



*The City with Spirit*

## NOTICE OF MEETING

Notice is hereby given that a **Planning Authority Committee** meeting of the Devonport City Council will be held in Aberdeen Room, Level 2, parnaple centre, 137 Rooke Street, Devonport, on Monday 8 April 2019, commencing at 5:15pm.

**The meeting will be open to the public at 5:15pm.**

## QUALIFIED PERSONS

In accordance with Section 65 of the *Local Government Act 1993*, I confirm that the reports in this agenda contain advice, information and recommendations given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.

Paul West  
GENERAL MANAGER

**3 April 2019**

**AGENDA FOR A MEETING OF THE PLANNING AUTHORITY COMMITTEE OF  
DEVONPORT CITY COUNCIL HELD ON MONDAY 8 APRIL 2019  
IN THE ABERDEEN ROOM, paranaple centre, 137 ROOKE STREET, DEVONPORT AT 5:15PM**

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Agenda of a meeting of the Devonport City Council's **Planning Authority Committee** to be held in the Aberdeen Room, paranaple centre, 137 Rooke Street, Devonport on Monday 8, April 2019 commencing at 5:15pm.

**PRESENT**

		<b>Present</b>	<b>Apology</b>
Chairman	Cr A Rockliff (Mayor)		
	Cr J Alexiou		
	Cr P Hollister		
	Cr S Milbourne		
	Cr L Murphy		
	Cr L Perry		

**IN ATTENDANCE**

All persons in attendance are advised that it is Council policy to record Council Meetings, in accordance with Council's Audio Recording Policy. The audio recording of this meeting will be made available to the public on Council's website for a minimum period of six months.

**1.0 APOLOGIES**

**2.0 DECLARATIONS OF INTEREST**

### **3.0 DELEGATED APPROVALS**

#### **3.1 PLANNING APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY 25 MARCH 2019 - 31 MARCH 2019**

##### **ATTACHMENTS**

- [1.](#) Planning applications approved under delegated authority 25 March 2019 - 31 March 2019

##### **RECOMMENDATION**

That the list of delegated approvals be received.

Author:	Jennifer Broomhall	Endorsed By:	Kylie Lunson
Position:	Planning Administration Officer	Position:	Development Services Manager



Application No.	Location	Description	Approval Date
PA2019.0018	1 Mulligan Drive Spreyton	Residential (shed)	29/3/2019
PA2019.0030	2 Kimpton Street Spreyton	Service Industry (shed)	28/3/2019

## 4.0 DEVELOPMENT REPORTS

### 4.1 PA2019.0007 SUBDIVISION (2 LOTS) - 99 CUTTS ROAD, DON

File: 35912 D573811

#### RELEVANCE TO COUNCIL'S PLANS & POLICIES

Council's Strategic Plan 2009-2030:

- 2.1.1 Apply and review the Devonport Interim Planning Scheme as required, to ensure it delivers local community character and appropriate land use
- 2.1.2 Provide high quality, consistent and responsive development assessment and compliance processes

#### PURPOSE

The purpose of this report is to enable the Planning Authority to make a decision regarding planning application PA2019.0007.

#### BACKGROUND

Planning Instrument: *Devonport Interim Planning Scheme 2013*  
 Applicant: Veris Australia  
 Owner: Matthew & Staci Sturzaker  
 Proposal: Subdivision (2 lots)  
 Existing Use: Residential  
 Zoning: Rural Living  
 Decision Due: 19/04/2019

#### SITE DESCRIPTION

The site is an 8,258m<sup>2</sup> rectangular shaped allotment located on the southern side of Cutts Road, Don. Located on the site is an established dwelling constructed in 1995. The dwelling is connected to a reticulated water supply and is serviced by an onsite wastewater system. The property is immediately adjoined by the Bass Highway to the west, vacant land to the south and a residential dwelling to the east.

A copy of the property title and an aerial image of the site are reproduced respectively as Figures 1 and 2 below.

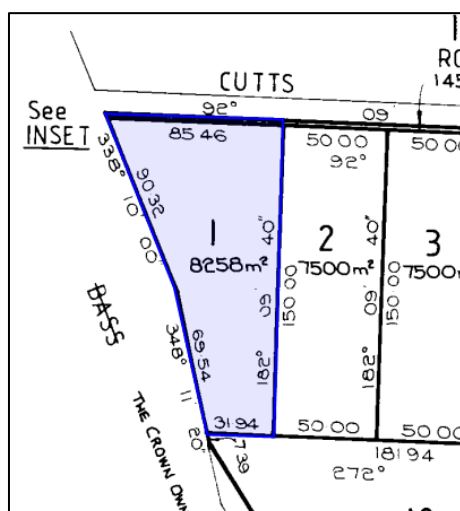


Figure 1- Title plan of site - CT31748/1 (The List, 1987)



Figure 2- Aerial image of site (Devonport City Council, 2015)

#### APPLICATION DETAILS

The applicant is seeking approval for a 2 lot subdivision.

Lot 1 is proposed to have an area of 3,362m<sup>2</sup> and encompass the existing dwelling and utilise the existing access points. The existing wastewater system for the dwelling is required to be repositioned and a new system installed so it is wholly within the boundary confines of lot 1.

The balance lot is proposed to have an area of 4,892m<sup>2</sup> with a new access point proposed west of lot 1.

A copy of the subdivision plan submitted by the applicant is shown below as Figure 3. A full copy of the application documentation is appended as **Attachment 1**.

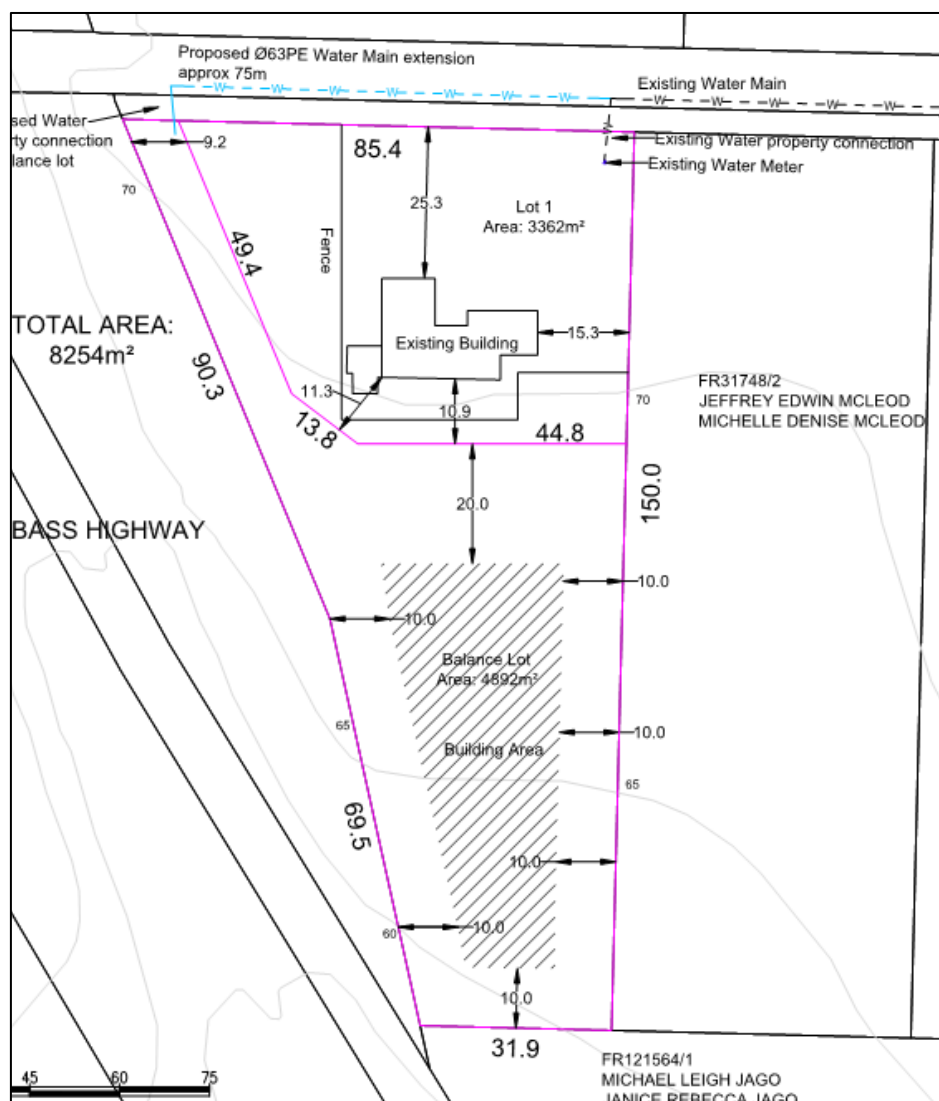


Figure 3 - Subdivision plan submitted by applicant (Veris, 2018)

## PLANNING ISSUES

The land is zoned Rural Living under the *Devonport Interim Planning Scheme 2013* (DIPS) and is located within the Don/Lillico Straight Conservation Area. The purpose statements of the Rural Living zone are:

*"To provide for residential use or development on large lots in a rural setting where services are limited."* and:

*To provide for compatible use and development that does not adversely impact on residential amenity.*

(DIPS, 2013)

Subdivision within the Rural Living zone is Permitted.

To determine if the subdivision can be assessed as Permitted, the lot configuration is required to satisfy the acceptable solutions within the Rural Living zone and any applicable development Code (including exemptions). Council must approve a Permitted development, however conditions on the permit can be applied as necessary. If a development is Permitted but cannot satisfy the acceptable solutions of a development standard the Discretionary approval process is invoked. A Discretionary planning application is required to be publicly advertised and Council can approve or refuse a

Discretionary application. Reliance is placed on the performance criteria of the particular development standard where the acceptable solutions are not satisfied to determine if a permit pathway is achievable.

The relevant sections of the DIPS are reproduced below, along with comments.

## Rural Living Zone

### 13.4 Development Standards

#### 13.4.1 Suitability of a site or lot for use or development

Objective:	
The minimum properties of a site and of each lot on a plan of subdivision are to –	
(a) provide a suitable development area for the intended use;	
(b) provide access from a road; and	
(c) make adequate provision for a water supply and for the drainage and disposal of sewage and stormwater	
Acceptable Solutions	Performance Criteria
<b>A1</b> Each site or each lot on a plan of subdivision must – (a) have an area of not less than – (i) 1.0 ha excluding any access strip; or (ii) if in a locality shown in the Table to this Clause, not less than the site area shown for that locality; and (b) if intended for a building, contain a building area – (i) of not more than 1,000m <sup>2</sup> ; (ii) clear of any applicable setback from a frontage, side or rear boundary (iii) clear of any applicable setback from a zone boundary; (iv) clear of any registered easement; (v) clear of any registered right of way benefiting other land; (vi) clear of any restriction imposed by a utility; (vii) not including any access strip; (viii) clear of any area required for the on-site disposal of sewage or stormwater; and (ix) accessible from a frontage or access strip	<b>P1</b> A site or each lot on a plan of subdivision must – (a) if intended for residential use be of sufficient size to be consistent with clauses 13.1.1, 13.1.2 and 13.1.3 having regard to – (i) the number, size and distribution of existing and approved lots on land in the vicinity; (ii) the pattern, intensity and character of established use and development on other lots in the vicinity; (iii) the capacity of any available or planned utilities; and (iv) capability of the land to accommodate residential use; and (b) be of sufficient size for the intended use having regard to the effect of one or more of the following as are relevant to the size of a site or lot – (i) topography of the land and land in the vicinity; (ii) natural drainage of the land and land in the vicinity; (iii) the desirability of protecting native vegetation, landscape features, natural and cultural values; (iv) provision for management of exposure to natural hazards; (v) provision of an accessible building area; (vi) compliance to the acceptable solution criteria in any applicable standard for location and separation of a building; (vii) arrangements for the convenient provision of roads and access to the land; (viii) arrangements for the provision of a water supply and for the drainage and disposal of sewage and stormwater; (ix) any restriction or requirement of a lawful easement or statutory interest in the land; and (x) opportunity for solar access to a building area.

The proposed lots do not satisfy the acceptable solutions for 13.4.1 A1 as they are both under 1ha in area. To determine if the lots are sufficient in size assessment against the corresponding performance criteria is required.

In this case, P1 (a) (i)-(iv) is applicable as the lots are for residential use.

Both lots have an area that is comparable with other residential allotments in the Don area. This includes properties in Cutts Road, Milton Lane and Waverley Road which are all assigned a Rural Living zoning. Council recently approved a similar subdivision at 36 Cutts Road (approximately 500m from the site) which included approval of a 4,300m<sup>2</sup> lot (refer PA2017.0017 - Res No 14/17). Residential allotments in Don are identified as being relatively clustered and the proposed lot sizes for this subdivision can be supported in accordance with P1 (a) (i)-(ii).

The site can be suitably serviced (refer to commentary for development standards below) and the lots are intended for residential use. P1 (a) (iii)-(iv) is satisfied.

Overall the performance criteria for 13.4.1 P1 can be supported due to the above rationale.

A2	P2
<p>A site or each lot on a subdivision plan must have a separate access from a road –</p> <p>(a) across a frontage over which no other land has a right of access; and</p> <p>(b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or</p> <p>(c) by a right of way connecting to a road –</p> <p>(i) over land not required as the means of access to any other land; and</p> <p>(ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(d) with a width of frontage and any access strip or right of way of not less than 6.0m; and</p> <p>(e) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.</p>	<p>(a) A site must have a reasonable and secure access from a road provided –</p> <p>(i) across a frontage; or</p> <p>(ii) by an access strip connecting to a frontage, if for an internal lot; or</p> <p>(iii) by a right of way connecting to a road over land not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and</p> <p>(iv) the dimensions of the frontage and any access strip or right of way must be adequate for the type and volume of traffic likely to be generated by –</p> <p>a. the intended use; and</p> <p>b. the existing or potential use of any other land which requires use of the access as the means of access for that land; and</p> <p>(v) the relevant road authority in accordance with the <i>Local Government (Highways) Act 1982</i> or the <i>Roads and Jetties Act 1935</i> must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a subdivision plan; or</p> <p>(b) It must be unnecessary for the development to require access to the site or to a lot on a subdivision plan.</p>

The proposed lots are in accordance with 13.4.1 A2 as they both have sufficient road frontage and Council's Infrastructure and Works Department is satisfied with the access arrangements.



<p><b>A3</b></p> <p>A site or each lot on a plan of subdivision must be capable of connecting to a water supply –</p> <p>(a) from a connection to a water supply provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) from a rechargeable drinking water system <sup>R6</sup> with a storage capacity of not less than 10,000 litres if–</p> <p>(i) there is not a reticulated water supply; and</p> <p>(ii) development is for –</p> <p>a. a single dwelling; or</p> <p>b. a use with an equivalent population of not more than 10 people per day</p>	<p><b>P3</b></p> <p>(a) There must be a water supply available for the site or for each lot on a plan of subdivision with an adequate level of reliability, quality, and quantity to service the anticipated use of the site or the intended use of each lot on a plan of subdivision; or</p> <p>(b) It must be unnecessary to require a water supply</p>
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Each lot is capable of connecting to a reticulated water supply and 13.4.1 A3 is met.

<p><b>A4</b></p> <p>A site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and trade waste –</p> <p>(a) to a reticulated sewer system provided in accordance with the <i>Water and Sewerage Industry Act 2008</i>; or</p> <p>(b) by on-site disposal if –</p> <p>(i) sewage or trade waste cannot be drained to a reticulated sewer system; and</p> <p>(ii) the development –</p> <p>a. is for a single dwelling; or</p> <p>b. provides for an equivalent population of not more than 10 people per day; or</p> <p>c. creates a total sewage and waste water flow of not more than 1,000l per day; and</p> <p>(iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS1547:2012 On-site domestic-wastewater management clear of any defined building area or access strip</p>	<p><b>P4</b></p> <p>(a) A site or each lot on a plan of subdivision must drain and dispose of sewage and trade waste –</p> <p>(i) in accordance with any prescribed emission limits for discharge of waste water;</p> <p>(ii) in accordance with any limit advised by the Tasmanian Environmental Protection Agency;</p> <p>(iii) without likely adverse impact for the health or amenity of the land and adjacent land;</p> <p>(iv) without compromise to water quality objectives for surface or ground water established under the State Policy on Water Quality Management 1997; and</p> <p>(v) with appropriate safeguards to minimise contamination if the use or development has potential to –</p> <p>a. indirectly cause the contamination of surface or ground water; or</p> <p>b. involve an activity or process which requires the use, production, conveyance or storage of significant quantities of sewage or trade waste that may cause harm to surface or ground water if released through accident, malfunction, or spillage; or</p> <p>(b) It must be unnecessary to require arrangements for the drainage and disposal of sewage or trade waste</p>
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Each lot is proposed to be serviced by an onsite waste water system. The applicant has provided advice from a suitably qualified wastewater consultant to demonstrate compliance with the acceptable solutions. As mentioned, the existing wastewater system for the house lot (lot 1) is proposed to be repositioned and a new system installed so it is located within the proposed lot boundary.

Report to Planning Authority Committee meeting on 8 April 2019

<p><b>A5</b></p> <p>A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater –</p> <p>(a) for discharge to a stormwater system provided in accordance with the <i>Urban Drainage Act 2013</i>; or</p> <p>(b) if stormwater cannot be drained to a stormwater system –</p> <p>(i) for discharge to a natural drainage line, water body, or watercourse; or</p> <p>(ii) for disposal within the site if –</p> <p>a. the site has an area of not less than 5000m<sup>2</sup>;</p> <p>b. the disposal area is not within any defined building area;</p> <p>c. the disposal area is not within any area required for the disposal of sewage;</p> <p>d. the disposal area is not within any access strip; and</p> <p>e. not more than 50% of the site is impervious surface; and</p> <p>(iii) the development is for a single dwelling</p>	<p><b>P5</b></p> <p>(a) A site or each lot on a plan of subdivision must drain and dispose of stormwater –</p> <p>(i) to accommodate the anticipated stormwater -</p> <p>(ii) without likelihood for concentration on adjacent land;</p> <p>(iii) without creating an unacceptable level of risk for the safety of life or for use or development on the land and on adjacent land;</p> <p>(iv) to manage the quantity and rate of discharge of stormwater to receiving waters;</p> <p>(v) to manage the quality of stormwater discharged to receiving waters; and</p> <p>(vi) to provide positive drainage away from any sewer pipe, on-site sewage disposal system, or building area; or</p> <p>(b) It must be unnecessary to require arrangements for the drainage and disposal of stormwater</p>
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A condition will be included on the permit to ensure stormwater disposal for the lots is in accordance with the *Urban Drainage Act 2013*. The acceptable solution can be satisfied.

**13.4.2 Dwelling density**

<p><b>Objective:</b></p>	
<p>Residential dwelling density [R7] is to –</p> <p>(a) make efficient use of land for housing;</p> <p>(b) optimise utilities and community services; and</p> <p>(c) be consistent with any constraint on suitability of the land for residential use</p>	
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>The site area per dwelling must –</p> <p>(a) be not less than 1.0 ha; or</p> <p>(b) if the site is in a locality shown in the Table to this Clause, the site area for that locality</p>	<p><b>P1</b></p> <p>The number of dwellings on a lot or site must be consistent with:</p> <p>(a) clauses 13.1.1, 13.1.2 and 13.1.3 having regard to –</p> <p>(i) the size of any existing or approved lot or site on land in the vicinity; and</p> <p>(ii) the pattern, intensity and character of established use and development on other lots in the vicinity; and</p> <p>(b) the capability of the land for residential use having regard to the effect of one or more of the following as are relevant to the size of a site or lot –</p> <p>(i) topography;</p> <p>(ii) natural drainage;</p> <p>(iii) the desirability of protecting native vegetation, landscape features, natural and cultural values;</p> <p>(iv) provision for management of exposure to natural hazards;</p> <p>(v) provision for access to the building area;</p>



	<p>(vi) compliance to the acceptable solution criteria in any applicable standard for location and separation of a building in relation to a frontage, side or rear boundary or zone boundary and from adjacent buildings;</p> <p>(vii) arrangements for the convenient provision of roads and access to the land;</p> <p>(viii) arrangements for the provision of a water supply and for the drainage and disposal of sewage and stormwater;</p> <p>(ix) any restriction or requirement of a lawful easement or statutory interest in the land; and</p> <p>(x) opportunity for solar access to each building.</p>
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Table to Clause 13.4.2 A1

Locality	Site Area per dwelling
This clause does not apply	

The proposal is required to be assessed against the performance criteria for this standard as the lots have an area less than 1ha. Earlier commentary provided against development standard 13.4.1 demonstrates the subdivision configuration can satisfy the performance criteria of this clause. Furthermore, the applicant has demonstrated a future building envelope on the balance lot that is clear of the acceptable setbacks for the Rural Living zone (20m to a frontage and 10m to side and rear boundaries). The performance criteria is satisfied for this standard.

#### 13.4.6 Setback of development for sensitive use

<b>Objective:</b> Development for a sensitive use is to -	
(a) minimise likelihood for conflict, interference, and constraint between the sensitive use and the use or development of land in a zone that is not for a residential purpose; and  (b) minimise unreasonable impact on amenity of the sensitive use through exposure to emission of noise, fumes, light and vibration from road, rail, or marine transport	
Acceptable Solutions	Performance Criteria
<b>A2</b>  Development for a sensitive use must be not less than 50m from - <ul style="list-style-type: none"> <li>(a) a major road identified in the Table to this clause;</li> <li>(b) a railway;</li> <li>(c) land designated in the planning scheme for future road or rail purposes; or</li> <li>(d) a proclaimed wharf area</li> </ul>	<b>P2</b>  Development for a sensitive use must - <ul style="list-style-type: none"> <li>(a) have minimal impact for safety and efficient operation of the transport infrastructure; and</li> <li>(b) incorporate appropriate measures to mitigate likely impact of light, noise, odour, particulate, radiation or vibration emissions; or</li> <li>(c) be temporary use or development for which arrangements have been made with the relevant transport infrastructure entity for removal without compensation within 3 years</li> </ul>

Table to Clause 13.4.6 A1

Adjoining Zone	Setback (m)
Local Business	10.0
Central Business	10.0
Commercial	10.0
Light Industrial	10.0
General Industrial	10.0
Rural Resource	(a) 50.0; or  (b) 10.0 if the site is a single lot approved for residential use on a plan of subdivision sealed before this planning scheme came into effect
Utilities	10.0
Port and Marine	50.0

Note - If the zone boundary is a road, the setback is from the frontage of the site to the road containing the zone boundary.

Table to Clause 13.4.6 A2

Road	Setback (m)
Bass Highway	50

The subdivision is for residential purposes which is classified as a sensitive use under the DIPS. The balance lot adjoins the Bass Highway which is a major road identified in Table 13.4.6 A2. The acceptable solution cannot be met as the balance lot is within 50m of the Bass Highway and the corresponding performance criteria is required to be assessed.

It will be integral that any future development on the balance lot demonstrates noise mitigation methods to reduce the impact of noise, light and other emissions from the Bass Highway. This will be required to be addressed at the planning application stage when a development is proposed on the lot.

No access is proposed to the Bass Highway and the safety of this major road will not be affected by this subdivision proposal.

#### 13.4.7 Subdivision

<b>Objective:</b>	
The division and consolidation of estates and interests in land is to create lots that are consistent with the purpose of the Rural Living zone	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b>	<b>P1</b>
Each new lot on a plan of subdivision must be –	Each new lot on a plan of subdivision must be –
(a) intended for residential use;	(a) for a purpose permissible in the zone
(b) a lot required for public use by the State government, a Council, a Statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a statutory authority	

The applicant has stated that each lot is for residential purposes and the acceptable solution for 13.4.7 A1 is met.

<p><b>A2</b></p> <p>A lot, other than a lot to which A1(b) applies, must not be an internal lot</p>	<p><b>P2</b></p> <p>(a) An internal lot on a plan of subdivision must be –</p> <ul style="list-style-type: none"> <li>(i) reasonably required for the efficient use of land as a result of a restriction on the layout of lots imposed by – <ul style="list-style-type: none"> <li>a. slope, shape, orientation and topography of land;</li> <li>b. an established pattern of lots and development;</li> <li>c. connection to the road network;</li> <li>d. connection to available or planned utilities;</li> <li>e. a requirement to protect ecological, scientific, historic, cultural or aesthetic values, including vegetation or a water course; or</li> <li>f. exposure to an unacceptable level of risk from a natural hazard; and</li> </ul> </li> <li>(ii) without likely impact on the amenity of adjacent land</li> </ul>
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The proposed balance lot is not in accordance with 13.4.7 A2 as it is an internal lot.

The internal lot is an efficient layout of the land. The lot is in accordance with the development pattern observed in the Don Area and can be suitably serviced by reticulated water and an onsite wastewater system with stormwater to be controlled on site. The lot includes an access location that will not cause traffic concerns for motorists, cyclists or pedestrians utilising Cutts Road. The lot is not identified as having ecological values and is not within a landslip area. P2 (a) (i) is satisfied.

In relation to (a)(ii) it is considered the location of the internal lot will not impact the amenity of any adjacent land. Any future development on the balance lot will need to demonstrate conformity with the DIPS and address matters such as building setback and privacy requirements, noting that a building envelope suitable in area has been demonstrated by the applicant.

### Local Heritage Code

The site is mapped within the Don/Lillico Straight Conservation Area. Figure 4 indicates the site's location in relation within the Conservation Area.

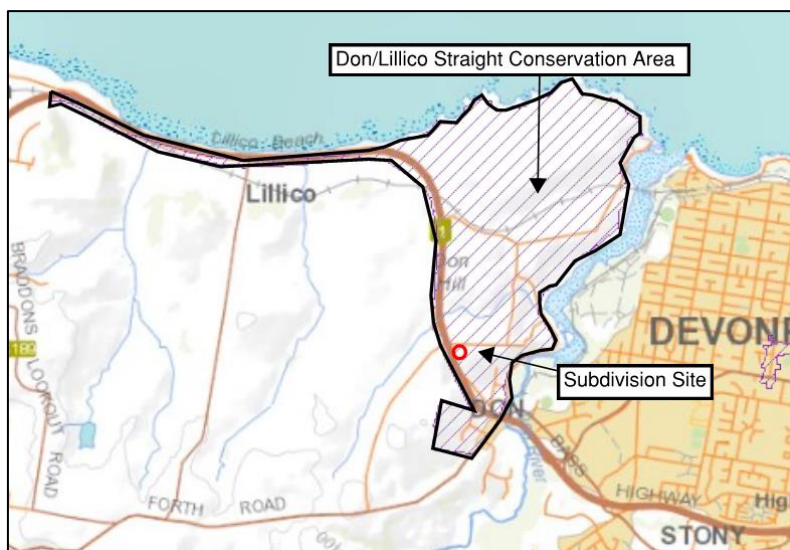


Figure 4 – Don/Lillico Straight Conservation Area (DIPS, 2013)

The DIPS states that the Don/Lillico Straight Conservation Area has the following historic and architectural values:

*“Rural landscape, including the Don Heads. The area includes various plantings and is a landmark landscape within the region. It is also overviewed from parts of Devonport’s residential areas.”*

(DIPS, 2013)

The following development standard is applicable for a subdivision within a conservation area.

#### E5.6.3 Subdivision

<b>Objective:</b>	
A plan of subdivision of land is to minimise likely impact for conservation of a building, area or other place.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b>	<b>P1</b>
A plan of subdivision must be for a boundary adjustment.	<p>A plan of subdivision <sup>R34</sup> must not separate buildings or works from their original context of land area having regard for -</p> <ul style="list-style-type: none"> <li>(a) the historic pattern of the development for the place or area;</li> <li>(b) the physical and cultural setting; and</li> <li>(c) the setting forming part of the attributes or features of value for the building, area or other place</li> </ul>

The application is not for a boundary adjustment and therefore the performance criteria are required to be assessed.

The section of Cutts Road where the subdivision is proposed contains established dwellings that were constructed in the 1990s with no identified heritage values. The creation of an additional lot is not considered to interfere with the rural landscape which is a key feature of the Don/Lillico Straight Conservation Area. Any future development on the lot will require further assessment against the applicable provisions of this Code. The performance criteria is met for this standard.

#### REPRESENTATIONS

One representation was received within the prescribed public notification period. The representation was received from the owners of 93 Cutts Road, the property to the immediate east. A copy of the representation is reproduced below as Figure 5 along with comment.

**From:** Michelle McLeod <mad\_mum2003@yahoo.com.au>  
**Sent:** Thursday, 28 March 2019 4:19 PM  
**To:** Devonport City Council  
**Cc:** mad\_mum2003@yahoo.com.au  
**Subject:** Re PA2019.0007 - Application for planning permit 99 Cutts Road Don

Re PA2019.0007 - Application for planning permit 99 Cutts Road Don

Subdivision of Cutts Road

To The General Manager  
 Devonport City Council

We were of the understanding that these lots were to not be subdivided ever when we bought. The land was then later listed as heritage restricted building and were strict guidelines on building we understood.

We feel this will have a massive impact on our lifestyle and an Impact on resale value for our property due to a loss of privacy and changes to lifestyle, and this area was considered as rural residential not a built up area.

Other concerns of ours are a cost impact, due to the back paddocks being currently being used for stock, new neighbours will probably be wanting to change this fencing type. We would be expected to contribute to this again stressing our finances and causing a lack of consistency for fencing due to having 4 boundary neighbours and maybe more, as this will set a precedent in this area.

Cutts Road is struggling due to lack width of road and farming equipment regularly using and damaging.

Jeff does shift work (involving regular night shifts and lates or earlys so day time sleeping) at the hospital and struggles with noise for sleeping particularly as he has got older with this being a big part of why we have lived and stayed in this area. To sell and move will have a significant financial impact on us.

Our house was deliberately built so it was not overlooked by either neighbour and our main living area faces the proposed subdivision of 99 Cutts Road Don.

That is our outlook onto farm land and loses us any privacy as all the rest of our land is overlooked.

Please reconsider this subdivision.

Yours sincerely

Jeff and Michelle McLeod

**Figure 5 – Representation from Jeff & Michelle McLeod**

The site is zoned Rural Living and the DIPS provides a permit pathway for subdivision within the zone. The proposed lot configuration has been assessed to appropriately comply with the applicable development standards including the subdivision standard prescribed within the Local Heritage Code. Any future development on the balance lot such as a dwelling will be subject to further planning approval and assessed against the applicable development standards, including building setbacks and height. Council's Infrastructure and Works Department has cited no concerns to the Cutts Road carriageway from the proposal. The matter of fencing contribution is legislated under the *Boundary Fences Act 1908* and is not relevant to this planning decision.

In summary, it is recommended the representation be noted by Council but the subdivision configuration is not proposed to be altered nor any further conditions included as a result of the representation.

## DISCUSSION

The application was referred to TasWater for comment as required by the *Water and Sewerage Industry Act 2008* and conditions from this authority will be included in the final recommendation. Refer to **Attachment 2**.

The application has also been referred internally to other Council departments with an interest in development applications. Comments received have also been included in the final recommendation.

## FINANCIAL IMPLICATIONS

No financial implications are predicted unless legal costs are incurred due to an Appeal to the Resource Management and Planning Appeal Tribunal.

## RISK IMPLICATIONS

Due diligence has been exercised in the preparation of this report and no associated risks are predicted.

## CONCLUSION

The application has been subject to a thorough investigation against the merits of the DIPS and is recommended for conditional approval.

## ATTACHMENTS

- [1.](#) Application - PA2019.0007 - 99 Cutts Road Don
- [2.](#) TasWater Submission to Planning Authority Notice - PA2019.0007 - 99 Cutts Road Don

## RECOMMENDATION

That Council, pursuant to the provisions of the *Devonport Interim Planning Scheme 2013* and Section 57 of the *Land Use Planning and Approvals Act 1993*, approve application PA2019.0007 and grant a Permit to subdivide land identified as 99 Cutts Road, Don for the following purposes:

- Subdivision (2 lots)

Subject to the following conditions:

1. The subdivision is to proceed generally in accordance with the endorsed plan referenced as Drawing No: 300596-D02, dated 26/09/18, copies of which are attached and endorsed as documents forming part of this Planning Permit.
2. Prior to the sealing of the final plan, the existing wastewater system on the site is to be decommissioned and the new system installed on lot 1 and approved by Council's Development Services Department.
3. Concentrated stormwater discharge is to be disposed of in accordance with the requirements of the current National Construction Code.
4. Each lot is to be serviced by a sealed all-weather access generally constructed in accordance with IPWEA Tasmanian Standard Drawings.
5. Any existing Council infrastructure impacted by the works are to be reinstated in accordance with the relevant standards.

6. The developer is to comply with the conditions contained in the Submission to Planning Authority Notice which TasWater has required to be included in the planning permit, pursuant to section 56P(1) of the *Water and Sewerage Industry Act 2008*.

Note: The following is provided for information purposes.

Any future residential development on the balance lot must incorporate noise mitigation measures to alleviate highway noise.

In regard to condition 2, the subdivider will need to obtain plumbing approval from Council prior to commencing any works.

With respect to street addressing, Lot 1 is to remain 99 Cutts Road and the balance lot is to be 101 Cutts Road, Don.

The subdivider should contact Telstra and Tas Networks to assist them with their forward planning of infrastructure.

A permit to work within the road reserve must be sought and granted prior to any works being undertaken within the road reserve.

In regard to condition 2-4 the applicant should contact Council's Infrastructure and Works Department – Ph 6424 0511 with any enquiries.

In regard to condition 5 the applicant/developer should contact TasWater – Ph 136 992 with any enquiries.

Enquiries regarding other conditions can be directed to Council's Development Services Department – Ph 6424 0511.

Author:	Alex Mountney	Endorsed By:	Kylie Lunson
Position:	Planning Officer	Position:	Development Services Manager



Office use
Application no. _____
Date received: _____
Fee: _____
Permitted/Discretionary

## Devonport City Council

*Land Use Planning and Approvals Act 1993 (LUPAA)*

*Devonport Interim Planning Scheme 2013*

## Application for Planning Permit

### Use or Development Site

Street Address: 99 Cutts Road, Don TAS 7310

Certificate of Title Reference No.: FR31748/1

### Applicant's Details

Full Name/Company Name: Payal Patel / VERIS Australia Pty Ltd

Postal Address: 100 Best Street, Devonport TAS 7310

Telephone: 03 6421 3506

Email: p.patel@veris.com.au

### Owner's Details (if more than one owner, all names must be provided)

Full Name/Company Name:  
Matthew James Sturzaker  
Staci Jayvee Sturzaker

Postal Address: 99 Cutts Road, Don TAS 7310

Telephone: Staci - 0488 641 978

Email: Sturzaker11@bigpond.com



ABN: 47 611 446 016  
PO Box 604  
137 Rooke Street  
Devonport TAS 7310  
Telephone 03 6424 0511  
www.devonport.tas.gov.au  
council@devonport.tas.gov.au



Please provide one copy of all plans with your application.

What is proposed?: Subdivision of lot for future residential development

Description of how the use will operate:

Use Class (Office use only):

Applications may be lodged by email to Council - council@devonport.tas.gov.au  
The following information and plans must be provided as part of an application unless the planning authority is satisfied that the information or plan is not relevant to the assessment of the application:

<b>Application fee</b>	
<b>Completed Council application form</b>	✓
<b>Copy of certificate of title, including title plan and schedule of easements</b>	✓
<b>A site analysis and site plan at an acceptable scale on A3 or A4 paper (1 copy) showing:</b>	✓
• The existing and proposed use(s) on the site	
• The boundaries and dimensions of the site	
• Typography including contours showing AHD levels and major site features	
• Natural drainage lines, watercourses and wetlands on or adjacent to the site	
• Soil type	
• Vegetation types and distribution, and trees and vegetation to be removed	
• The location and capacity of any existing services or easements on the site or connected to the site	
• Existing pedestrian and vehicle access to the site	
• The location of existing adjoining properties, adjacent buildings and their uses	
• Any natural hazards that may affect use or development on the site	
• Proposed roads, driveways, car parking areas and footpaths within the site	
• Any proposed open space, communal space, or facilities on the site	
• Main utility service connection points and easements	
• Proposed subdivision lot boundaries, where applicable	
• Details of any proposed fencing	
<b>Where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 on A3 or A4 paper (1 copy) showing:</b>	
• Setbacks of buildings to property (title) boundaries	
• The internal layout of each building on the site	
• The private open space for each dwelling	
• External storage spaces	
• Car parking space location and layout	
• Elevations of every building to be erected	
• The relationship of the elevations to natural ground level, showing any proposed cut or fill	
• Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites	
• Materials and colours to be used on roofs and external walls	
<b>A plan of the proposed landscaping including:</b>	
• Planting concept	
• Paving materials and drainage treatments and lighting for vehicle areas and footpaths	
• Plantings proposed for screening from adjacent sites or public spaces	
<b>Details of any signage proposed</b>	

## Value of use and/or development

\$ \_\_\_\_\_

## Notification of Landowner/s (s.52 Land Use Planning and Approvals Act, 1993)

## If land is not in applicant's ownership

I, Payal Patel of VERIS Australia Pty Ltd declare that the owner/s of the land has/have been notified of my intention to make this application.

Applicant's signature:  Date: 21/12/2018

## If the application involves land owned or administered by the Devonport City Council

Devonport City Council consents to the making of this permit application.

General Manager's signature: \_\_\_\_\_ Date: \_\_\_\_\_

## If the application involves land owned or administered by the Crown

Crown consent must be included with the application.

## Signature

I apply for consent to carry out the development described in this application. I declare that all the information given is true and correct. I also understand that:

- if incomplete, the application may be delayed or rejected; and
- more information may be requested in accordance with s.54 (1) of LUPAA.

## PUBLIC ACCESS TO PLANNING DOCUMENTS - DISCRETIONARY PLANNING APPLICATIONS (s.57 of LUPAA)

I understand that all documentation included with a discretionary application will be made available for inspection by the public.

Applicant's signature:  Date: 21/12/2018

## PRIVACY ACT

The personal information requested on this form is being collected by Council for processing applications under the *Land Use and Planning Approvals Act 1993* and will only be used in connection with the requirements of this legislation. Council is to be regarded as the agency that holds the information.

## Fee &amp; payment options



**Pay by Direct Deposit** – BSB: 067-402 Account No. 000 000 13 – Please quote your application number.



**Pay in Person at Service Tasmania** – Present this notice to any Service Tasmania Centre, together with your payment. See [www.service.tas.gov.au](http://www.service.tas.gov.au) for opening hours.



**Pay by Phone** – Please contact the Devonport City Council offices on 64240511 during office hours, Monday to Friday.



**Pay by Post** – Cheques should be made payable to Devonport City Council and posted to PO Box 604, Devonport, Tasmania, 7310.

**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980***SEARCH OF TORRENS TITLE**

VOLUME 31748	FOLIO 1
EDITION 4	DATE OF ISSUE 15-Apr-2016

SEARCH DATE : 13-Sep-2018

SEARCH TIME : 12.17 PM

DESCRIPTION OF LAND

City of DEVONPORT  
 Lot 1 on Sealed Plan 31748  
 Derivation : Part of Lot 246 Gtd to J Palmer  
 Prior CT 4366/20

SCHEDULE 1

M565038 TRANSFER to MATTHEW JAMES STURZAKER and STACI JAYVEE  
 STURZAKER Registered 15-Apr-2016 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP 31748 COVENANTS in Schedule of Easements  
 SP 31748 FENCING PROVISION in Schedule of Easements  
 SP 31748 COUNCIL NOTIFICATION under Section 468(12) of the  
 Local Government Act 1962  
 E40458 MORTGAGE to Westpac Banking Corporation Registered  
 15-Apr-2016 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



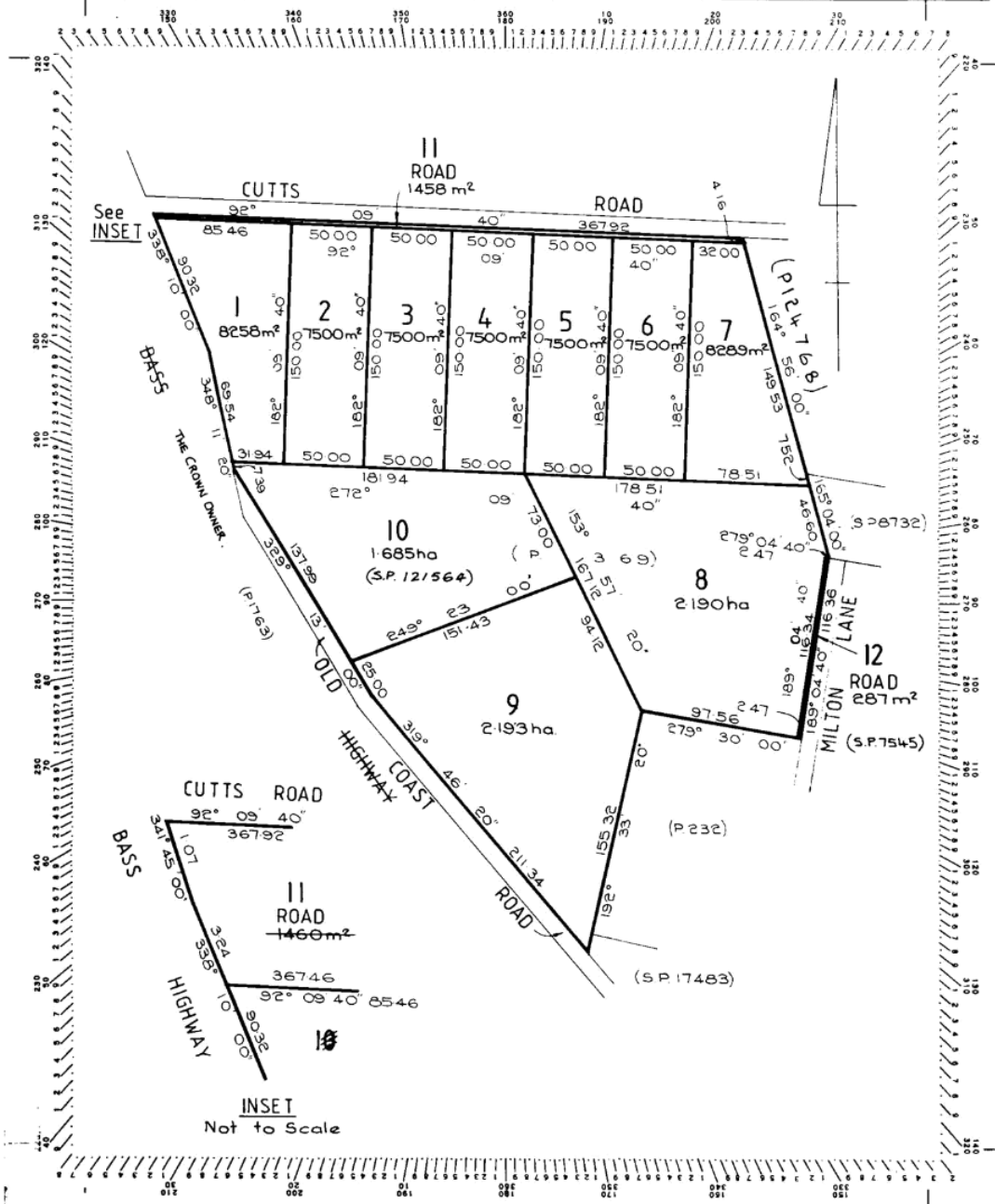
## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Owner: P. A. H. Baker	<b>PLAN OF SURVEY</b> by Surveyor MR MAC LESTER of land situated in the <b>CITY OF DEVONPORT</b>	Registered Number: <b>S. P31748</b>
Title Reference: C.T. 3939-6		Approved: 29 MAY 1987 Effective from: <i>Andy</i> Recorder of Titles
Grantee: Part of Lot 246, 500 Acs. John Palmer, pur.	SCALE 1:2500 MEASUREMENTS IN METRES	





## SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



## SCHEDULE OF EASEMENTS

PLAN NO.

S. P31748

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

## EASEMENTS AND PROFITS

THIS COPY SCHEDULE CONSISTS OF 2 PAGE/S

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

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

## COVENANTS

The owner of each lot shown on the plan covenants with the <sup>Vendor</sup> subdivider PETRE ARTHUR HORDEN BAKER and the owners for the time being of every other lot to the intent that the burden of this covenant may run and the benefit thereof may be annexed to and devolve with each and every other lot and each and every part thereof to observe the following <sup>stipulations.</sup> ~~restriction covenants~~

- 1 Not to erect or place upon the said lot or any part thereof any building other than a private dwelling house and the buildings usually appurtenant thereto.
- 2 Not to use the dwelling house or any buildings usually appurtenant thereto erected on the said lot for any other purpose than as a private dwelling house and/or for the provision of professional services.
- 3 Not to erect or permit to be erected on the said lot or any part thereof or attach or permit to be attached to the dwelling house or out buildings erected thereon any advertisement hoarding bill or poster or any other similar erection of an unsightly nature.
- 4 Not to set up or carry on in or upon the said lot or any part thereof any trade manufacture or business of any kind other than the provision of professional service.



## SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



31748

NOTWITHSTANDING anything contained or implied in this consent the subdivider PETRE ARTHUR HORDAN BAKER reserves the right to:

- 1 Sell any part of the land contained in the subdivision freed and exempted from any one or more of the stipulations herein set forth and to waive or alter any such stipulations as to any portion of the said lands.
- 2 Modify waive release or allow any departure from any restrictive covenants relating to any lot or any portion of any lot or any land or portion of the land in this subdivision whether imposed or entered into before or at the same time as or after the date hereof and whether they are the same as the restrictive covenants above enumerated.

FENCING COVENANTS PROVISION

In respect of each lot on the plan the Vendor PETRE ARTHUR HORDEN BAKER as Vendor shall not be required to fence.

SIGNED by PETRE ARTHUR HORDEN BAKER)

the registered proprietor of the )  
land comprised in Certificate of )  
Title Volume 3936 Folio 6 in the )  
presence of: )

RONALD DAVID WILLIAMS  
Solicitor  
17 STEWART STREET, DEVONPORT



## SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



31748

This is the schedule of easements attached to the plan of .....  
(Insert Subdivider's Full Name)


..... affecting land in

.....  
(Insert Title Reference)

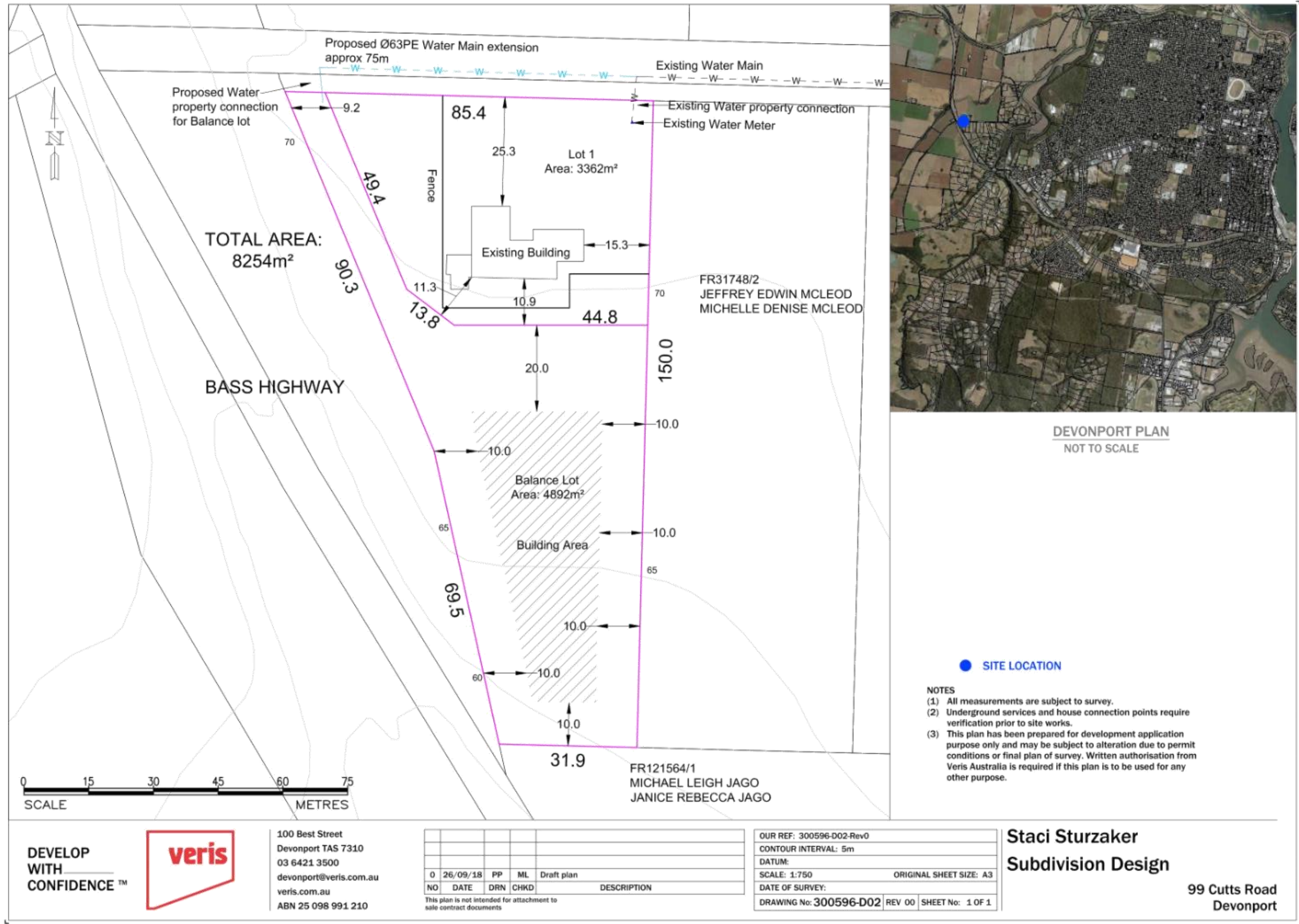
Sealed by .. Devonport City Council .. on .. 6<sup>th</sup> April .. 1987 ..

Solicitor's Reference .. ..

OS 4 3134

  
Council Clerk/Town Clerk







300596 Planning Submission Report

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# Subdivision Proposal

## 99 Cutts Road, Devonport

Staci Sturzaker

November 2018

DEVELOP  
WITH \_\_\_\_\_  
CONFIDENCE <sup>TM</sup>

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Revision	Status	Date	Prepared By	Reviewed By
000	Draft	26/10/2018	Payal Patel	Jana Rockliff
000	Final	21/12/2018	Payal Patel	Malcolm Lester

## 1. SUMMARY

This report is in support of a Development Application in accordance with Section 57 of the Land Use Planning and Approvals Act 1993 for the subdivision of 99 Cutts Road, Don. The subject title FR31748/1 is owned by Matthew James Sturzaker and Staci Jayvee Sturzaker and the application is made with their consent.

The proposal is to create two lots, with one lot containing the existing dwelling and the other lot to be developed for proposed residential use (single dwelling).

Devonport City Council is the assessment authority for the application.

An assessment of the proposed development against the provisions of the *Devonport Interim Planning Scheme 2013* has been undertaken. Those provisions relevant to the development are discussed in this report.

The proposal is consistent with the above-mentioned requirements and is considered appropriate for approval.

## 2. PROPOSAL DESCRIPTION

The proposal is illustrated in the attached subdivision plan 300596-P01-Rev0.

The proposed development comprises a subdivision of a lot at 99 Cutts Road, Don. Lot 1 will be approx. 3362m<sup>2</sup> and will contain the existing dwelling. The Balance lot will be approx. 4892m<sup>2</sup>.

The Lot 1 will continue to be accessed from the existing driveway, whereas the Balance Lot is proposed to create a standard rural residential driveway to enable access from Cutts Road. Both lots will have frontage to Cutts Road.

The subject site is within the Rural Living Zone of Devonport. The existing dwelling is connected to town water and has onsite septic tank and stormwater management. It is proposed to install water connection to the balance lot from the existing water main at Cutts road. Wastewater and stormwater will be managed onsite.

### 3. SITE DESCRIPTION

The subject site is described in the two following tables:

Location	FR31748/1 – 99 Cutts Road , Don
Ownership	Matthew James Sturzaker Staci Jayvee Sturzaker
Site Area (ha) and Road Frontages	<ul style="list-style-type: none"> <li>• Total Area: 8253.67m<sup>2</sup></li> <li>• Lot 1- 3362m<sup>2</sup> Frontage to Cutts Road of 76.1m</li> <li>• Balance Lot – 4892m<sup>2</sup> Frontage to Cutts Road of 9.2m</li> </ul>
Encumbrances	Proposed private service easement of 3m for the water house connection located on Lot 1 in favor of Balance lot
Existing Use	Residential (single dwelling)
Local Government Authority	Devonport City Council
Surrounding Land	The subject site is adjoining the Bass Highway to the west, rural residential lots to the south and east and Rural Resource land to the north (across Cutts road).
Flora and Fauna	The site comprises a single dwelling and associated outbuildings. The remainder of the site is maintained grass with some trees – no listed threatened flora or fauna
Topography	The site is sloping towards south-west.
Planning Scheme Designations	Zone: Rural Living Zone Overlay: Conservation Area; Operational Airspace
Referral requirements	TasWater



## 4. DEVELOPMENT ASSESSMENT

### 4.1. Devonport Interim Planning Scheme 2013

The site is subject to assessment under the *Devonport Interim Planning Scheme 2013*.

The proposal has been assessed against the provisions of the following Sections:

- 13.0 Rural Living Zone
- Conservation Area 11 - E5 Local Heritage Code
- E2 Airport Impact Management Code
- E6 Hazard Management Code

#### 4.1.1. 13.0 Rural Living Zone

Those Clauses relevant to the proposal are addressed below:

##### 13.1 Zone Purpose

##### PROPOSAL RESPONSE

The proposal is consistent with the Zone Purpose Statements and the Local Area Objectives as it allows for residential use on large lots in a rural setting where services are limited. It also provides efficient use of the land and optimises the use of available infrastructure without adversely impacting on residential amenity.

The proposal is consistent with the Desired Future Character Statements as it provides for sites larger than suburban lots and the capability of accommodating waste water disposal and stormwater management onsite.

##### 13.2 Use Table

##### PROPOSAL RESPONSE

The proposed subdivision is for future residential use and hence is permitted under Rural Living Zone.

##### 13.4.1 Suitability of a site or lot for use or development

##### PROPOSAL RESPONSE

The proposed subdivision complies with all the Acceptable Solutions for this section apart from reliance on Performance Criteria P1 in respect to lot size.

In regard to P1, the following observations are relevant:

- The average lot size in the vicinity appears to be around 8000m<sup>2</sup>, with a number of lots both above and below (smallest being 2700m<sup>2</sup>). The proposed lots will not be significantly different to those nearby. Proposed Lot 1 will contain the existing dwelling with a lot size of 3362m<sup>2</sup> and the Balance Lot will be 4892m<sup>2</sup> and is intended for future residential development.
- The subject site is adjoined by rural residential lots to the south and east, the Bass Highway to the west and Rural Resource land to the north. The proposed subdivision will not impact their development potential.
- The only utilities available are water, electricity and telecommunications. The subdivision will not impact their capacity.
- The attached septic tank report confirms that the land has the capacity to accommodate residential use.
- The topography of this site and adjoining land does not preclude residential use. The land will naturally drain to the west.

- The site is of sufficient size to comply with the acceptable solution criteria for location and separation of the building.

In respect to the access of the lots, Lot 1 will retain frontage to Cutts Road of 76.1m. The Balance lot is an internal lot and will have access to Cutts Road via a 9.2m wide access strip.

Lot 1 will continue to use the existing services for water, onsite septic tank and stormwater infrastructure. Please see the attached wastewater management report undertaken by James Wood from SEAM Environmental. The balance is proposed to connect to the water main via 3m wide easement over lot 1. Please see the attached subdivision layout 300596-P01-Rev0. The balance lot is also capable of disposing waste water and drain stormwater onsite.

#### **13.4.3 Location and configuration of development**

##### **PROPOSAL RESPONSE**

The location and configuration of development is capable of fitting a building envelope with the minimum setbacks as per 13.4.3A1, A2 and A3. The proposed subdivision is consistent with providing sufficient area for open space, utilities and vehicle parking and hence complies with the acceptable solution of this clause.

#### **13.4.6 Setback of development for sensitive use**

##### **PROPOSAL RESPONSE**

The proposed building area for the Balance lot is more than 50m away from the adjoining Rural Resource Zone across Cutts Road. However, the subdivision will not comply with 50m setback from the Bass Highway due to limited land size on the new Balance lot. The dwelling development is expected to be in the north-east corner of the lot and will have minimal impact for safety and efficient operation of the transport infrastructure. The owner of the subject land is prepared to implement any measures for noise/ visibility as required by Council.

#### **4.1.2. E2 Airport Impact Management Code**

The subject site is within the Operational Airspace Overlay of the Scheme; therefore, the Airport Impact Management Code must be considered.

It is noted that large proportion of the Devonport city is also within this Overlay. The proposed subdivision will result in one additional rural-residential lot within an existing rural-residential area. The proposal is therefore not considered likely to interfere or constrain the operation of the airport. The likelihood for airport noise to impact the amenity of the site is also small, given the 13km distance from the airport.

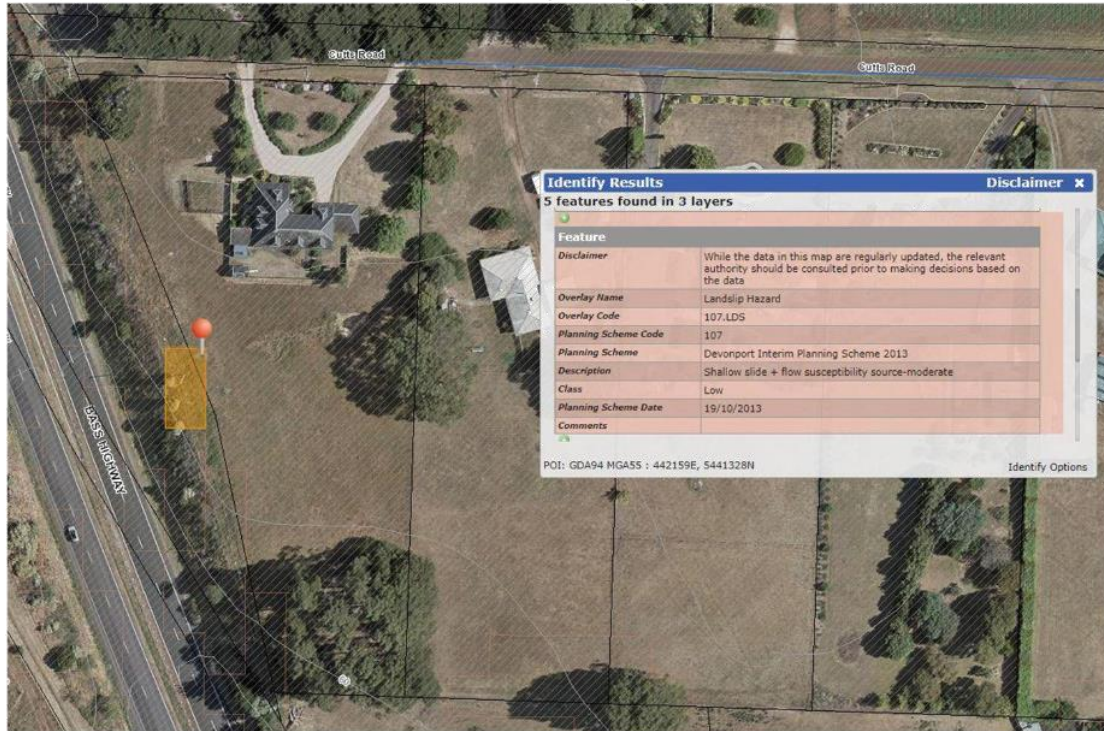
#### **4.1.3. E5 Local Heritage Code**

The proposed subdivision is located on the conservation area 11 of Don/ Lillico Straight. The proposed subdivision is not a boundary adjustment and hence will be assessed against the performance criteria of E5.6.3. The plan of subdivision complies with the applicable standards for subdivision of land in the Rural Living Zone. The proposal does not involve variation or clearing of any vegetation and hence does not alter the original context of land area. Also, the subject site is located away from the Don River and is likely to have minimal impact on the conservation of the area or otherwise of special historic interest.



#### 4.1.4. E6 Hazard Management Code

The proposed subdivision is located on the land with 'Low Landslide Hazard' as shown on the below planning scheme map and therefore is exempted from this code (E6.4.4 (j)).



Source: 1 LIST map

## 5. CONCLUSION

The application is made pursuant to Section 57 of the Land Use Planning and Approvals Act 1993.

The proposal is considered to be consistent with the requirements of the *Devonport Interim Planning Scheme 2013*, in particular the provisions relating to required rural residential use.

The proposal will allow for subdividing the land into two lots subjected for future residential development.

It is therefore requested that the application be recommended for approval.

—  
**Devonport**  
100 Best Street  
Devonport TAS 7310  
  
T 03 6421 3500  
devonport@veris.com.au  
veris.com.au

DEVELOP  
WITH \_\_\_\_\_  
CONFIDENCE™



## **SITE AND SOIL EVALUATION SUMMARY**

### **Client**

**Name** Staci & Matt Sturzaker  
**Site Address** 99 Cutts Road, Don 7310  
**Postal Address** C/- [p.patel@veris.com.au](mailto:p.patel@veris.com.au)  
[Sturzaker11@bigpond.com](mailto:Sturzaker11@bigpond.com)

### **Site and Soil Assessment**

**Soil Category** Category 4 (Loamy Clays)  
**Soil Permeability** 0.25m/day  
**LTAR** 17L/day/m<sup>2</sup>  
**Slope/ Aspect** The proposed disposal area has gentle slopes of 3 degrees with a sunny and open south easterly aspect.  
**Site Factors** The wastewater loading is moderate, and even with the proposed subdivision, there should be adequate available space for wastewater disposal.

### **Wastewater System Design**

This report is for an existing dwelling that required its wastewater system to be relocated and upgraded due to the proposed subdivision (see separate report).

The dwelling consists of three bedrooms and is connected to tank water. With a wastewater loading based on (up to) 5 persons, with each person generating 120L of wastewater per day, the total wastewater loading is calculated to be:

$$\underline{5 \times 150L = 750L \text{ per day}}$$

### **Disposal method: Septic Tank With Absorption beds**

Collect all of the wastewater in a new<sup>1</sup> 3000L dual purpose septic tank, gravity feed the wastewater into a 1000L holding tank with submersible pump & pump the wastewater (via an indexing valve) into **three** new absorption beds. Absorption beds to be:

**3 x absorption beds – 15m x 1.2m x 0.6m deep**

See page 9 - 12 for specifications, cross sections and the site plan layout.

**SEE FULL REPORT FOR FURTHER DETAILS**

<sup>1</sup> Existing septic tank can be retained if found to be dual purpose, a minimum of 3000L and in sound condition  
 SSE – 99 Cutts Road Job # 18101a



## **SITE AND SOIL EVALUATION**

### **BACKGROUND**

Site and Soil Evaluation Reports must be submitted with all applications for on-site wastewater management systems. Suitably qualified persons such as – soil scientists, engineering geologists, engineers, environmental health officers or other persons must complete evaluation reports. Designers of the on-site wastewater systems are to use their professional judgement to determine if issues outlined in the Report are relevant or if additional information is required. Also designers are to consider applicable legislation, Codes and Standards in relation to the design of the system.

For further information on site evaluation please consult AS/NZS 1547 – 2012 on-site domestic wastewater management.

This report includes the necessary information for a SSE report.

### **REPORT**

<b>Municipality</b>	Devonport City Council
<b>Location</b>	99 Cutts Road, Don 7310
<b>Lot Area</b>	approx. 3,362m <sup>2</sup>
<b>Owner</b>	Staci & Matt Sturzaker
<b>Site Plan</b>	see attached
<b>Date of inspection</b>	15 <sup>th</sup> November 2018
<b>Date of this Report</b>	30 <sup>th</sup> November 2018
<b>Water Supply</b>	Tank Water (750L per day - peak load)

### **SITE INFORMATION**

#### **Topography and Drainage**

The soils consist of loamy clays and drain very well.

#### **Vegetation**

The site is predominantly covered with grassland with some scattered trees and garden beds surrounding the dwelling.

#### **Land Use**

Rural Residential

**Climate**

Climate data for the site has been taken from the Australian Bureau of Meteorology web site. Mean monthly rainfall, and mean daily maximum temperature for each month has been taken directly from the (Forthside Research Station) weather station data. To allow for wetter than average weather, the adopted rainfall for each month has an additional 10% added to the mean. A summary of this climate information, as well as monthly retained rain, evapotranspiration, and evapotranspiration less the retained rain is in the Trench 3™ assessment report. Trench 3™ uses this data when calculating the monthly water balance for the site, which helps determine the system sizing.

**Soils****Test Hole 1**

0 – 380mm Red Clay Loam (Category 4)  
Refusal on hardpan due to high soil dryness

**Test Hole 2 (spoon drain cutting)**

0 – 800mm+ Red Clay Loam (Category 4)

**Test Hole 3**

0 – 650mm+ Red Clay Loam (Category 4)  
Refusal on cobble/hardpan

- AS 1547 Soil Category 4 to be used for disposal
- Emerson Test No. 8
- Soil permeability - Estimated permeability is 0.25m/day.
- Long Term Acceptance Rate (LTAR): 17L/day/m<sup>2</sup>

**Groundwater**

No groundwater encountered, and not expected to be in the area.

**Site Stability**

Not assessed, outside the scope of the SEAM report.

**Existing Wastewater Management System**

Septic tank and absorption trench (failing).



### Site Capability Issues for On-site Wastewater Management

#### **Sustainable Environmental Assessment and Management**

Land suitability and system sizing for on-site wastewater management  
Trench 3.0 (Australian Institute of Environmental Health)

#### **Site Capability Report**

##### **Site & Soil Evaluation - Existing Dwelling - Relocation of disposal area**

Assessment for	Staci Sturzaker	Assess. Date	28-Nov-18
	C/-Veris	Ref. No.	18101a
Assessed site(s)	99 Cutts Road, Don 7310	Site(s) inspected	15-Nov-18
Local authority	Devonport City Council	Assessed by	J Wood

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Amended	Remarks
	Expected design area	sq m	3,362	V. high	Very low		
	Density of disposal systems	/sq km	4	Mod.	Very low		
	Slope angle	degrees	3	V. high	Very low		
	Slope form	Straight simple		V. high	Low		
	Surface drainage	Mod. good		High	Low		
	Flood potential	Site floods <1:100 yrs		Mod.	Very low		
	Heavy rain events	Infrequent		Mod.	Moderate		
A	Aspect (Southern hemi.)	Faces SE or SW		V. high	High		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	750	Mod.	Moderate	No change	
	SAR of septic tank effluent		2.3	Mod.	Moderate	Low	Other factors lessen impact
	SAR of sullage		2.5	Mod.	Moderate	No change	
	Soil thickness	m	1.0	High	Low	Moderate	
	Depth to bedrock	m	1.5	Mod.	Moderate	Low	
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	2	V. high	Very low		
	Soil pH		7.0	Guess	Very low		Other factors lessen impact
	Soil bulk density	gm/cub. cm	1.5	Guess	Low		
	Soil dispersion	Emerson No.	8	High	Very low		
	Adopted permeability	m/day	0.25	High	Low		
	Long Term Accept. Rate	L/day/sq m	17	Mod.	Very low	Moderate	Other factors increase impact

Despite the aspect being flagged the new lot will have ample sunlight to aid in evaporation.





### Environmental Sensitivity Issues for On-site Wastewater Management

#### **Sustainable Environmental Assessment and Management**

Land suitability and system sizing for on-site wastewater management  
Trench 3.0 (Australian Institute of Environmental Health)

#### **Environmental Sensitivity Report**

##### **Site & Soil Evaluation - Existing Dwelling - Relocation of disposal area**

Assessment for	Staci Sturzaker	Assess. Date	28-Nov-18
	C/-Veris	Ref. No.	18101a
Assessed site(s)	99 Cutts Road, Don 7310	Site(s) inspected	15-Nov-18
Local authority	Devonport City Council	Assessed by	J Wood

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
A	Cation exchange capacity	mmol/100g	30	Mod.	High	No change	Other factors increase impact Factor not assessed
	Phos. adsorp. capacity	kg/cub m	0.7	Mod.	Moderate		
	Annual rainfall excess	mm	291	High	Moderate		
	Min. depth to water table	m	2	High	Low		
	Annual nutrient load	kg	7.8	Guess	Low	Moderate	
	G'water environ. value Agric sensit/dom irrig			High	Moderate		
	Min. separation dist. required	m	5	High	Very low	Low	
	Risk to adjacent bores						
	Surf. water env. value Agric sensit/dom drink			High	Moderate		
	Dist. to nearest surface water	m	200	High	Moderate		
A	Dist. to nearest other feature	m	20	High	High		
	Risk of slope instability		Very low	High	Very low		
	Distance to landslide	m	250	High	Very low		

Cation Exchange Capacity has been noted

The nearest other feature is the boundary, and with a viral dieback distance of 4m this is not expected to be a problem.



Spoon drain Cutting



## Assessment Report from Trench 3™ modelling program

### Sustainable Environmental Assessment and Management

Land suitability and system sizing for on-site wastewater management  
Trench 3.0 (Australian Institute of Environmental Health)

### Assessment Report

#### Site & Soil Evaluation - Existing Dwelling - Relocation of disposal area

Assessment for	Staci Sturzaker	Assess. Date	28-Nov-18
	CI-Veris	Ref. No.	18101a
Assessed site(s)	99 Cutts Road, Don 7310	Site(s) inspected	15-Nov-18
Local authority	Devonport City Council	Assessed by	J Wood

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and system sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

#### Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 750 (using the 'No. of bedrooms in a dwelling' method)  
 Septic tank wastewater volume (L/day) = 250  
 Sullage volume (L/day) = 500  
 Total nitrogen (kg/year) generated by wastewater = 5.4  
 Total phosphorus (kg/year) generated by wastewater = 2.4

#### Climatic assumptions for site (Evapotranspiration estimated using mean max. daily temperatures)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	51	44	53	74	87	100	122	115	95	82	71	68
Adopted rainfall (R, mm)	56	48	58	81	96	110	134	127	105	90	78	75
Retained rain (Rr, mm)	50	43	52	73	86	99	121	114	95	81	70	68
Max. daily temp. (deg. C)	21	21	20	17	14	12	12	12	13	15	17	19
Evapotrans (ET, mm)	78	65	62	49	40	43	45	45	47	56	61	71
Evapotrans less rain (mm)	28	22	10	-24	-47	-56	-76	-70	-48	-25	-9	3
Annual evapotranspiration less retained rain (mm) = -291												

#### Soil characteristics

Texture = Clay Loam  
 Adopted permeability (m/day) = 0.25  
 Adopted LTAR (L/sq m/day) = 17  
 Category = 4  
 Thick. (m) = 1  
 Min depth (m) to water = 2

#### Proposed disposal and treatment methods

Proportion of wastewater to be retained on site: All wastewater will be disposed of on the site  
 The preferred method of on-site primary treatment: In dual purpose septic tank(s)  
 The preferred method of on-site secondary treatment: In-ground  
 The preferred type of in-ground secondary treatment: Evapotranspiration bed(s)  
 The preferred type of above-ground secondary treatment: None  
 Site modifications or specific designs: Not needed

#### Suggested dimensions for on-site secondary treatment system

Total length (m) = 45  
 Width (m) = 1.2  
 Depth (m) = 0.5  
 Total disposal area (sq m) required = 660  
 comprising a Primary Area (sq m) of: 330  
 and a Secondary (backup) Area (sq m) of: 330

Sufficient area is available on site

See full report for details





**AS1547:2012 – Loading Certificate  
99 Cutts Road, Don 7310**

- System capacity (number of persons and daily flow)

The system has been based on town water, with up to 5 persons per day, with each person generating up to 150L of wastewater per day. This creates a total daily peak wastewater loading of 750L per day.

- Summary of design criteria

This report is to calculate and design a wastewater disposal system that can dispose of all the effluent generated by 5 persons at an existing 3 bedroom dwelling at 99 Cutts Road, Don 7310.

- The location of and use of the ‘reserve area’

There is space for a reserve area to the south of the proposed primary disposal area. It would also need to be pumped to this area.

- Use of water efficient fittings, fixtures, or appliances

The report has been based on figures using town water without any water saving devices. Figures used have been obtained from Table H1 – Typical Domestic Wastewater Design Flow Allowances (Australia). This figure is 150L per person per day (town water supply). Notwithstanding, water saving devices are recommended – see Maintenance Guide in Attachment A

- Allowable variation from design flows (peak loading events)

The wastewater figures used for this report have been based on the maximum number of persons to be using the existing dwelling at any one time (5 persons).

- Consequences of changes in loading (due to varying wastewater characteristics)

With the system designed for the maximum wastewater loading, there is expected to be no issues with wastewater disposal for the site.



- Consequences of overloading the system

If the system is continuously overloaded (e.g. higher than 750L per day for many days) then there is a chance that the disposal area could fail. If this is the case the disposal area could be enlarged by up to 100% utilising the reserve area.

- Consequences of underloading the system

The design has used a conventional septic tank and absorption based system. The benefit of this is, that if the system is only used infrequently there are no detrimental effects to either the septic tank or the disposal area. There are no consequences expected for the underloading of the system.

- Consequences of lack of operation, maintenance, and monitoring attention

The septic tank should be pumped out as per the Maintenance Schedule. Inspection Openings will be fitted to the system in accord with the plumbing code at the time of installation so that the system can be checked for blockages as required. The owners should familiarise themselves with the Maintenance Schedule attached to the site & soil report.

- Other considerations

Owners/occupiers should be made aware of the importance of maintaining their onsite waste water management system. See attached maintenance guide.



### **Wastewater System Design**

This report is for an existing dwelling that required its wastewater system to be relocated and upgraded due to the proposed subdivision (see separate report).

The dwelling consists of three bedrooms and is connected to tank water. With a wastewater loading based on (up to) 5 persons, with each person generating 120L of wastewater per day, the total wastewater loading is calculated to be:

$$\underline{5 \times 150L = 750L \text{ per day}}$$

### **Disposal method: Septic Tank With Absorption beds**

Collect all of the wastewater in a new <sup>2</sup>3000L dual purpose septic tank, gravity feed the wastewater into a 1000L holding tank with submersible pump & pump the wastewater (via an indexing valve) into **three** new absorption beds. Absorption beds to be:

**3 x absorption beds – 15m x 1.2m x 0.6m deep**

#### **Specifications:**

- An outlet filter is to be fitted to the septic tank
- A cut off drain is to be installed upslope of the absorption bed
- 410mm trench arch to be used
- The base of the bed is to be level
- The bed is to be excavated **parallel** to the contours of the land
- Any rocks encountered during construction of the bed is to be removed
- Avoid compaction and smearing of the walls and base of the bed

#### **Notes:**

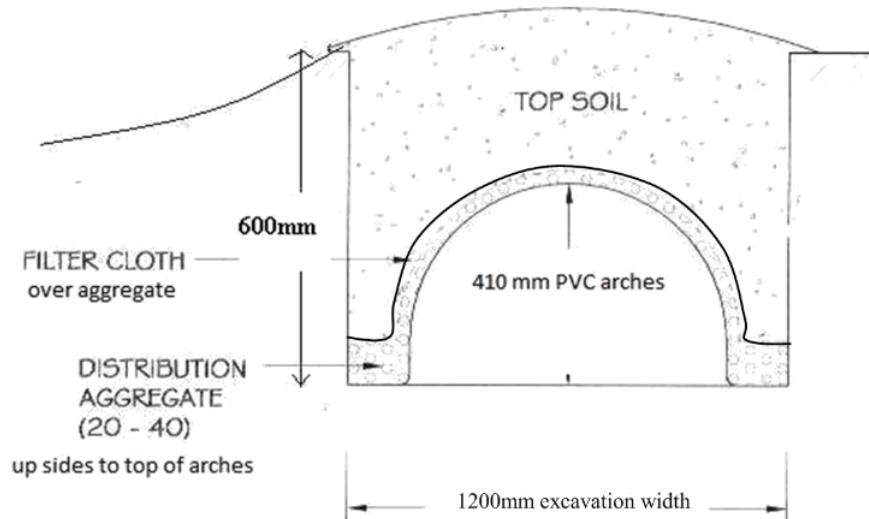
- If the soil varies significantly than that illustrated in this report please contact the designer immediately
- **If bedrock is encountered or the hardpan proves to be impenetrable during the excavation of the beds the designer is to be contacted immediately**
- If ground water is encountered during the excavation of the beds the designer is to be contacted immediately

**See cross sections over page**

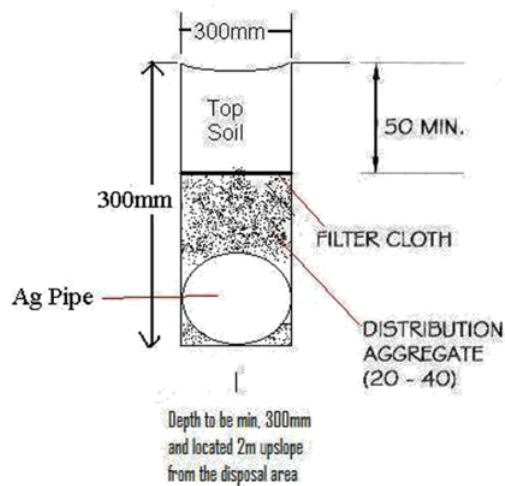
<sup>2</sup> Existing septic tank can be retained if found to be dual purpose, a minimum of 3000L and in sound condition  
SSE – 99 Cutts Road



### Absorption Bed



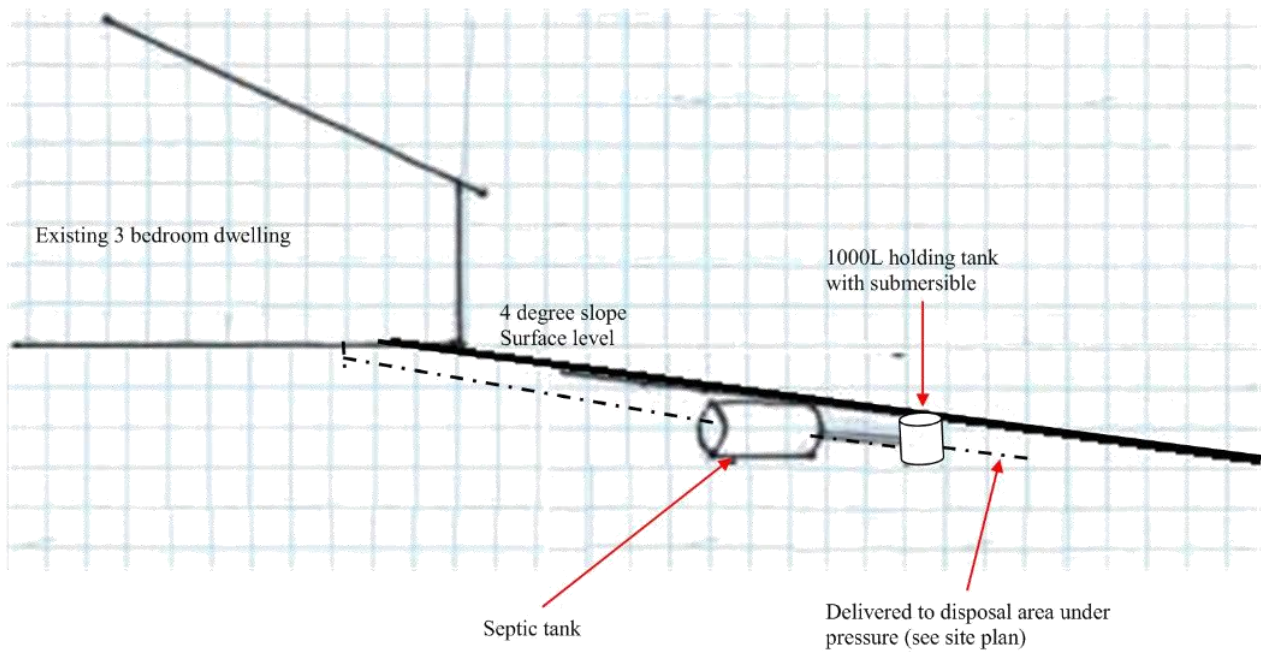
### Cut off drain



## CUT-OFF DRAIN DETAIL

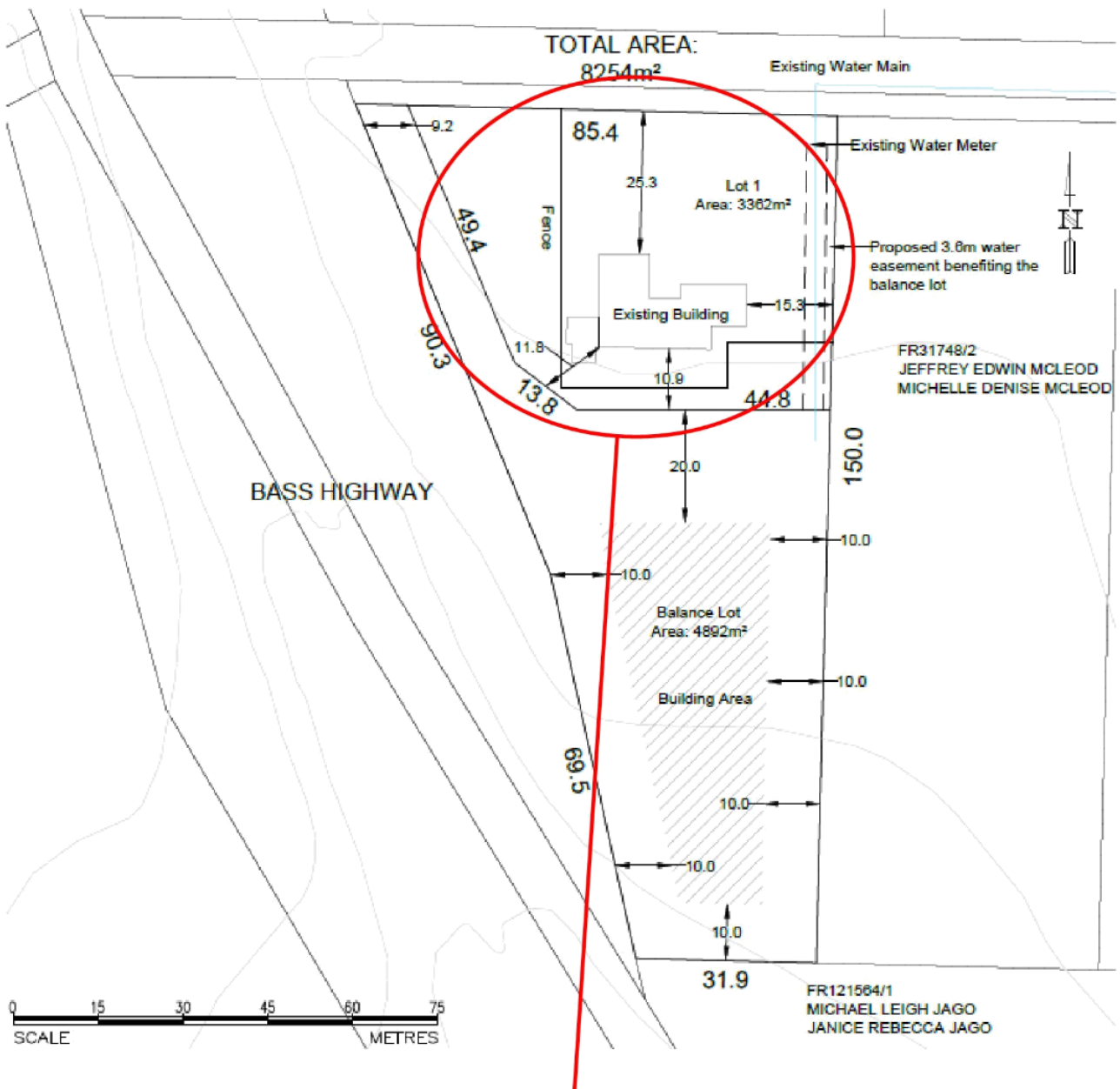


**Cross Section of Fall**

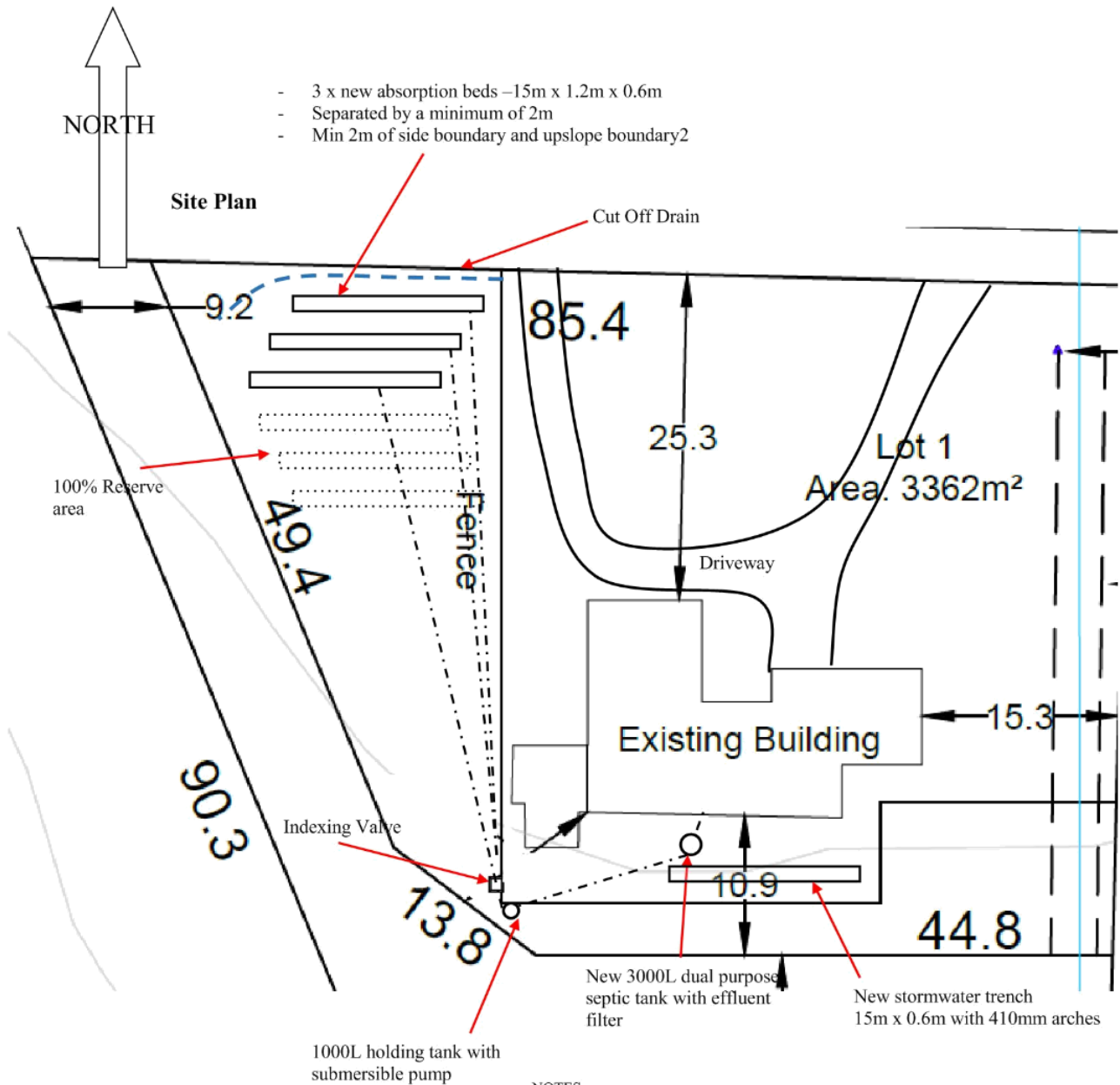




Location Plan – Courtesy of Veris



See detail over page.



## NOTES

All plumbing work to be carried out by a licensed plumber

Absorption trenches / beds to follow contours of land

All work to be in accordance with the Plumbing Code 1994, Plumbing Regs. 2004 & AS 3500, including ground vent

The responsibility for the installation rests with the owner and their agent

An as constructed drawing of system to be provided on completion.

There are many factors affecting the successful operation of an on-site wastewater system and it is likely that at some time in the future additional work may be required to maintain the system operational and nuisance free.

SSE – 99 Cutts Road

Job # 18101a

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**Attachments: Form 35 & Maintenance Requirements**

I/We authorise the Devonport City Council to make copies of the report for internal office use. Attached with the report or included with the application are original copies of all required certifications from suitably qualified persons.

The design of this on-site wastewater system is suitable for the property referred to in this report and the application.

**DESIGNER**

**DESIGNED BY:** James Wood

**NAME OF ORGANISATION:**

Sustainable Environmental Assessment and Management  
(SEAM)

**ADDRESSES**

**Postal:** PO Box 2064, Lower Sandy Bay, TAS 7005

**Main Office:** 160 New Town Road, New Town, TAS 7008.

**Devonport Office:** 49c Stewart St, Devonport, TAS 7310

**CONTACT DETAILS:**

**Ph:** (03) 6228 1600

**Mob:** 0419 330 686

A handwritten signature in black ink, appearing to read 'J Wood', is written over a horizontal line.

**SIGNED:** \_\_\_\_\_ **DATE:** 30<sup>th</sup> November 2018





### Attachment A - Maintenance of your On Site Wastewater System

Your On Site Wastewater System has been designed to meet the performance requirements of the Australian Standards, AS1547:2012. Correctly operated and maintained, it should give you years of reliable service.

This maintenance guide has been prepared to outline the maintenance required to ensure the maximum operating life of your system. Please keep it in an easily accessible place, ideally attached to a wall, to enable easy reference.

#### Operating tips for a healthy on-site wastewater system:

- Ⓢ Use a sink strainer, and do not use in sink garbage grinders
- Ⓢ Do not dispose of oils and fats down the sink
- Ⓢ Avoid harsh chemical cleaners such as bleach, which kills bacteria in the septic tank.
- Ⓢ Use cleaners designed for use with on-site wastewater systems. There are some "Probiotic" cleaners available, which provide beneficial bacteria for your septic.
- Ⓢ Use low sodium, low phosphorous detergents.
- Ⓢ Do not dispose of items such as hazardous chemicals and paints, condoms, nappies, tampons or cigarette butts into the sink / toilet
- Ⓢ Reduce water usage where possible, Install water saving devices, and have leakages repaired. Less water means a reduced loading on your septic tank.
- Ⓢ Do not disturb, drive on or build on top of wastewater infrastructure such as septic tanks, grease traps, lint filters, absorption areas and irrigation areas.

#### Recommended Maintenance

- Ⓢ Septic tanks should be pumped out every 3 – 5 years. This is to prevent the build-up of solids from your tank being carried through to the beds, which could lead to bed blockages.
- Ⓢ Inspection and cleaning of lint filters and grease traps, if you have them, at least every 3 months. Clean them out, and dispose of waste appropriately.

Date of system Design: 30/11/18

Devonport / Hobart, Tasmania 03 62281600  
[admin@seam.com.au](mailto:admin@seam.com.au) [www.seam.com.au](http://www.seam.com.au)

Date of installation:

Date of last pump-out of septic tank:



### Attachment B – Trench Report Computations

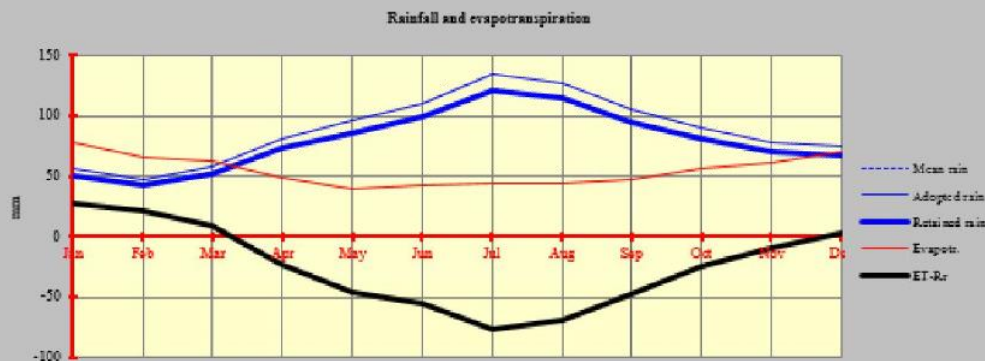
**Table 2 – Monthly Rainfall excess (Forthside Research Station)**

**Table 2. Monthly rainfall excess or deficit (enter mean rainfall, adopted rainfall, and temperature)**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Mean rainfall (mm)	51	44	53	74	87	100	122	115	95	82	71	68	962
Adopted rainfall (R, mm)	56	48	58	81	96	110	134	127	105	90	78	75	1058
Retained rain (Rr, mm)	50	43	52	73	86	99	121	114	95	81	70	68	952
Max. daily temp. (deg. C)	21	21	20	17	14	12	12	12	13	15	17	19	
Evapotrans (ET, mm)	78	65	62	49	40	43	45	45	47	56	61	71	661
ET-Rr (mm)	28	22	10	-24	-47	-56	-76	-70	-48	-25	-9	3	
Annual ET-Rr (mm)	-291												

This climatic model results in an annual rainfall excess (ie annual ET - Rr < 0)

Rank



**Table 4 – Disposal Rate**

**Table 4. Disposal rate (per month) and min. trench wetted area required (no trench storage)**

Info	Disposal Rate (mm)	Wetted Area (sq. m)	Square metres	
Jan	555	42	Jan	42
Feb	498	47		
Mar	537	43	Mar	43
Apr	486	48		
May	480	48	May	48
Jun	454	51		
Jul	451	52	Jul	52
Aug	457	51		
Sep	479	49		
Oct	502	46	Sep	49
Nov	501	46		
Dec	530	44	Nov	46
Total	5,931			

(May not tally with Annual Net Disposal Rate, due to rounding)

Minimum wetted area (sq. m) required =	42
Maximum wetted area (sq. m) required =	52

Trench™ road map

Site Cap.

Env. Sens.

String

☐ Admin

☐ Env. sens

☐ Siting

☐ Area

☐ Climate

☐ Water balance

☐ Density

☐ Crop fact

☐ Disposal rate

☐ Slope, etc

☐ Rainfall

☒ Table 4

☐ Flood, etc

☐ G-water

☐ Table 5 inputs

☐ WW vol

☐ Model 1

☐ Table 5

☐ Quality

☐ Model 2

☐ Daily model

☐ Quality

☐ Model 3

☐ Summary

☐ Soil develop

☐ Sep. dist

☐ Area - gen

☐ Dispersion

☐ Water bore

☐ Calc. areas

☐ CSC

☐ Env. values

☐ Total areas

☐ PAC

☐ Prox. files

☐ Nutrients

☐ Pest. test

☐ Landfill

☐ N.P. inputs

☐ Pest. test

☐ Ratings

☐ Net. balance

☐ Pest. test

☐ Ratings

☐ Disposal options

☐ Pest. test

☐ Ratings

☐ Disposal options

☐ LTAR

☐ Ratings

☐ Disposal options

Site Capability Report



Table 5 – Effluent Depths (with storage)

Table 5. Monthly effluent depths in trench, bed, etc. (with storage)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Trench or bed area (sq. m)	52	52	52	52	52	52	52	52	52	52	52	52
Trench or bed depth (mm)	500	500	500	500	500	500	500	500	500	500	500	500
Calc. application (mm)	447	404	447	433	447	433	447	447	433	447	433	447
Applic. less disposal (mm)	-108	-94	-90	-54	-33	-21	-4	-10	-47	-55	-68	-83
Increase or decrease in depth (mm) of stored effluent	-430	-377	-359	-214	-133	-86	-16	-41	-186	-219	-273	-332
<b>Effluent depth (mm)</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>
Effluent above freeboard?	No	No	No	No	No	No	No	No	No	No	No	No
Effluent above surface?												
<b>Volume overflowed (kL)</b>												
<b>Total annual overflow (kL)</b>	None		Info		Average annual depth (mm) of effluent =							
					50							



# SITE SUITABILITY ASSESSMENT FOR A PROPOSED 2 LOT SUBDIVISION



99 Cutts Road

Don 7310

28<sup>th</sup> November 2018

Proposed Subdivision Assessment

Job # 18101

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Web: [www.seam.com.au](http://www.seam.com.au)

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Proposed Subdivision Assessment

Job # 18101

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## Introduction

This assessment follows a request to ascertain if the land proposed for a 2 lot subdivision (inclusive of the balance lot) is suitable for the installation of onsite wastewater disposal systems. The request made through Veris Surveyors and Planners ( [p.patel@veris.com.au](mailto:p.patel@veris.com.au) ) on behalf the land owners Matt & Staci Sturzaker ( [sturzaker11@bigpond.com](mailto:sturzaker11@bigpond.com) ).

The Site Plan with preferred lots is presented in Figure 1. The assessment provides an appraisal of suitability of onsite wastewater disposal systems for the proposed vacant Lot and also an assessment of the current wastewater disposal system for the existing dwelling.

## Methodology

This wastewater assessment is based on the subdivision plan prepared by the Veris. A site visit was undertaken on the 15<sup>th</sup> November 2018 and test holes were excavated on each of the proposed lots. The approximate location of these test holes are illustrated on the Site Plan (Figure 1), and soil profiles are shown in Appendix D.

The assessment was carried out in accordance with AS 1547 – 2012 and using the EHA recognised *Trench 3™* program. The methodology for the assessment is in Appendix A. The modelling results are representative of the proposed lot (balance lot) only. A detailed design will be required for the new lot when Building approval is sought.

In preparing the assessment, the following documentation has been reviewed:

- Google Earth/Maps Imagery
- Subdivision plan prepared by Veris
- Tasmania Department of Mines Geological Atlas 1:50,000
- Bureau Of Meteorology Rainfall Data for Forthside Research Station



Figure 1: Site Plan showing subdivision Layout



## Site and Soil Evaluation Results

### Topography

The slopes throughout the property are generally moderate, and ranging from 4 to 7 degrees being recorded. The aspect varies, but is generally open and south easterly. The soils consist of Clay Laoms (with a hard pan at approximately 550mm) - Category 4. The site appears to drain well. Below the hardpan layer the soils seem to revert to clay loams.

### Vegetation

The vegetation consists predominantly of grassland, with some large eucalypts around the boundaries as well as some exotic plantings around the existing dwelling..

### Soils and Geology

The soils throughout the site consist of Category 4 – Clay Loam which generally drain well. The soil profiles are in Appendix D and their location on Figure 1. The assessment concurs with the Tasmania Department of Mines Geological map, Tertiary Basalt (Geology of Tasmania 1:500,000).

### Site Limitations and Constraints

We have conducted a site evaluation for the proposed new lot (balance lot).

There were some site features that may restrict wastewater disposal. The features that were identified were:

- Potentially a large volume of wastewater
- Phosphorus Adsorption Capacity
- Cation exchange capacity
- Proximity to surface water

Positive aspects for the land overall include:

- Large land areas (for wastewater disposal)
- Good drainage
- Low density of other wastewater systems





## Assessment Report

The Assessment Report collates all the information from the Site Capability Report and the Environmental Sensitivity Report and provides advice on suitability of on-site wastewater management and recommended preliminary designs.

### Proposed treatment and disposal for new Lot (balance lot).

This assessment assumes a 4 bedroom dwelling on town water (without any water saving devices). The design assumes 6 people generating 150L of wastewater / person / day =  $6 \times 150 = 900\text{L} / \text{day}$ . This is a large potential loading which has been used to provide a level of conservatism into the preliminary design.

This assessment has determined that a conventional septic system with a trench based disposal area, or an AWTS with either trench based disposal or irrigation based disposal area, are suitable for the proposed lot.

The preliminary assessment and design indicates that the Primary Disposal Area (PDA) would comprise of three adsorption beds each 18m long x 1.2m wide at 0.4m deep (or equivalent length) and with setbacks requires a PDA of  $380\text{m}^2$ . A further  $380\text{m}^2$  is available as a backup area if required. Therefore a Total Disposal Area of  $760\text{m}^2$  is required. This includes a viral dieback setback distance of 8m.

A second option for onsite wastewater disposal would involve treating the wastewater in an AWTS system, and disposing of the treated effluent by either surface or sub-surface irrigation. The area required for this is  $A=Q/DIR$ ;  $A=900/3.5$ ;  $A=257\text{m}^2$  (Therefore the irrigation area would need to be  $260\text{m}^2$ ).

Our assessment recommends that for the proposed new lots there is more than ample land available for onsite wastewater management. The methods of treatment and disposal will depend on a separate individual Site and Soil Evaluation to be prepared for the new lots and could include:

- Conventional septic tanks with absorption trenches/beds for disposal
- Aerated wastewater treatment systems with surface/subsurface irrigation
- Aerated wastewater treatment systems trenches/beds for disposal



### Existing wastewater infrastructure

Lot 1 - Existing dwelling – The existing 3 bedroom dwelling has a septic tank and absorption trenches. The absorption trench is failing and is also located on the proposed new lot. Therefore it will need to be relocated and replaced.

**There is insufficient space to the south and east of the dwelling for new trenches with an adequate setback, however there is adequate space to the east of the new Lot 1 with dwelling to install a new wastewater disposal system. The design for this is outlined in a separate Site & Soil Evaluation Report.**

### Conclusion

- It is concluded that both lots of the proposed subdivision are suitable for onsite wastewater disposal systems, with the use of either conventional septic tanks and absorption trenches/beds OR with the use of an Aerated Wastewater Treatment System (AWTS) with absorption trenches/beds OR irrigation .
- If a 4 bedroom dwelling is constructed on the proposed new lot then with the use of a septic tank and absorption trenches a total disposal area of 760m<sup>2</sup> (with 100% backup area included) is required.
- If 4 bedroom dwelling is constructed on the proposed new lot then with the use of an AWTS and irrigation, a minimum total disposal area of 520m<sup>2</sup> (with 100% backup area included) would be required for the new larger lot.
- Given that the smaller of the two lots (containing the existing dwelling) is 3,362m<sup>2</sup> it is deemed that there is sufficient area for a dwelling other outbuildings and access.



## Appendix A – Site and Soil Evaluations Methodology

The SSE is a report that identifies any significant issue that may inhibit or retard wastewater disposal. When an issue is identified then ways to ameliorate the impacts are considered. The outcomes of this process may result in the development being modified to try and resolve the issue. To populate the SSE report we use the outputs of Trench 3™ modelling which consist of 3 components: Site Capability Report, Environmental Sensitivity Report and Assessment Report

### Site Capability

Site capability parameters include:

- Design area
- Density of disposal systems
- Slope angle
- Slope form
- Surface drainage
- Flood potential
- Heavy rain events
- Aspect
- Frequency of strong winds
- Wastewater volume
- Sodium Absorption Ratio (SAR) of septic tank effluent
- SAR of sullage
- Soil thickness
- Depth to bedrock
- Surface rock outcrop
- Cobbles in soil
- Soil pH
- Soil bulk density
- Soil dispersion
- Adopted permeability
- Long term acceptance rate and Design loading



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### Environmental Sensitivity

Environmental Sensitivity parameters include:

- Cation exchange capacity
- Phosphorus absorption capacity
- Annual rainfall
- Minimum depth to water table
- Annual nutrient load
- Groundwater environmental values
- Minimum separation distance required
- Risk to adjacent bores
- Surface water environmental values
- Distance to nearest surface waters
- Distance to nearest other features
- Risk of slope instability
- Distance to landslip

### Assessment Report

The Assessment Report collates all the information from the Site Capability Report and the Environmental Sensitivity Report and provides a recommended design including the size of the disposal field. In this case the design is indicative only, and the design is not be used for any particular dwelling or lot.



## Appendix B – Trench 3 Assessment Results

### Sustainable Environmental Assessment and Management

Land suitability and system sizing for on-site wastewater management  
Trench 3.0 (Australian Institute of Environmental Health)

### Site Capability Report

#### Site & Soil Evaluation - Proposed subdivision

Assessment for	Staci Sturzaker	Assess. Date	28-Nov-18
	CI-Veris	Ref. No.	18101
Assessed site(s)	99 Cutts Road, Don 7310	Site(s) inspected	15-Nov-18
Local authority	Devonport City Council	Assessed by	J Wood

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Amended	Remarks
	Expected design area	sq m	4,892	V. high	Very low		
	Density of disposal systems	/sq km	4	Mod.	Very low		
	Slope angle	degrees	7	V. high	Low		
	Slope form	Straight simple		V. high	Low		
	Surface drainage	Mod. good		High	Low		
	Flood potential	Site floods <1:100 yrs		Mod.	Very low		
	Heavy rain events	Infrequent		Mod.	Moderate		
A	Aspect (Southern hemi.)	Faces SE or SW		V. high	High		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	900	Mod.	High	Moderate	Other factors lessen impact
	SAR of septic tank effluent		2.3	Mod.	Moderate	Low	Other factors lessen impact
	SAR of sullage		2.5	Mod.	Moderate	No change	
	Soil thickness	m	1.0	High	Low	Moderate	
	Depth to bedrock	m	1.5	Mod.	Moderate	Low	
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	2	V. high	Very low		
	Soil pH		7.0	Guess	Very low		Other factors lessen impact
	Soil bulk density	gm/cub. cm	1.5	Guess	Low		
	Soil dispersion	Emerson No.	8	High	Very low		
	Adopted permeability	m/day	0.25	High	Low		
	Long Term Accept. Rate	L/day/sq m	17	Mod.	Very low	Moderate	Other factors increase impact

Despite the aspect being flagged the new lot will have ample sunlight to aid in evaporation.

Proposed Subdivision Assessment

Job # 18101

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**Sustainable Environmental Assessment and Management**  
Land suitability and system sizing for on-site wastewater management  
Trench 3.0 (Australian Institute of Environmental Health)

**Environmental Sensitivity Report**  
**Site & Soil Evaluation - Proposed subdivision**

Assessment for Staci Sturzaker  
CI-Veris  
Assessed site(s) 99 Cuffs Road, Don 7310  
Local authority Devonport City Council

Assess. Date 28-Nov-18  
Ref. No. 18101  
Site(s) inspected 15-Nov-18  
Assessed by J'Wood

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
A	Cation exchange capacity	mmol/100g	30	Mod.	High	No change	
	Phos. adsorp. capacity	kg/oub m	0.7	Mod.	Moderate		
	Annual rainfall excess	mm	238	High	Low		
	Min. depth to water table	m	2	High	Low		
	Annual nutrient load	kg	9.3	Guess	Low	Moderate	
	G'water environ. value Agric sensit/dom irrig			High	Moderate		
	Min. separation dist. required	m	8	High	Very low	Low	Other factors increase impact
	Risk to adjacent bores						Factor not assessed
	Surf. water env. value Agric sensit/dom drink			High	Moderate		
	Dist. to nearest surface water	m	200	High	Moderate		
	Dist. to nearest other feature	m	100	High	Low		
	Risk of slope instability		Very low	High	Very low		
	Distance to landslide	m	250	High	Very low		

Cation Exchange Capacity has been noted

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**Sustainable Environmental Assessment and Management**  
Land suitability and system sizing for on-site wastewater management  
Trench 3.0 (Australian Institute of Environmental Health)

**Assessment Report**  
**Site & Soil Evaluation - Proposed subdivision**

Assessment for	Staci Sturzaker	Assess. Date	28-Nov-18
	Cl-Veris	Ref. No.	18101
Assessed site(s)	99 Cutts Road, Don 7310	Site(s) inspected	15-Nov-18
Local authority	Devonport City Council	Assessed by	J Wood

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and system sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

**Wastewater Characteristics**

Wastewater volume (L/day) used for this assessment = 900 (using the 'No. of bedrooms in a dwelling' method)  
 Septic tank wastewater volume (L/day) = 300  
 Sullage volume (L/day) = 600  
 Total nitrogen (kg/year) generated by wastewater = 6.5  
 Total phosphorus (kg/year) generated by wastewater = 2.8

**Climatic assumptions for site** (Evapotranspiration estimated using mean max. daily temperatures)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	51	44	53	74	81	100	122	115	35	82	71	68
Adopted rainfall (R, mm)	56	48	58	81	96	110	134	127	105	90	78	75
Retained rain (Rr, mm)	48	41	49	63	82	94	114	108	89	77	66	64
Max. daily temp. (deg. C)	21	21	20	17	14	12	12	12	13	15	17	19
Evapotransp. (ET, mm)	78	65	62	49	40	43	45	45	47	56	61	71
Evapotr. less rain (mm)	31	24	13	-20	-42	-50	-69	-63	-42	-21	-5	7
Annual evapotranspiration less retained rain (mm) = -238												

**Soil characteristics**

Texture = Clay Loam Category = 4 Thick. (m) = 1  
 Adopted permeability (m/day) = 0.25 Adopted LTAR (L/sq m/day) = 17 Min depth (m) to water = 2

**Proposed disposal and treatment methods**

Proportion of wastewater to be retained on site: All wastewater will be disposed of on the site  
 The preferred method of on-site primary treatment: In dual purpose septic tank(s)  
 The preferred method of on-site secondary treatment: In-ground  
 The preferred type of in-ground secondary treatment: Evapotranspiration bed(s)  
 The preferred type of above-ground secondary treatment: None  
 Site modifications or specific designs: Not needed

**Suggested dimensions for on-site secondary treatment system**

Total length (m) = 54  
 Width (m) = 1.2  
 Depth (m) = 0.4  
 Total disposal area (sq m) required = 760  
 comprising a Primary Area (sq m) of: 380  
 and a Secondary (backup) Area (sq m) of: 380

Sufficient area is available on site

See full report for details





## Appendix C – Site Photos



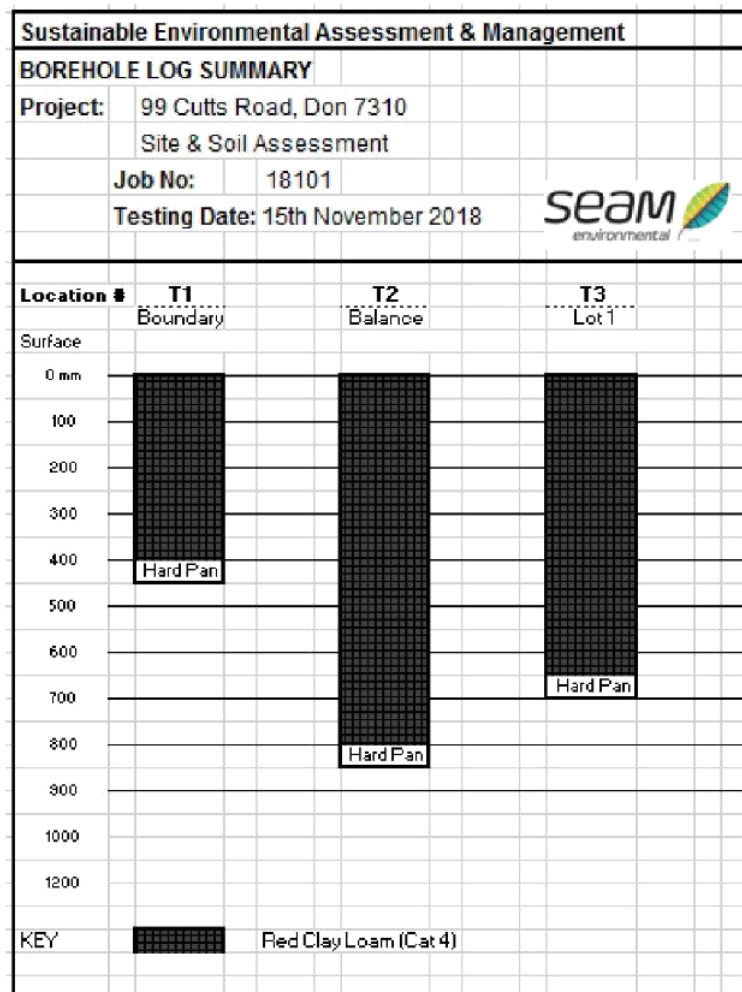
*Plate A: Looking south over the proposed Lot (balance lot)*



*Plate B: Looking over the proposed Lot towards the existing dwelling – failing trench on foreground*



## Appendix D – Soil Profiles





### RECOMMENDED SYSTEMS DESIGNS

I/We authorise the Devonport Council to make copies of the report for internal office use. Attached with the report or included with the application are original copies of all required certifications from suitably qualified persons.

The design of this on-site wastewater system is suitable for the property referred to in this report and the application.

DESIGNER	
Name of Organisation	Sustainable Environmental Assessment and Management (SEAM)
Address	PO Box 2064, Lower Sandy Bay TAS 7005
Phone	(03) 6228 1600
Mobile	0419 330 686
Fax	(03) 6228 1700
Prepared By	J.Wood
Reviewed By	J.Wood

Signed

A handwritten signature in dark ink, appearing to be 'J.Wood', written over a horizontal line.

Date 28<sup>th</sup> November 2018

James Wood - Principal Consultant

**Accredited Building Practitioner – Designer Hydraulic # CC1984K**

Proposed Subdivision Assessment

Job # 18101

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 Web: [www.seam.com.au](http://www.seam.com.au)

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## Submission to Planning Authority Notice

Council Planning Permit No.	PA2019.0007	Council notice date	19/02/2019
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2019/00216-DCC	Date of response	14/03/2019
TasWater Contact	Sam Bryant	Phone No.	(03) 6237 8642
<b>Response issued to</b>			
Council name	DEVONPORT COUNCIL		
Contact details	council@devonport.tas.gov.au		
<b>Development details</b>			
Address	99 CUTTS ROAD, DON	Property ID (PID)	7367112
Description of development	Subdivision - 2 lots		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Veris	Plan of Subdivision / D02 / 1	0	26/09/2019
<b>Conditions</b>			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>1. A suitably sized water supply with metered connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.</li> </ol> <p><b>ASSET CREATION &amp; INFRASTRUCTURE WORKS</b></p> <ol style="list-style-type: none"> <li>2. TasWater's existing water main in Cutts Road must be extended and a suitably sized water connection provided to the balance lot in accordance with TasWater standards.</li> <li>3. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.</li> <li>4. Prior to applying for a Permit to Construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for the new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water to TasWater's satisfaction.</li> <li>5. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.</li> <li>6. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.</li> <li>7. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, generally as shown on the concept servicing plan listed in the schedule of documents/drawings are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.</li> <li>8. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must</li> </ol>			



apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.

9. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document, the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
  - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
  - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
  - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
  - d. As constructed drawings must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
10. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
11. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
12. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

#### **FINAL PLANS, EASEMENTS & ENDORSEMENTS**

13. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.  
*Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.*

#### **DEVELOPMENT ASSESSMENT FEES**

14. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows:
  - a. \$211.63 for development assessment; and
  - b. \$149.20 for Consent to Register a Legal Document

The payment is required within 30 days of the issue of an invoice by TasWater.





#### Advice

##### General

For information on TasWater development standards, please visit  
<http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

##### Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

The location of TasWater infrastructure as shown on the GIS is indicative only.

- A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit [www.taswater.com.au/Development/Service-location](http://www.taswater.com.au/Development/Service-location) for a list of companies

#### Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

#### Authorised by

A handwritten signature in black ink, appearing to read "Jason Taylor".

**Jason Taylor**

Development Assessment Manager

#### TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

## **5.0 CLOSURE**

There being no further business the Chairperson declared the meeting closed at     pm.