

## PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	<b>PDA Surveyors Engineers &amp; Planners - PA\24\0080</b>
PROPERTY ADDRESS:	<b>2 Horsepower Lane CARRICK (CT: 143772/2)</b>
DEVELOPMENT:	<b>Subdivision (2 lots) - attenuation area.</b>

The application can be inspected until **Tuesday, 26 March 2024**, at [www.meander.tas.gov.au](http://www.meander.tas.gov.au) or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to [planning@mvc.tas.gov.au](mailto:planning@mvc.tas.gov.au). Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 9 March 2024.

Jonathan Harmey  
**GENERAL MANAGER**

# APPLICATION FORM

## PLANNING PERMIT

**Land Use Planning and Approvals Act 1993**

Index No.	19411
Doc. No.	
RCVD	25 SEP 2023
Action Officer	SS Meander Valley Council
EO	OD

Working Together

- Application form & details **MUST** be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

### OFFICE USE ONLY

Property No:	19411	Assessment No:		-		-	
DA\	24/0111	PA\	24/0080	PC\			

- Is your application the result of an illegal building work? ☐ Yes ☒ No
  - Have you already received a Planning Review for this proposal? ☐ Yes ☒ No
  - Is a new vehicle access or crossover required? ☒ Yes ☐ No
- Indicate by ✓ box

### PROPERTY DETAILS:

Address:	2 Horsepower Lane	Certificate of Title:	143772
Suburb:	Carrick	7291	Lot No: 2
Land area:	4622	m <sup>2</sup> / ha	
Present use of land/building:	Residenital	(vacant, residential, rural, industrial, commercial or forestry)	

- Does the application involve Crown Land or Private access via a Crown Access Licence: ☐ Yes ☒ No
- Heritage Listed Property: ☐ Yes ☒ No

### DETAILS OF USE OR DEVELOPMENT:

- Indicate by ✓ box
- |  |  |   |                                     |
|--|--|---|-------------------------------------|
| <input type="checkbox"/> Building work | <input type="checkbox"/> Change of use | <input checked="" type="checkbox"/> Subdivision | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Forestry      | <input type="checkbox"/> Other         |   |                                     |

Total cost of development (inclusive of GST): \$ Includes total cost of building work, landscaping, road works and infrastructure

Description of work:

Use of building: (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area: m<sup>2</sup> New building height: m

Materials: External walls: Colour: Roof cladding: Colour:

## SEARCH OF TORRENS TITLE

VOLUME 143772	FOLIO 2
EDITION 5	DATE OF ISSUE 09-Jul-2022

SEARCH DATE : 06-Mar-2024

SEARCH TIME : 09.10 AM

DESCRIPTION OF LAND

Town of CARRICK

Lot 2 on Sealed Plan 143772

Derivation : Part of 3A-2R-15P, Section G, J.K. Archer Pur.

Prior CT 40903/1

SCHEDULE 1

M931336 TRANSFER to JANICE MAY BINGLEY and GRANT EDWARD  
BINGLEY Registered 22-Dec-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP143772 EASEMENTS in Schedule of Easements

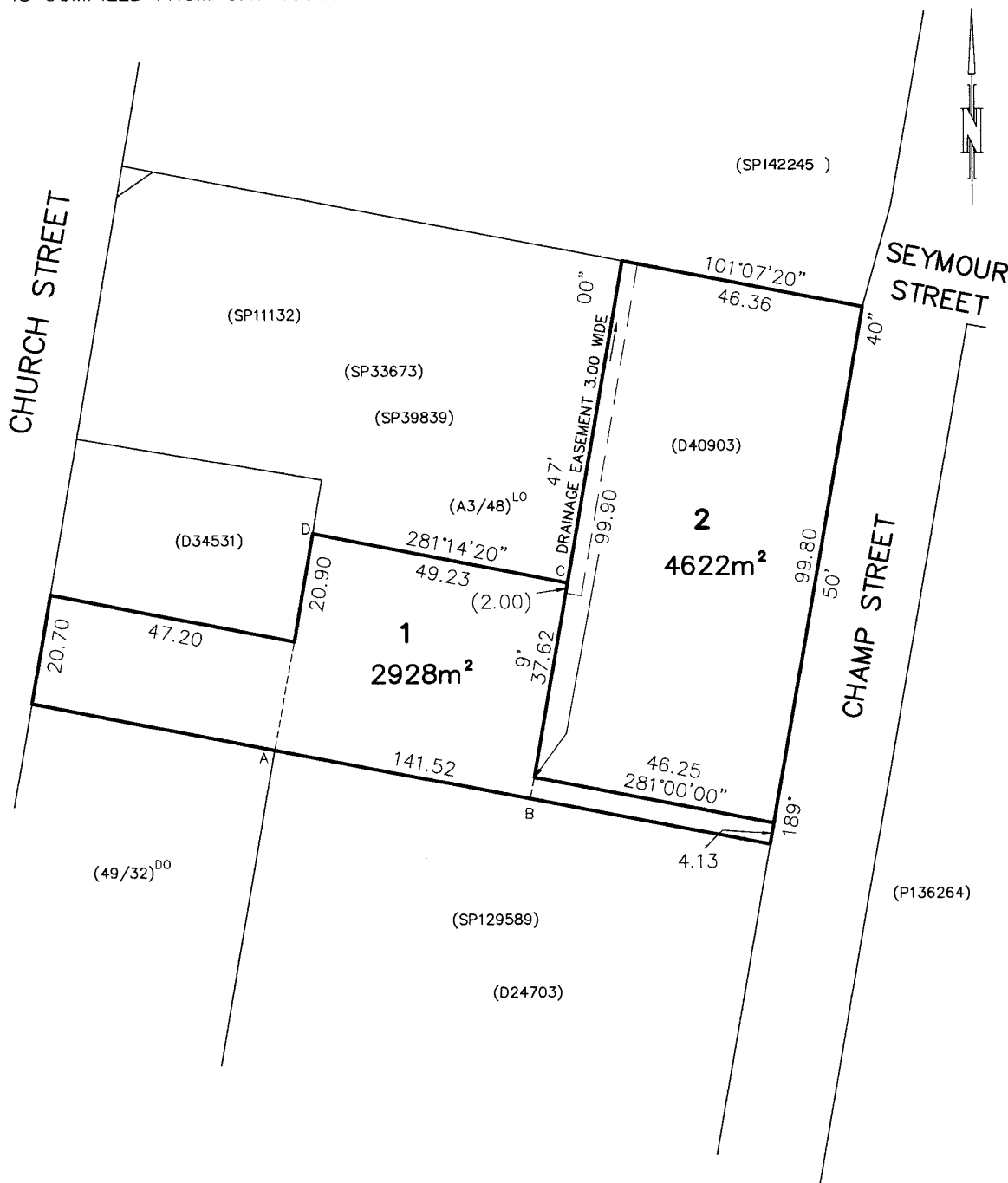
SP143772 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER Marie Joan Burn & Roy Winton Burn  FOLIO REFERENCE C.T.40903-1  GRANTEE Part of Lots 1-6, 3 <sup>A</sup> -2 <sup>R</sup> -15 <sup>P</sup> , Section G, John Kinder Archer purchaser		<b>PLAN OF SURVEY</b>  BY SURVEYOR S. Roberts of CAMPBELL-SMITH PHELPS PEDLEY 3/23 BRISBANE STREET, LAUNCESTON  LOCATION Town of <b>CARRICK</b>  SCALE: 1:750    LENGTHS IN METRES    SURVEYORS REF: 263-03		REGISTERED NUMBER <b>SP143772</b>  APPROVED EFFECTIVE FROM 16 DEC 2005  <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPALITY 21 CODE No. (5040-51)	LAST UPI No FGP89	LAST PLAN No. D40903	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

LOT 1. IS COMPILED FROM C.T. 40903-1 & THIS SURVEY



*[Signature]* 15.11.05  
COUNCIL DELEGATE DATE

<b>SCHEDULE OF EASEMENTS</b>	Registered Number  <b>SP 143 772</b>
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 1 PAGE/S

## EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

Covenants **FENCING PROVISION:** In respect of each lot on the plan,

The Vendor (Marie Joan Burn and Roy Winston Burn) shall not be required to fence.

SIGNED by the said **ROY WINSTON BURN**  
and **MARIE JOAN BURN** the registered proprietors  
of the land in Folio of the Register Volume 40903 Folio 1  
in the presence of:

) x *Roy W Burn*  
) R W Burn  
)  
) x *M J Burn*  
) M J Burn

Witness Signature: ✓ *[Signature]*

Full Name: ✓ *ROSEMARY FIONA MCINNEE*

Full Address: ✓ *11 PERCY ST, CARRICK TAS 7291*

Occupation: ✓ *SALES CONSULTANT*

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: <i>M J &amp; R W Burn</i> FOLIO REF: <i>CT 40903/1</i> SOLICITOR & REFERENCE: <i>Archer Boshby</i>	PLAN SEALED BY: <i>Meander Valley Council</i> DATE: <i>15<sup>th</sup> November 2005</i> <i>DA 276/2004</i> REF NO. <i>[Signature]</i> Council Delegate
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	

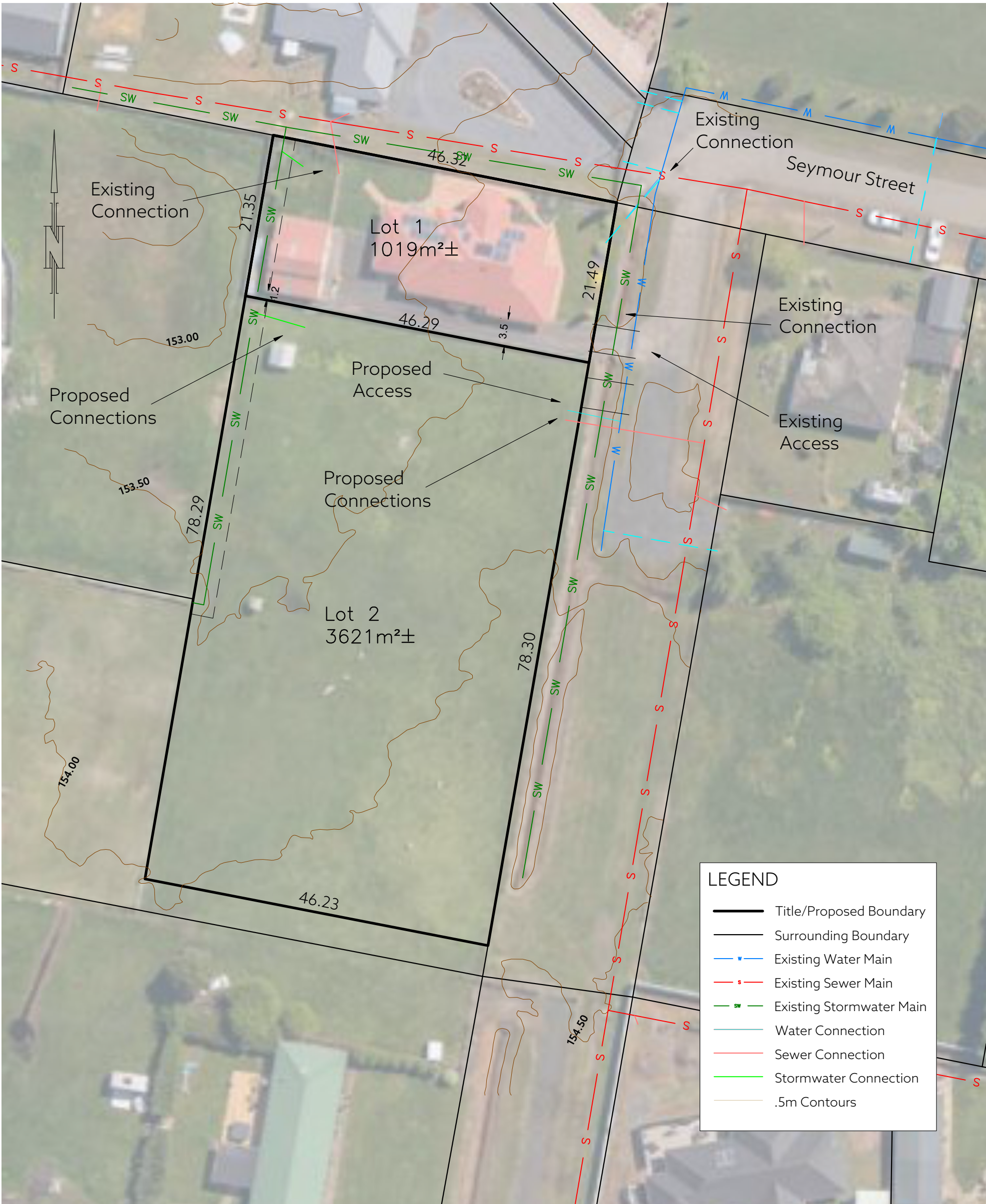
PLAN OF SUBDIVISION



SURVEYORS, ENGINEERS & PLANNERS

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Devonport & Kingston

Owners	Grant & Janice Bingley		Address	2 Horsepower Lane, Carrick		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.				
			Council	Meander Valley Council						
			Planning Scheme	Tasmanian Planning Scheme - Meander						
Title References	FR 143772/2		Zone & Overlay	General Residenital						
Schedule Of Easements	As shown.									
Scale	1:500	Date	05 March 20234	PDA Reference	50411MR P03b	Map reference	PID	2664687	Point of Interest GDA94	500557E, 5401857N





# PDA

SURVEYORS, ENGINEERS & PLANNERS



## Planning Report

2 Horsepower Lane, Carrick

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## PDA Contributors

<b>Planning</b>	Allan Brooks	12/09/2023
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## Revision History

Revision	Description	Date
1	First Issue	12/09/2023

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## EXECUTIVE SUMMARY

Council approval is sought for a 2 lot subdivision at 2 Horsepower Lane, Carrick (CT 143772/2).

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 – Meander*

### Development Details:

<b>Property Address</b>	2 Horsepower Lane, Carrick
<b>Proposal</b>	5 Lot subdivision
<b>Land Area</b>	4622m <sup>2</sup>

<b>CT</b>	143772/2 & 182324/802
<b>PID</b>	2664687
<b>Planning Ordinance</b>	Tasmanian Planning Scheme – Meander
<b>Land Zoning</b>	General Residential
<b>Specific Areas Plans</b>	N/A
<b>Code Overlays</b>	N/A

# 1. Introduction/Context

Council approval is sought for the 2 lot subdivision at 2 Horsepower Lane, Carrick (CT 143772/2). 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

## 1.1. The Land



**Figure 1.** Existing aerial image of the subject land (LISTmap, 2022)

The land is flat land with only grassland.

## 1.2. Existing Development

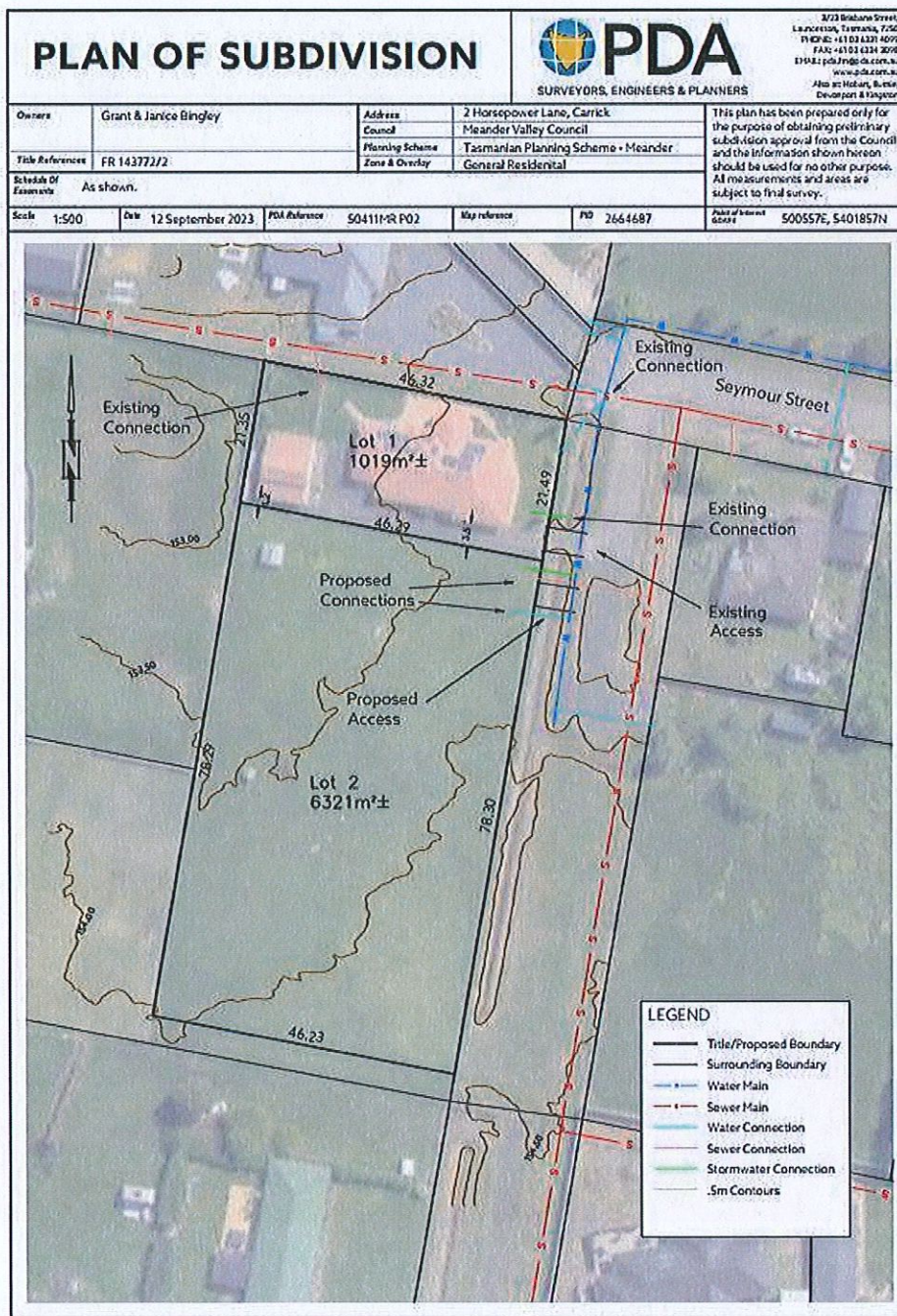
There is an existing building located at the very north of the site.

## 1.3. Natural Values

The site contains no natural values.

## 2. The Proposal

The proposal is to subdivide the land into 2 lots, Lot 1 will retain all existing connections and access. Lots 2 will all have new sewer water and access. Each lot will have direct frontage to Horsepower Lane.

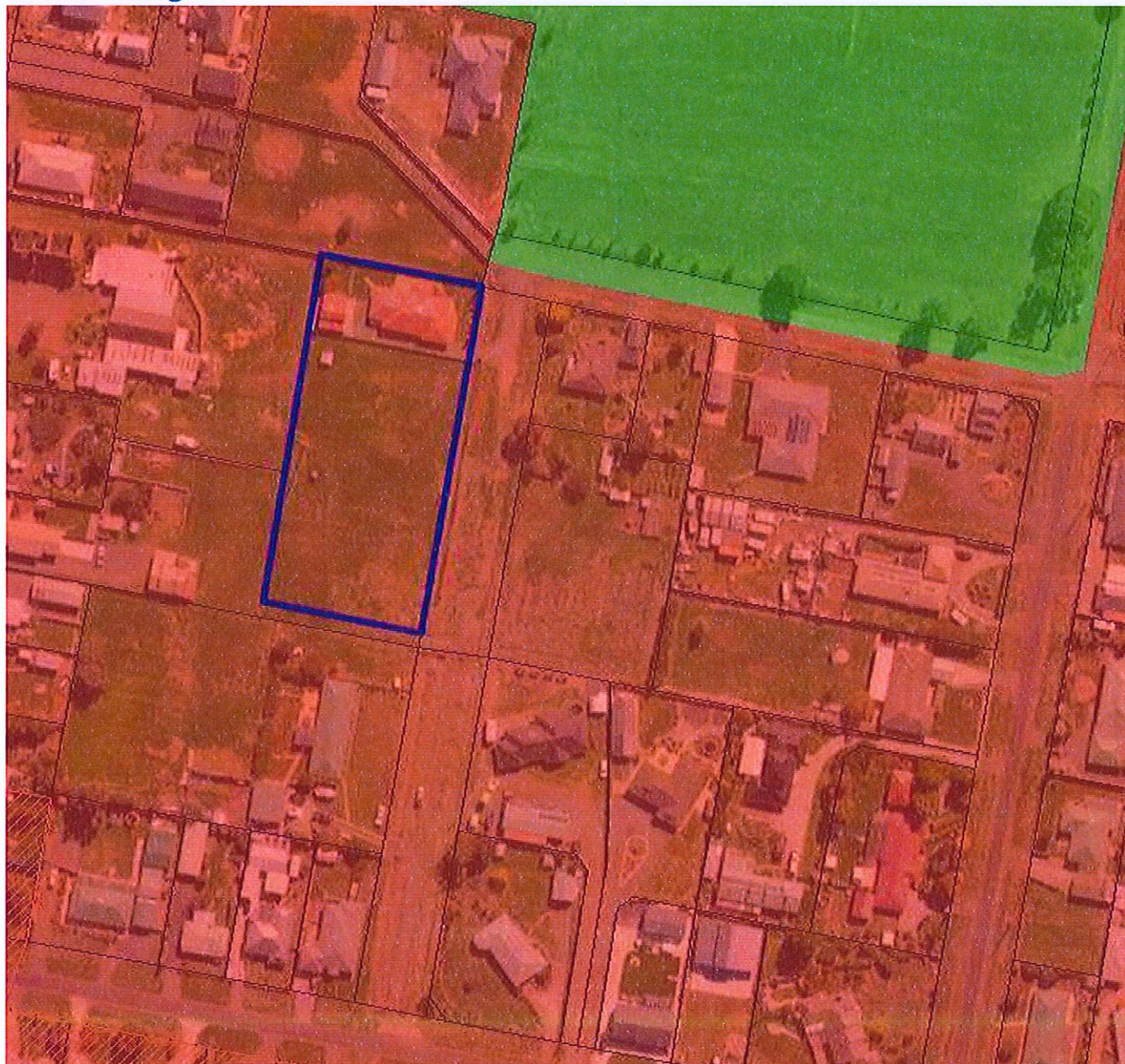


**Figure 2.** Proposed Plan of Subdivision

## 3. Planning Assessment

This current proposal for 2 lot Subdivision has been developed in accordance with the *Tasmanian Planning Scheme – Meander*.

### 3.1 Zoning



**Figure 3.** Zoning identification of the subject land and surrounds (LISTmap, 2022)

The subject land is located within the General Residential and all surrounding land is within the same zone except the Northeast, which is zoned recreational.

## 3.2 Zone Standards – General Residential

### 8.6 Development standards for Subdivision

#### 8.6.1 Lot design

##### Objective:

That each lot:

- a) Has an area and dimensions appropriate for use and development in the zone;
- b) Is provided with appropriate access to a road;
- c) Contains areas which are suitable for residential development.

Acceptable Solutions	Performance Criteria
<b>A1</b> Each lot, or a lot proposed in a plan of subdivision, must: <ul style="list-style-type: none"> <li>a) Have an area no less than 450m<sup>2</sup> and:               <ul style="list-style-type: none"> <li>i. Be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5 clear of:                   <ul style="list-style-type: none"> <li>a. all setbacks required by the clause 8.4.2 A1 and A2 and A3, and 8.5.1 A1 and A2; and</li> <li>b. easements of other title restrictions that limit or restrict development; and</li> </ul> </li> <li>ii. existing buildings are consistent with the setback required by clause 8.4.2 A1 and A2 and A3, and 8.5.1 A1 and A2;</li> </ul> </li> <li>b) be required for public use by the crown, a council or state authority;</li> <li>c) be required for the provisions of Utilities; or</li> <li>d) be for the consolidation of a lot with another lot provided each lot is within the same zone</li> </ul>	<b>P1</b> Each lot, or proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: <ul style="list-style-type: none"> <li>a) the relevant requirements for development of buildings on the lots;</li> <li>b) the intended location of buildings on the lots;</li> <li>c) the topography of the site;</li> <li>d) the presence of any natural hazards;</li> <li>e) adequate provision of private open space;</li> <li>f) the pattern of development existing on established properties in the area; and</li> </ul>
<h5>Comment:</h5> <p><b>A1</b> is met with all lots greater than 450m<sup>2</sup> and can contain a 10x15m building envelope. Lot 1 building meets all the setbacks requirements.</p>	
Acceptable Solutions	Performance Criteria

<p><b>A2</b> Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.</p>	<p><b>P2</b> Each lot, or proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> <li>a) the width of frontage proposed, if any</li> <li>b) the number of other lots which have the land subject to the right of carriageway as their sole or principal mean of access;</li> <li>c) the topography of the site;</li> <li>d) the functionality and useability of the frontage;</li> <li>e) the ability to manoeuvre vehicles on the site; and</li> <li>f) the pattern of development existing on established properties in the area,</li> </ul> <p>and is not less than 3.6m wide.</p>
<p><b>Comment:</b> <b>A2 is met:</b> Each lot has frontage to a road no less than 12m.</p>	
Acceptable Solutions	Performance Criteria
<p><b>A3</b> 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 accordance with the requirements of the road authority.</p>	<p><b>P3</b> Each lot, or proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any having regard to:</p> <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;</li> <li>d) the anticipated nature of vehicles likely to access the site; and</li> <li>e) the ability for emergency services to access the site.</li> </ul>
<p><b>Comment:</b> <b>A3 is met:</b> Each lot will be provided with vehicular from the boundary in accordance with the requirement of the road authority.</p>	

Acceptable Solutions	Performance Criteria
<b>A4</b> Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.	<b>P4</b> Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to: <ul style="list-style-type: none"> <li>a) the size, shape and orientation of the lots;</li> <li>b) the topography of the site;</li> <li>c) the extent of overshadowing from adjoining properties;</li> <li>d) any development on the site;</li> <li>e) the location of roads and access to lots; and</li> <li>f) the existing pattern of subdivision in the area.</li> </ul>
<b>Comment:</b> <b>P4</b> is met with the subdivision provides adequate solar orientation for future dwellings consistent with the pattern of subdivision in the area. The site is flat with an adequate area to prevent the overshadowing of adjoining properties.	

### 8.6.2 Roads

<b>Objective:</b> That the arrangement of new roads within a subdivision provides; <ul style="list-style-type: none"> <li>a) the provisions of safe, convenient and efficient connections to assist accessibility and mobility of the community;</li> <li>b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and</li> <li>c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.</li> </ul>	
Acceptable Solutions	Performance Criteria
<b>A1</b> The Subdivision includes no new road.	<b>P1</b> The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, pedestrians and cyclists, having regard to: <ul style="list-style-type: none"> <li>a) any relevant road network plan adopted by council;</li> <li>b) the existing and proposed road hierarchy;</li> <li>c) the need for connecting roads and pedestrian path, to common boundaries with adjoining land, to</li> </ul>

	<p>facilitate future subdivision potential;</p> <p>d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;</p> <p>e) minimise the travel distance between key destinations such as shops and services and public transport routes;</p> <p>f) access to public transport;</p> <p>g) the efficient and safe movement of pedestrians, cyclists and public transport;</p> <p>h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the <i>Guide to Road Design Part 6A: Paths for Walking and Cycling 2016</i>;</p> <p>i) the topography of the site; and</p> <p>j) the future subdivision potential of any balance lots on adjoining or adjacent land.</p>
<p><b>Comment:</b></p> <p><b>A1</b> is met as the subdivision includes no new road.</p>	

### 10.6.3 Services

<p><b>Objective:</b></p> <p>That the subdivision of land provides services for the future use and development of the land.</p>	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:</p> <p>a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or:</p> <p>b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service,</p>	<p><b>P1</b></p> <p>No Performance Criterion.</p>

unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.

**Comment:**

**A1** is met with each lot can be serviced from the proposed water main extension.

**Acceptable Solutions**

**A2**

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.

**Performance Criteria**

**P2**

Each lot, or proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an onsite waterwater treatment system adequate for the future use and development of the land.

**Comment:**

**A2** is met with each lot can be serviced by the reticulated sewer main located within Horsepower Lane.

**Acceptable Solutions**

**A3**

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.

**Performance Criteria**

**P3**

Each lot, or proposed in a plan of subdivision, must be capable of accommodating an onsite stormwater management system adequate for the future use and development of the land, having regards to:

- a) the size of the lots
- b) topography of the site
- c) soil conditions;
- d) any existing buildings on the site;
- e) any area of the site covered by impervious surfaces; and
- f) any watercourse on the land.

**Comment:**

**A3** is met with each lot able to drain into the existing open drain located within Horsepower Lane.

### 3.3 Codes



**Figure 4.** Scheme Overlay identification of the subject land and surrounds (LISTmap, 2022)

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	N/A
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	N/A
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

##### Objective:

That:

- (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;
- (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and
- (c) the number of accesses minimise impacts on the streetscape.

##### Acceptable Solutions

# A1

The number of accesses provided for each frontage must:

- (a) be no more than 1; or
- (b) no more than the existing number of accesses, whichever is the greater.


## Response:

**A1 is met:** Each lot has no more than one vehicle access point per road frontage

## Conclusion

The planning assessment and supporting documentation provided demonstrate that the development proposal for the 2 lot Subdivision meets all applicable requirements of the Tasmanian Planning Scheme – Meander.

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](mailto:pda.hbt@pda.com.au)

### **KINGSTON**

**A:** 6 Freeman Street, Kingston, TAS 7050

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**E:** [pda.ktn@pda.com.au](mailto:pda.ktn@pda.com.au)

### **HUONVILLE**

**A:** 8/16 Main Street, Huonville, TAS 7109 - (By appointment)

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### **EAST COAST**

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### **LAUNCESTON**

**A:** 3/23 Brisbane Street, Launceston, TAS 7250

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### **BURNIE**

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**E:** [pda.bne@pda.com.au](mailto:pda.bne@pda.com.au)

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**E:** [pda.dpt@pda.com.au](mailto: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](mailto:tom.walter@waltersurveys.com.au)