THE ENGINEER FOR A SUITABLE RETAINING WALL DESIGN. EMBANKMENTS THAT ARE TO BE LEFT EXPOSED MUST BE STABILISED BY VEGETATION OR SIMILAR WORKS TO PREVENT SOIL EROSION.

# DRAINAGE AND SERVICES NOTES:

- 1. ALL WORKS ASSOCIATED WITH PUBLIC STORMWATER INFRASTRUCTURE IS TO BE CARRIED OUT IN ACCORDANCE WITH IPWEA (TAS) LGAT STANDARD DRAWINGS AND SPECIFICATION AND TO THE SATISFACTION OF COUNCIL.
- 2. ALL WORKS ASSOCIATED WITH PUBLIC SEWER AND WATER ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03-2011-3.1 VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA 02-2014-3.1 MRWA VERSION 2 AND TASWATER'S SUPPLEMENTS TO THESE CODES AND TO THE SATISFACTION OF TASWATER.
- ALL CONNECTIONS TO EXISTING MAINS TO BE CARRIED OUT BY THE REGULATING AUTHORITY AT COST TO DEVELOPER UNLESS APPROVED OTHERWISE.
- 4. HYDRAULIC LAYOUT TO BE COORDINATED WITH OTHER SERVICES. HYDRAULIC LAYOUT AS SHOWN IS NOTIONAL, LAYOUT TO BE CONFIRMED ON SITE.
- 5. ALL EXISTING SERVICES TO BE LOCATED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
- GENERAL MATERIALS, INSTALLATION & TESTING SHALL COMPLY WITH AS3500 AND THE NCC VOLUME 3 (PCA)
- 7. INSTALL ALL SUB-SOIL DRAINS TO THE REQUIREMENTS OF AS3500, PART 3.1.3 OF THE NCC 2022 VOLUME 2 AND PART FP2 OF THE NCC 2022 - VOLUME 3.
- 8. PAVEMENT AND HARDSTAND AREAS SHALL FALL AT A MINIMUM OF 1% (1:100) TOWARD AN APPROVED DISCHARGE POINT.
- 9. ALL PIPE WORK UNDER TRAFFICABLE AREAS. INCLUDING DRIVEWAYS. IS TO BE BACKFILLED WITH COMPACTED FCR.
- 10. DRAINAGE PIPES TO BE MIN. uPVC CLASS SN4, PIPES UNDER TRAFFICABLE AREAS TO BE SN8 U.N.O.
- 11. MINIMUM GRADES FOR PRIVATE DRAINAGE PIPES SHALL BE 1% FOR STORMWATER AND 1.67% FOR SEWER U.N.O.
- 12. MINIMUM COVER FOR PRIVATE DRAINAGE PIPES SHALL BE AS PROSCRIBED IN AS3500.2 FOR SEWER AND AS3500.3 FOR STORMWATER U.N.O.
- 13. TASWATER SEWER MAINS TO BE MINIMUM DWV CLASS SN8 DN150 RRJ WITH MINIMUM CLASS SN10 DN100 PROPERTY CONNECTIONS.
- 14. STORMWATER MAINS TO BE MINIMUM DWV CLASS SN8 DN225 RRJ OR APPROVED EQUIVALENT UNLESS NOTED OTHERWISE.
- 15. WATER PIPES TO BE MIN. DN20 POLY PN16 AND FITTINGS TO BE MIN. CLASS 16 U.N.O.
- 16. WATER CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WSAA DRAWING MRWA-W-111 PROVIDED WITH
- METERAGE AND BACKFLOW PREVENTION AS PER TASWATER STANDARD DRAWINGS TWS-W-0002 SERIES.
- 17. ALL PIPEWORK TO BE INSPECTED BY THE RELEVANT AUTHORITY PRIOR TO BACKFILL.
- 18. PIT DIMENSIONS SHOWN HAVE BEEN DESIGNED BY PIT CAPACITY TABLES. THESE PITS MAY NEED TO BE INCREASED IN MINIMUM INTERNAL SIZE DUE TO THE DEPTH AS PER AS3500.3 AS PER TABLE BELOW WHICH IS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE TO AS3500:

	O INVERT		MINIMUM INTERNAL DIMENSIONS mm							
OF C	OTLET	WIDTH LENGTH DIAMETER								
	≤450	350	350	-						
	≤600	450	450	600						
>600	≤900	600	600	900						
>900	≤1200	600	900	1000						
>1200		900	900	1000						

# CIVIL INSPECTIONS / HOLD POINTS:

THE BUILDER IS TO ALLOW TO ENGAGE ALDANMARK ENGINEERS TO UNDERTAKE INSPECTIONS AT THE FOLLOWING HOLD POINTS OF A CIVIL WORKS NATURE:

- 1. SUBGRADE/FORMATION LEVEL OF DRIVEWAY PAVEMENT INCLUSIVE OF PROOF ROLL
- 2. BASE OF ROAD PAVEMENT INCLUSIVE OF PROOF ROLL
- 3. DRIVEWAY REINFORCEMENT AND JOINTING PRIOR TO CONCRETE POUR

ΕV	ISSUE	DATE	APPROVAL	
Α	CONCEPT	22/08/2025	VERIFIED:	-
			CHECKED:	NM
			DESIGN:	EB
			CHECKED:	NM
			DRAWN:	EB



Lower Grour
199 Macquarie Stre
Hobart TAS 700
03 6234 866
mail@aldanmark.com.a
www.aldanmark.com.a

ound treet 7000	PROJECT:	3 LOT SUBDIVISION	ADDRESS:	41 HIGH STREET OATLANDS	SHEET:	ENGINEERING NOTES	5		
3666 n.au			CLIENT:	HAZELL DEVELOPMENTS PTY LTD	SCALE:	AS INDICATED	TOTAL SHEETS: 7	SIZE: /	A1
n.au					PROJECT N	∘ 25E96-11	SHEET: C002	REV:	A



			DRAWN:	EB	
			CHECKED:	NM	/
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Α	CONCEPT	29/09/2025	VERIFIED:	-	\
REV	ISSUE	DATE	APPROVAL		

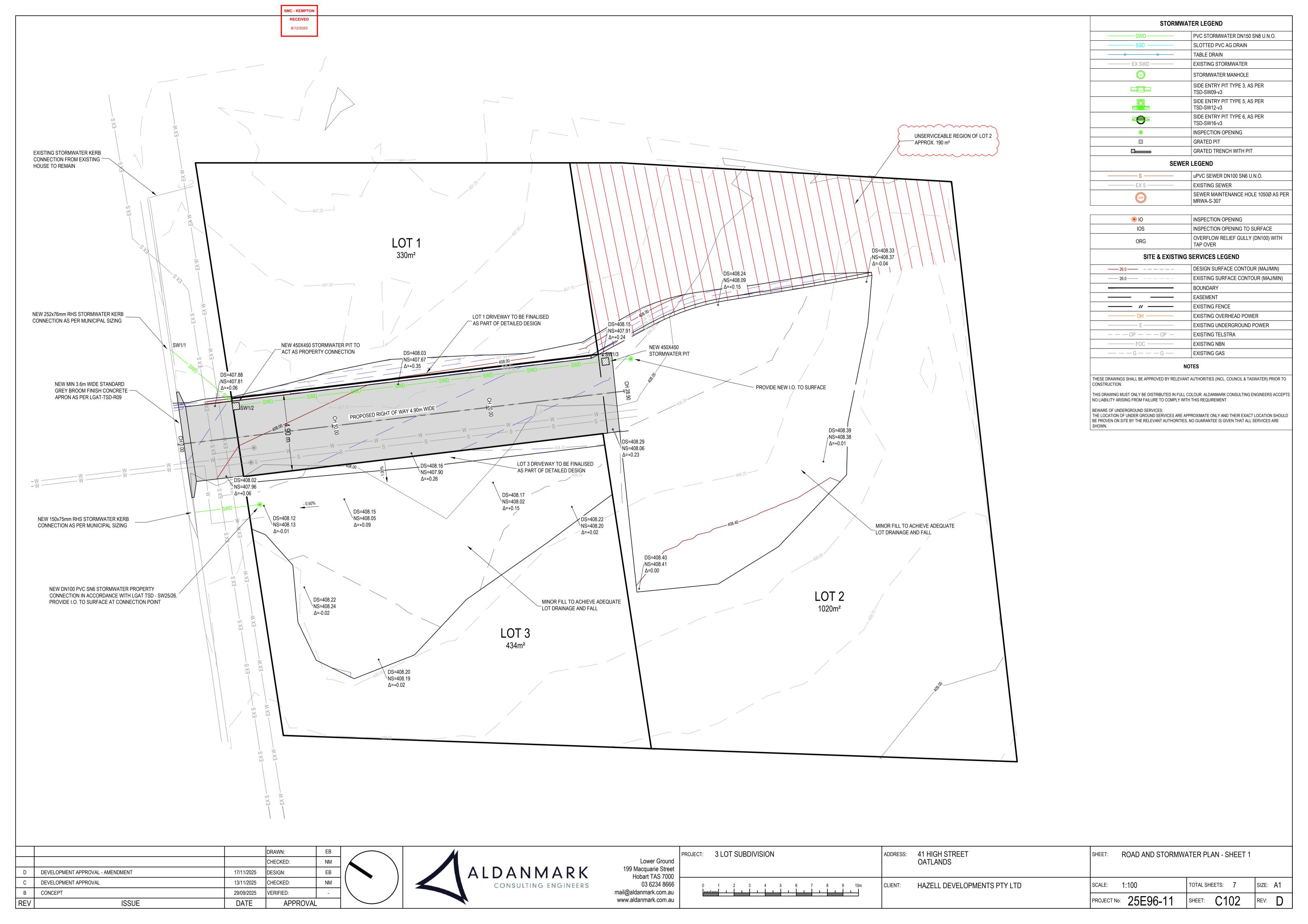


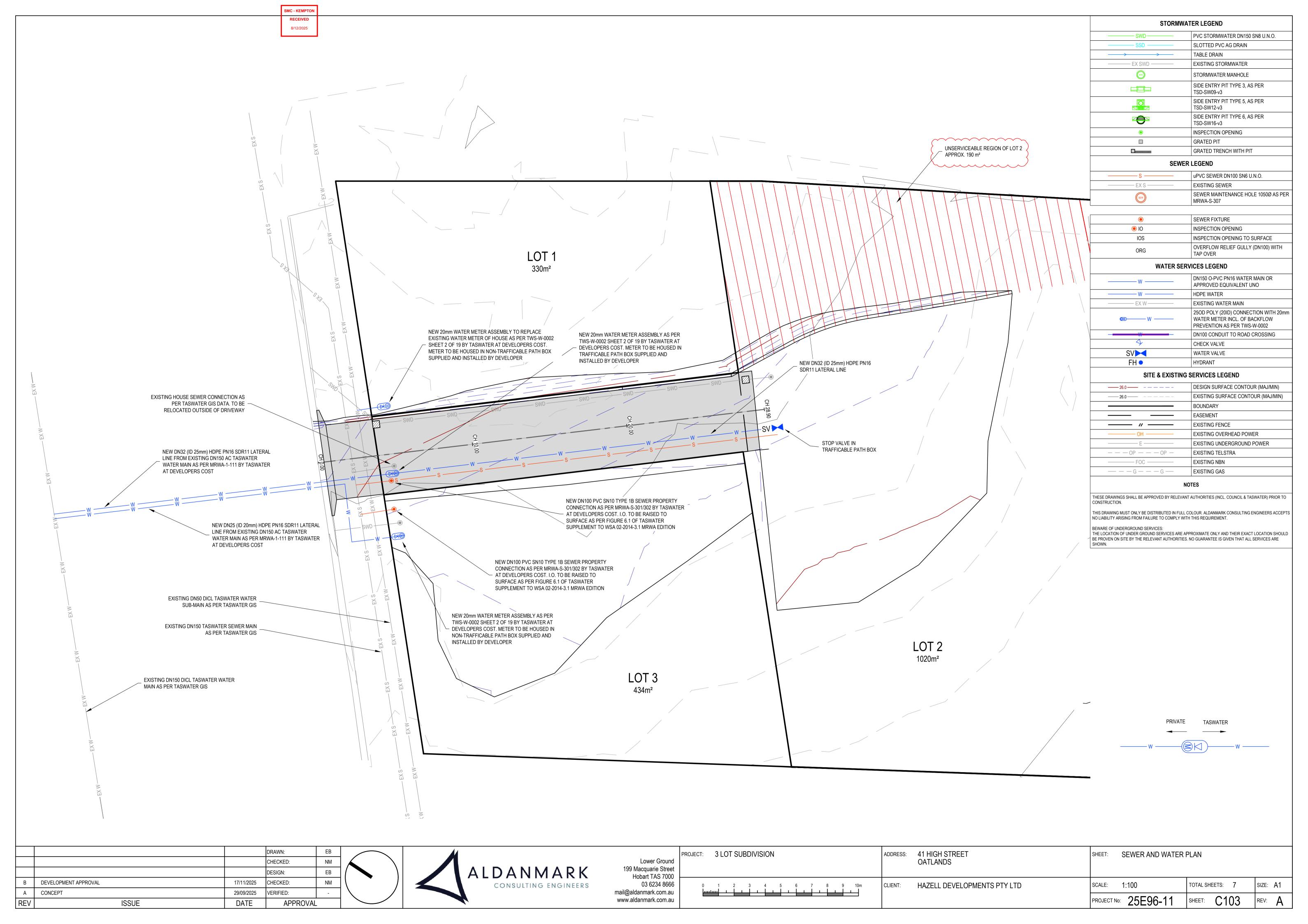
Lower Ground	
199 Macquarie Street	
Hobart TAS 7000	ŀ
03 6234 8666	
mail@aldanmark.com.au	
www.aldanmark.com.au	

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ADDRESS:	41 HIGH STREET OATLANDS	SHI
CLIENT:	HAZELL DEVELOPMENTS PTY LTD	SC

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1:200	TOTAL SHEETS: 7	SIZE: A1
No: 25E96-11	SHEET: C101	REV: A





SMC - KEMPTON RECEIVED 8/12/2025

NOTES

THESE DRAWINGS SHALL BE APPROVED BY RELEVANT AUTHORITIES (INCL. COUNCIL & TASWATER) PRIOR TO CONSTRUCTION.

THIS DRAWING MUST ONLY BE DISTRIBUTED IN FULL COLOUR. ALDANMARK CONSULTING ENGINEERS ACCEPTS NO LIABILITY ARISING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.

BEWARE OF UNDERGROUND SERVICES:
THE LOCATION OF UNDER GROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD
BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE

		) IIIV 407.064																									
	B: 487:888	PVC150 In	I.P. 407.984																								
(	0.2224% 3	.51%	<del></del>												1.0	0%											>
R.L. 405.00 CUT (-) FILL (+)	0.00 0.03 0.04 0.01 0.05 0.04	+0.09	+0.15	+0.17	+0.21	+0.16	+0.18	+0.20	+0.21	+0.23	+0.24	+0.26	+0.29	+0.31	+0.30	+0.29	+0.29	+0.27	+0.25	+0.24	+0.21	+0.18	+0.19	+0.21	+0.22	+0.23	+0.24
DESIGN CENTRE LINE	407.87 407.87 407.87 407.98	407.95	407.98	407.99	408.00	408.01	408.02	408.03	408.04	408.05	408.06	408.07	408.08	408.09	408.10	408.11	408.12	408.13	408.14	408.15	408.16	408.17	408.18	408.19	408.20	408.21	408.22
EXISTING SURFACE	407.87 407.84 407.92 407.87	407.86	407.83	407.82	407.79	407.85	407.84	407.83	407.83	407.82	407.82	407.81	407.79	407.78	407.80	407.82	407.83	407.86	407.89	407.91	407.95	407.99	407.99	407.98	407.98	407.98	407.98
CHAINAGE	0.00 0.39 0.54 0.54 2.00	3.00	3.88	5.00	0.00	7.00	8.00	9.00	10.00	11.00	12.00	13.00	14.00	15.00	16.00	17.00	18.00	19.00	20.00	21.00	22.00	23.00	24.00	25.00	26.00	27.00	28.00

From 0.000m To 28.899m Scales: H 1:100 V 1:50

# SECTIONS 01 SCALE 1:100 (A1)

			DRAWN:	EB
			CHECKED:	NM
			DESIGN:	EB
			CHECKED:	NM
В	CONCEPT	29/09/2025	VERIFIED:	-
REV	ISSUE	DATE	APPROVAL	_



Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT:	3 LOT SUBDIVISION				
	0 1 2 	3	2.0	5m 2.5m	H1:100 V1:50

ADDRESS:	41 HIGH STREET OATLANDS
CLIENT:	HAZELL DEVELOPMENTS PTY LTD

T:	LONG SECTIONS - SH	IEET 1				
						-
E:	AS INDICATED	TOTAL SHEETS:	7	SIZE:	A1	

SHEET: **C201** 

PROJECT No: 25E96-11

NOTES
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THIS DRAWING MUST ONLY BE DISTRIBUTED IN FULL COLOUR. ALDANMARK CONSULTING ENGINEERS ACCEPTS NO LIABILITY ARISING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
BEWARE OF UNDERGROUND SERVICES: THE LOCATION OF UNDER GROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE

STRUCTURE NAME	SW1/1	SW1/3
	1	
DATUM RL 407.1	0	
PIPE SIZE / MATRIAL	252x76 STEEL RHS	DN100 PVC
GRADE %	1.00%	1.00%
	0.00	0.28
DEPTH TO INVERT	·	
INVERT LEVEL	407.589	407.884
FINISHED SURFACE	407.59	408.16
EXISTING SURFACE	407.59	407.92
	0.00	29.46
CHAINAGE	0	58

SCALES: HORIZONTAL 1:100 VERTICAL 1:50

# SECTIONS 01 SCALE 1:100 (A1)

			DRAWN:	EB
			CHECKED:	NM
			DESIGN:	EB
С		13/11/2025	CHECKED:	NM
В	CONCEPT	29/09/2025	VERIFIED:	-
REV	ISSUE	DATE	APPROVAL	-



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DJECT:	3 LOT SUBDIVISION	ADDRESS:
	0 1 2 3 4 5m H1:100 V1:50	CLIENT:

ADDRESS:	41 HIGH STREET OATLANDS	SHEET:	STORMWATER LONG	SECTIONS- SHEET 1
CLIENT:	HAZELL DEVELOPMENTS PTY LTD	SCALE:	AS INDICATED	TOTAL SHEETS: 7

SHEET: C301

PROJECT No: 25E96-11



### **RESULT OF SEARCH**

**RECORDER OF TITLES** 

Issued Pursuant to the Land Titles Act 1980



#### SEARCH OF TORRENS TITLE

VOLUME	FOLIO
41709	1
EDITION	DATE OF ISSUE
4	29-Jun-2023

SEARCH DATE : 29-Feb-2024 SEARCH TIME : 01.54 PM

#### DESCRIPTION OF LAND

Town of OATLANDS Lot 1 on Diagram 41709 Being the land described in Assent No. 22/2887 Derivation: Part of 3A-1R-21Ps. Gtd. to H. Bilton Prior CT 4608/93

#### SCHEDULE 1

N128439 TRANSFER to HAZELL DEVELOPMENTS PTY LTD Registered 29-Jun-2023 at noon

#### SCHEDULE 2

Reservations and conditions in the Crown Grant if any E349279 MORTGAGE to National Australia Bank Limited Registered 29-Jun-2023 at 12.01 PM

#### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

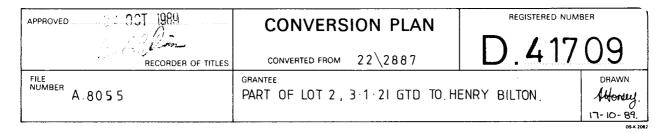


## **FOLIO PLAN**

**RECORDER OF TITLES** 

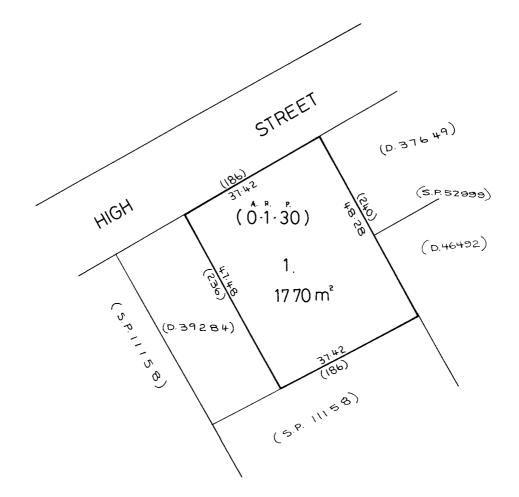


Issued Pursuant to the Land Titles Act 1980



#### SKETCH BY WAY OF ILLUSTRATION ONLY

CHTY/TOWN OF OATLANDS (SEC. P)
LAND-DISTRICT-OFPARISH-OF
LENGTHS ARE IN METRES. NOT TO SCALE.
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.



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