



## Public Notice Details

## Planning Application Details

<b>Application No</b>	DA2500080
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### Property Details

<b>Property Location</b>	Cutting Grass Road Levendale
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### Application Information

<b>Application Type</b>	Discretionary Development Application
<b>Development Category</b>	Subdivision
<b>Advertising Commencement Date</b>	8/10/25
<b>Advertising Closing Period</b>	22/10/25
<small>If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.</small>	

Enquiries regarding this Application can be made via to Southern Midlands Council on (03) 6254 5050 or by emailing [planningenquires@southernmidlands.tas.gov.au](mailto:planningenquires@southernmidlands.tas.gov.au). Please quote the development application number 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](mailto: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.



## APPLICATION FOR PLANNING PERMIT DEVELOPMENT / USE

Use this form to apply for a permit in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Proposed  
use/development:  
(Provide details of  
proposed works and use).

2 Lot Subdivision

Location of  
Development:  
(If the development  
includes more than one  
site, or is over another  
property include address  
of both Properties).

101 McConnors Road, Levendale

Certificate of Title/s  
Volume Number/Lot  
Number:

128913/3

Land Owners Name:

Julie McConnon

*Full Name/s or Full Business/Company Name*

Applicant's Name:

PDA Surveyors, Engineers & Planners obo Julie McConnon

*Full Name/s or Full Business/ Company Name (ABN if registered business or company name)*

Contact details:

Postal address for correspondence: 127 Bathurst Street, Hobart 7000

Telephone or Mobile: 6331 4099

Email address: allan.brooks@pda.com.au

*(Please note it is your responsibility to provide your correct email address and to check your email for communications from the Council )*

Details

Tax Invoice for  
application fees to be  
in the name of:  
(if different from  
applicant)

Julia McConnon

*Full Name/s or Full Business or Company Name and ABN if registered business or company name*

Print email address bjmccconnon@outlook.com

ABN

What is the estimated value of all the new work proposed

\$



## For Commercial Planning Permit Applications Only

Signage: Is any signage proposed? Yes ☐ No ☐

If yes, attach details: size, location and art work

Existing hours of operation				Proposed hours of new operation			
Hours	am	to	pm	Hours	am	to	pm
Weekdays				Weekdays			
Sat				Sat			
Sun				Sun			

Number of existing employees:  Number of proposed new employees:

Traffic Movements:		Approximate number of commercial vehicles servicing the site in the future	
Number of commercial vehicles serving the site at present	<input type="text"/>		
Number of Car Parking Spaces:	How many car spaces are currently provided	How many new car spaces are proposed	<input type="text"/>

Is the development to be staged: Please tick ✓ answer  
Yes ☐ No ☐

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

Signed Declaration

**I/we as owner of the land or person with consent of the owner hereby declare that:**

- I/we have read the Certificate of Title and Schedule of Easements for the land and I/we are satisfied that this application is not prevented by any restrictions, easements or covenants.
- I/we provide permission by or on behalf of the applicant for Council officers to enter the site to assess the application.
- The information given in this application is true and accurate. I/we understand that the information and materials provided with this application may be made available to the public. I/we 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 application.
- I/we have secured the necessary permission from the copyright owner to communicate and reproduce the plans submitted with the application for assessment. I/we indemnify the Southern Midlands Council for any claim or action taken against it regarding a breach of copyright in respect of any of the information or material provided.
- I/we declare that, in accordance with Section 52(1) of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their consent is attached and the application form signed by the Minister of the Crown responsible and/or the General Manager of the Council.

Applicant Signature  
(If not the Title Owner)

Applicant Name (please print)

Allan Brooks

Date

24/06/2025

Land Owner(s) Signature

Land Owners Name (please print)

Date



Land Owner(s) Signature

Land Owners Name (please print)

Date

## 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.



## Information & Checklist Sheet DEVELOPMENT / USE

Use this check list for submitting your application for a planning permit –Please do not attach the check list with your application

### Submitting your application ✓

1. All plans and information required per Part 6.1 Application Requirements of the Tasmanian Planning Scheme i.e.: site plan showing all existing buildings, proposed buildings, elevation plans etc. ☐
2. Copy of the current Certificate of Title, Schedule of Easements and Title Plan (Available from Service Tasmania Offices) ☐
3. Any reports, certificates or written statements to accompany the Application (if applicable) required by the relevant zone or code. ☐
4. 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](mailto:enquires@heritage.tas.gov.au))

#### TasWater

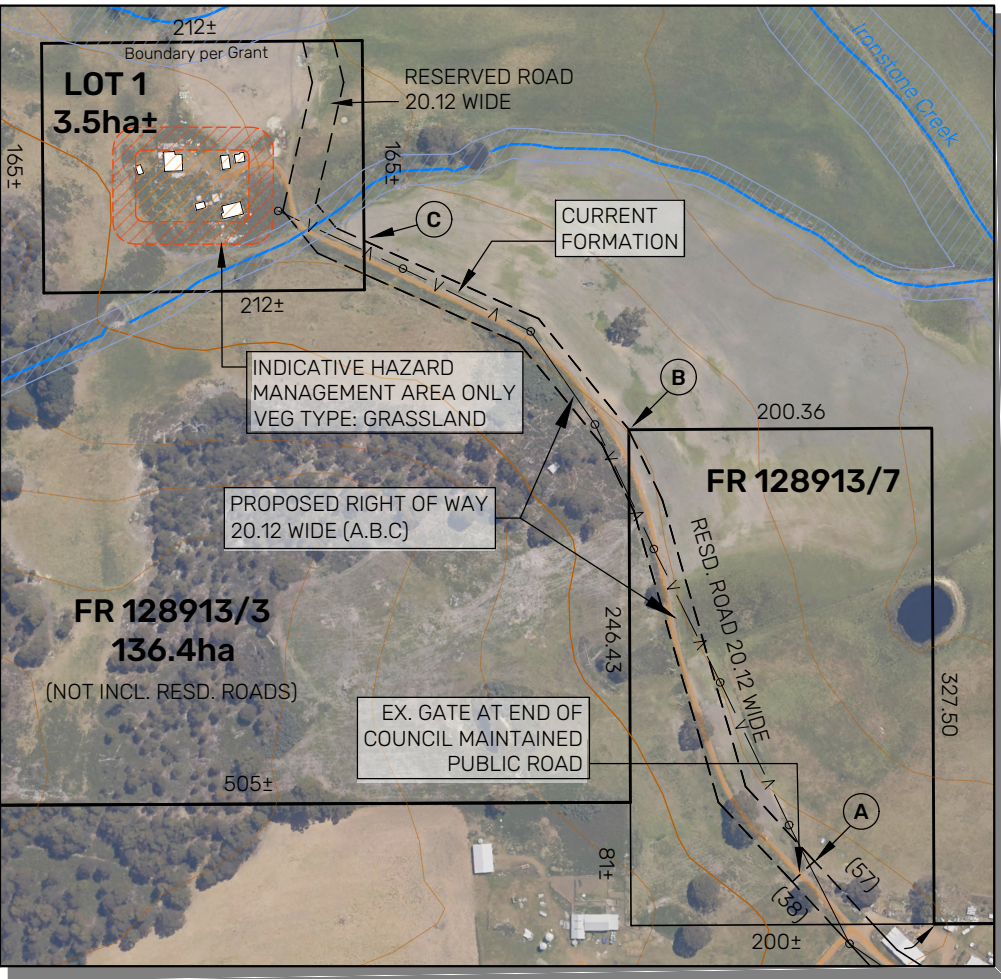
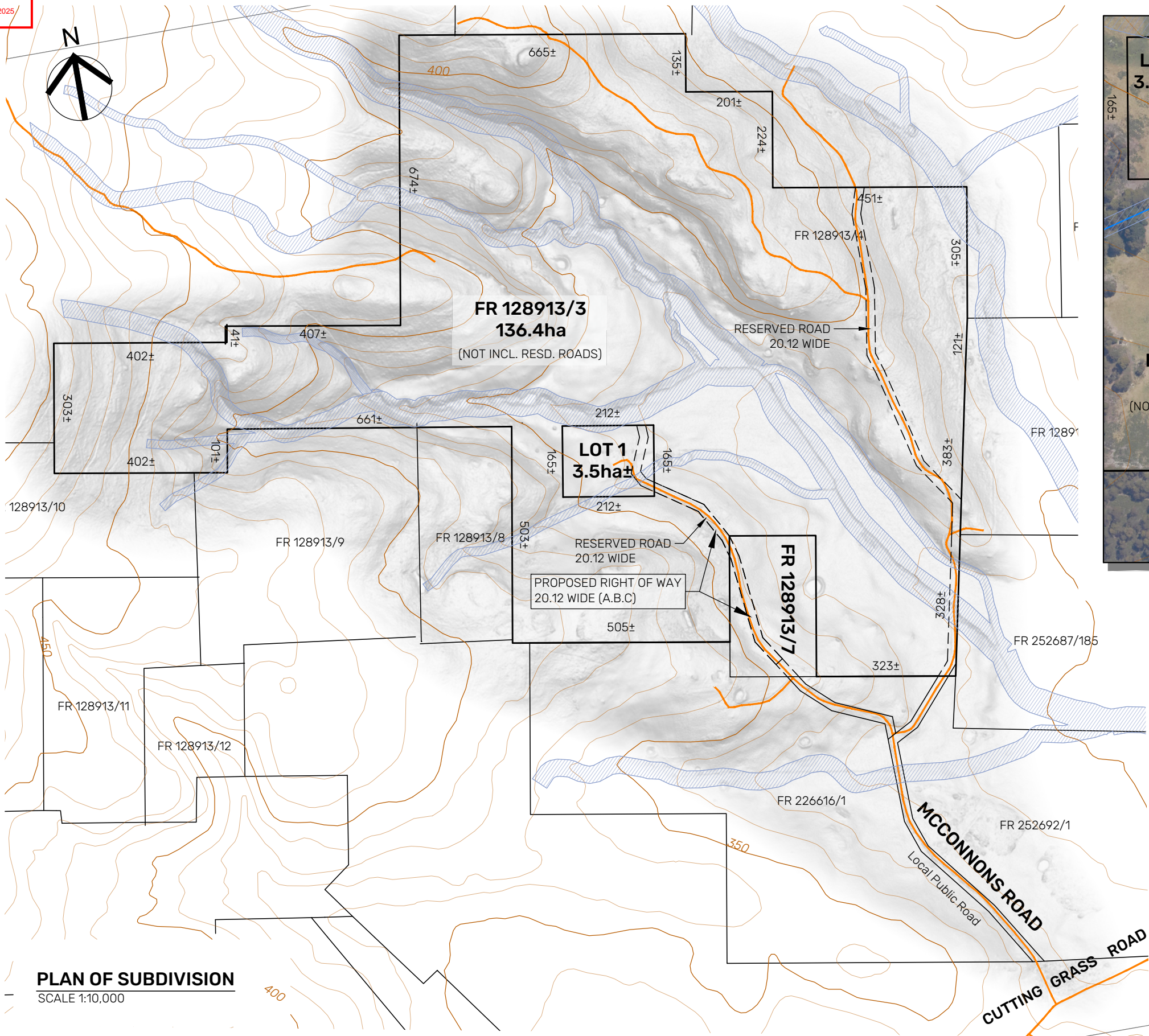
Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)

**IMPORTANT: There is no connection between Planning approval and Building & Plumbing approvals.**

Owners are to ensure that the work is either Low-Risk Building Work, Notifiable Building Work or Permit work in accordance with the Directors Determination – Categories of Building & Demolition Work v 1.4 dated 12 March 2021 prior to any building works being carried out on the land.

[https://www.cbos.tas.gov.au/data/assets/pdf\\_file/0014/405014/Directors-determination-categories-of-building-and-demolition-work-2021.pdf](https://www.cbos.tas.gov.au/data/assets/pdf_file/0014/405014/Directors-determination-categories-of-building-and-demolition-work-2021.pdf)





ENLARGEMENT  
SCALE 1:5000



- LEGEND
- TITLE/PROPOSED BOUNDARY
  - SURROUNDING CADASTRE
  - 10m CONTOUR INTERVAL
  - EXISTING OVERHEAD POWER
  - UNSEALED ROADS
  - 7. WATERWAY AND COASTAL PROTECTION AREA


LIST Cadastral Parcels  
by State of Tasmania  
[www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)  
CC BY 3.0

NOTES

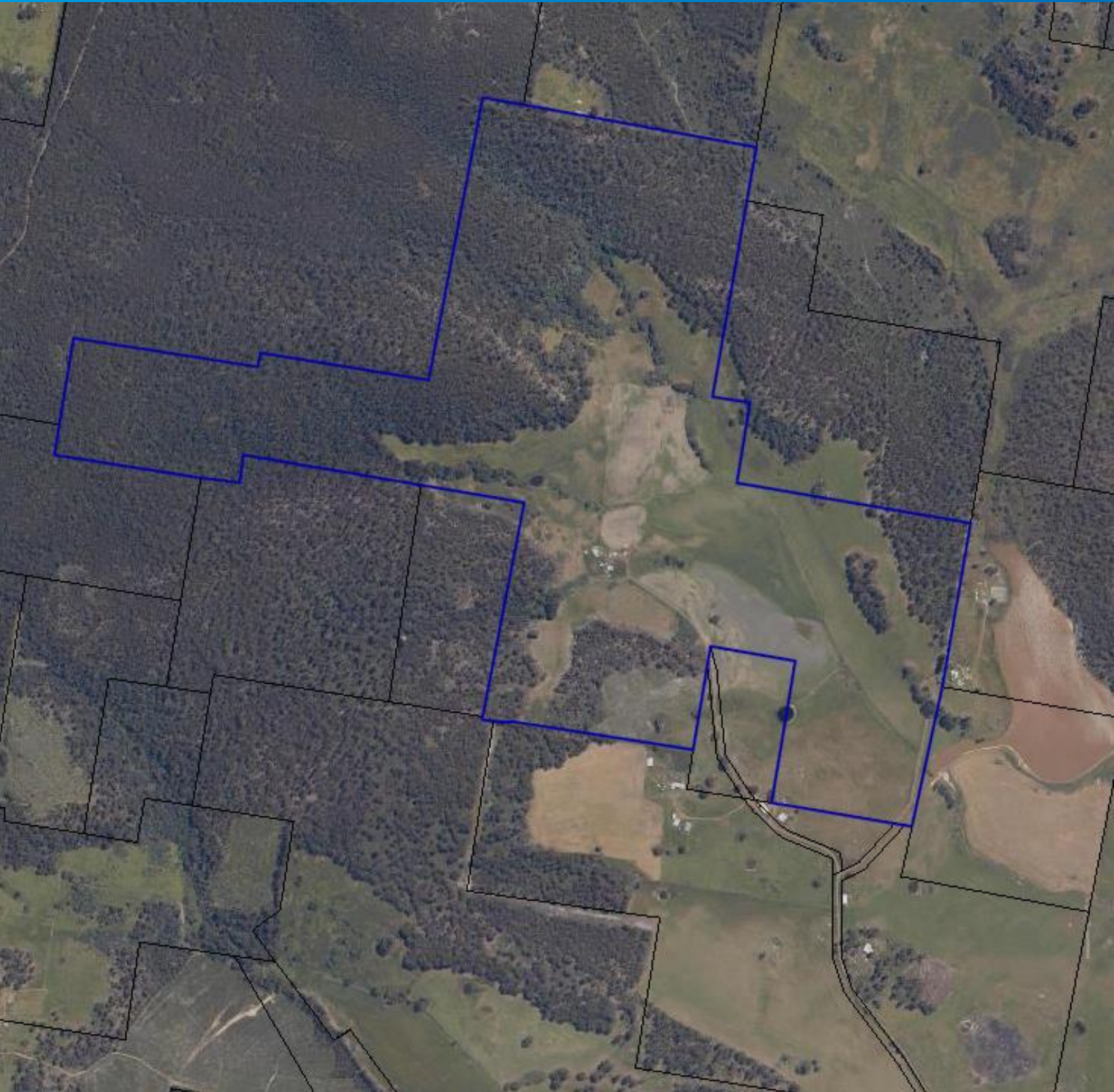
This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

The entire site is subject to the Bushfire-Prone Areas Code Overlay. This has not been shown for plan clarity purposes.

Basemap imagery has been shown for context purposes only and is approximate. Basemap Orthophoto source: <https://services.thelist.tas.gov.au/>

Owners BARRY CHRISTOPHER McCONNON		Title References FR 128913/3 & FR 128913/7		PID 5836923	Council Glamorgan-Spring Bay	Tasmanian Planning scheme Glamorgan-Spring Bay Local Provisions Schedule	Zone 21 Agriculture	Zone Codes 15 Landslip Hazard Code 13 Bushfire-prone Areas Code		7 Waterway and coastal protection area	Schedule of Easements (Existing easements to be retained unless noted otherwise.) PROPOSED RIGHT OF WAY IN FAVOUR OF LOT 1 OVER BALANCE LOT.												
-	----	----	----	----	This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.			PLANNER: -	REVIEWED: -	CLIENT:  JULIA McCONNON				127 Bathurst Street Hobart, Tasmania, 7000 PHONE: +61 03 6234 3217 FAX: +61 03 6234 5085 EMAIL: pda.hbt@pda.com.au www.pda.com.au Also at: Kingston, Launceston & Burnie		SCALE		PAPER					
-	----	----	----	----				PROJECT DESCRIPTION: PROPOSED SUBDIVISION								1:10,000 (A3)							
-	----	----	----	----				DRAWN: MK	REVIEWED: CT	ADDRESS: 101 McCONNONS ROAD, LEVENDALE						JOB NUMBER	DISCIPLINE	DWG	REVISION				
-	----	----	----	----				JOB MANAGER: CRAIG TERRY			DRAWING TITLE: PLAN OF SUBDIVISION					54209 DA		02		0			
0	PLAN OF SUBDIVISION		MK	14.04.25	CMT																		
REV	AMENDMENTS		DRAWN	DATE	APPR.	THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED			PRINTED DATE: 14 APRIL 2025														
DATE/TIME: Tuesday, 11 May 2021 12:46:38 PM																	PLOTTED: MATTHEW KEATING		FILE LOCATION: S:\54209\CT - JULIA McCONNON - 101 McCONNONS RD, LEVENDALE\2-PLAN\1-CAD\54209-DA-02 (PLAN OF SUBDIVISION).DWG				





## Planning Report

101 McConnors Road, Levendale

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## PDA Contributors

Planning	Allan Brooks	27/03/2025
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## Revision History

Revision	Description	Date
1	First Issue	27/03/2025

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## EXECUTIVE SUMMARY

Council approval is sought for a 2 Lot Subdivision at 101 McConnors Road, Levendale (CT 128913/3).

A permit is sought in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and Clause 6.8.1 (b) of the *Tasmanian Planning Scheme - Glamorgan Spring Bay Council & Southern Midlands Council*

### Development Details:

<b>Property Address</b>	101 McConnors Road, Levendale
<b>Proposal</b>	2 Lot Subdivision
<b>Land Area</b>	145.8ha±

<b>CT</b>	128913/3
<b>PID</b>	5836923
<b>Planning Ordinance</b>	Tasmanian Planning Scheme - Glamorgan Spring Bay & Southern Midlands
<b>Land Zoning</b>	Agriculture
<b>Specific Areas Plans</b>	N/A
<b>Code Overlays</b>	Bushfire Prone Area, Landslip Hazard & Waterway and Coastal Protection

# 1. Introduction/Context

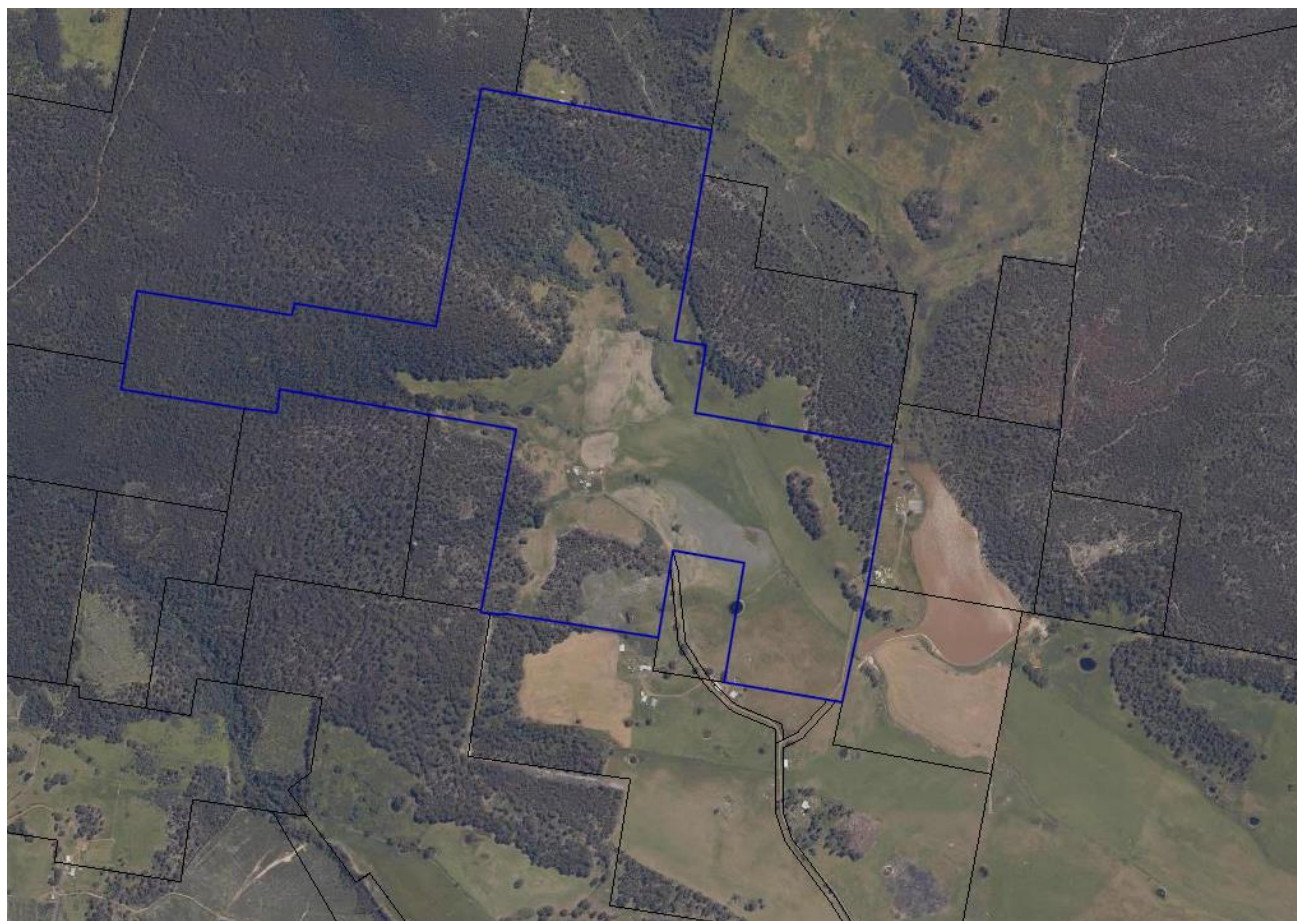
Council approval is sought for a 2 Lot Subdivision at 101 McConnors Road, Levendale (CT 128913/3).

In support of the proposal the following associated documents have been provided in conjunction with this planning assessment:

- Subdivision Proposal Plan
- Completed Development Application Form
- Copy of Title
- Bushfire Report

## 1.1. The Land

The land is predominantly agricultural grassland with an existing dwelling and outbuildings. There is a large section covered by trees in the north and west of the site.



**Figure 1.** Existing aerial image of the subject land (LISTmap, 2025)

## 1.2. Existing Development

The site currently has a dwelling and outbuildings.

## 1.3. Natural Values

There is a large amount of vegetation on site and in the waterways; none of the vegetation is listed as threatened or conservation-significant per the list map.

## 2. The Proposal

The proposed application is for the excision of an existing dwelling. The dwelling and associated outbuilding will be on separate titles, and the larger balance will continue to be used for agricultural purposes.

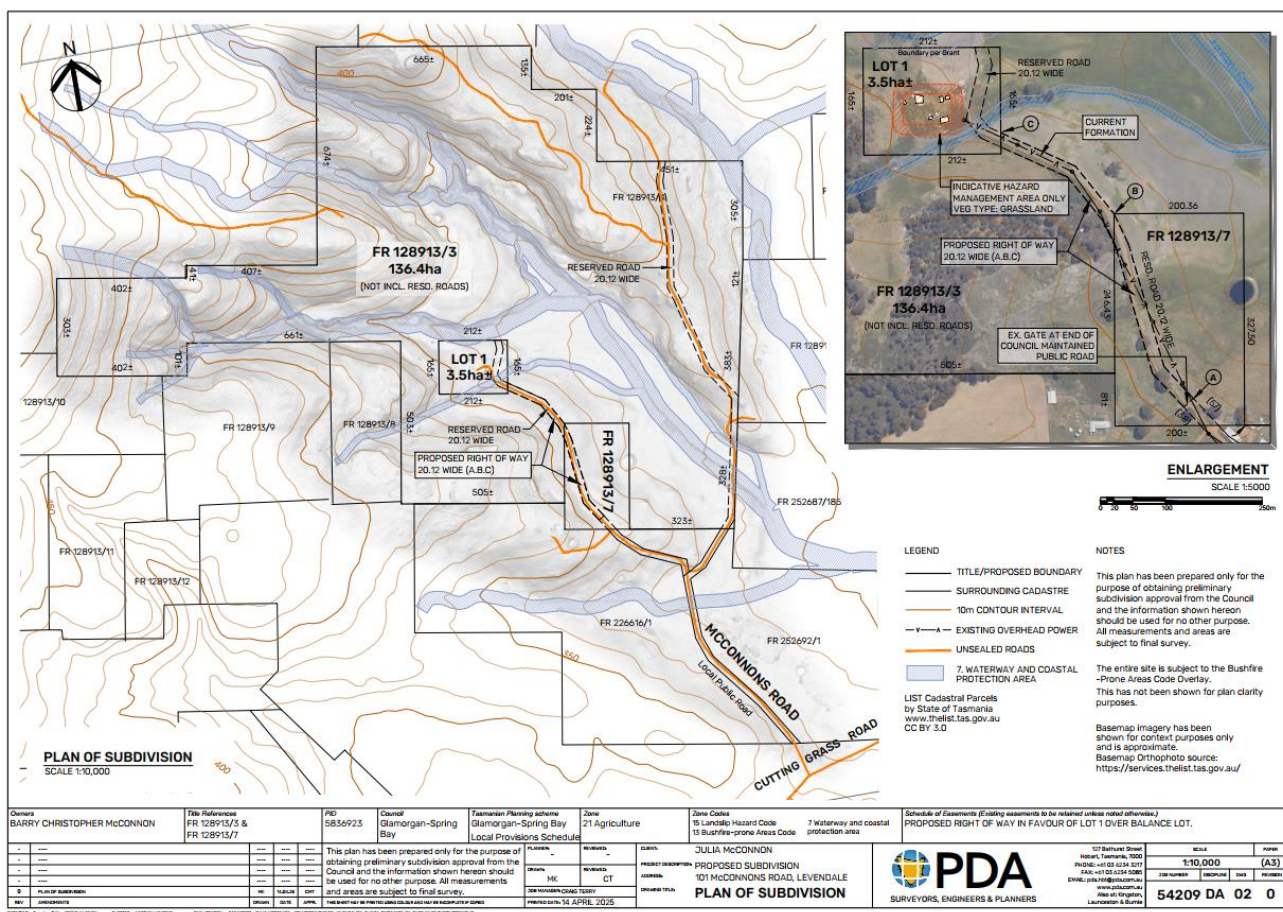


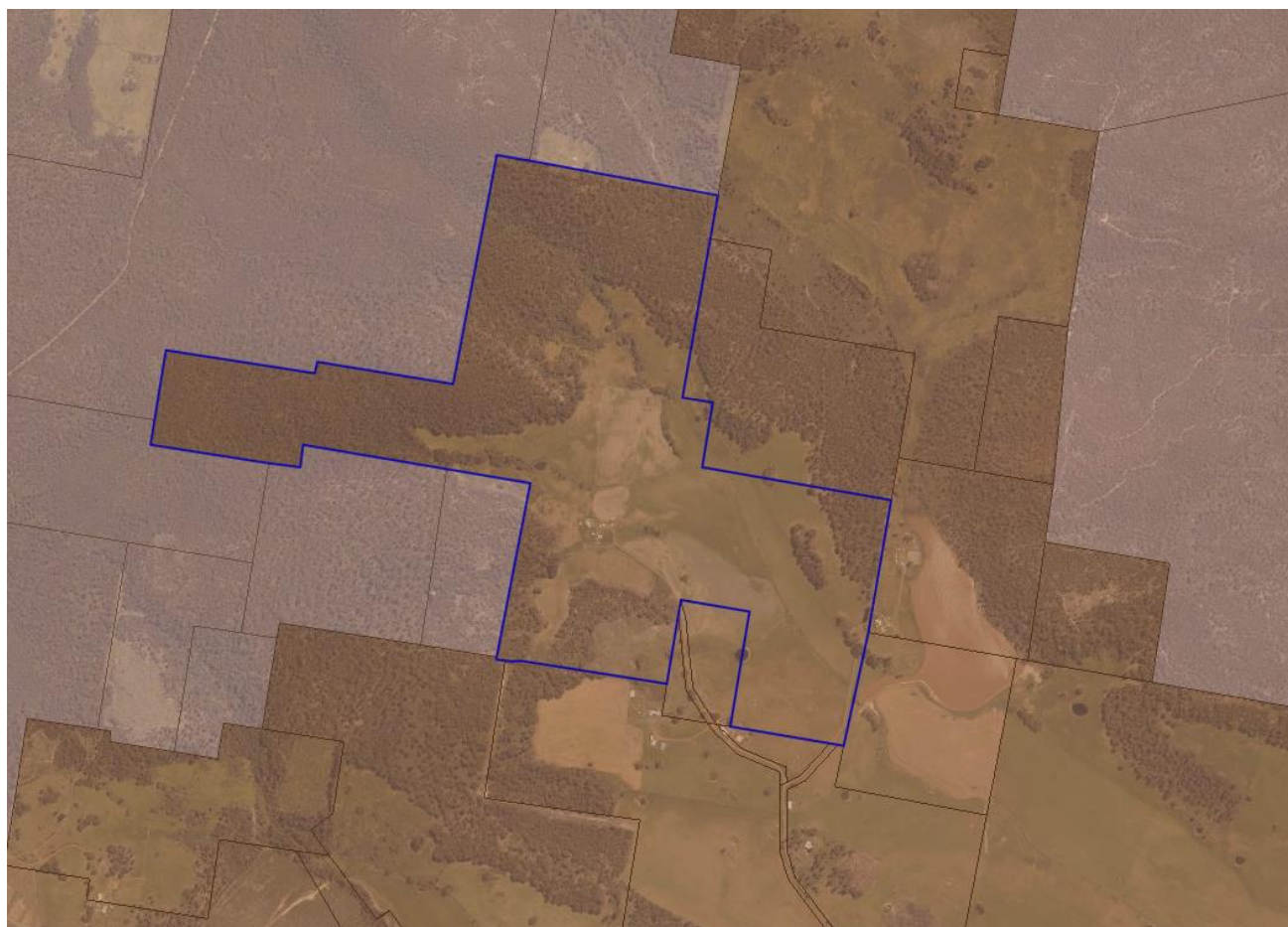
Figure 2. Proposed Plan of Subdivision



## 3. Planning Assessment

This current proposal for a 2 Lot Subdivision has been developed in accordance with the *Tasmanian Planning Scheme – Glamorgan Spring Bay Council & Southern Midlands Council*

### 3.1 Zoning



**Figure 3.** Zoning identification of the subject land and surrounds (LISTmap, 2025)

The subject land is located within the Agriculture Zone. This is consistent with titles surrounding it except to the north and west which is zoned Rural.



## 3.2 Zone Standards – Agriculture

### 21.5 Development Standards for Subdivision

#### 21.5.1 Lot design

##### Objective:

To provide for subdivision that:

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

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

	<p>a right of carriageway, that is sufficient for the intended use; and</p> <p>(v) it does not create any additional lots; or</p> <p>(c) be for the excision of a use or development existing at the effective date that satisfies all of the following;</p> <p>(i) the balance lot provides for the operation of an agriculture use, having regard to:</p> <ol style="list-style-type: none"> <li>Not materially diminishing the agricultural productivity of the land;</li> <li>The capacity of the balance lot for productive agricultural use; and</li> <li>Any topographical constraints to agricultural use; and</li> <li>Current irrigation practices and the potential for irrigation</li> </ol> <p>(ii) an agreement under section 71 of the Act is entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot;</p> <p>(iii) any existing buildings for a sensitive use must meet the setback required by clause 21.4.2 A2 or P2 in relation to setbacks to new boundaries; and</p> <p>(iv) all lots must be provided with a frontage or legal connection to a road by right of carriageway, that is sufficient for the intended use.</p>
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**Comment:**

**P1 (c) is met:** The development is for the excision of an existing dwelling. The agricultural productivity of the land will not be impacted by the excision of the land. The balance to be subject to Part 5 restricting residential use on the balance land. The proposed title will utilise a right of way as access.

Acceptable Solutions	Performance Criteria
<p><b>A2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from boundary of the lot to a road in</p>	<p><b>P2</b></p> <p>Each lot, or proposed in a plan of subdivision, is capable of being provided with reasonable vehicular access to a boundary of a lot or</p>

accordance with the requirements of the road authority.

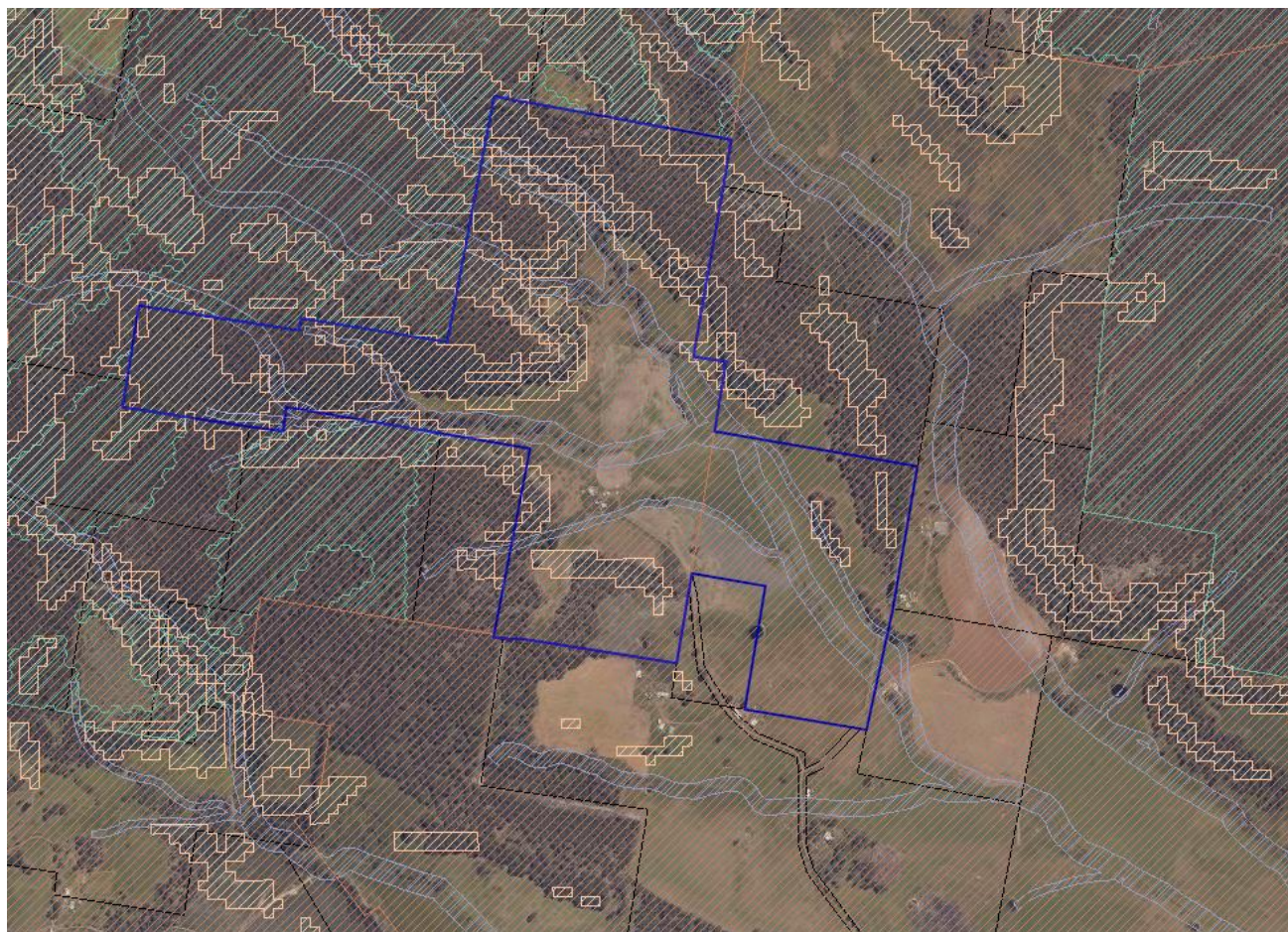
building area on the lot, if any, having regard to:

- 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:**

**A1 is met:** Each lot has access to the boundary in accordance with the road authority.

### 3.4 Codes



**Figure 4.** Scheme Overlay identification of the subject land and surrounds (LISTmap, 2025)

Code	Comments:
C1.0 Signs Code	N/A
C2.0 Parking and Sustainable Transport Code	As this Code is relevant to this proposal, an assessment is provided below
C3.0 Road and Railway Assets Code	N/A
C4.0 Electricity Transmission Infrastructure Protection Code	N/A
C5.0 Telecommunications Code	N/A
C6.0 Local Historic Heritage Code	N/A
C7.0 Natural Assets Code	As this Code is relevant to this proposal, an assessment is provided below
C8.0 Scenic Protection Code	N/A
C9.0 Attenuation Code	N/A
C10.0 Coastal Erosion Hazard Code	N/A
C11.0 Coastal Inundation Hazard Code	N/A
C12.0 Flood-Prone Areas Hazard Code	N/A
C13.0 Bushfire-Prone Areas Code	As this code is relevant to this proposal, please see the provided bushfire report.
C14.0 Potentially Contaminated Land Code	N/A
C15.0 Landslip Hazard Code	N/A
C16.0 Safeguarding of Airports Code	N/A



## C2.0 Parking and Sustainable Transport Code

### C2.6.7 Development Standards

#### C2.6.3 Number of accesses for vehicles

<b>Objective:</b> That: <ul style="list-style-type: none"> <li>(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;</li> <li>(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and</li> <li>(c) the number of accesses minimise impacts on the streetscape.</li> </ul>	
<b>Acceptable Solutions</b>	
<b>A1</b> The number of accesses provided for each frontage must: <ul style="list-style-type: none"> <li>(a) be no more than 1; or</li> <li>(b) no more than the existing number of accesses, whichever is the greater.</li> </ul>	
<b>Response:</b> <b>A1 is met:</b> no more than existing number of accesses are proposed.	

### C7.7 Development Standards for Subdivision

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

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

- |  |   |
|--|---|
| <ul style="list-style-type: none"><li>(b) be required for public use by the Crown, a council, or a State authority;</li><li>(c) be required for the provision of Utilities;</li><li>(d) be for the consolidation of a lot; or</li><li>(e) not include any works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area.</li></ul> | <ul style="list-style-type: none"><li>(a) the need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area; and</li><li>(b) future development likely to be facilitated by the subdivision.</li></ul> |
|--|---|

**Comment:**

**A1(e) is met**

There is no works within the overlay.

## Conclusion

The planning assessment and supporting documentation provided demonstrate that the development proposal for a 2 Lot subdivision, meets all applicable requirements of the *Tasmanian Planning Scheme – Glamorgan Spring Bay Council & Southern Midlands Council*

Yours faithfully,

Allan Brooks



PDA Surveyors, Engineers and Planners

## Contact

For any enquiries, please contact one of our offices:

### **HOBART**

**A:** 127 Bathurst Street, Hobart Tasmania 7000  
**P:** (03) 6234 3217  
**E:** pda.hbt@pda.com.au

### **KINGSTON**

**A:** 6 Freeman Street, Kingston, TAS 7050  
**P:** (03) 6229 2131  
**E:** pda.ktn@pda.com.au

### **HUONVILLE**

**A:** 8/16 Main Street, Huonville, TAS 7109 - (By appointment)  
**P:** (03) 6264 1277  
**E:** pda.huon@pda.com.au

### **EAST COAST**

**A:** 3 Franklin Street, Swansea TAS 7190 - (By appointment)  
**P:** (03) 6130 9099  
**E:** pda.east@pda.com.au

### **LAUNCESTON**

**A:** 3/23 Brisbane Street, Launceston, TAS 7250  
**P:** (03) 6331 4099  
**E:** pda.ltn@pda.com.au

### **BURNIE**

**A:** 6 Queen Street, Burnie, TAS 7320  
**P:** (03) 6431 4400  
**E:** pda.bne@pda.com.au

### **DEVONPORT**

**A:** 77 Gunn Street, Devonport, TAS 7310  
**P:** (03) 6423 6875  
**E:** pda.dpt@pda.com.au

### **WALTER SURVEYS**

**A:** 127 Bathurst Street, Hobart, TAS 7000 (Civil Site Surveying and Machine Control)  
**P:** 0419 532 669 (Tom Walter)  
**E:** tom.walter@waltersurveys.com.au



# Bushfire Hazard Report



Location: 101 McConnors Road, Levendale.

Applicant: PDA Surveyors, Engineers & Planners

Date: June 2025

Certification number: BW029v3

Author: Mark Van den Berg – BFP-108

BushfireWise – Development Planning



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### Disclaimer:

The measures contained in Australian Standard 3959-2009 cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the unpredictable nature and behaviour of fire and extreme weather conditions. Reasonable steps have been taken to ensure that the information contained within this report is correct and reflects the conditions on and around the proposal at the time of assessment. The assessment has been based on the information provided by you or your designer.

Authorship: This report was prepared by Mark Van den Berg BSc. (Hons.) FPO (planning) of BushfireWise. Base data for mapping including digital and aerial photography: TasMap, LIST, GoogleEarth, Mark Van den Berg.

## 1.0 Introduction

This Bushfire Hazard Report has been completed to form part of supporting documentation for a planning permit application for a proposed subdivision. The proposed subdivision occurs in a Bushfire-prone Area defined by the Tasmanian Planning Scheme – Glamorgan-Spring Bay (the Scheme). This report has been prepared by Mark Van den Berg, a qualified person under Part 4a of the *Fire Service Act 1979* of BushfireWise for PDA Surveyors, Engineers & Planners.

The report considers all the relevant standards of Code C13 of the Scheme, specifically;

- The requirements for appropriate Hazard Management Areas (HMA's) in relation to building areas;
- The requirements for Public and Private access;
- The provision of water supplies for firefighting purposes;
- Compliance with the planning scheme, and
- Provides a Bushfire Hazard Management Plan to facilitate appropriate compliant future development.

## 2.0 Proposal

The proposal is for the subdivision of land resulting in 2 lots and is described by the plan of subdivision in appendix A. Lot 1 has an existing dwelling and out buildings while lot 2 is undeveloped for residential purposes. Public access is provided to lot 2 by an existing public roadway, McConnors Road, private access to lot 1 is provided from the public roadway by a right-of-way over lot 2. Both lots do not have access to a reticulated water supply. The development is proposed to occur as a single stage.

## 3.0 Site Description

The subject site comprises private land on two titles, FR: 128913/7 and 128913/3 (Figure 1). Located in the municipality of Glamorgan-Spring Bay, this application is administered through the Tasmanian Planning Scheme Glamorgan-Spring Bay, which makes provision for subdivision. The proposed development falls within the Agriculture zone.

The lot is situated to the east of the Levendale settled area, approximately 3 km south-east of Mount Hobbs adjacent to Ironstone Creek (Figure 1). The lots are developed for agricultural purposes and carry grassland, woodland and forest vegetation in a rural setting with typical agricultural infrastructure. Surrounding lands comprise large areas of native forest and woodlands with the balance made up of

grasslands utilized for agricultural production, individual lots are large and generally more than 20Ha in extent. Public access is provided by a sealed and gravel road network (Figure 2).

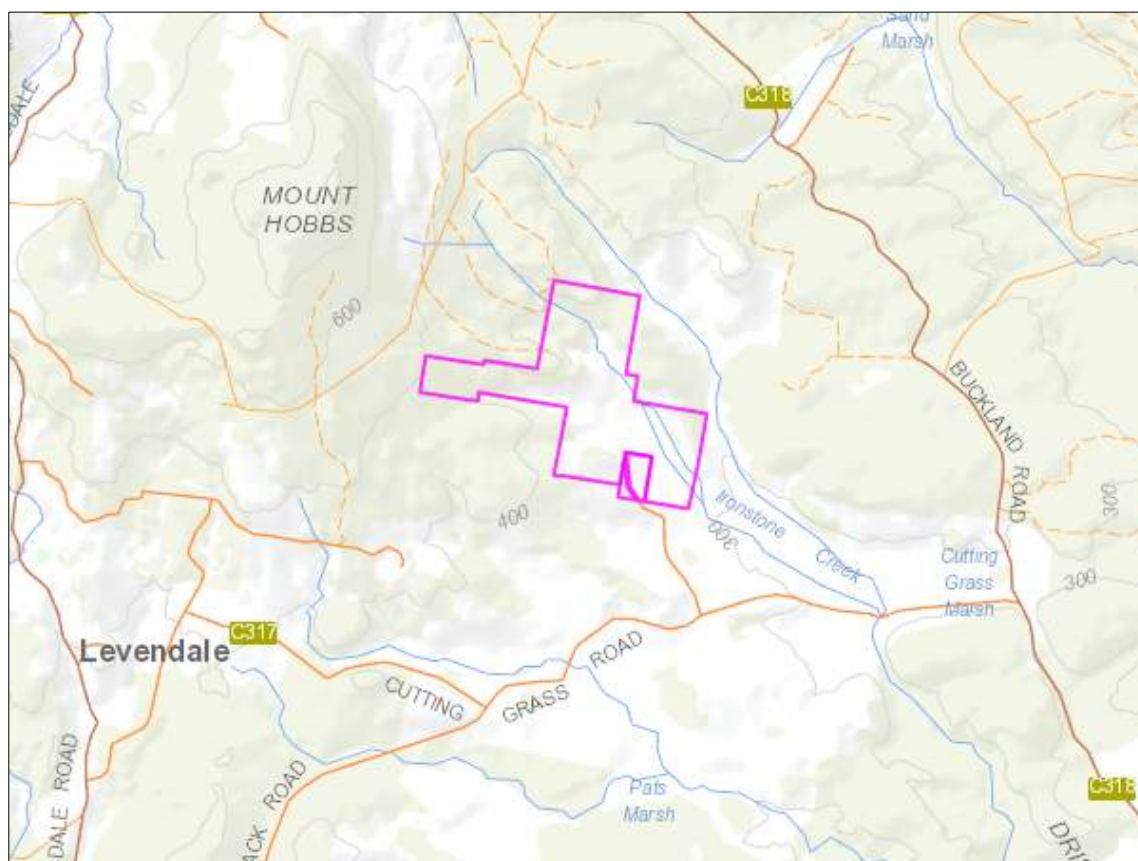


Figure 1. The site in a topographical context, pink line defines the subdivision area (approx.).

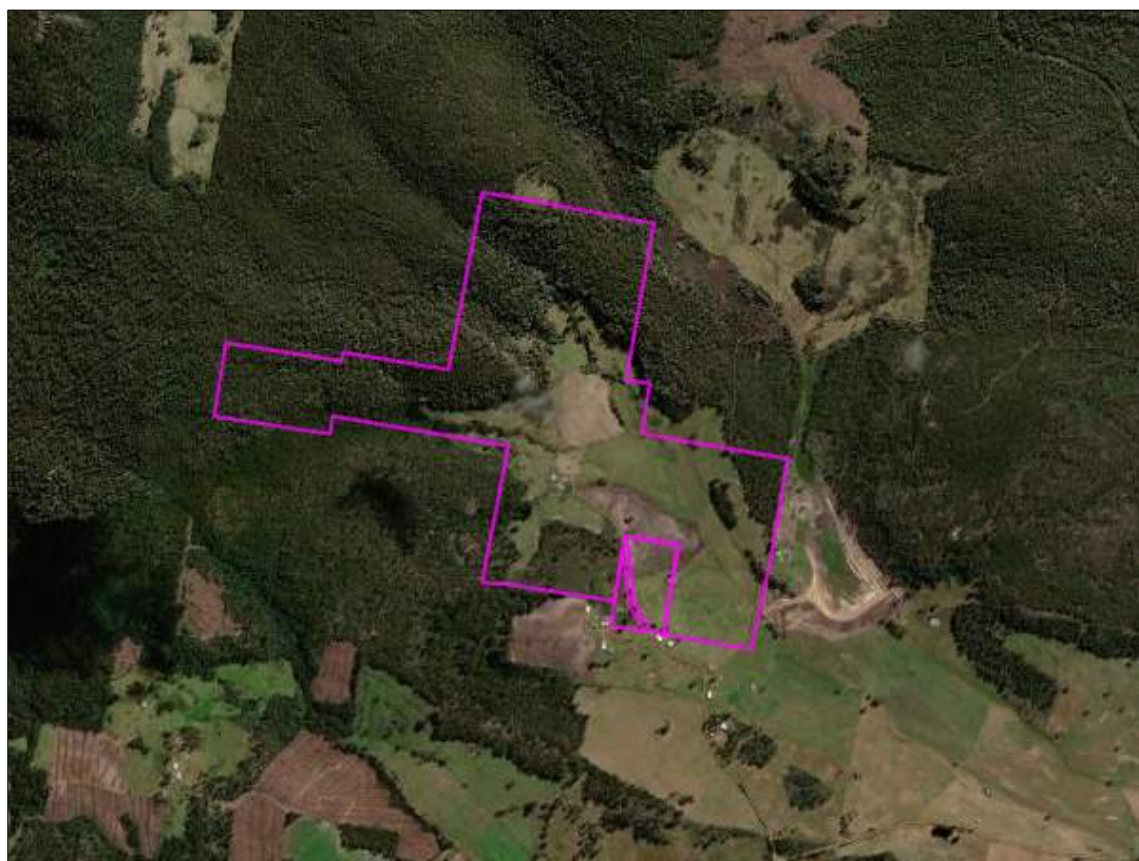


Figure 2. Aerial photo of the site, pink line defines the subdivision area (approximate).



## 4.0 Bushfire Hazard Assessment

### 4.1 Vegetation

Existing development within Lot 1 is influenced solely by vegetation classified as grassland vegetation. Although woodland and forest vegetation exist some distance from the site, it is unlikely to contribute to the bushfire attack at the site under normal conditions due to its proximity.

### 4.2 slope

Slope influences how fast a fire moves, how intensely the fire burns and the amount of radiant heat that is given off by the burning vegetation. An 'effective slope' is the slope of the land underneath the vegetation that has the potential to burn. The effective slopes with the potential to influence the bushfire attack on the building areas are gentle to moderate.



Figure 3 Grassland and low open shrubland to the north of the building area in lot 1.



Figure 4. Low open shrubland to the east of the building area within lot 1.



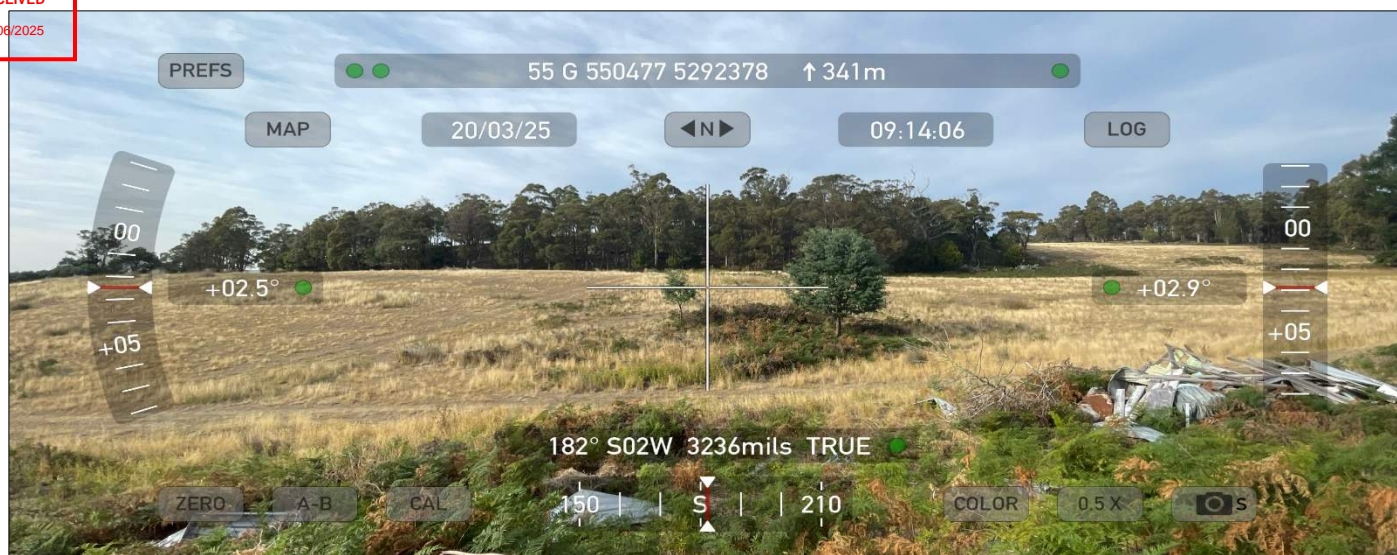


Figure 5. Low open shrubland and grassland vegetation to the south of the building area within lot 1.



Figure 6. Low open shrubland and grassland vegetation to the west of the building area within lot 1.

### 4.3 Bushfire Attack Level

An assessment of vegetation and topography was undertaken within and adjacent to the building area within lot 1. A bushfire attack level assessment as per *AS3959-2018* was completed (Appendix B) which has determined setbacks for building area from bushfire-prone vegetation such that subsequent development does not exceed BAL-12.5 of *AS3959-2018* (appendix B). The building area and bushfire attack level is marked on the BHMP.

## 5.0 Bushfire Prone Areas Code

Code C13 of the planning scheme articulates requirements for the provision of hazard management areas, standards for access and firefighting water supplies and requirements for hazard management for staged subdivisions.

As a result of the subdivision one new lot will be created. Lot 1 will be approximately 3.5 hectares in extent while lot 2 will be 136 hectares in extent. Lot 1 has existing residential development, the new boundary with lot 2 allows sufficient area to achieve the requirements of section C13.6 of the code for Lot 1. Lot 2 is large in extent and is not intended for residential use, its primary function is commercial agricultural which is well established and supported by existing infrastructure. In this context, there is an insufficient increase in risk from bushfire as a result of subdivision to require any additional bushfire mitigation measures for Lot 2. The attached planning certificate is valid solely for securing a planning permit for this subdivision and may be used for subsequent building approvals for Lot 1 only. Any future building work within Lot 2 will require a new report to demonstrate compliance with the Directors Determination – Bushfire Hazard Areas. Lot 2 is not considered further.

## 5.1 Hazard Management Areas

Hazard management areas are required to be established and/or maintained for lot 1, they provide an area around the building within which fuels are managed to reduce the impacts of direct flame contact, radiant heat and ember attack on the site.

The Bushfire Hazard Management Plan (BHMP) shows building areas (for habitable buildings) and the associated HMA's, guidance for establishment and maintenance of HMA's is provided below and on the BHMP.

The subdivision is to occur as a single stage. Proposed lot 1 can accommodate a hazard management area with sufficient separation from bushfire-prone vegetation not exceeding the requirements for BAL-19 of AS3959-2018. This means that lot 1 is not dependent on adjacent land use or management for bushfire mitigation. The hazard management area is required prior to the sealing of titles.

### 5.1.1 Building areas

Building areas for habitable buildings are shown for lot 1 on the BHMP. Lot 1 has been assessed and a Bushfire Attack Level (BAL) has been assigned to it. If future building work is located within the building area and complies with the minimum setbacks, the building work may be constructed to the bushfire attack level assigned to that lot. If associated structures like sheds or other non-habitable buildings exist or are proposed, they do not need to conform to a BAL unless they are within 6 metres of the habitable building.

### 5.1.2 Hazard Management Area requirements

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation which provides access to a fire front for firefighting, is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following strategies:

- Remove fallen limbs, sticks, leaf and bark litter.
- Maintain grass at less than a 100mm height.

- Avoid or minimise the use of flammable mulches (especially against buildings).
- Thin out under-story vegetation to provide horizontal separation between fuels.
- Prune low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers.
- Remove or prune larger trees to establish and maintain horizontal separation between tree canopies.
- Minimise the storage of flammable materials such as firewood.
- Maintain vegetation clearance around vehicular access and water supply points.
- Use low-flammability plant species for landscaping purposes where possible.
- Clear out any accumulated leaf and other debris from roof gutters and other debris accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees and shrubs may provide protection from wind borne embers and radiant heat under some circumstances if other fuels are appropriately managed.

## 5.2 Public and firefighting Access

### 5.2.1 Public Roads & Fire Trails

There is no proposal for the construction of new public roadways or fire trails as part of this proposal, in this circumstance there are no applicable standards for the construction of new public roads or fire trails.

### 5.2.2 Property access (for building compliance)

There is existing property access to the site; to achieve compliance with the determination some minor works will be required with the addition of passing bays. Upgraded property access will be required to comply with the following specifications to achieve building compliance and is required to be completed prior to the sealing of titles:

- a) all-weather construction;
- b) load capacity of at least 20 tonnes, including for bridges and culverts;
- c) minimum carriageway width of 4 metres;
- d) minimum vertical clearance of 4 metres;
- e) minimum horizontal clearance of 0.5 metres from the edge of the carriageway, excluding gate posts;
- f) cross falls of less than 3 degrees (1:20 or 5%);
- g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- h) curves with a minimum inner radius of 10 metres;
- i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and



j) terminate with a turning area for fire appliances provided by one of the following:

- (i) a turning circle with a minimum outer radius of 10 metres;
- (ii) a property access encircling the building; or
- (iii) a hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.

k) passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

### 5.3 Water supplies for firefighting

The existing dwelling requires access to a firefighting water supply and does not have access to a reticulated water supply which includes fire hydrants. Therefore, a static water supply dedicated for firefighting is required to assist firefighting activities in the event of bushfire attack and achieve compliance with the Determination. The new firefighting water supply will comply with table 1 below and is required prior to the sealing of titles.

Table 1. Specifications for static firefighting water supplies.

Element		Requirement
A.	Distance between building area to be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the firefighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.
B.	Static Water Supplies	A static water supply: (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems; (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959:2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework & Accessories (including stands & tank supports)	Fittings and pipework associated with a firefighting water point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm; (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: (i) Visible; (ii) Accessible to allow connection by firefighting equipment; (iii) At a working height of 450 – 600mm above ground level; and



Element		Requirement
		(iv) Protected from possible damage, including damage by vehicles.
D.	Signage for static water connections	The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: (a) comply with water tank signage requirements within AS 2304:2019; or (b) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.
E.	Hardstand	A hardstand area for fire appliances must be provided: (a) No more than three metres from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and, (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

## 6.0 Compliance

### 6.1 Planning Compliance

Table 2 summarises the compliance requirements for subdivisions in bushfire prone areas against Code C13 as they apply to this proposal. A planning certificate has been issued for the associated BHMP as being compliant with the relevant standards as outlined in appendix D.

Prior to the sealing of titles the following is required for lot 1:

- 1) An established and maintained hazard management area
- 2) Property access compliant with the specifications of s.5.2.2; and
- 3) Firefighting water supplies compliant with the requirements of Table 1.

Table 2. Compliance with Code C13 of the Tasmanian Planning Scheme – Glamorgan Spring Bay

Clause	Compliance
C13.4 Use or development exempt from this code	The proposal is not exempt from Code C13.
C13.5 1 Vulnerable Uses	The proposal is not classified as Vulnerable Use. Not applicable.
C13.5.2 Hazardous Uses	The proposal is not classified as Hazardous Use. Not applicable.
C13.6.1 Subdivision: Provision of hazard management areas	The Bushfire Hazard Management Plan is certified by an accredited person. Lot 1 has a building area and associated hazard management area shown which does not exceed BAL-19 construction standards. Hazard management areas are able to be contained within each individual lot, therefore there is no requirement for part 5 agreements or easements to facilitate hazard management.  Lot 1 is compliant with the acceptable solution at A1(b).  There is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of this subdivision for Lot 2.

Clause	Compliance
	Lot 2 is compliant with the acceptable solution at A1(a).
C13.6.2 Subdivision: Public and firefighting access	<p>There is no proposal for new public roadways or fire trails as part of this development.</p> <p>The Bushfire Hazard Management Plan shows the location of existing property access. The proposal is compliant with the acceptable solution at A1, (b) for Lot 1.</p> <p>There is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for purposes firefighting for Lot 2.</p> <p>Lot 2 is compliant with the acceptable solution at A1(a).</p> <p>The Bushfire Hazard Management Plan is certified by an accredited person.</p>
C13.6.3 Subdivision: Provision of water supply for firefighting purposes	<p>There is an insufficient increase in risk from bushfire as a result of subdivision to warrant the provision of firefighting water supplies for firefighting purposes for Lot 2.</p> <p>Lot 2 is compliant at C13.6.3,A2,(a).</p> <p>A dedicated, static firefighting water supply will be provided in accordance with table C13.5. for Lot 1.</p> <p>Lot 1 is compliant at C13.6.3,A2,(b).</p>

## 6.2 Building Compliance (for future development)

If future development is undertaken in compliance with the Bushfire Hazard Management Plan associated with this report for Lot 1, a building surveyor may rely upon it for building compliance purposes if it is not more than 6 years old. However, this report and planning certificate are not to be relied upon for building compliance for Lot 2. In all circumstances a new Bushfire Hazard Report and Certificate of Qualified Person (form 55) should be completed for building compliance purposes for any development within Lot 2.

## 7.0 Summary

The Bushfire Hazard Report for 101 McConnors Road, Levendale, evaluates and mitigates bushfire risks for a proposed subdivision which results in two lots. Prepared by BushfireWise for J. McConnon, it supports a planning permit application under the Tasmanian Planning Scheme - Glamorgan-Spring Bay. The site, in the Agriculture zone east of Levendale, features vegetation classified as grassland on flat to gentle slopes..

The report includes a Bushfire Hazard Management Plan (BHMP) detailing hazard management areas, building areas, the location of property accesses and specifications for the provision of firefighting water supplies. The building area for lot 1 is able to accommodate a hazard management area which provides the minimum setbacks required to achieve BAL-12.5 in accordance with table 2.6 of AS3959- 2018. Lot 1 achieves all the required standards of Code C13, in this circumstance there is an insufficient increase in risk from bushfire to warrant any specific bushfire protection measures as part of this subdivision.

## 8.0 References

*Building Amendment (Bushfire-Prone Areas) Regulations 2014 Building Regulations 2016.*

*Directors Determination – Bushfire Hazard Areas, version 1.2, 16th July 2024.*

Standards Australia 2018, *Construction of buildings in bushfire prone areas*, Standards Australia, Sydney.

Tasmanian Planning Commission 2017, *Planning Directive No.5.1 – Bushfire prone Areas Code*. Tasmanian Planning Commission, Hobart. 1st September 2017.

The Bushfire Planning Group 2005, *Guidelines for development in bushfire prone areas of Tasmania – Living with fire in Tasmania*, Tasmania Fire Service, Hobart.

Tasmanian Planning Scheme - Glamorgan-Spring Bay.





## Appendix B – BAL assessment

Table 1. Bushfire Attack Level Assessment – Lot 1

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
<b>North</b>	Grassland <sup>^</sup>	flat 0°	0 to 70 metres	18 metres	<b>BAL-12.5</b>
	Grassland <sup>^</sup>	>0 to 5° downslope	70 to 100 metres		
	--	--	--		
	--	--	--		
<b>East</b>	Grassland <sup>^</sup>	>0 to 5° downslope	0 to 100 metres	18 metres	<b>BAL-12.5</b>
	--	--	--		
	--	--	--		
	--	--	--		
<b>South</b>	Grassland <sup>^</sup>	>0 to 5° downslope	0 to 18 metres	18 metres	<b>BAL-12.5</b>
	Grassland <sup>^</sup>	upslope	18 to 100 metres		
	--	--	--		
	--	--	--		
<b>West</b>	Grassland <sup>^</sup>	upslope	0 to >100 metres	18 metres	<b>BAL-12.5</b>
	--	--	--		
	--	--	--		
	--	--	--		

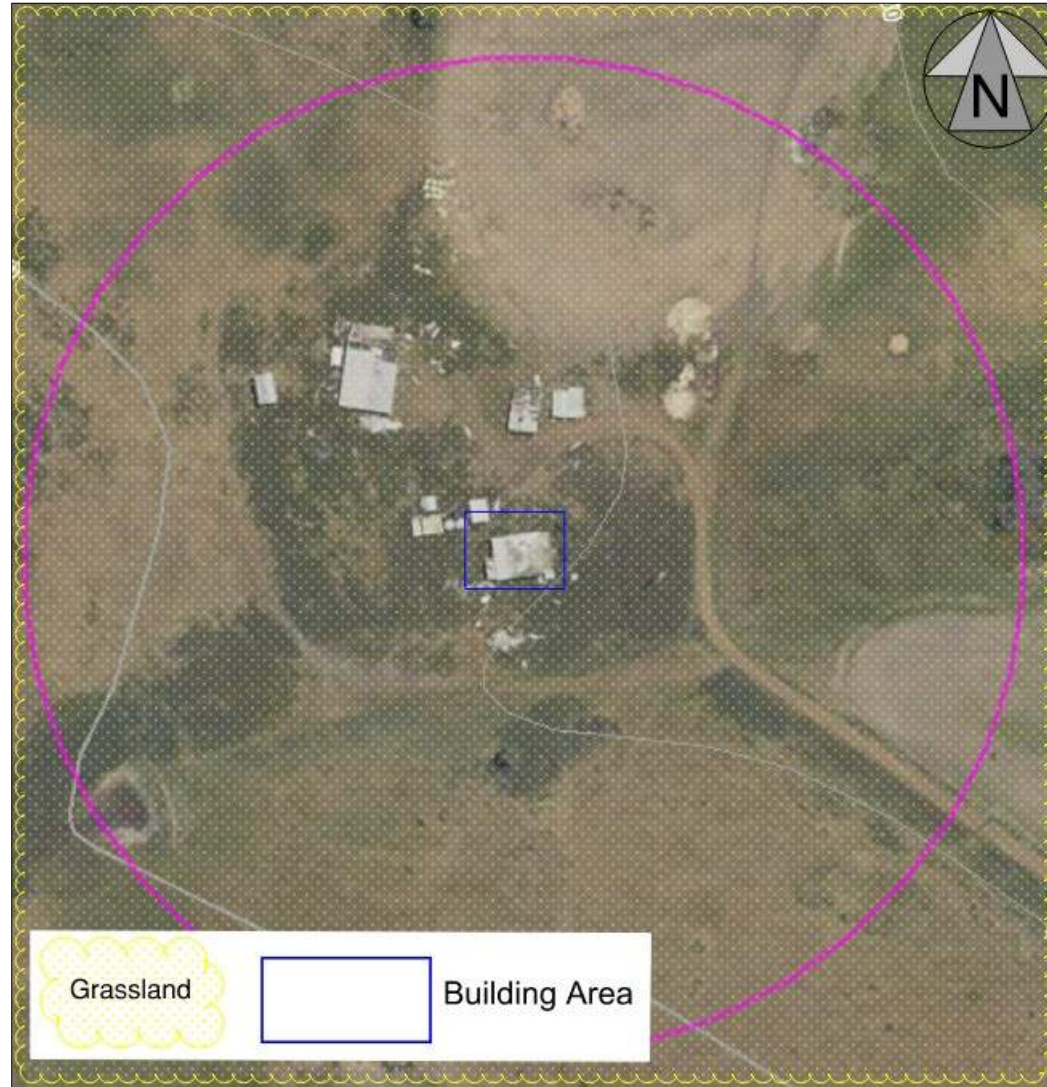
<sup>^</sup> Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).

<sup>\*</sup> Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

<sup>^^</sup> Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).



Vegetation map Lot 1 building area for 101 McConnors Road, Levendale.





## Appendix C – Bushfire Hazard Management Plan

## Appendix D – Planning Certificate

## BUSHFIRE-PRONE AREAS CODE

### CERTIFICATE<sup>1</sup> UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

#### 1. Land to which certificate applies

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

**Street address:**

101 McConnors Road, Levendale

**Certificate of Title / PID:**

128913/3 & 128913/7

#### 2. Proposed Use or Development

**Description of proposed Use and Development:**

Subdivision of land resulting in two lots.

**Applicable Planning Scheme:**

Tasmanian Planning Scheme – Glamorgan-Spring Bay

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Report 101 McConnors Road, Levendale. June 2025. BW029.v3	Mark Van den Berg	23/06/2025	3
Bushfire Hazard Management Plan 101 McConnors Road, Levendale. June 2025. BW029.v3	Mark Van den Berg	23/06/2025	3
Plan of Subdivision	PDA Surveyors, Engineers & Planners	14/04/2025	54209 DA 02

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



#### 4. Nature of Certificate

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

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

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

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

<input checked="" type="checkbox"/>	<b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input checked="" type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk – applicable to Lot 2
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

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

<input type="checkbox"/>	<b>E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for firefighting purposes</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input checked="" type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk applicable to Lot 2
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table applicable to Lot 1
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

## 5. Bushfire Hazard Practitioner

Name:

Mark Van den Berg

Phone No:

0407 294 240

Postal  
Address:

18 Marlborough Street, Sandy Bay. Tas. 7005

Email  
Address:

mark@bushfirewise.com.au

Accreditation No:

BFP – 108

Scope:

1, 2, 3A, 3B & 3C

## 6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act* 1979 that the proposed use and development:

- ☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- ☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:  
certifier



Name:

Mark Van den Berg

Date:

23/06/2025

Certificate  
Number:

BW029.v3.

(for Practitioner Use only)





## Property Access

There is existing property access to the site, to achieve compliance with the determination some minor works will be required with the addition of passing bays. The upgraded property access will be required to comply with the following specifications to achieve building compliance and will be required prior to the sealing of titles:

- Property access must have an all-weather surface, support a 20-tonne load (including bridges and culverts), and provide a minimum 4 m carriageway width, 4 m vertical clearance, and 0.5 m horizontal clearance (excluding gate posts) and be provided with passing bays of 2 metres additional carriageway width and 20 metres length every 200 metres.
- Cross falls must be less than 3°, dips less than 7°, and curves must have a 10 m inner radius. Maximum gradients are 15° for sealed roads and 10° for unsealed roads.
- The access must terminate with a turning area for fire appliances provided by one of the following: a 10 m outer-radius turning circle, a property access encircling the building, or a 4 m x 8 m hammerhead "T" or "Y" turning head;

## Water Supplies for Firefighting

The existing dwelling requires access to a firefighting water supply and does not have access to a reticulated water supply which includes fire hydrants. Therefore, a static water supply dedicated for firefighting is required to assist firefighting activities in the event of bushfire attack and achieve compliance with the Determination. The new firefighting water supply will comply with the following and is required prior to the sealing of titles:

- The building area must be within a 90 m hose lay of a static water supply's firefighting water connection point. This supply may include a remote offtake and serve multiple uses, provided 10,000 L per building area is always reserved for firefighting (excluding sprinklers/spray systems). Aboveground tanks must be metal, concrete, or lagged with non-combustible materials; if shielded per AS 3959:2018, they may be any material, provided the lowest 400 mm is protected by metal, non-combustible material, or 6 mm fibre-cement.
- Fittings and pipework must have a 50 mm nominal diameter (including the valve) and be metal or lagged above ground, or buried at least 300 mm. They must include a DIN/NEN standard forged Storz 65 mm coupling with suction washer, blank cap, and a 220 mm chain. Underground tanks need an opening ≥250 mm or a compliant coupling; any remote offtake must be visible, placed 450–600 mm above ground, and protected from damage.
- A permanent sign must identify the firefighting water point in line with AS 2304:2019 or Tasmania Fire Service guidelines.
- A hardstand must be within 3 m (hose lay) of the water connection point, at least 6 m from the building area, at least 3 m wide and constructed to the same standard as the carriageway to which it is connected.

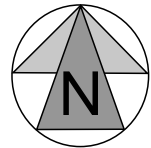
## Hazard Management Area

A hazard management area is required to be established and maintained for the life of the building and is shown on this BHMP. Guidance for the establishment and maintenance of the hazard management area is also provided. The hazard management area will be required prior to the sealing of titles.

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following actions;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;
- Remove pine bark and other flammable mulch (especially from against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide (vertical separation between fuel layers;
- Prune larger trees to maintain horizontal separation between canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access and water supply points;
- Use low-flammability species for landscaping purposes where appropriate;
- Clear out any accumulated leaf and other debris from roof gutters and other accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees may provide protection from wind borne embers and radiant heat under some circumstances.



Do not scale from this drawing, use dimensions only. Written specifications to take precedence over diagrammatic representations.	Date : 23/06/2025	PDA Surveyors, Engineers & Planners	<h2 style="text-align: center; color: red;">Bushfire Hazard Management Plan</h2> <p style="text-align: center;">101 McConnors Road, Levendale. June 2025. BW029.v3. Tasmanian Planning Scheme - Glamorgan-Spring Bay</p>	Building Specifications to <b>BAL12.5</b> of AS3959-2018	<b>Certification No. BW029v3</b> Mark Van den Berg Acc. No. BFP-108 Scope 1, 2, 3A, 3B, 3C.
	CT: 128913/7 & 128913/3	127 Bathurst Street, Hobart, Tas., 7000			

Property Access

There is existing property access to the site, to achieve compliance with the determination some minor works will be required with the addition of passing bays. The upgraded property access will be required to comply with the following specifications to achieve building compliance and will be required prior to the sealing of titles:

- Property access must have an all-weather surface, support a 20-tonne load (including bridges and culverts), and provide a minimum 4 m carriageway width, 4 m vertical clearance, and 0.5 m horizontal clearance (excluding gate posts) and be provided with passing bays of 2 metres additional carriageway width and 20 metres length every 200 metres.
- Cross falls must be les than 3°, dips less than 7°, and curves must have a 10 m inner radius. Maximum gradients are 15° for sealed roads and 10° for unsealed roads.
- The access must terminate with a turning area for fire appliances provided by one of the following: a 10 m outer-radius turning circle, a property access encircling the building, or a 4 m x 8 m hammerhead “T” or “Y” turning head;

Water Supplies for Firefighting

The existing dwelling requires access to a firefighting water supply and does not have access to a reticulated water supply which includes fire hydrants. Therefore, a static water supply dedicated for firefighting is required to assist firefighting activities in the event of bushfire attack and achieve compliance with the Determination. The new firefighting water supply will comply with the following and is required prior to the sealing of titles:

- The building area must be within a 90 m hose lay of a static water supply’s firefighting water connection point. This supply may include a remote offtake and serve multiple uses, provided 10,000 L per building area is always reserved for firefighting (excluding sprinklers/spray systems). Aboveground tanks must be metal, concrete, or lagged with non-combustible materials; if shielded per AS 3959:2018, they may be any material, provided the lowest 400 mm is protected by metal, non-combustible material, or 6 mm fibre-cement.
- Fittings and pipework must have a 50 mm nominal diameter (including the valve) and be metal or lagged above ground, or buried at least 300 mm. They must include a DIN/NEN standard forged Storz 65 mm coupling with suction washer, blank cap, and a 220 mm chain. Underground tanks need an opening ≥250 mm or a compliant coupling; any remote offtake must be visible, placed 450–600 mm above ground, and protected from damage.
- A permanent sign must identify the firefighting water point in line with AS 2304:2019 or Tasmania Fire Service guidelines.
- A hardstand must be within 3 m (hose lay) of the water connection point, at least 6 m from the building area, at least 3 m wide and constructed to the same standard as the carriageway to which it is connected.

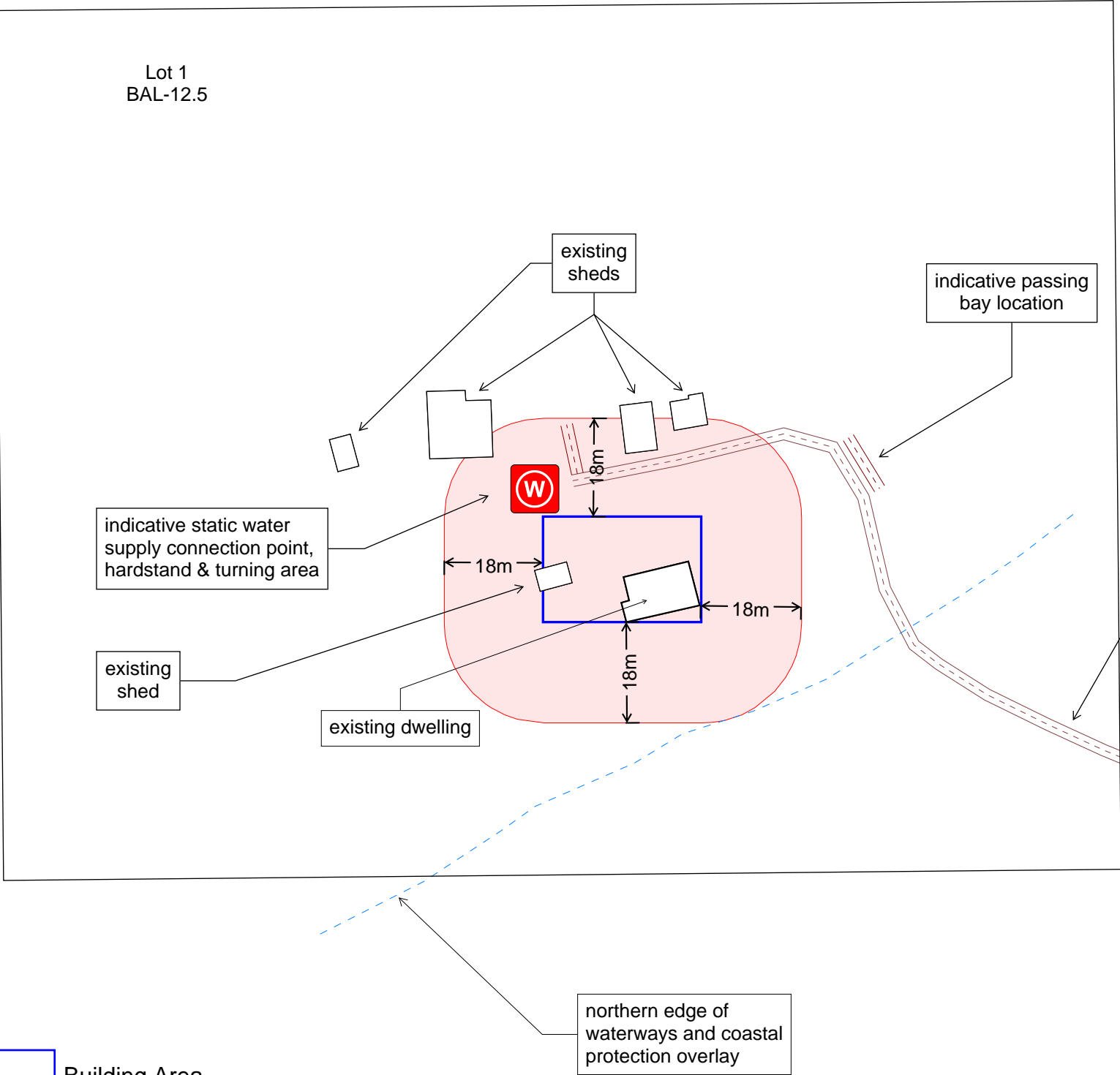
Hazard Management Area

A hazard management area is required to be established and maintained for the life of the building and is shown on this BHMP. Guidance for the establishment and maintenance of the hazard management area is also provided. The hazard management area will be required prior to the sealing of titles.

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following actions;

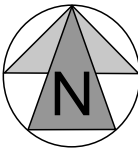
- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;
- Remove pine bark and other flammable mulch (especially from against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide (vertical separation between fuel layers;
- Prune larger trees to maintain horizontal separation between canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access and water supply points;
- Use low-flammability species for landscaping purposes where appropriate;
- Clear out any accumulated leaf and other debris from roof gutters and other accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees may provide protection from wind borne embers and radiant heat under some circumstances.



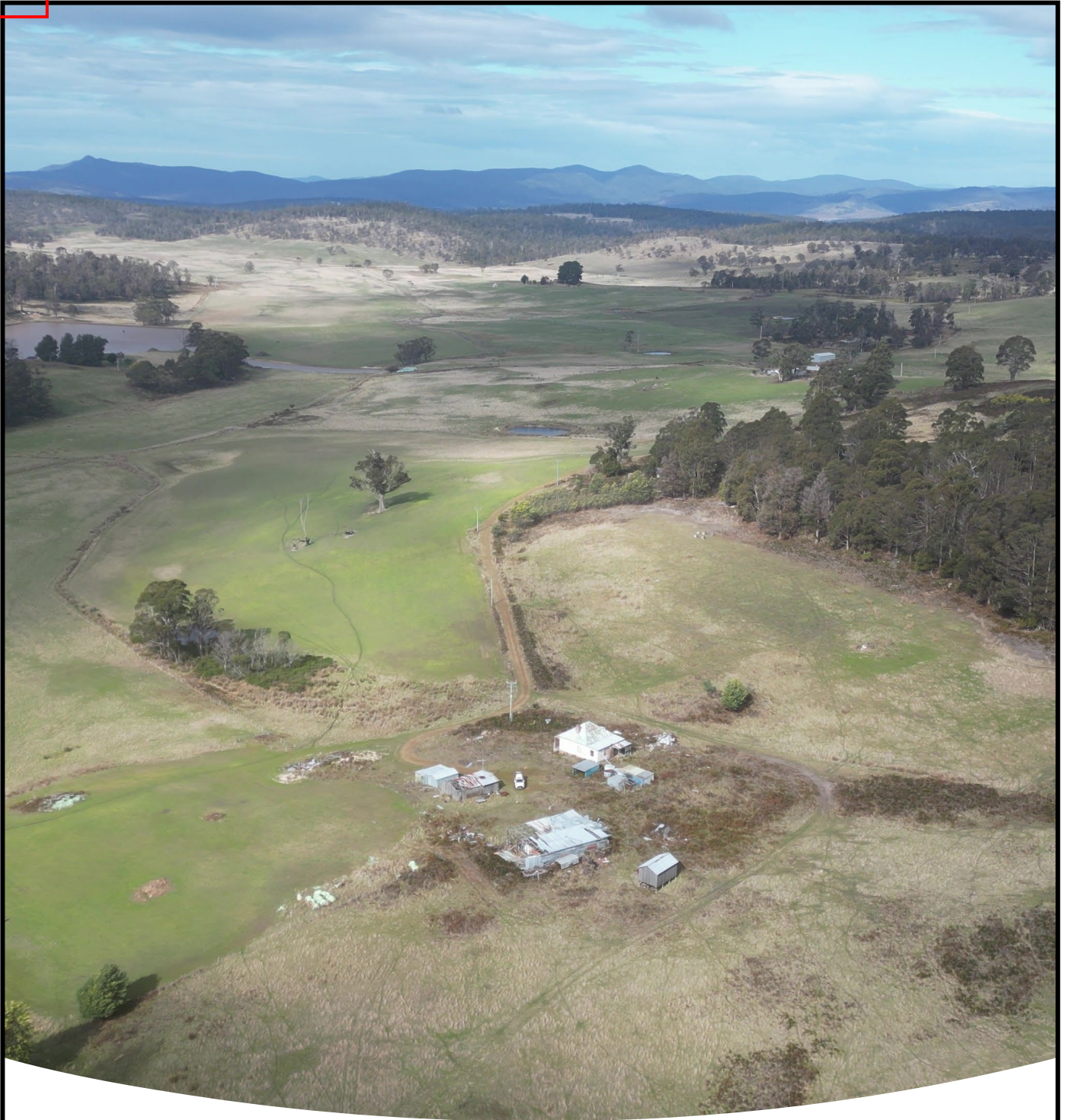
BushfireWise  
DEVELOPMENT PLANNING

Mark Van den Berg BFP-108 0407 294 240  
mark@bushfirewise.com.au



Note: There are bushfire no mitigation requirements for Lot 2.





## **AGRICULTURAL ASSESSMENT & PLANNING COMPLIANCE REPORT**

Julie McConnon

McConnons Road, Levendale

September 2025

 **MZ Advisory**

**DOCUMENT VERSION: VERSION 1.0**



## Report Author

**Faruq Isu** BSc (EnvSc), MAppSc (AgrSc)

Faruq has degrees in agricultural and environmental sciences and specializes in sustainable land use planning, development, and management. His expertise includes creating land use planning reports, conducting land capability and soil assessments, developing sustainable irrigation management plans, and engaging in agricultural research and outreach. His experience in various industry roles has equipped him to analyse complex issues and communicate effectively with diverse stakeholders. Passionate about the natural environment, climate change, and sustainable agriculture, Faruq has participated in numerous projects both in Australia and internationally.

Faruq is trained to carry out land capability and suitability assessments and has worked with numerous property owners, planners and surveyors to conduct various assessments across most municipalities in Tasmania.

Before starting MZ Advisory, he was employed by a national agribusiness, water and environmental consulting firm, where he regularly conducted these assessments including (but not limited to) acid sulphate soil assessments, farm water access plans and soil monitoring studies. Faruq is also a member of Soil Science Australia and is the treasurer of its Tasmanian branch.

## Author's declaration

I confirm that I have conducted all the inquiries I believe are necessary, and to the best of my knowledge, no significant information that I consider relevant has been concealed.



Faruq Isu  
MZ Advisory  
September 2025

Cover photo by: Faruq Isu, taken at subject site on 30/08/2025.

This report has been prepared based on the scope of services specified in the agreement between MZ Advisory and the Client and/or their representative(s). The findings and conclusions, including any recommendations, are limited to the defined scope and users should not assume or extend reliance beyond this context.

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## Summary

This report has been prepared at the request of Julie McConnon, to assess and address compliance to the Tasmanian Planning Scheme – Southern Midlands and Glamorgan-Spring Bay, for their proposal for a two-lot subdivision at McConnons Road, Levendale TAS 7120.

The subject property spans approximately 140.5 hectares and comprises of Class 5 and Class 6 land. Historically used for grazing, the land is currently underutilized and lacks irrigation infrastructure. The agricultural zoned property spans across two local government areas (LGA) – Southern Midlands and Glamorgan-Spring Bay.

The proposed subdivision aims to excise and retain the existing residential dwelling (Lot 1) as part of succession planning, while selling the balance of the land (Lot 2) for future farming operations. The assessment confirms that the subdivision will not compromise the property's agricultural potential or constrain surrounding land uses. The lot to be excised falls under Southern Midlands LGA.

Key findings include:

- **Land Capability:** The site includes Class 5we, 5se, and 6se land, suitable for low- to moderate-intensity grazing and plantation forestry. Cropping is largely unsuitable except in limited flatter areas, supported by irrigation.
- **Agricultural Potential:** The property has an estimated carrying capacity of 1231 DSE/year, with potential for mixed grazing enterprises. The excised lot has negligible impact on overall productivity.
- **Compliance:** The proposal aligns with relevant clauses of the Tasmanian Planning Scheme, including zone purpose and development standards for buildings, works, and subdivision.
- **Impact Assessment:** Adequate setbacks and natural topographic buffers mitigate risks of land use conflict. No adverse impacts are anticipated for neighbouring agricultural activities or residences.

The proposed subdivision is consistent with sustainable land use planning principles. It facilitates succession planning while preserving the property's productive capacity.

Therefore, the proposal will not unreasonably constrain or restrain surrounding agricultural land use and is coherent with clause 20.1 and relevant sections of clauses 21.4 and 21.5 from the Tasmanian Planning Scheme – Southern Midlands and Glamorgan-Spring Bay.



# 1 Scope

This report has been prepared for Julie McConnon (the client) to support an application for a two-lot subdivision (excision) at McConnors Road, Levendale TAS 7120.

The report presents an agricultural assessment of the property and examines the proposal's compliance with the Tasmanian Planning Scheme – Southern Midlands and Glamorgan-Spring Bay.

## 1.1 Report overview

The report is broadly structured into two parts – the agricultural assessment and compliance reporting.

### 1.1.1 Agricultural assessment

The agricultural assessment consists of a desktop assessment and a site visit of the property. A desktop assessment is undertaken prior to visiting the subject location to review available information pertaining to geology, topography, presence of threatened native vegetation and other relevant information such as (but not limited to) site characteristics and climatic information.

During the site assessment the property's land capability is verified, which is a crucial aspect of conducting an agricultural assessment. Information gathered during desktop assessment is ground-truthed and the land use on subject site and adjoining land is reviewed. The proposed setbacks are also assessed in conjunction with topography, any available vegetation and other natural or physical buffers to identify any potential impacts of the proposed development on agricultural activities in the immediate area.

### 1.1.2 Compliance reporting

The compliance section of this report addresses the applicable clauses<sup>1</sup> of the Tasmanian Planning Scheme – Southern Midlands and Glamorgan-Spring Bay, as it relates to the proposed development.

The Tasmanian Planning Scheme (TPS) sets out the requirements for use or development of land in accordance with the *Land Use Planning and Approvals Act 1993* (the Act).

---

<sup>1</sup> For the purposes of this report, applicable clauses relate to those that are relevant to the agricultural assessment only (or response to a clause or clauses requested by council) and may not necessarily include response to all clauses required for a particular development.

## 2 Site Characteristics

### 2.1 Property details

The site details are tabulated in Table 1 and its relative location is shown in Figure 1.

Table 1. Subject property details

FEATURE	DETAILS
Address	McConnons Road, Levendale TAS 7120
Property Id	5836923
Title Reference	128913/3
Total Land Area	140.5ha (approximate)
Planning Authority	Southern Midlands and Glamorgan-Spring Bay Council
Planning Scheme	Tasmanian Planning Scheme - Southern Midlands (western half) and Glamorgan-Spring Bay (eastern half)
Land Tenure	Private Freehold (Figure 2)
Zone	Rural (Figure 3)
Existing access and frontage	Frontage and access from McConnon Road (south)
Existing development	Residential dwelling and outbuildings (derelict)
TasWater services	Not serviced for water, sewer and stormwater
Easements and Leases	None recorded

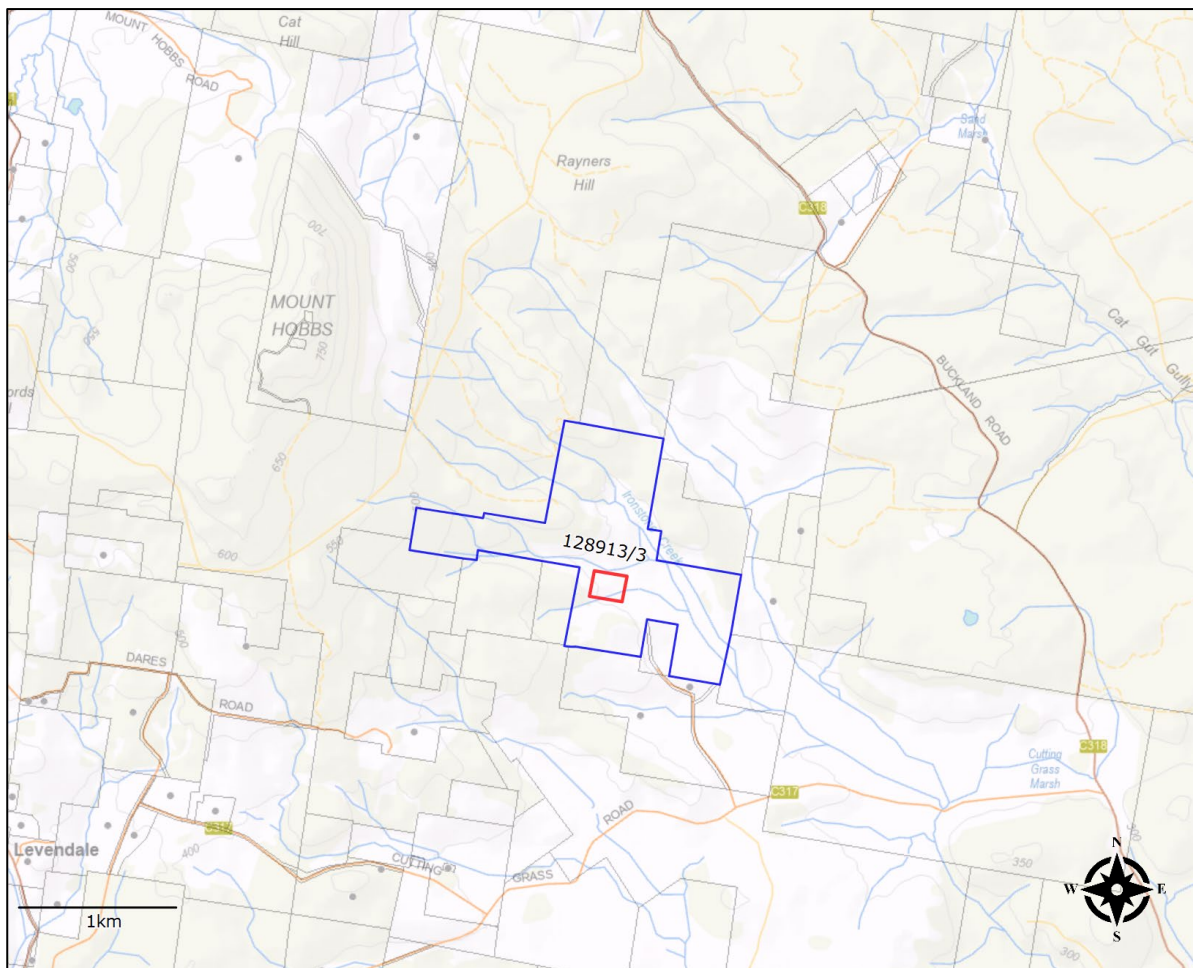


Figure 1. Location of the subject property. Property boundary outlined in blue and proposed lot to be excised is shown in red (Source: LIST).

## McConnors Road, Levendale

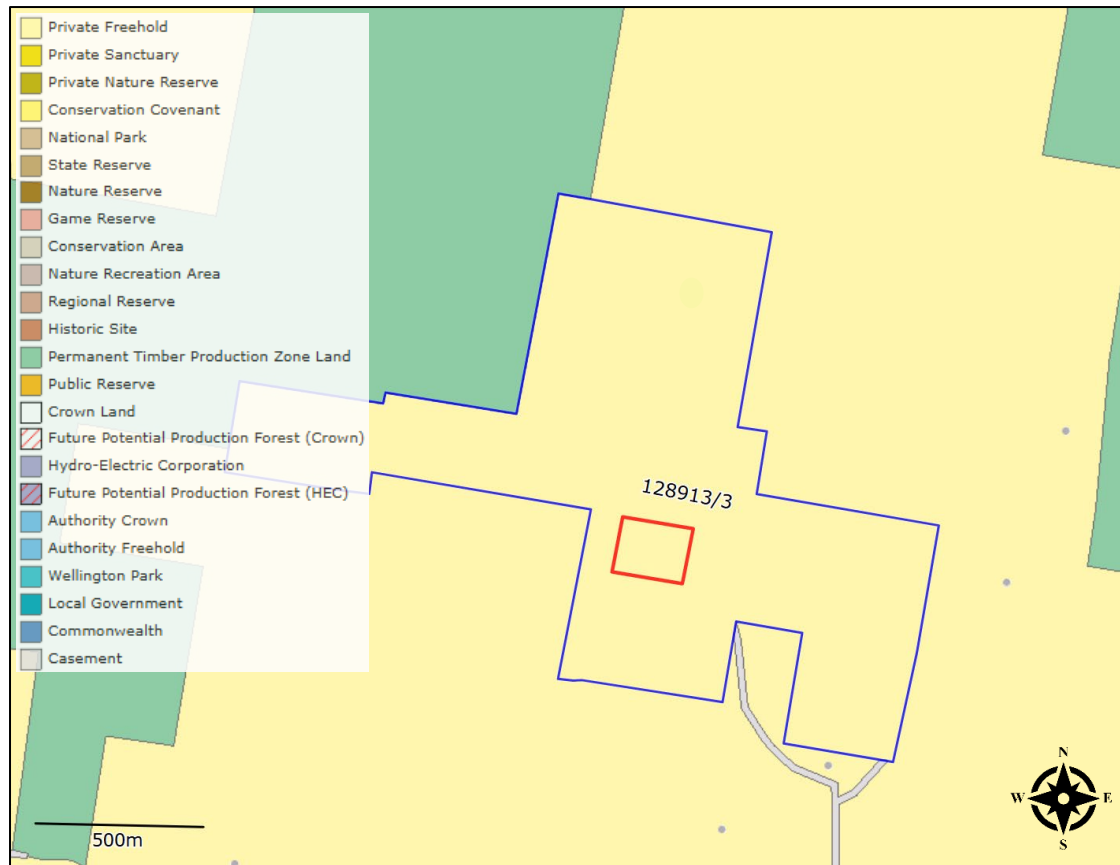


Figure 2. Land tenure of subject site (Source: LIST).

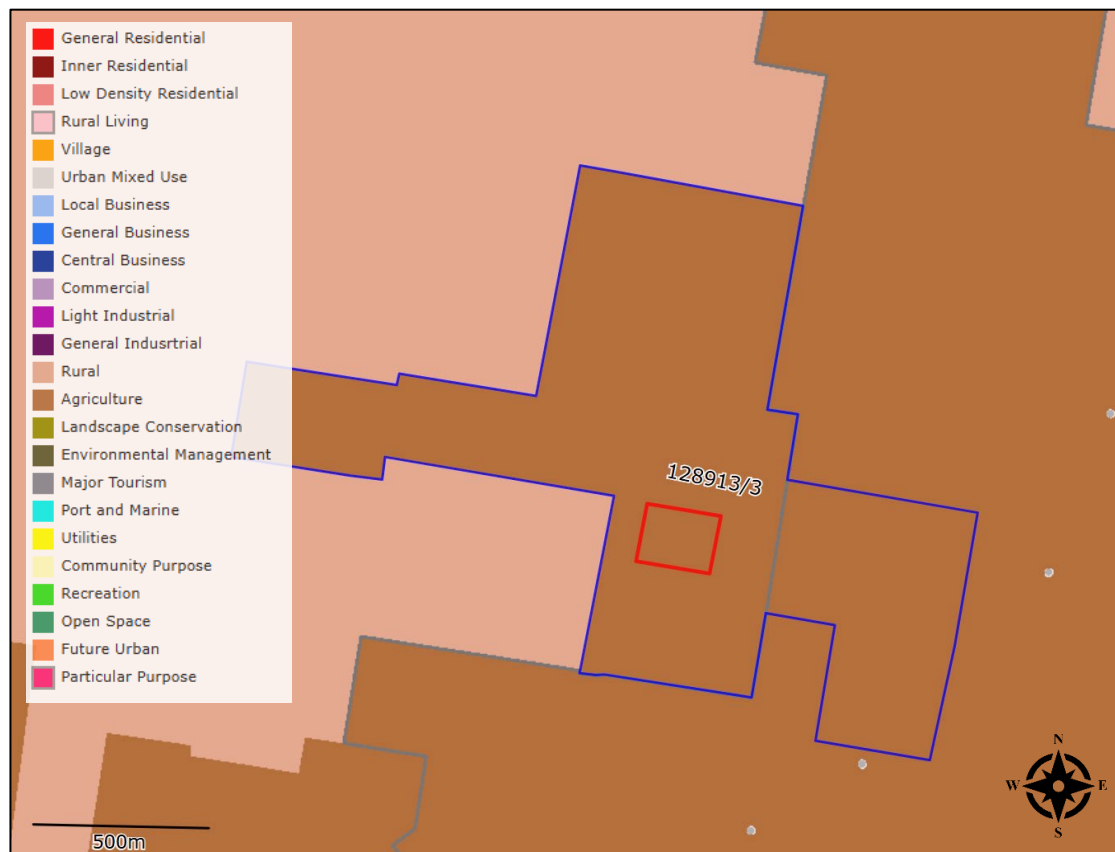


Figure 3. Zoning of subject site. Grey line denotes Local Government Area boundary (Source: LIST).

## 2.2 Topography and vegetation

Relevant topographic characteristics and vegetation information is recorded in Table 2 and shown in Figure 4.

Table 2. Topographic characteristics of the subject site (Source: LIST and on-site visual assessment).

FEATURE	DETAILS
Topography	Undulating plains rising to steep slopes with midslope ridges, shallow valleys and midslope ridges.
Geology	Predominantly Triassic sandstone with bands of Quaternary sediments in flats.
Elevation	300-500m above sea level.
Vegetation	Established woodland forests ( <i>Eucalyptus sp.</i> ) and cleared areas with historic improved pastures.
Threatened native vegetation communities (TNVC 2020)	<i>Eucalyptus amygdalina</i> forest and woodland on sandstone (Figure 4).
Waterways	Ironstone Creek and associated tributaries (Figure 4).

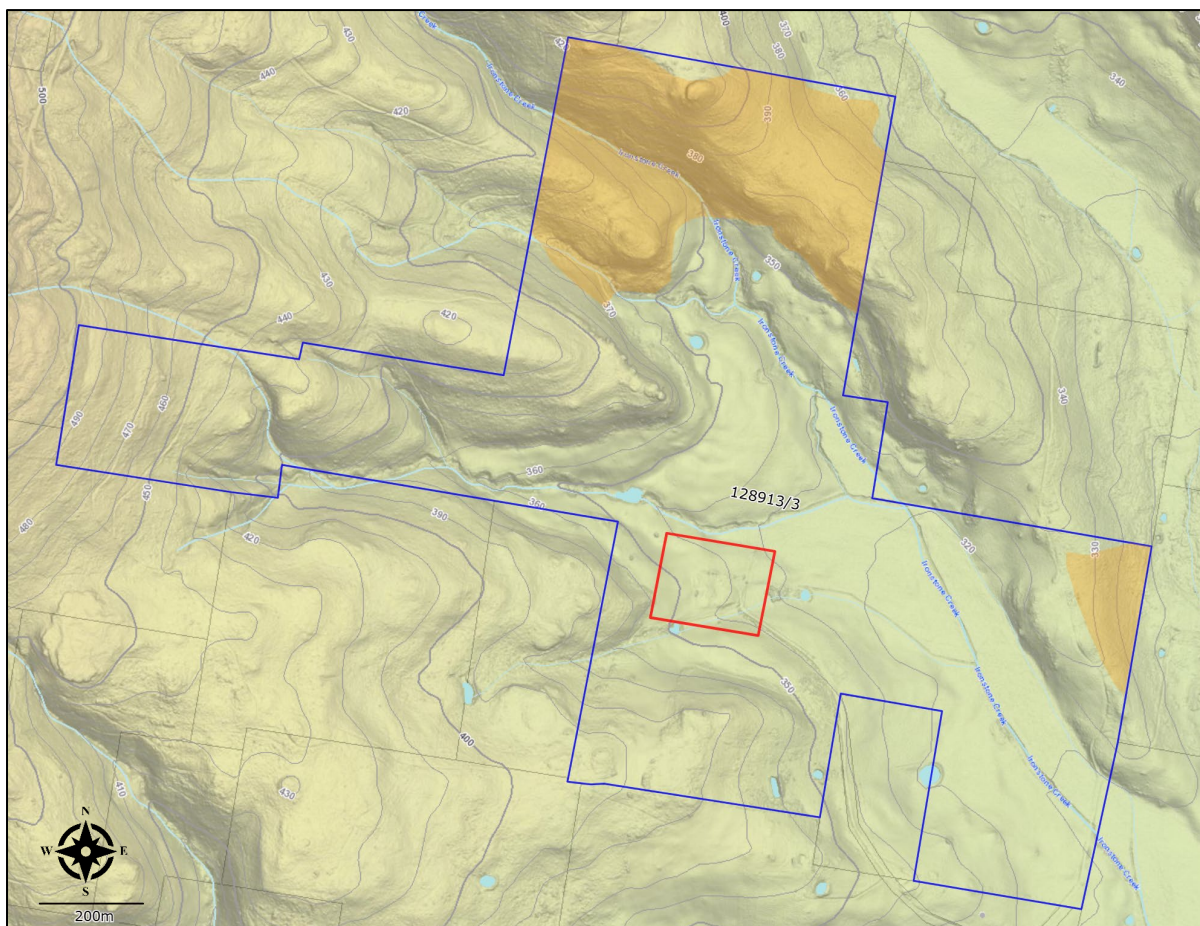


Figure 4. Topography of subject site. Orange area denotes TNVC 2020 (Source: LIST).



## 2.3 Climatic conditions

The climatic information for the subject property is shown in Table 3.

Table 3. Climatic data for the subject property (Sources: LIST)

FEATURE	DETAILS
Mean annual rainfall (mm)	~676
Mean annual number of frost days	Up to 37
Growing degree days (GDD) [Oct - Apr]	Up to 854
Chill hours (0 – 7°C) [May - Aug]	Up to 1362

Based on information in Table 3, it can be assessed that it will impose some climatic limitations on the property's land capability.

The prevailing wind direction for the area is from the North (Figure 5).

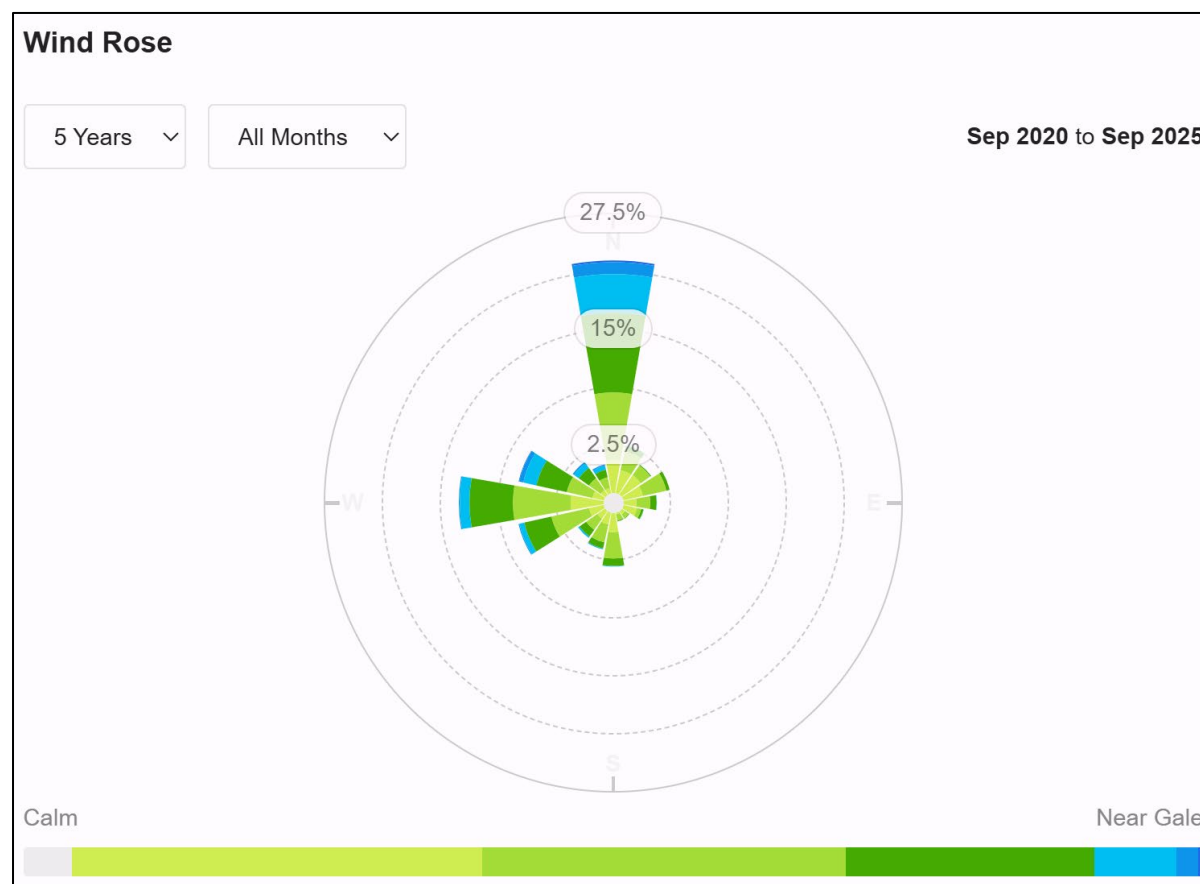


Figure 5. Prevailing wind direction for Levendale region as recorded at Tunnack station (Source: WillyWeather).

### 3 Land capability assessment

The land capability for the property was assessed per the *Guidelines for the Classification of Agricultural Land in Tasmania* (Grose, 1999).

Land capability assessment considers the physical characteristics of the land, such as geology, soil types, and slope, along with other factors like climate, erosion risk, and land management practices. These elements help determine how the land can be utilized without compromising its long-term potential for sustainable agricultural production.

The land capability classification typically consists of three levels:

- The land capability **class**: which indicates the overall degree of limitations on use, represented by numbers 1 – 7, with 1 being prime agricultural land and 7 being land not suitable for agriculture (e.g. Class 4);
- The **subclass**: which specifies the type of the dominant limitation(s), represented by a lowercase alphabet (e.g. Class 4e); and
- The **unit**, which groups together similar types of land that require the same management practices, conservation treatments, and are suited to the same types of crops with comparable potential yield, represented by a number (e.g. Class 4e1).

The Department of Natural Resources and Environment Tasmania (NRE Tas) formerly, the Department of Primary Industries, Water and Environment (DPIPWE) have mapped most agricultural land in Tasmania at a scale of 1:100,000. This only classifies land at the class level. A scale of 1:50,000 is regarded as the minimum for subclass mapping, while 1:25,000 is the minimum required for mapping at the unit level.

**For the purposes of this report, land capability was assessed to the subclass level, which is sufficient for planning purposes.**

### 3.1 Assessed land capability

The site has been assessed to have **class 5we, 5se and 6se** land (Figure 6).

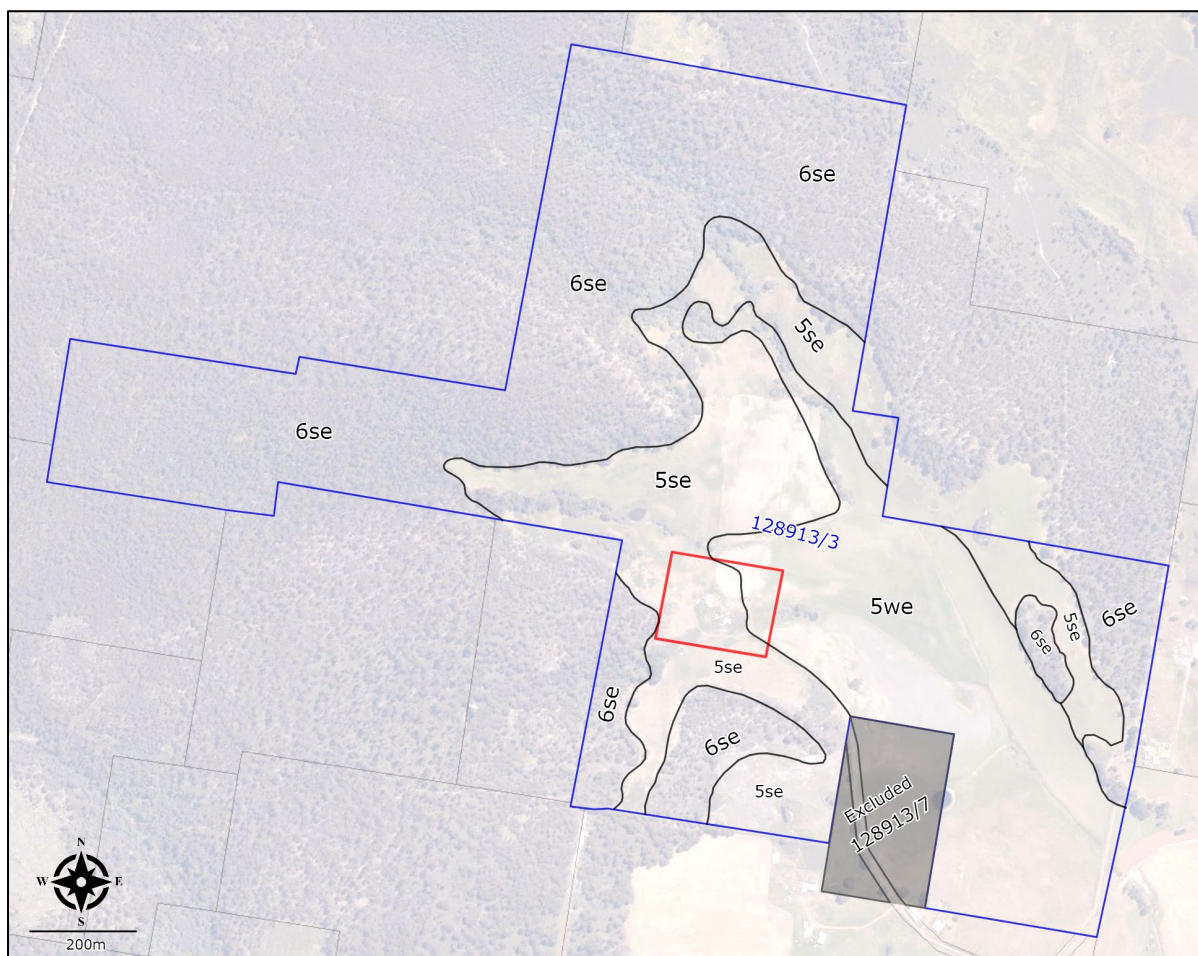


Figure 6. Assessed land capability of the property. Blue outline signifies property boundary, red outline indicates proposed Lot 1 to be excised, and grey area denotes separate title excluded from capability assessment (Map source: LIST).

Class 5 land is defined as:

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

Class 6 land is defined as:

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

The subclass “e”, “s” and “w” refer to a dominant limitation of:

- “e (erosion). *Unspecified erosion limitation (both current and potential).*” – this includes risk of erosion caused by wind and water.
- “s (soils). *Unspecified soil limitations.*” – this includes limitations caused by amounts of coarse fragments, including gravel, pebbles and stones, which impact on machinery, damage crops or limit growth. Coarse fragments may occur on the soil surface or throughout the profile, including rock or boulder outcrops.
- “w(wetness). *Unspecified wetness limitation.*” - this includes risk of waterlogging caused by surface accumulation of water either run-on from upslope areas or because the area lies in a topographic depression; or restricted or impeded permeability within the soil profile, leading to the development of anaerobic conditions.

The characteristics for land capability class 5we, 5se and 6se on the property are given in Table 4, Table 5 and Table 6, respectively.

Table 4. Summary of class 5ew land on subject site.

Class 5we (approx. 32.4ha)	
Elevation and topography	300 to 340m above sea level. Undulating plains.
Slope range	~0 to 23%
Soil and geology	Duplex sandy soils transitioning to vertosols in parts, developed on Triassic sandstone and Quaternary sediments, respectively.
Soil qualities	Moderately well drained to imperfectly drained and slowly permeable.
Erosion and waterlogging risk	Low to moderate risk of wind erosion. Moderate risk of sheet, rill and gully erosion. Probable of tunnel erosion. High risk of waterlogging.
Agricultural suitability	Suitable for pastoral use with slight to moderate limitations. Not suitable for cropping but gentle slopes and flatter areas may be occasionally cropped with longer rotations (e. 1-2 in 10 years), supported by irrigation.
Management precautions	Avoid scenarios that expose bare soil and ensure there is adequate ground cover. The risk of soil compaction from machinery and livestock significantly increases during waterlogged conditions, especially in winter – minimize traffic and decrease livestock numbers during wet conditions to prevent soil degradation through pugging and compaction.
Climatic limitations	Minor (see Table 3)



Table 5. Summary of class 5se land on subject site.

Class 5se (approx. 37.6ha)	
Elevation and topography	310 to 370m above sea level. Predominantly open slopes with midslope ridges, shallow valleys and midslope ridges.
Slope range	~0 to 60%
Soil and geology	Duplex sandy soils developed on Triassic sandstone. Stony with occasional rock and boulder outcrops.
Soil qualities	Well drained to moderately well drained and slowly permeable.
Erosion and waterlogging risk	Low to moderate risk of wind erosion. Moderate risk of sheet and rill and gully erosion. Probable of tunnel erosion. Low risk of waterlogging.
Agricultural suitability	Suitable for pastoral use with slight to moderate limitations. Unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment and occasional fodder cropping can be undertaken. Suitable for plantation forestry.
Management precautions	Avoid scenarios that expose bare soil and ensure there is adequate ground cover. The risk of soil compaction from machinery and livestock significantly increases during waterlogged conditions, especially in winter – minimize traffic and decrease livestock numbers during wet conditions to prevent soil degradation through pugging and compaction.
Climatic limitations	Minor (see Table 3)

Table 6. Summary of class 6se land on subject site.

Class 6se (approx. 70.5ha)	
Elevation and topography	340 to 500m above sea level. Steep slopes with midslope ridges, shallow valleys and midslope ridges.
Slope range	~5 to 90%
Soil and geology	Duplex sandy soils developed on Triassic sandstone. Very stony with frequent rock and boulder outcrops.
Soil qualities	Well drained to moderately well drained and slowly to moderately permeable.
Erosion and waterlogging risk	Low risk of wind erosion. Low to moderate risk of sheet and rill erosion. Moderate to high risk of mass movement. Low risk of waterlogging in depressions
Agricultural suitability	Suitable for pastoral use with severe limitations. Grazing native vegetation. Unsuitable for cropping. Suitable for plantation forestry.
Management precautions	Avoid scenarios that expose bare soil and ensure there is adequate ground cover. The risk of soil compaction from machinery and livestock significantly increases during waterlogged conditions, especially in winter – minimize traffic and decrease livestock numbers during wet conditions to prevent soil degradation through pugging and compaction.
Climatic limitations	Minor (see Table 3)

## 4 Current and potential agricultural land use

### 4.1 Existing agricultural land use on subject property

The property is currently not used for agricultural activities, although historically it has been farmed – predominantly for grazing.

The property is not located in any declared Tasmanian Irrigation District and has no existing irrigation infrastructure. Proposed subdivision will not inhibit any potential future irrigation development.

It is intended that the balance lot will be sold so agricultural use can be re-established with mixed farming enterprise. Proposed lot 1 will have sufficient area to maintain low-intensity or hobby grazing. Thus, there will be no loss of productive capacity of the land and the proposal will not unreasonably constrain or restrict adjoining land uses.

#### 4.1.1 Land use on adjoining properties

The existing land use on adjoining properties is summarised in Figure 7, and is considered to be reasonably accurate, as sighted during site assessment of the subject property on 30 August 2025 (white block).

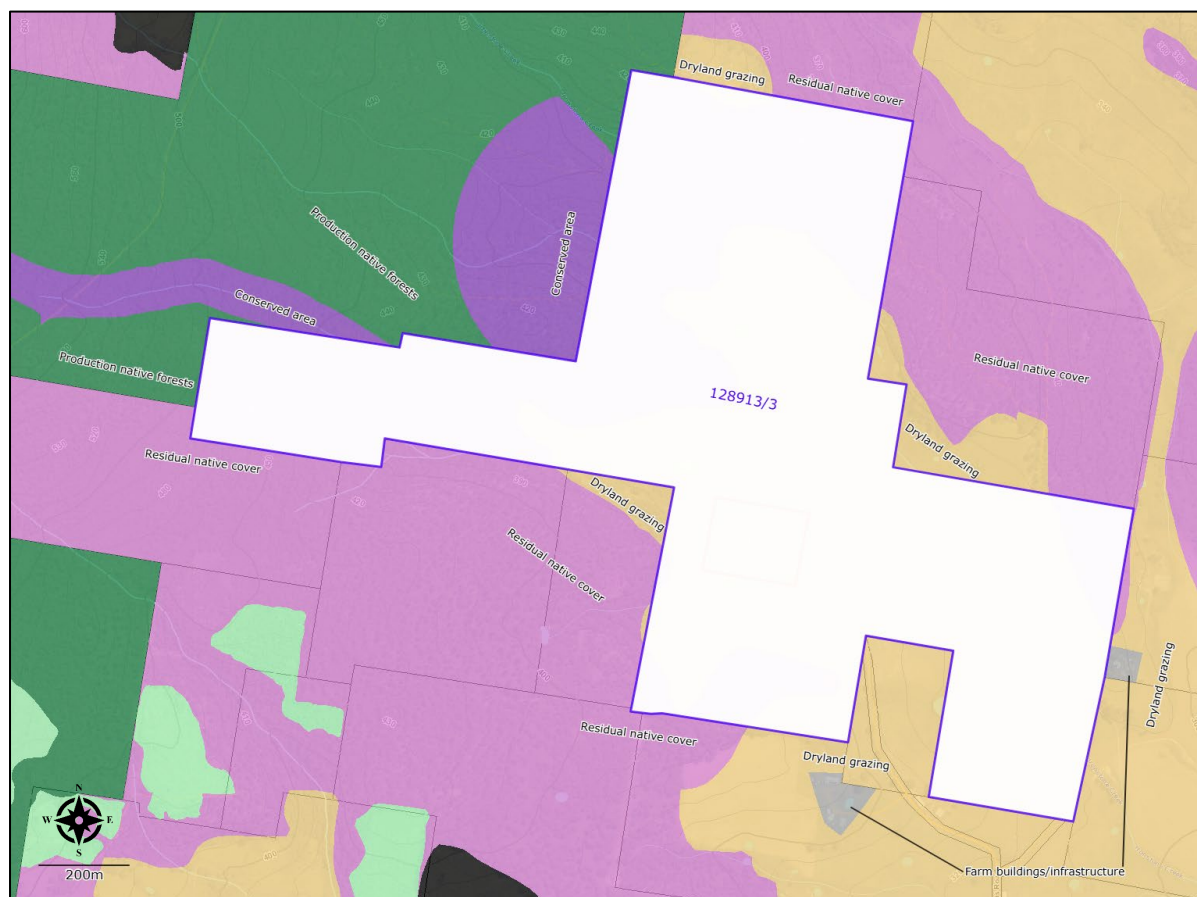


Figure 7. Land use surrounding subject property per “Land use 2021” layer of LIST maps (Source: LIST).

## 4.2 Agricultural land use potential of subject site

### 4.2.1 Pasture

The class 5 land is suitable for pastoral use as outlined in Table 4 and Table 5. The class 6 land on the property is marginally suitable for pastoral use as outlined in Table 6.

Given the property characteristics and land capability (with the exception of built areas, dams and roads) and assuming ideal growing conditions, no supplementary feeding and the entire area is grazed; the property's potential carrying capacity is estimated to be 1231 DSE/year or 9 DSE/ha on average, across an approximate usable grazing area of 140ha.

Considering the DSE above, and assuming 10 DSE per cattle on average, the subject site can potentially support 123 head of cattle or 1230 dry sheep or any combination totalling 1231 DSE<sup>2</sup>.

Assuming an average of \$45/DSE, the annual gross margin is estimated to be \$55,350 (or \$395/ha).

Proposed lot 1 currently has no agricultural use and contains derelict dwelling and outbuildings with degraded pastures and weed infestation. Excising this parcel of land will have negligible impact on the carrying capacity of the property. The outbuildings are planned to be demolished when the dwelling is renovated, freeing up some land for pasture re-establishment. If pasture were developed in the excised lot, it would be able to support approximately 3 cattle or 35 sheep.

Therefore, the proposed subdivision will have no adverse impact on any future livestock enterprises at the property.

### 4.2.2 Cropping

The class 5 land is mostly unsuitable for cropping, but flatter areas may be utilised for occasional fodder cropping or restricted cropping every 1 to 2 in 10-year rotations, supported by irrigation. The class 6 land is unsuitable for any cropping activities.

The gross margins of any potential cropping enterprise would depend on the area and type of crops sown, at any given time.

The proposed lot to be excised has no existing agricultural land use and does not contain land suitable for cropping. Proposed lot two retains all of the flatter land that can be potentially cropped. Thus, the proposed subdivision would have no impact on any potential cropping enterprise that may be developed on the balance lot of the property.

Therefore, the proposal will have no impact on any current or future cropping potential of the property in question.

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<sup>2</sup> Note that the actual number of livestock the property can support may fluctuate significantly based on seasonal conditions and if irrigation and supplementary feeding is added.

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### 4.2.3 Horticulture

While some areas of the site characteristics and soil type are conducive to certain horticultural crops, establishing a commercial horticultural operation on this property (both seasonal or perennial) would demand considerable capital investment in infrastructure change and irrigation development. It will also require clearing of areas with high landslide risk and demand careful and intensive land management. The property is also outside any declared Tasmanian Irrigation District and therefore lacks dependable, quality irrigation water supply that is required to sustain a commercial horticultural operation. Thus, a horticultural enterprise is not a feasible option for this property.



## 5 Proposed development and potential impacts

### 5.1 Proposal – Two-lot subdivision

The proposal is for a two-lot subdivision to excise the existing residential dwelling (to be renovated), for succession planning, with some class 5 land area that is unsuitable for cropping (Figure 8, Appendix A and Photo 4). The boundary for proposed lot 1 has been selected based on existing access road and topography, allowing sufficient setbacks for the dwelling with natural buffering.

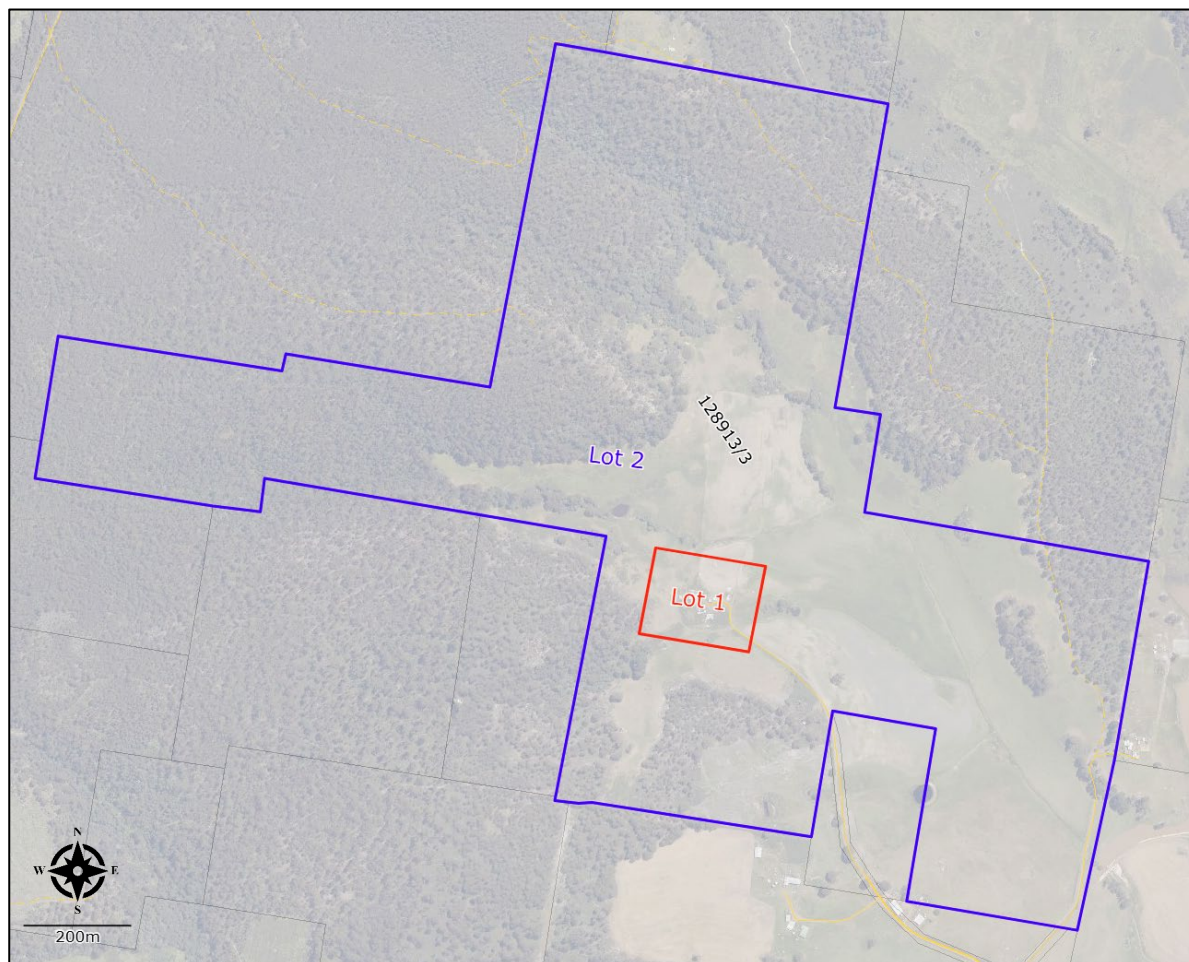


Figure 8. Proposed subdivision boundaries (Source: LIST).

The proposed lot to be excised contains derelict dwelling and outbuildings surrounded by weed infested degraded pastures, with no evidence of managed grazing in recent times. The existing dwelling will be renovated and the outbuildings demolished, freeing up some additional area for pasture re-establishment, allowing for low intensity (hobby scale) grazing in proposed lot 1 thus, retaining agricultural use. Excising proposed lot 1 will not significantly impact the carrying or productive capacity of the balance lot – which will return to farming once sold. There is no new development (apart from renovation) taking place and so, the land use interaction of the proposed excised lot with surrounding land does not change either.

**Therefore, the proposal will have no adverse impact on existing and potential future land uses on the property itself, or on adjoining land.**

### 5.1.1 Proposed setback distances

The planned setbacks from the existing dwelling to be excised from the proposed new boundaries are shown in Figure 9 (subject to survey).

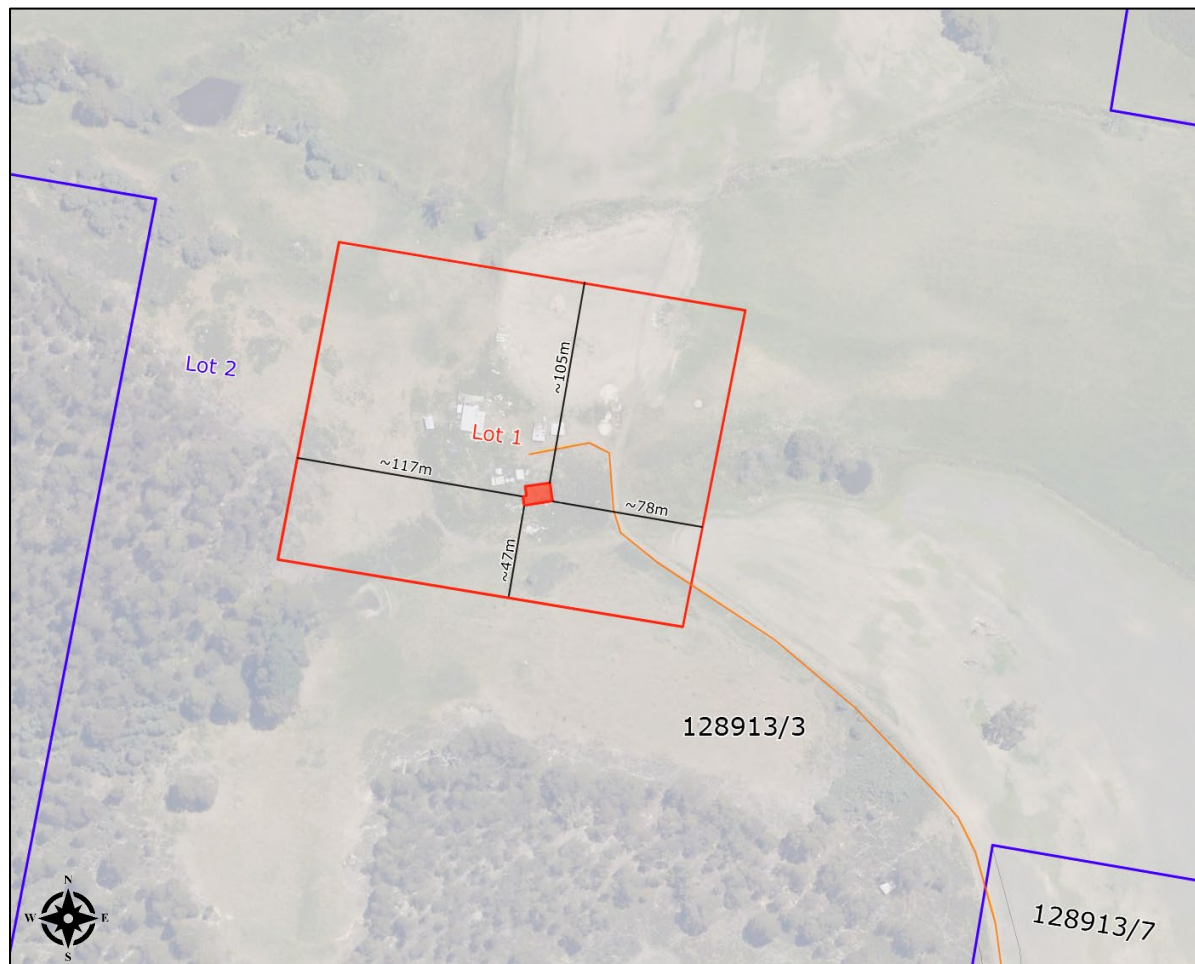


Figure 9. Setback distances created by proposed subdivision. Red fill denotes existing dwelling, red outline denotes proposed lot 1 boundary and blue outline indicates title boundaries. Orange line represents existing access road (Source: LIST).

The shortest setback from the existing dwelling (shown in red) is approximately 47m (subject to final survey) to the south, adjoining proposed lot 2. Proposed setback to the east, west and north is approximately 78m, 117m and 105m (subject to final survey), respectively.

The existing dwelling retained in proposed lot 1 is sufficiently setback and buffered by topography from the proposed new boundaries adjoining proposed lot 2. Being an existing dwelling, the interaction with surrounding land also does not change due to the proposed subdivision. Any agricultural activity on proposed lot 2 will not be constrained by the dwelling and vice versa.

**Thus, the planned setbacks and topographic buffers will mitigate the risk of potential land use conflict between the proposed subdivision and neighbouring land use.**



## 5.2 Potential impacts of the proposal on adjoining agricultural activities and residences

Potential impacts are generally expected to surface as complaints from nearby residents. Risks related to criminal intent such as trespass, theft and property damage are considered low and possibly much as likely to arise from the general public. Mitigation measures generally include installation and maintenance of appropriate boundary fencing and signage. Farm biosecurity measures and adherence to bushfire management plans (which is considered general duty of care) generally mitigate other risks such as weed infestation and fire outbreaks. Properties grazing livestock may be subject to dog menace but is easily mitigated with proper communication and respective council's dog management guidelines.

The proposed subdivision is to excise the existing dwelling, for succession planning. There is no new development taking place due to the proposal with no adverse effect on the productive capacity of either lot. The existing dwelling is sufficiently setback, aided by topography, and as such, the proposed subdivision will not unreasonably constrain or restrain adjoining land uses. Agricultural land use can be conducted on the balance lot without fettering on sensitive use. Furthermore, there are no neighbouring dwellings within 200m of the existing dwelling on proposed lot 1. The nearest identified neighbouring dwelling on adjoining land is approximately 620m to the southeast.

**Thus, no adverse impact is anticipated to neighbouring land use and vice versa.**

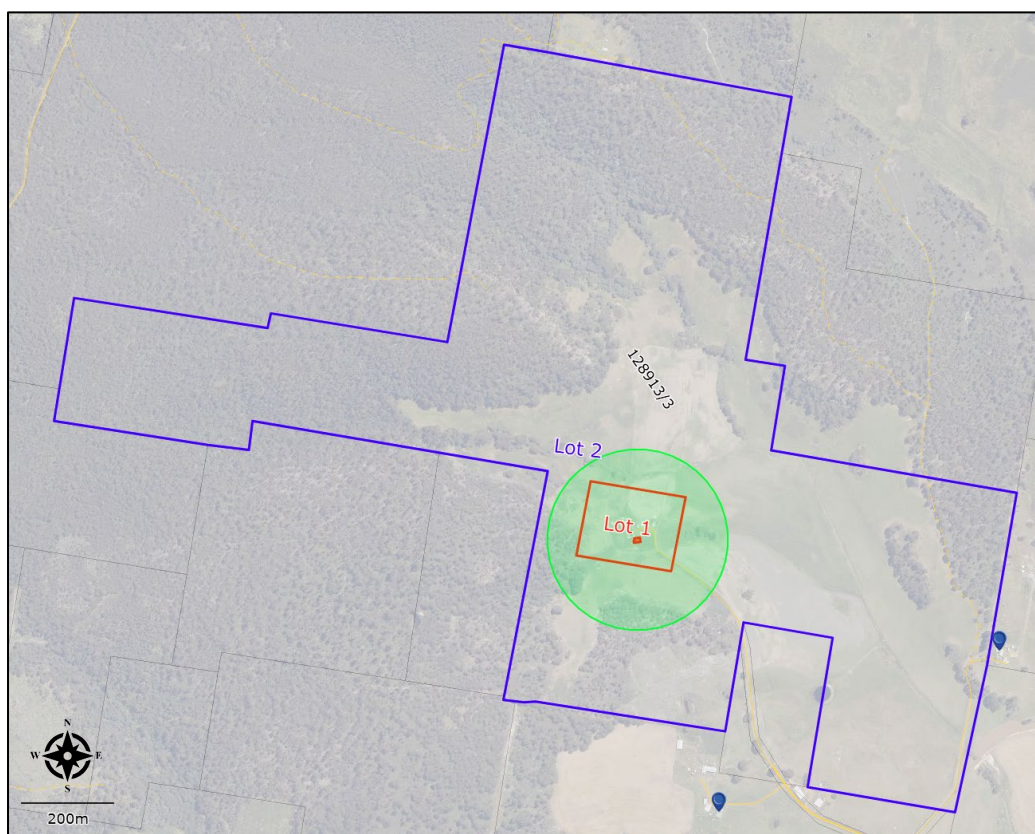


Figure 10. Identified neighbouring dwellings on adjoining land. Green circle indicates 200m radius from existing dwelling (Source: LIST).

### 5.3 Possible impacts on the proposal from adjoining agricultural activity

**Any current and future agricultural use on proposed lot 2 and surrounding land would be sufficiently setback and buffered by topography from the present dwelling on the property.**

Farming practices in the area generally include cropping and grazing. Some key activities, with their identified risk(s) and rating (based on site assessment), along with potential mitigation strategy is summarised in Table 7 below.

Table 7. Potential risks associated with common agricultural activities.

Agricultural activity	Probable risk	Assessed risk rating	Potential mitigation
Machinery usage	Noise & dust	Medium	Dust and sound from undertaking general farming activities in rural zoned land is common and expected.
Animals (livestock / dogs)	Noise	Medium	As above.
	Smell	Low	Occasional smell (generally of manure or chemicals during spray events) is common and generally accepted in a rural zone.
	Damage	Low	Maintain appropriate fencing and check stock regularly.
Electric fencing	Shock	Low	Attach appropriate warning signs near entrances and at-risk locations.
Irrigation	Water over boundary	Low	Currently not irrigated and property not located in a declared Tasmanian Irrigation District.
Spraying events	Spray drift and dust	Low	Mitigated by setback and topographic buffer if applied under recommended conditions outlined in product SDS. Major spraying events should be communicated to dwelling inhabitants and is considered customary practice. The use and application of agricultural sprays must abide by the <i>Tasmanian Code of practice for ground spraying 2014</i> .



## 6 Compliance to Tasmanian Planning Scheme – 21.0 Agriculture Zone

### 6.1 Compliance to clause 21.1 – Zone Purpose

#### 21.1 Zone Purpose

The purpose of the Agriculture Zone is:

- 21.1.1 To provide for the use or development of land for agricultural use.
- 21.1.2 To protect land for the use or development of agricultural use by minimising:
  - (a) conflict with or interference from non-agricultural uses;
  - (b) non-agricultural use or development that precludes the return of the land to agricultural use; and
  - (c) use of land for non-agricultural use in irrigation districts.
- 21.1.3 To provide for use or development that supports the use of the land for agricultural use.

#### 21.1.1

The proposal is for two-lot subdivision for succession planning, excising the existing dwelling with no new development. Agricultural land use will be re-established on proposed lot 1 (at hobby scale) and balance lot will be sold to be farmed. Therefore, the property will be utilised for agricultural use.

#### 21.1.2

- (a) The proposal will not conflict or interfere with agricultural land use on the property itself or surrounding land. The dwelling is existing and sufficiently setback, aided by topography from proposed lot 1 boundaries.
- (b) The proposal does not preclude the return of the land to agricultural use as there is no new development taking place, only renovation of existing dwelling. Existing derelict outbuildings will be demolished and degraded pasture re-established for grazing. Thus, both lots will have agricultural land use.
- (c) The property is not currently irrigated and outside any declared Tasmanian Irrigation District. The proposal has no impact on any potential future irrigation activities of the property.

#### 21.1.3

Both proposed lots will sustain agricultural uses.

## 6.2 Compliance to clause 21.4 - Development standards for buildings and works

### 21.4.2 Setbacks

<b>Objective:</b>	That the siting of buildings minimises potential conflict with use on adjoining properties.	
Acceptable Solutions		Performance Criteria
<b>A1</b> Buildings must have a setback from all boundaries of: <ul style="list-style-type: none"> <li>(a) not less than 5m; or</li> <li>(b) if the setback of an existing building is within 5m, not less than the existing building.</li> </ul>		<b>P1</b> Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to: <ul style="list-style-type: none"> <li>(a) the bulk and form of the building;</li> <li>(b) the nature of existing use on the adjoining properties;</li> <li>(c) separation from existing use on the adjoining properties; and</li> <li>(d) any buffers created by natural or other features.</li> </ul>
<b>A2</b> Buildings for a sensitive use must have a setback from all boundaries of: <ul style="list-style-type: none"> <li>(a) not less than 200m; or</li> <li>(b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.</li> </ul>		<b>P2</b> Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to: <ul style="list-style-type: none"> <li>(a) the size, shape and topography of the site;</li> <li>(b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties;</li> <li>(c) the location of existing buildings on the site;</li> <li>(d) the existing and potential use of adjoining properties;</li> <li>(e) any proposed attenuation measures; and</li> <li>(f) any buffers created by natural or other features.</li> </ul>

### **21.4.2**

**A1** - The acceptable solution is achieved, 5m setbacks to all boundaries are met.

**A2** - The proposal is not compliant with A2, hence P2 is addressed.

**P2** -

- (a) The property is approximately 140.5ha and irregularly shape. The topography of the property is undulating plains rising to steep slopes with midslope ridges, shallow valleys and midslope ridges (Figure 4). The dwelling and outbuildings are existing structure, and title boundaries remain unchanged, thus the size, shape and topography of the property has no impact on the proposed subdivision. In fact, the topography provides additional buffer to the proposed setback of existing dwelling from proposed lot 1 boundaries.
- (b) The prevailing setbacks of existing dwellings on neighbouring land are much shorter, or similar, than that is planned for the proposed lot to be excised. Dwelling on title 128913/6 to the east is setback approximately 12m from the subject site's title boundary. Title 226616/1 to the south is setback approximately 75m from adjoining agriculture zoned land. The dwelling to be retained in proposed lot 1 is sufficiently setback, with the shortest setback being approx. 47m (subject to survey) and buffered by topography.
- (c) The existing dwellings and outbuildings are located on the southern part of the property, near the western boundary. The buildings fall under Southern Midlands council portion of the dual council property.
- (d) The adjoining properties are either grazing or forestry land (Figure 7), which is unlikely to change drastically. The land use on the property will also be grazing with occasional cropping – agricultural use. Thus, the proposal has no impact on the property's interaction with surrounding land and does not create any additional constraints.
- (e) N/A.
- (f) The buildings are located on a small ridge on foothills surrounded by moderate to steep sloping land on all sides, thus creating a topographical buffer.

## 6.3 Compliance to clause 21.5 - Development standards for subdivision

### 21.5 Development Standards for Subdivision

#### 21.5.1 Lot design

<b>Objective:</b>	To provide for subdivision that: (a) relates to public use, irrigation infrastructure or Utilities; and (b) protects the long term productive capacity of agricultural land.
Acceptable Solutions	Performance Criteria
	<p>(c) be for the excision of a use or development existing at the effective date that satisfies all of the following:</p> <p>(i) the balance lot provides for the operation of an agricultural use, having regard to:</p> <ol style="list-style-type: none"> <li>not materially diminishing the agricultural productivity of the land;</li> <li>the capacity of the balance lot for productive agricultural use;</li> <li>any topographical constraints to agricultural use; and</li> <li>current irrigation practices and the potential for irrigation;</li> </ol> <p>(ii) an agreement under section 71 of the Act is entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot;</p> <p>(iii) any existing buildings for a sensitive use must meet the setbacks required by clause 21.4.2 A2 or P2 in relation to setbacks to new boundaries; and</p> <p>(iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use.</p>



<p><b>A2</b> Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p><b>P2</b> Each lot, or a lot proposed in a plan of subdivision, is capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the distance between the lot or building area and the carriageway;</li> <li>(c) the nature of the road and the traffic, including pedestrians; and</li> <li>(d) the pattern of development existing on established properties in the area.</li> </ul>
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### 21.5.1

#### **P1 (c)**

- (i) The proposal is to excise the existing dwelling on the property for succession planning. Both proposed lots will have agricultural land use.
  - a. There is no new development taking place that might materially diminish productivity. The proposed subdivision boundaries allow ample setback and demolition of derelict outbuildings will return more land to agriculture, with pasture to be re-established. Thus, there is no loss of agricultural productivity of the land.
  - b. There is no loss of productive capacity on the balance lot. The balance lot will be returned to farming operations and proposed lot 1 will retain grazing at a hobby scale.
  - c. The class 6 land on the property provide some topographical constraints to agricultural land use. This area can still be grazed under native vegetation but cannot be cleared for cropping or pasture establishment. The area can be used for forestry.
  - d. There is no existing irrigation on the property and is outside any declared Tasmanian Irrigation District. The proposal does not hamper any future irrigation potential of the property.
- (ii) Clients agree to an agreement under section 71 of the Act will be registered on the title.
- (iii) Setbacks for existing residential dwelling on proposed Lot 1 to be excised is consistent with clause 21.4.2 P2, as addressed previously.
- (iv) Each lot will have access from McConnors Road, with a right of way easement over title 128913/7 in favour of proposed Lot 1 (see Appendix A – Site plans by ).

**P2** – The performance criteria are achieved (see response to 21.5.1 P1(c) (iv) above).

## 7 Conclusion

The property at McConnors Road, Levendale (title 128913/3) consists of Class 5 and Class 6 land, with limitations primarily related to erosion, soil quality, and wetness. While the property is generally unsuitable for cropping, some flatter areas on the proposed balance lot maybe cropped, supported by irrigation.

The proposed subdivision seeks to excise an existing residential dwelling located on degraded pasture with no current agricultural use. The balance lot retains the most agriculturally productive areas, including all flatter areas of Class 5 land, and is intended to be returned to farming operations. The proposed subdivision incorporates adequate setbacks and natural topographic buffers, mitigating potential land use conflicts and ensuring continued agricultural viability.

The proposal aligns with the relevant provisions of the Tasmanian Planning Scheme – Southern Midlands and Glamorgan-Spring Bay, including zone purpose and development standards. It does not introduce new development, nor does it constrain surrounding agricultural activities or future irrigation potential.

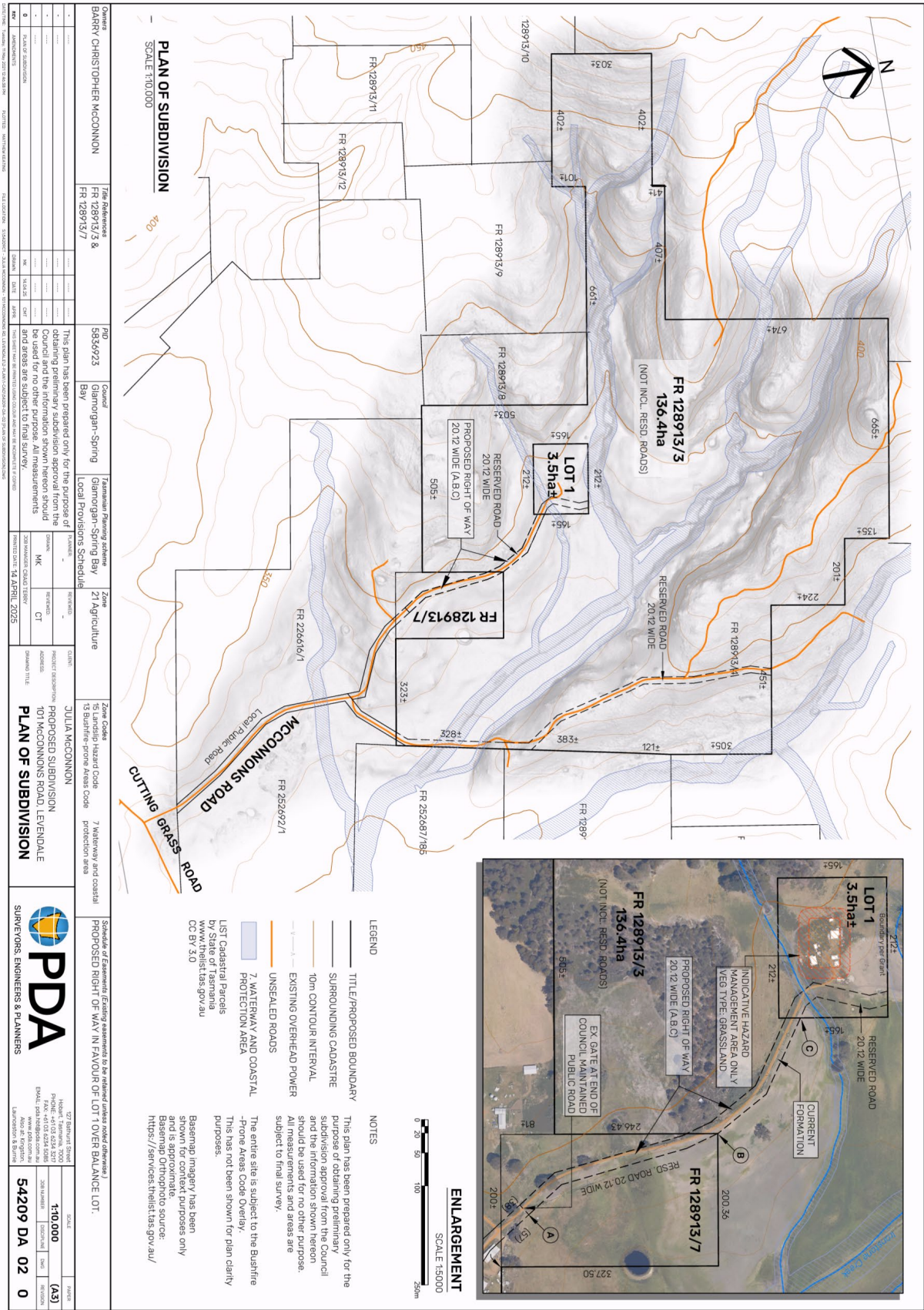
Relevant clauses of the Tasmanian Planning Scheme have been addressed in this report for consideration of Southern Midlands and Glamorgan-Spring Bay Council, at their discretion.

## 8 References

- Cotching, B. (2009) Soil Health for Farming in Tasmania.
- Grose, CJ. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania.
- Isbell, RF. (2021) Australian Soil Classification (third edition), CSIRO Publishing, Melbourne
- National Committee on Soil and Terrain (Australia) (2009) Australian soil and land survey field handbook (third edition). CSIRO Publishing, Melbourne
- Tasmanian Planning Scheme – Southern Midlands and Glamorgan-Spring Bay.

# Appendices

## Appendix A – Site plans by PDA Surveyors, Engineers and Planners





## Appendix B – Photos from site assessment

All photos were taken by Faruq Isu on 30/08/2025 during site assessment at McConnons Road (title 128913/3), using drone and mobile phone camera, with permission from owners.



Photo 1. Duplex sandy soil type at the property.



Photo 2. Vertosol soil type at the property.





Photo 3. Aerial view of dwelling (red arrow) and outbuildings in proposed lot 1. Black patches are bracken fern (weed) on degraded pasture.



Photo 4. Aerial view looking northwest showing proposed lot 1. Boundaries are approximation.

### SEARCH OF TORRENS TITLE

VOLUME 128913	FOLIO 3
EDITION 4	DATE OF ISSUE 19-Oct-2024

SEARCH DATE : 11-Mar-2025

SEARCH TIME : 10.09 AM

### DESCRIPTION OF LAND

Parish of WOODSDALE, Land District of PEMBROKE  
Lot 3 on Plan 128913  
Derivation : Whole of Lot 15062 Gtd to W Brown the Elder Whole  
of Lot 18493 Gtd to C Brown Whole of Lot 18844 Gtd to R I  
Brown Whole of Lots 19863 and 19864 Gtd to WBrown The Younger  
and Whole of Lots 26004, 26005 and 26008 Gtd to W Brown  
Prior CT 252690/1

### SCHEDULE 1

B817308 TRANSFER to BARRY CHRISTOPHER McCONNON

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

