

Exhibited

This planning application is open for
public comment until
16 June 2026

Reference no	PLN-26-0084
Site	101 PATEENA ROAD LONGFORD
Proposed Development	Subdivision (2 Lots)
Zone	11.0 Rural Living
Use class	Subdivision

Written representations may be made during this time to the General Manager;
mailed to PO Box 156, Longford, Tasmania 7301,
delivered to Council offices or
a pdf letter emailed to planning@nmc.tas.gov.au

(no special form required)



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Office Use Only:

PLANNING APPLICATION

SUBDIVISION, BOUNDARY ADJUSTMENT &
CONSOLIDATION

The Proposal

Description of proposal: [2 Lot Subdivision](#)

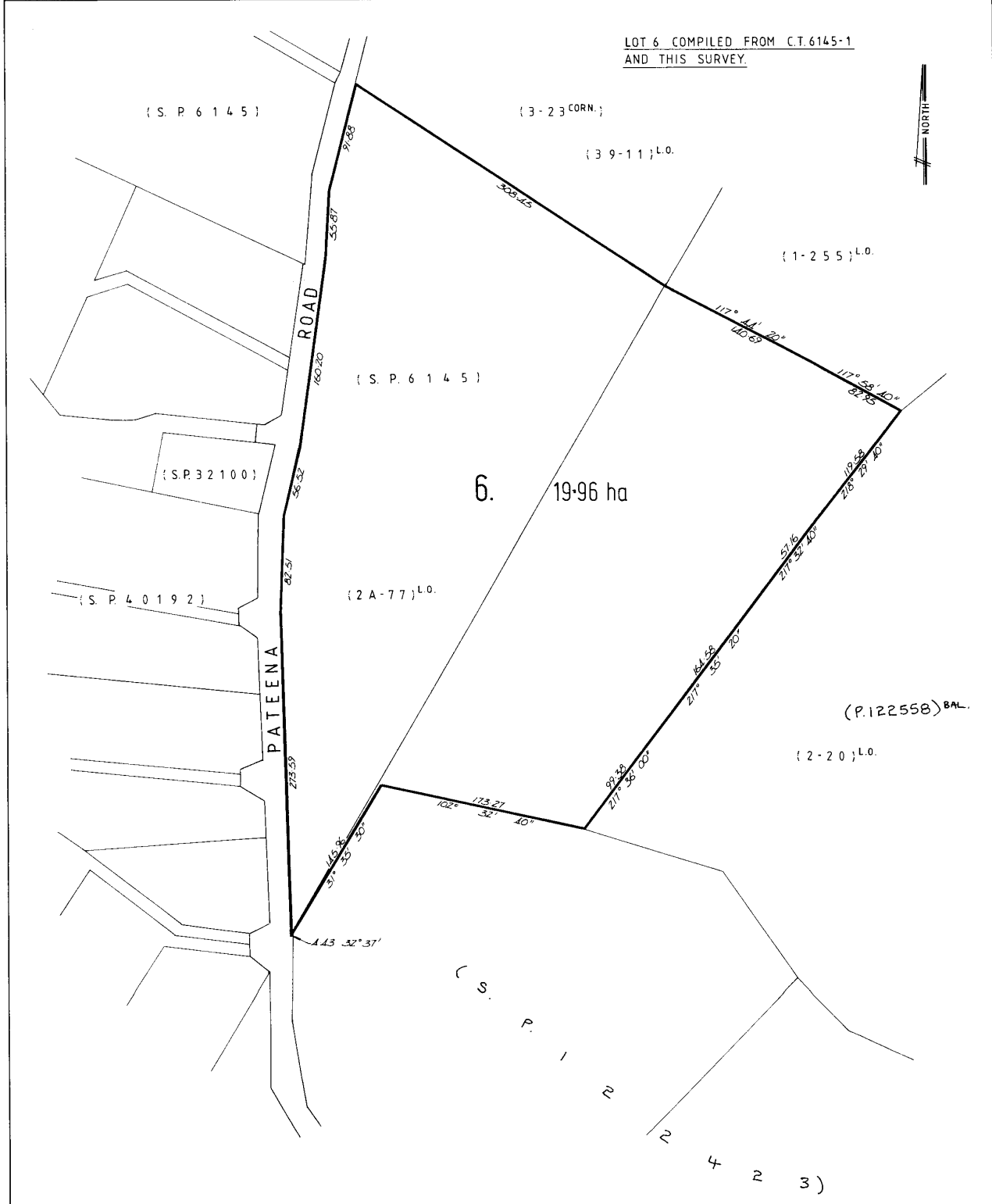
Public Open Space land contribution <i>(please tick)</i>	<input type="checkbox"/> Land (area m ²)	<input type="checkbox"/> Cash in Lieu	<input type="checkbox"/> Not Applicable
Proposed road names: (if proposing a new road within subdivision)	1.		
	2.		
	3.		

The Land

Site address:	101 Patenna Road, Travellers Rest
Title reference:	C/T: 122299/6
Existing buildings on site:	Residential
Existing use of site:	Residential

Applicant justification of any variation/discretion to the *Tasmanian Planning Scheme – Northern Midlands*

OWNER <i>Philip Raymond Page, Noale Christina Page, Baumont Percival Grubb.</i> FOLIO REFERENCE C.T.6145-1 & C.T.234880-1		PLAN OF SURVEY BY SURVEYOR M.R.ROSE, — G. J. WALKEM & CO. P L LAUNCESTON.		REGISTERED NUMBER SP 122299
GRANTEE <i>Part of 103°2'36" Gtd. to Thomas Burnett and Part of 1925 Acres Gtd. to Theodora Bryant Bartley.</i>		LOCATION LAND DISTRICT OF CORNWALL, PARISH OF LAUNCESTON.		APPROVED EFFECTIVE FROM 17/01/2026 Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 123 & 121		LAST UPI No. 56000D1, 5601649 6501737	LAST PLAN No. 2/20 th , SP. 6145	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



A-148

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Bushfire Hazard Management Report: Subdivision

Report for: Duncan & Petrina Clemons

Property 101 Pateena Road, Travellers Rest

Prepared by: Scott Livingston
Livingston Natural Resource Services

Date: 16th April 2026
Version 1



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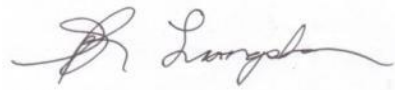
Summary

Client: Duncan & Petrina Clemons

Property identification: 101 Pateena Road, Travellers Rest, CT 122299/6, PID 7029471 (MVC) & 9318694 (NMC)

Proposal: A 2 lot subdivision is proposed from 1 existing title.

**Assessment
by:**



Scott Livingston,
Master Environmental Management,
Natural Resource Management Consultant.
Accredited Person under part 4A of the Fire Service Act 1979:
Accreditation # BFP-105.

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Contents

DESCRIPTION	3
BAL AND RISK ASSESSMENT.....	3
ROADS	5
PROPERTY ACCESS.....	5
FIRE FIGHTING WATER SUPPLY	6
CONCLUSIONS.....	9
REFERENCES	9
APPENDIX 1 – PHOTOS	10
APPENDIX 2 – MAPS.....	13
APPENDIX 3 –BUSHFIRE HAZARD MANAGEMENT PLAN	15
CERTIFICATE UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993.....	16
CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM.....	20
Figure 1: lot 1 existing water supply.....	10
Figure 2: north east across lot 1	10
Figure 3: existing access to lot 1 dwelling.....	11
Figure 4: west along northern facade of lot 1 dwelling.....	12
Figure 5: lot 2 likely development area	12
Figure 6: Location.....	13
Figure 7: Aerial Image	13
Figure 8: Proposed Subdivision Plan.....	14

Version	Date	Notes
1	16/4/2026	

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DESCRIPTION

A 2 lot subdivision is proposed from existing title CT 122299/6, 101 Pateena Road, Travellers Rest. The area is mapped as bushfire prone in planning scheme overlays.

The property is a mosaic of pasture and woodland with low threat area around the existing dwelling and outbuildings on Lot 1. Surrounding land to the north, east and south is woodland and forest, land to the west is a low threat grassland mosaic.

The subdivision has frontage to Pateena Road and is not serviced by a reticulated water supply.

See Appendix 1 for maps and site plan. Appendix 2 for photos.

BAL AND RISK ASSESSMENT

The land is mapped as Bushfire Prone in Planning Scheme Overlays.

VEGETATION AND SLOPE

LOT		northeast	southeast	southwest	northwest
1	Vegetation within 100m of existing dwelling	0-40+m low threat, 40+-100m grassland/ woodland mosaic	0-25+m low threat, 25+-100m grassland/ woodland mosaic	0-35m low threat, 35-100m grassland	0-15+m low threat, 15+-00m grassland
	Slope	upslope/level	Downslope 0-5°	Downslope 5-10°	Downslope 0-5°
	BAL Rating existing vegetation	BAL 12.5	BAL 12.5	BAL 12.5	BAL 19
2	Vegetation within 100m of lot boundaries	1-100m grassland/ woodland, forest mosaic	1-100m grassland/ woodland mosaic	1-100m grassland/ low threat mosaic	1-20m road and verge, 20-100m low threat with some grassland patches grassland
	Slope	upslope/level	upslope/level	Downslope 5-10°	Downslope 0-5°
2	Vegetation within 100m of indicative building	1-100m grassland/ woodland mosaic	1-100m grassland/ woodland mosaic	1-100m grassland/ woodland mosaic	1-100m grassland/ woodland mosaic
	Slope	upslope/level	upslope/level	Downslope 5-10°	Downslope 0-5°
	BAL 12.5 HMA	14	14	19	16

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separation distance to woodland BAL 12.5	22	22	32	26
BAL 19 HMA	10	10	13	11
separation distance to woodland BAL 19	15	15	23	18

BUILDING AREA BAL RATING

Building Area for 2 is shown as proof of concept at BAL 19 reduced setbacks from boundaries may be available with a site specific BAL assessment.

Setback distances for BAL Ratings have been calculated based on the vegetation that will exist after development and management of land within the subdivision and have also considered slope gradients.

Where no setback is required for fire protection other Planning Scheme setbacks may need to be applied, other building constraints such as topography have not been considered.

The BAL ratings applied are in accordance with the Australian Standard AS3959-2018, *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable building, or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

Bushfire Attack Level (BAL)	Predicted Bushfire Attack & Exposure Level
BAL-Low	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m ²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m ²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m ²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m ²
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front

HAZARD MANAGEMENT AREAS

BAL 19 Hazard management areas for the existing dwelling must be managed as low threat from sealing of titles. It is recommended that existing low threat area outside the distances shown are maintained to reduce the threat. HMA for a future habitable building must be in place prior to occupancy. The area immediately outside the low threat area must be maintained as no higher fuel load than grassland which may have occasional trees provided, they have a canopy cover of less than 5% and do not form interlocking crowns.

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ROADS

No roads are required for the subdivision.

PROPERTY ACCESS

Access to bushfire prone lots must comply with the relevant elements of Table C13.2 Tasmanian Planning Scheme. Access to water supply points will be required and must meet Element B. If a habitable building requires access in excess of 200m it must also meet Element C (passing bay). The initial portion of Lot 1 access (+- 140m) is compliant, however beyond that point the width is below specifications and widening is compromised by trees and landscape infrastructure. It is suggested that the required water supply is placed at around the 140m mark as this will achieve a 90m hose lay without major upgrades. Access to the water supply point for lot 1 must be in place prior to sealing of titles, this must include turn provision which may also provide hardstand for the water supply point. Access to future habitable buildings water supply points must be in place prior to commencement of occupancy.

Table C13.2 Standards for Property Access

Element	Requirement	
A.	Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.	There are no specified design and construction requirements.
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	The following design and construction requirements apply to property access: (a) all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (j) terminate with a turning area for fire appliances provided by one of the following:

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		<ul style="list-style-type: none"> (i) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or (iii) a hammerhead "T" or "Y" turning head 4m wide and 8m long.
C.	Property access length is 200m or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
D.	Property access length is greater than 30m, and access is provided to 3 or more properties.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) complies with requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.

FIRE FIGHTING WATER SUPPLY

The subdivision will not be serviced by a reticulated water supply. The existing dwelling does not have a compliant water supply, and one must be installed prior to sealing of titles, the water supply must be within 3m of hardstand connected to the access.

A Static water supply compliant with table C13.5 must be installed prior to commencement of construction for any future habitable building.

Table C13.5

	Element	Requirement
A.	Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and b) The distance must be measured as a hose lay, between the water point and the furthest part of the building area.

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B.	Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none">a) May have a remotely located offtake connected to the static water supply;b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;d) Must be metal, concrete or lagged by non-combustible materials if above ground; ande) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:<ul style="list-style-type: none">(i) metal;(ii) non-combustible material; or(iii) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a water connection point for a static water supply must:</p> <ul style="list-style-type: none">(a) Have a minimum nominal internal diameter of 50mm;(b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;(c) Be metal or lagged by non-combustible materials if above ground;(d) Where buried, have a minimum depth of 300mm (compliant with <i>AS/NZS 3500.1-2003 Clause 5.23</i>);(e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;(f) Ensure the coupling is accessible and available for connection at all times;(g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);(h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and(i) Where a remote offtake is installed, ensure the offtake is in a position that is:<ul style="list-style-type: none">(i) Visible;(ii) Accessible to allow connection by fire fighting equipment;(iii) At a working height of 450 – 600mm above ground level; and(iv) Protected from possible damage, including damage by vehicles

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D.	Signage for static water connections	<p>The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must</p> <ul style="list-style-type: none">(a) comply with: Water tank signage requirements within AS 2304-2011 <i>Water storage tanks for fire protection systems</i>; or(b) comply with water tank signage requirements within Australian Standard AS 2304-2011 <i>Water storage tanks for fire protection systems</i>; or(c) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.
E.	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none">(a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);(b) No closer than six metres from the building area to be protected;(c) With a minimum width of three metres constructed to the same standard as the carriageway; and(d) Connected to the property access by a carriageway equivalent to the standard of property access.

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CONCLUSIONS

A 2 lot subdivision is proposed from existing title CT 137675/1, 101 Pateena Road, Travellers Rest. The area is mapped as bushfire prone in planning scheme overlays.

No bushfire provisions apply prior to sealing of titles. Future habitable buildings must be constructed to BAL 19, with hazard management area, access and water supply to be in place prior to occupancy.

REFERENCES

Tasmanian Planning Scheme- Meander Valley

Australian Standard 3959

Building Amendment Regulations 2016

Director of Building Control (2021) Director's Determination for Bushfire Hazard Areas v1.2
2024



Figure 1: lot 1 existing water supply



Figure 2: north east across lot 1



Figure 3: existing access to lot 1 dwelling





Figure 4: west along northern facade of lot 1 dwelling



Figure 5: lot 2 likely development area

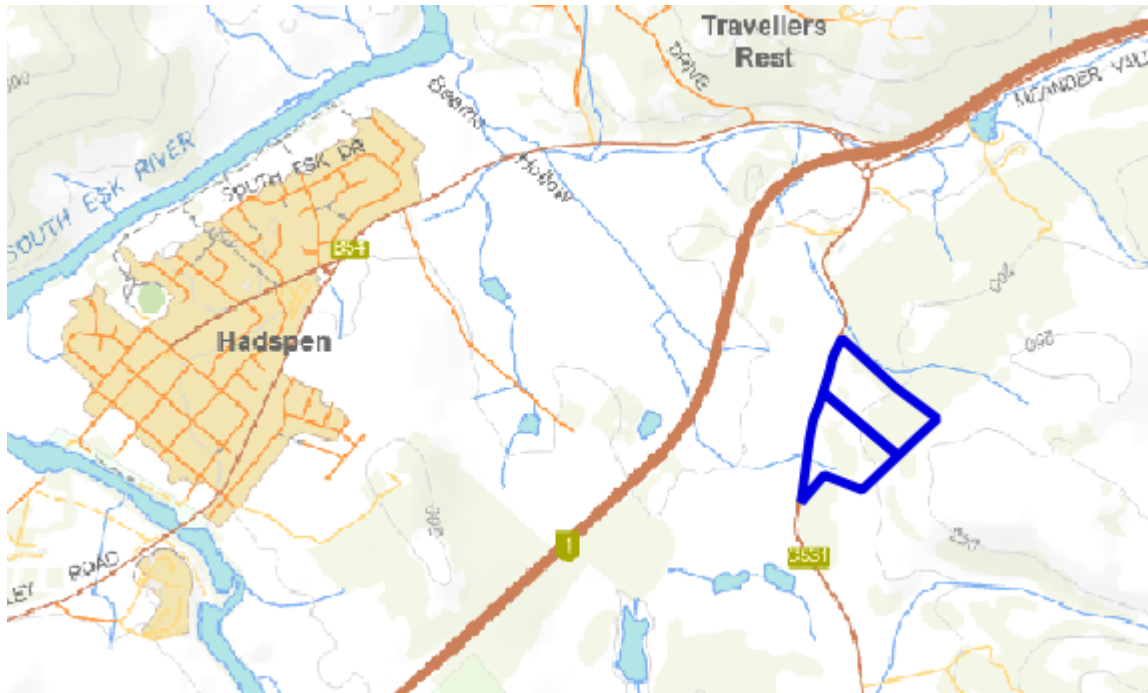


Figure 6: Location

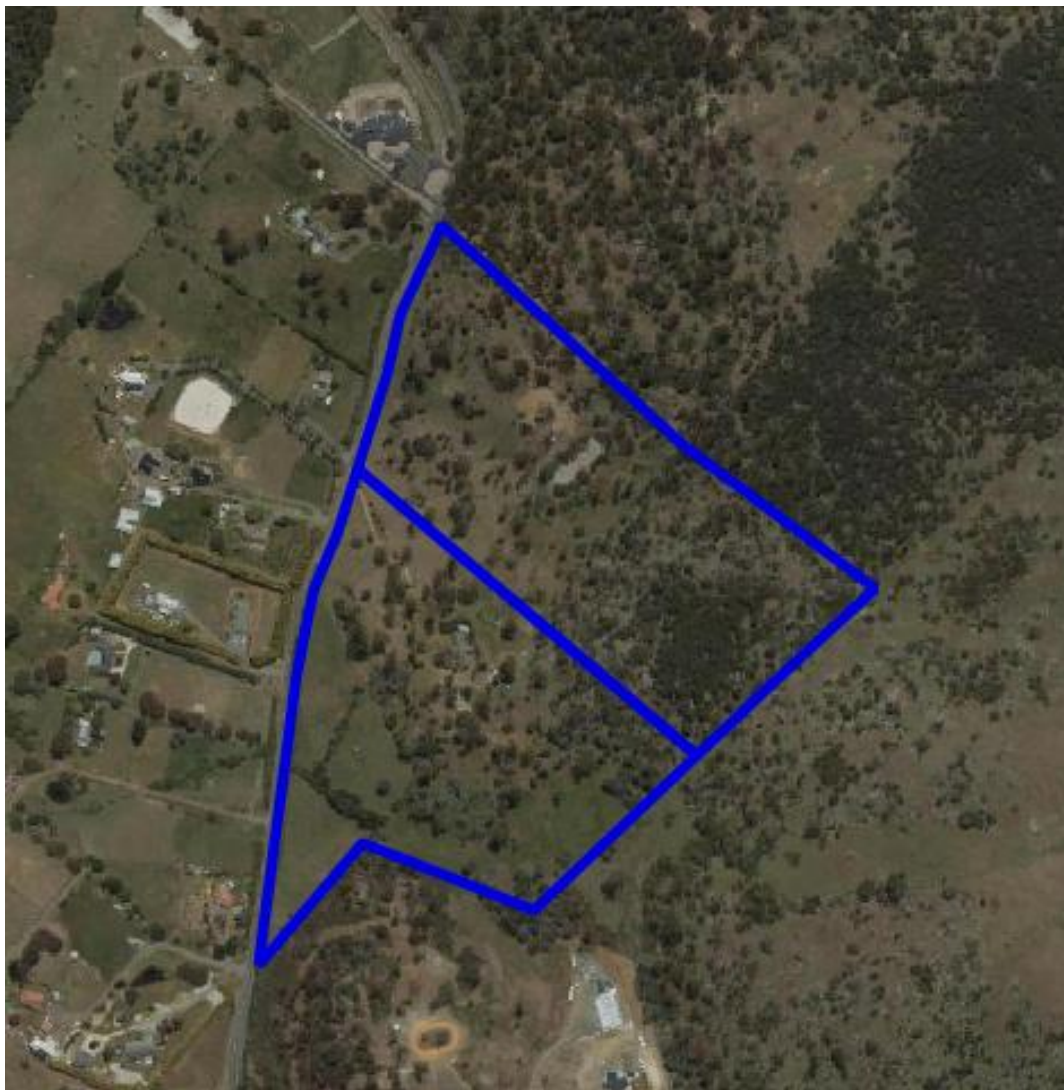


Figure 7: Aerial Image

BUSHFIRE-PRONE AREAS CODE

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

1. Land to which certificate applies

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

Street address:

101 Pateena Road, Travellers Rest

Certificate of Title / PID:

CT 122299/6, PID 7029471 (MVC) & 9318694 (NMC)

2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision, 2 lots,

Applicable Planning Scheme:

Tasmanian Planning Scheme -Meander Valley & Northern Midlands

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Report, 101 Pateena Road Travellers Rest	Scott Livingston	16/4/2026	1
Bushfire Hazard Management Plan 101 Pateena Road, Travellers Rest	Scott Livingston	16/4/2026	1
Proposed Subdivision	PDA	26/2/2026	DA01

4. Nature of Certificate

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

<input type="checkbox"/>	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement

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

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<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk
--------------------------	----------------------	-------------------------------

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

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

<input checked="" type="checkbox"/> E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas		
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Binding agreement required on balance lot

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

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<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables
-------------------------------------	--------------------------------	--------------------------------------

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

5. Bushfire Hazard Practitioner

Name:	Scott Livingston	Phone No:	0438 951 021
Postal Address:	PO Box 178, Orford, 7190	Email Address:	scottlivingston.lnrs@gmail.com
Accreditation No:	BFP – 105	Scope:	1, 2, 3A, 3B, 3C

6. Certification

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

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

Signed:
certifier



Name:

Scott Livingston

Date:

16/4/2026

Certificate Number:

SRL26/S10

(for Practitioner Use only)

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Owner /Agent
 Address
 Suburb/postcod

Form **55**

Qualified person details:

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

Qualifications and Insurance details: *(description from Column 3 of the Director of Building Control's Determination)*

Speciality area of expertise: *(description from Column 4 of the Director of Building Control's Determination)*

Details of work:

Address: Lot No:
 Certificate of title No
The assessable item related to this certificate: *(description of the assessable item being certified)*
Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: *(description from Column 1 of Schedule 1 of the Director of Building Control's Determination)*

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work:

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Exhibited

Documents:

- Bushfire Attack Level Assessment & Report

Relevant
calculations:

References:

Australian Standard 3959
Building Regulations 2016
Director of Building Control (2021) Director's Determination for Bushfire
Hazard Areas v1.2 2024

Substance of Certificate: (what it is that is being certified)

1. Assessment of the site Bushfire Attack Level (BAL) to Australian Standards 3959
2. Bushfire Hazard Management Plan

Assessed as BAL 12.5

Proposal is compliant with DTS requirements, Determination for Bushfire Hazard Areas v1.2 2024

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Scope and/or Limitations

Scope:

This report was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with Tasmanian Planning Scheme Bushfire-Prone Areas Code issued by the Tasmanian Planning Commission, the Building Code of Australia and Australian Standards, AS 3959-2018, Construction of buildings in bushfire-prone areas.

Limitations:

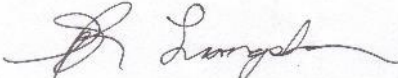
The inspection has been undertaken and report provided on the understanding that;-

1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.

I certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No:

SRL26/S10

Date:

16/4/2026

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Natural Assets Report

Report for: Duncan & Petrina Clemons

Property Location: 101 Pateena Road, Travellers Rest

Prepared by: Scott Livingston
Livingston Natural Resource Services

Date: 16th April 2026

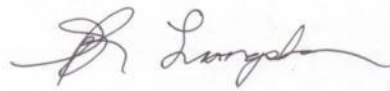


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Client:	Duncan & Petrina Clemons
Property identification	101 Pateena Road, Travellers Rest CT 155653/2 & 3, PID 2909402 Current zoning: Rural Living(C), <i>Tasmanian Planning Scheme- West Tamar</i>
Proposal:	A 2 lot subdivision is proposed from 2 existing titles at 101 Pateena Road, Travellers Rest
Assessment comments:	<p>The study is predominately mapped as priority vegetation and partially mapped as watercourse protection area in planning scheme overlays. Under the Tasmanian Planning Scheme, consideration of the impact on natural assets is required.</p> <p>A field inspection was conducted on the 10th April 2026. This field assessments were used to confirm or otherwise the desktop study findings. This report summarises the findings of the desktop and field assessment.</p>
Version	1

Assessment by:
Scott Livingston,

Master Environmental Management,
Forest Practices Officer (Planning)
Natural Resource Management Consultant.



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Contents

INTRODUCTION	3
METHODS	3
DESCRIPTION	3
NATURAL VALUES	3
PRIORITY VEGETATION	5
WATER COURSES	5
EXISTING DISTURBANCE	5
PROPOSED DEVELOPMENT- CLEARING OF VEGETATION	5
CONCLUSIONS	5
PLANNING SCHEME COMPLIANCE	5
REFERENCES	7
APPENDIX 1 – MAPS	9
APPENDIX 2 – PHOTOS	13
ATTACHMENT	14
Figure 1: Location Map existing lots in blue	9
Figure 2: Aerial image	9
Figure 3: Overlays	10
Figure 4: Overlays and development	Error! Bookmark not defined.
Figure 5: Plan of Subdivision	12
Figure 6: lot 1, forest adjacent to access,	13
Figure 7: access	Error! Bookmark not defined.
Figure 8: Lot 2 development area.	Error! Bookmark not defined.

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INTRODUCTION

A 2 lot subdivision is proposed from 1 existing title at 101 Pateena Road, Travellers Rest. The proposal adjusts creates Lot 1 at 9.4 ha with an existing dwelling and outbuildings and lot 2 at 10.05 ha with no buildings.

Under the Tasmanian Planning Scheme, consideration of the impact on natural assets is required.

An initial desktop assessment was undertaken followed by a field inspection on the 30th June 2025 to confirm or otherwise the desktop study findings.

METHODS

A Natural Values report was accessed from the DPIWE website on 23/3/2026. That report covers known sightings within 5km and fauna species whose predicted range boundaries overlay the site.

A site visit on the 10/4/2026 undertaken by Scott Livingston. Areas of site likely to be impacted by facilitated works was assessed, limited assessment was made of areas outside likely development areas to map vegetation community boundaries.

The survey was conducted in April, which is outside the flowering period of many flora species. No survey can guarantee that all flora will be recorded in a single site visit due to limitations on seasonal and annual variation in abundance and the presence of material for identification. While all significant species known to occur in the area were considered, species such as spring or autumn flowering flora may have been overlooked. A sample of all vegetation communities, aspects and variations in topographic location was achieved.

All mapping and Grid References in this report use GDA 94, Zone 55, with eastings and northings expressed as 6 & 7 digits respectively.

Flora taxonomy nomenclature used is consistent with Census of Vascular Plants of Tasmania, Tasmanian Herbarium 2015, From Forest to Fjaeldmark, Descriptions of Tasmania's Vegetation (Edition 2) Harris & Kitchener, 2005, Little Book of Common Names for Tasmanian Plants, Wapstra et al.

DESCRIPTION

The proposed subdivision is a mixture of cleared areas and forest and generally slopes northwest at around 5m ASL. A watercourse flowing across the southwestern corner. Underlying geology is Undifferentiated Cenozoic sequences.

NATURAL VALUES

VEGETATION

Exhibited

TASVEG 5.0 mapping shows the property to be mapped as (DVG) Eucalyptus viminalis grassy forest and woodland, (GCL) Lowland grassland complex and (FAL) Agricultural land. Revised mapping found the area around the dwelling to be better attributed to urban miscellaneous, while some areas of (DVG) Eucalyptus viminalis grassy forest and woodland had a grassy understorey dominated by exotic grasses and better attributed to (FAC) Improved pasture with native tree canopy, or where lacking in extensive eucalypt overstorey (NAL) Allocasurina littoralis forest and (NAD) Acacia delbata forest.

		Area (ha)	
		TasVeg 5.0	Revised
Dry eucalypt forest and woodland	(DVG) Eucalyptus viminalis grassy forest and woodland	15.1	2.3
Native grassland	(GCL) Lowland grassland complex	1.2	
Non Eucalypt Forest and Woodland	(NAL) Allocasurina littoralis forest		1.4
	(NAD) Acacia delbata forest		3.7
Modified land	(FAL) Agricultural land	3.2	5.5
	Extra-urban miscellaneous		5.5
	Extra-urban miscellaneous		1.1
		19.5	19.5

FLORA

The Natural Vales Atlas has 4 records of threatened flora observations within 500m of the study area, and additional 37 within 5km of the study area. Likely development area is considered to be suitable habitat for some species as does a significant adjoining area of similar or higher habit value. The likely development area has been disturbed by grazing and modified pasture species presence which reduces the likelihood of any significant impact on any threatened species if present,

FAUNA

The Natural Values Atlas has 4 records of threatened species within 500m of the property, and 23 threatened fauna species are known within 5km. Of these wide ranging species such as owls eagles, devils and quolls may forage on the site, but no significant breeding habitat occurs. Marginal habitat (core range) for eastern barred bandicoot occurs within the cleared land and native vegetation fringe, likely development area have no scrub cover and are unlikely to be utilised except for foraging, no impact on this species is anticipated.

RAPTOR NESTS

Exhibited

There are no known raptor nests within 1 km of the study area. The area is mapped as being 0-1/10 probability in Eagle Nest (FPA Model). No evidence of existing nests or suitably sized hollows for masked owl was found on trees in the area around the likely development site.

PRIORITY VEGETATION

Likely development will occur within the area mapped as priority vegetation. The property has no threatened vegetation communities or significant habitat for threatened flora or fauna and does not meet the definition of priority vegetation as defined by the natural assets code.

WATER COURSES

There is one watercourse within the subdivision lot 1 no facilitated development is considered likely within the watercourse protection area. The watercourse has a mapped watercourse protection area of 60m, which appears excessive for the catchment of around 24ha, class 4 which requires a 10m protection area under ode standards. It is rated as Low for Naturalness, Integrated Conservation Value and Conservation Management Priority in CFEV database. The watercourse is entirely within pasture area of the property with narrow (20m) wide vegetated strip.

EXISTING DISTURBANCE

Grassy areas of the proposed subdivision have a mix of exotic and native grasses and some native some with eucalypt cover, other areas are predominately wattle and sheoak regrowth from previous clearing, with gorse prevalent in the understorey, small patches of wood land have predominately native understorey.

PROPOSED DEVELOPMENT- CLEARING OF VEGETATION

The Bushfire Hazard Management Plan for the subdivision shows no additional clearing requirement for lot 1, the indicative hazard management area for a lot 2 dwelling will require some clearing of native vegetation within an area mapped as priority vegetation. No facilitated works are likely within the watercourse protection area.

CONCLUSIONS

The study area supports at least partially modified by past disturbance in all likely development areas that are not considered to meet the definition of priority vegetation as defined in the Natural Assets Code. Disturbance to individual native species may occur but not have an impact on threatened flora or fauna breeding habitat.

PLANNING SCHEME COMPLIANCE

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

Exhibited

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must:

- (a) be for the creation of separate lots for existing buildings;*
- (b) be required for public use by the Crown, a council, or a State authority;*
- (c) be required for the provision of Utilities;*
- (d) be for the consolidation of a lot; or*
- (e) not include any works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area.*

Response

All likely development will be outside the mapped watercourse protection area. Acceptable solutions are met (e).

C7.7.2 Subdivision within a priority vegetation area

Acceptable solutions

A1

Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must:

- (a) be for the purposes of creating separate lots for existing buildings;*
- (b) be required for public use by the Crown, a council, or a State authority;*
- (c) be required for the provision of Utilities;*
- (d) be for the consolidation of a lot; or*
- (e) not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area*

Response

Acceptable solutions cannot be met.

P1.1

Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for:

- (a) subdivision for an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmanian Fire Service or an accredited person;*
- (b) subdivision for the construction of a single dwelling or an associated outbuilding;*

Exhibited

- (c) subdivision in the General Residential Zone or Low Density Residential Zone;*
- (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;*
- (e) subdivision involving clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or*
- (f) subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.*

Response

Clearing of native vegetation will be within an area where no priority vegetation as defined by the Natural Assets Code is present, Likely disturbance area form a small portion of the mapped priority vegetation. (f)

P1.2

Works association with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:

- (a) the design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards;*
- (b) any particular requirements for the works and future development likely to be facilitated by the subdivision;*
- (c) the need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future habitable buildings;*
- (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;*
- (e) any on-site biodiversity offsets; and*
- (f) any existing cleared areas on the site.*

Response

- a)** Likely development areas have no known topographic or land hazards and be located within previously partially disturbed areas.
- b)** facilitated works must meet bushfire code standards and are unlikely to have significant impact on habitat values.
- c)** no priority vegetation as defined by the Natural Assets Code is present,
- d)** the clearing for BAL 19 is the least available option at subdivision.
- e)** no biodiversity offsets are recommended, extensive area on the property remain outside likely development.

REFERENCES

Bushfire Hazard Management Report, 101 Pateena Road, Travellers Rest. Scott Livingston BFP #105.

Tasmanian Planning Scheme
Natural Values Report

Livingston Natural Resource Services

Exhibited

Department Natural Resources and Environment

Natural Values Report, Derived from the Natural Values Atlas, online database.

TheList.tas.gov.au , spatial datasets

TASVEG 5.0.

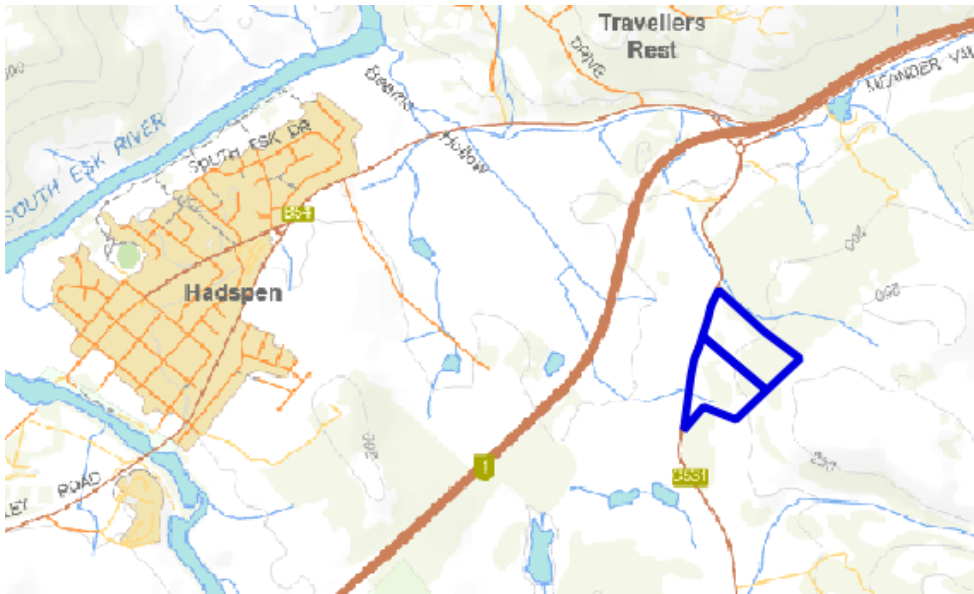


Figure 1: Location Map

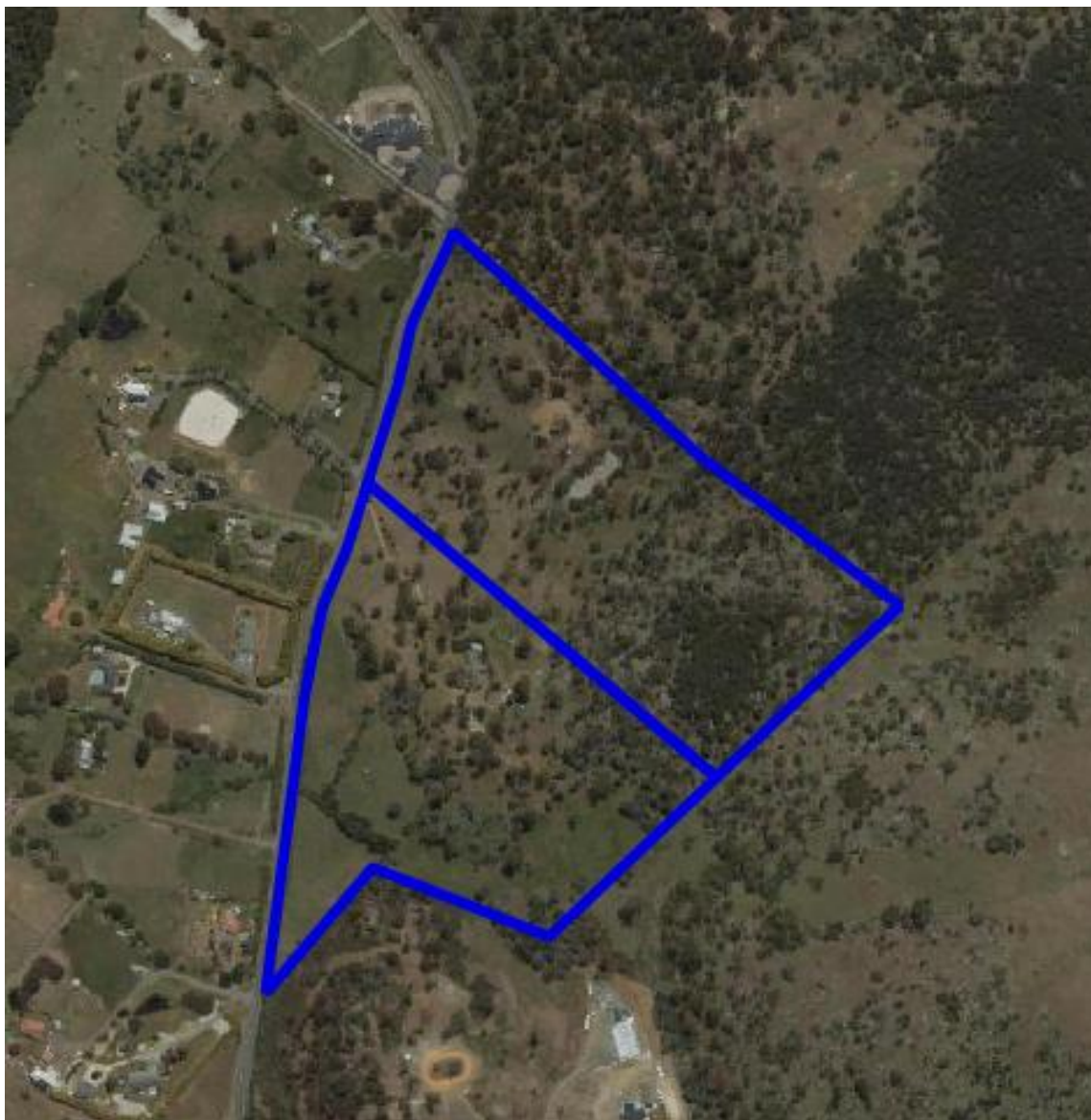


Figure 2: Aerial image

Exhibited

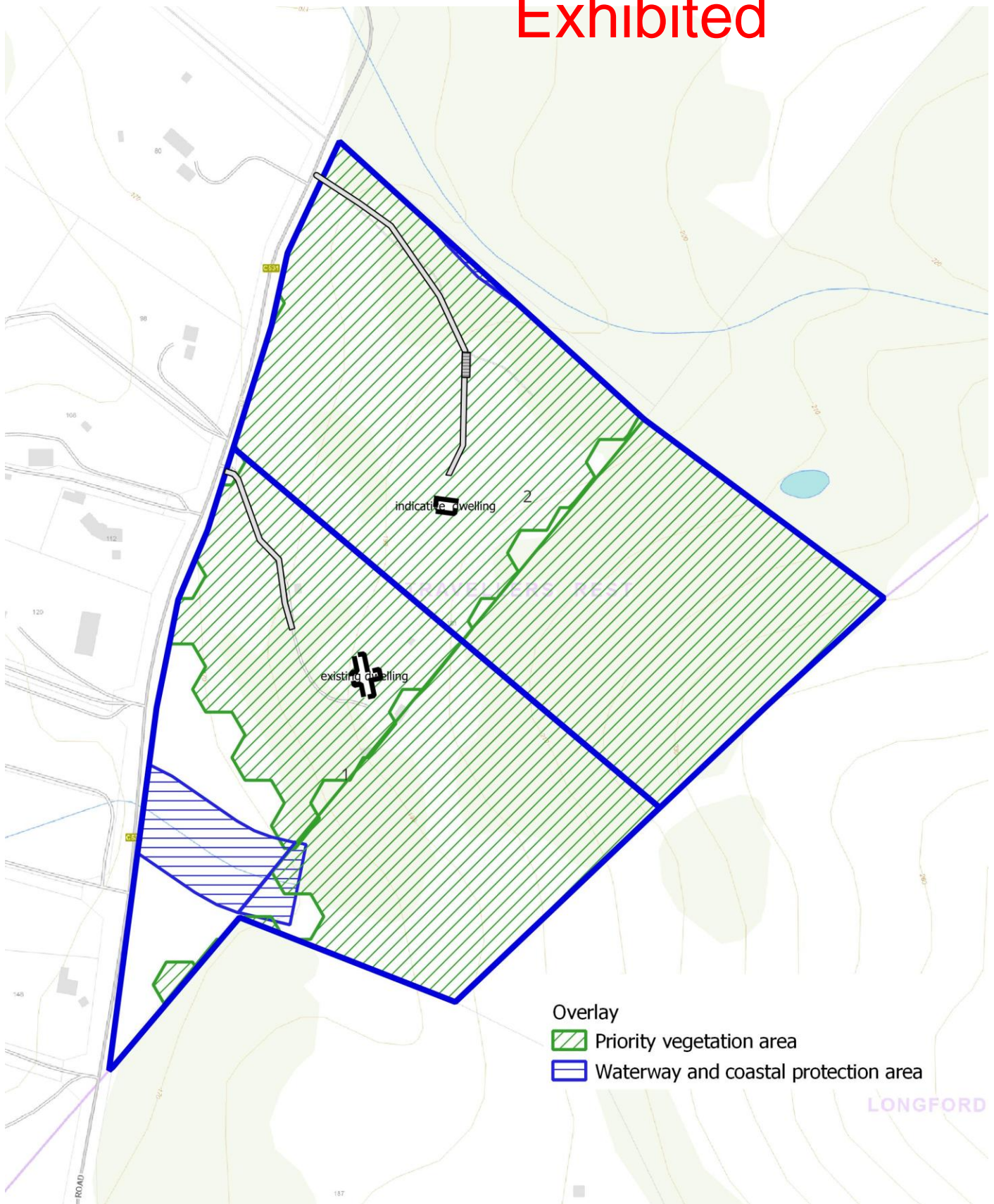


Figure 3: Overlays

Exhibited

Vegetation Communities:
TasVeg 5.0

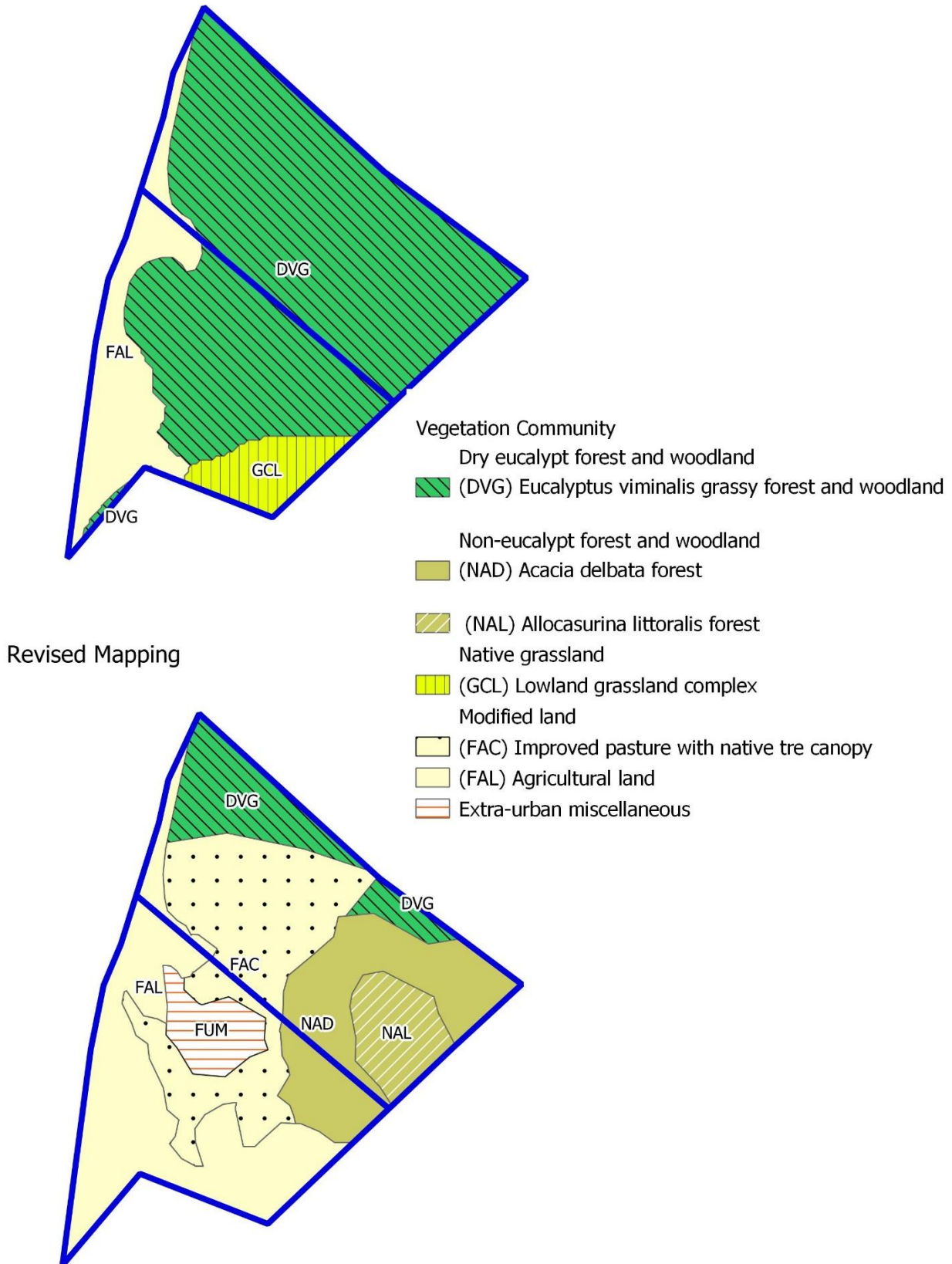


Figure 4: Vegetation Communities



Figure 6: lot 2 likely development area,

Exhibited

ATTACHMENT

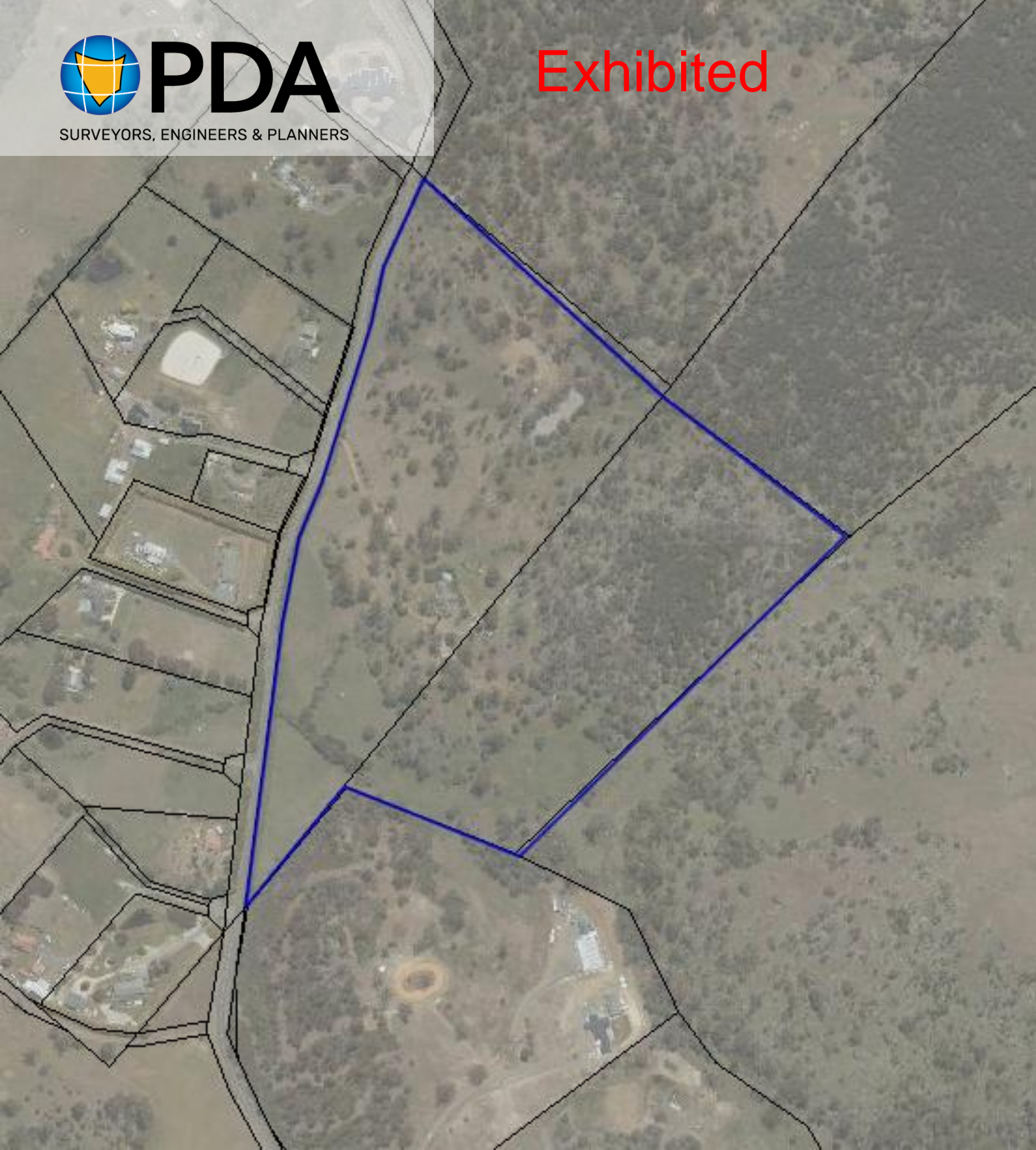
Natural Values Report: NVR_1_23-Mar-2026



PDA

SURVEYORS, ENGINEERS & PLANNERS

Exhibited



Planning Compliance Report

101 Pateena Road, Travellers Rest

2 Lot Subdivision

55834

|

23/04/2026

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PDA CONTRIBUTORS

Document Control	Author	Position
Planning	Allan Brooks	Senior Planner
Review & Approval		

REVISION HISTORY

Revision	Description	Date
0	First Issue	23/04/2026
1		

ENGAGEMENT & COSTS, FEES, CHARGES & INVOICING DIRECTIONS

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PDA Engineers, Surveyors & Planners has been engaged by Duncan & Petrina Clemons (the Permit Holder) to prepare documentation for a planning permit for a 2 Lot Subdivision located on land known as 101 Pateena Road,, Travellers Rest. Any Permit issued is affixed to land and not to any individual or Agent of the Permit Holder.

The services rendered by the Agent are strictly limited to the preparation of documentation in order to obtain planning permissions only. The Agent is not to be considered as the "Permit Holder" as part of any permit condition issued by any Authority and is not responsible for any costs, fees or charges incurred through a Permit Holder enacting a permit condition. All costs, fees and charges including invoices associated with this use or development is borne of the Permit Holder only and is to be addressed to the Permit Holder only.

In such circumstances where the primary Permit Holder named above sells land or otherwise relinquishes the land; the new permit holder is the party responsible for all costs, fees, charges and invoices incurred by enacting any permit issued that is affixed to the land.

In granting any permit or consent for this development the issuing or consenting Authority hereby agree and are bound to the terms listed above.

EXECUTIVE SUMMARY

PROPERTY ADDRESS	101 Pateena Road,, Travellers Rest
PROPOSAL	2 Lot Subdivision

PID/s	7029471 & 9318694
CT/s	122299/6
PLANNING ORDINANCE	Tasmanian Planning Scheme - Meander Valley & Northern Midlands Council
LAND ZONING	Rural Living D
SPECIFIC AREAS PLANS	Not applicable to this application
CODE OVERLAYS	<p>CODES</p> <p>C2.0 - Parking and Sustainability Transport Code</p> <p>C3.0 - Road and Railway Asset Code</p> <p>C7.0 - Natural Assets Code</p> <p>C13.0 - Bushfire-Prone Areas Code</p> <p>C15.0 - Landslip Hazard Code</p> <p>C16.0 - Safeguarding of Airports Code</p>

TABLE OF CONTENTS

EXISTING USE AND DEVELOPMENT

The current use of land is residential use.

ACCESS

Access to the site is via the following method:

- Access to the subject land is off Pateena Road via an existing road that requires upgrades as part of this development.

PROPOSAL

The proponents are seeking to develop land which features a 2 Lot Subdivision within the Meander Valley & Northern Midlands municipal area under the Tasmanian Planning Scheme.

The purpose of this proposal is for a 2 lot Subdivision. Lot 1 will contain the existing dwelling and outbuildings. Lot 2 will remain vacant but retain the existing access from Pateena Road.

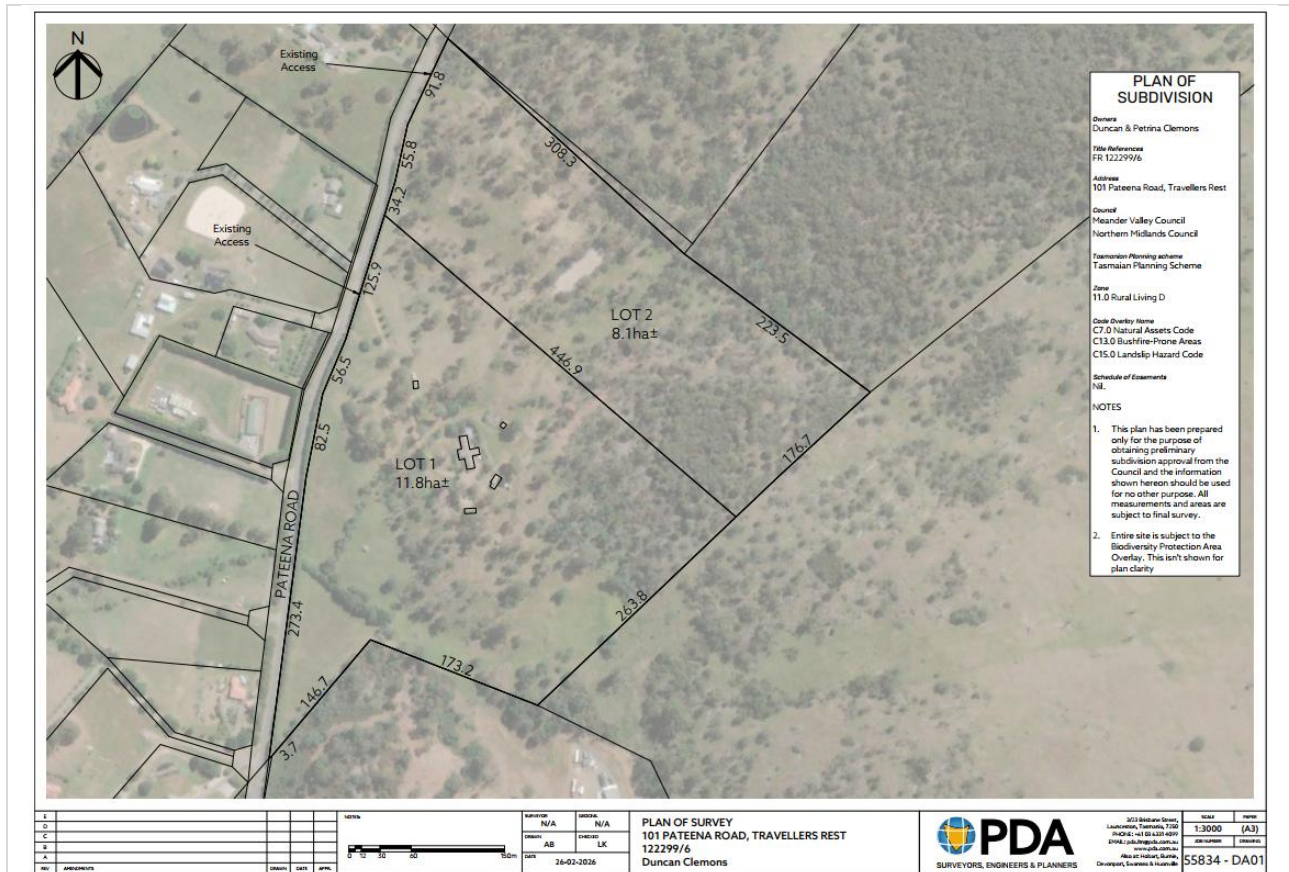
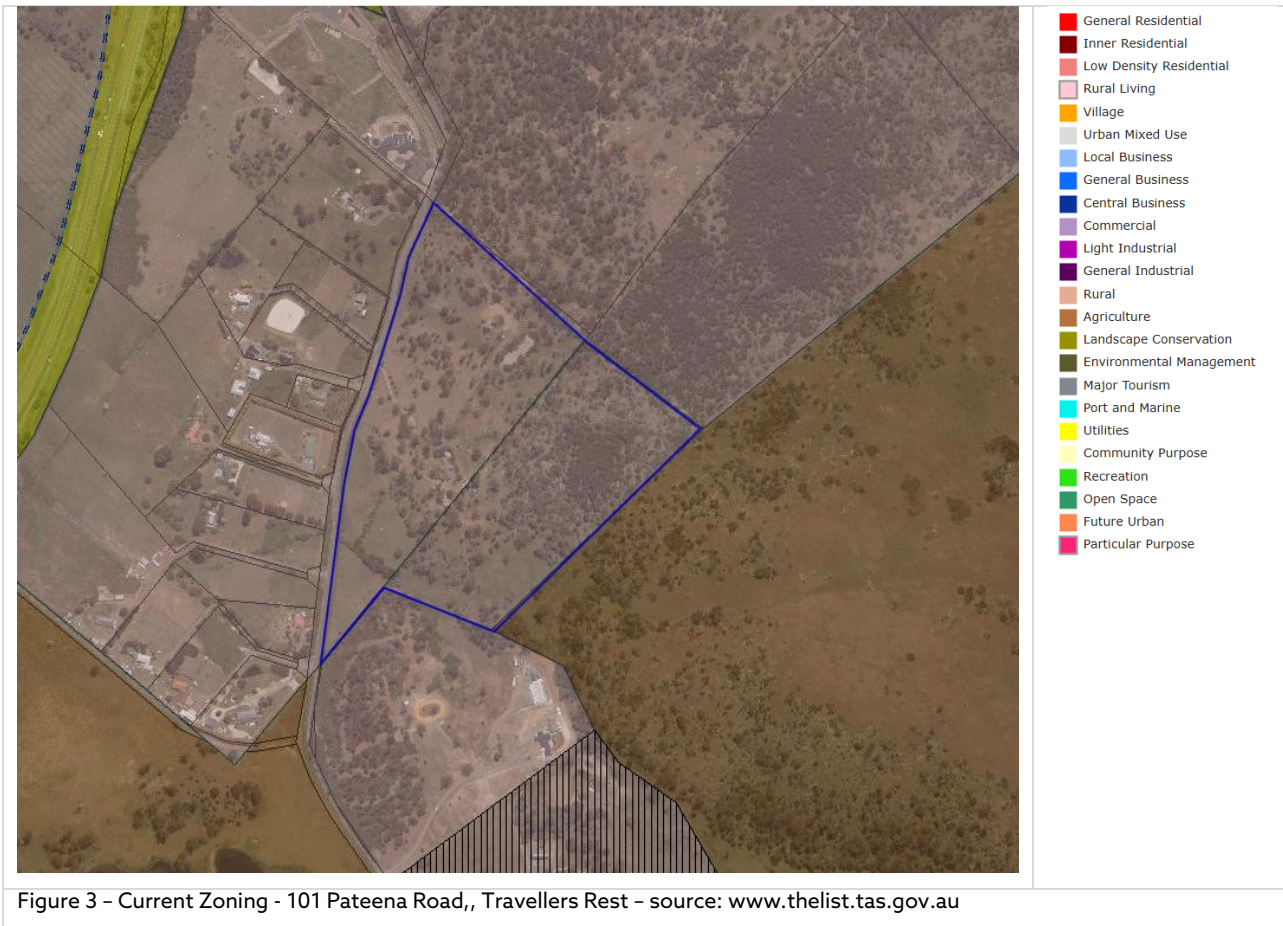


Figure 2 – Proposal Overview 101 Pateena Road,, Travellers Rest

SITE ANALYSIS

CURRENT ZONING

The land is zoned as Rural Living D



THREATENED FLORA AND FAUNA POINTS

The following is a basemap with existing cadastral parcel overly to show the known locations of threatened Flora and Fauna within proximity to the use/development. It is intended to identify ecological assessments that determine the presence, location, and conservation status of plants and animals, especially for threatened species.

The Threatened Species Protection Act 1995 (TSP Act) is to protect and manage threatened native flora and fauna by providing a legal framework for their conservation.



Figure 4 - Fauna and Flora Points - 101 Pateena Road,, Travellers Rest - source: www.thelist.tas.gov.au

Threatened species have been located close to site and a report by a suitably qualified person is required as part of this application.

LAND OVERLAYS

The following is a basemap with existing cadastral parcel overlays demonstrate what overlays are applicable to the application. Further details are discussed in the Codes section seen below.



Figure 5 – Planning Scheme Overlays, 101 Pateena Road,, Travellers Rest – source: www.thelist.tas.gov.au

Overlays featured in Figure 9 above are discussed in greater detail in the Codes section of this report.

PLANNING SCHEME PROVISIONS

The applicable planning instrument is the Tasmanian Planning Scheme and where applicable, with the Local Area Provisions of the Meander Valley & Northern Midlands Council. The subject land is zoned as Rural Living D.

The relevant sections of the Planning Scheme are listed below for discussion. The relevant issue and item identifier is provided and states whether the proposal meets the Acceptable Solutions (AS) or the Performance Criteria (PC) for each relevant section.

The clauses that are not applicable to the proposal have not been discussed.

The applicable Scheme standards for development in the Rural Living D Zone are described in the following relevant sections of the Scheme.

ZONE PROVISIONS

Below is a list of the zones that are contained within the Tasmanian Scheme. The relevant zone/s that apply to the subject land feature the responses to clauses applicable to the application:

11.0 RURAL LIVING ZONE

C2.0 Parking and Sustainable Transport Code

Parking and Sustainable Transport

C2.6.3 Number of accesses for vehicles

Objective:

That:

- (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;
- (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and
- (c) the number of accesses minimise impacts on the streetscape.

Acceptable Solution	Performance Criteria
<p>A1 The number of accesses provided for each frontage must:</p> <ul style="list-style-type: none"> (a) be no more than 1; or (b) no more than the existing number of accesses, <p>whichever is the greater.</p>	<p>P1 The number of accesses for each frontage must be minimised, having regard to:</p> <ul style="list-style-type: none"> (a) any loss of on-street parking; and (b) pedestrian safety and amenity; (c) traffic safety; (d) residential amenity on adjoining land; and (e) the impact on the streetscape.
<p>Response Acceptable Solution The proposal provides for a single access to the frontage.</p>	
Acceptable Solution	Performance Criteria
<p>A2 Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.</p>	<p>P2 Within the Central Business Zone or in a pedestrian priority street, any new accesses must:</p>

	<p>(a) not have an adverse impact on: (i) pedestrian safety and amenity; or (ii) traffic safety; and (b) be compatible with the streetscape.</p>
<p>Response Acceptable Solution Not applicable - the proposal is not within the Central Business Zone and is not within a pedestrian priority street.</p>	

C7.0 Natural Assets Code

C13.0 Bushfire-Prone Areas Code

C15.0 Landslip Hazard Code

The proposal is exempt under Section C15.4.1(d) as it is for minor utilities (sewer, water, stormwater, electricity, gas, telecommunications and road infrastructure) and does not involve significant works.

C16.0 Safeguarding of Airports Code

The proposal is exempted from the Code under Section C16.4.1 (a) as it is not more than the AHD height specified by the relevant obstacle limitation area.

CONCLUSION

This supporting documentation demonstrates that the proposal being a 2 Lot Subdivision supports and furthers the Planning Scheme aims and objectives, relevant Clauses and Schedules as set out for development within the Rural Living D Zone.

Where the proposal does not comply with the Acceptable Solution (AS) it has been demonstrated that the Performance Criteria (PC) are satisfied meeting the objective of the relevant provision and there is not an unreasonable loss of amenity as a consequence of this proposal.

With the above in mind, a planning permit for a 2 Lot Subdivision at 101 Pateena Road,, Travellers Rest is respectfully sought from the Planning Authority.



Contact

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P: 0419 532 669 (Tom Walter)
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PLAN OF SUBDIVISION

Owners
Duncan & Petrina Clemons

Title References
FR 122299/6

Address
101 Pateena Road, Travellers Rest

Council
Meander Valley Council
Northern Midlands Council

Tasmanian Planning scheme
Tasmanian Planning Scheme

Zone
11.0 Rural Living D

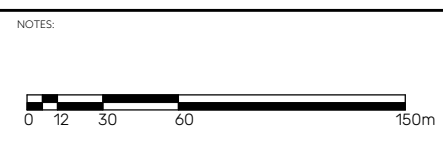
Code Overlay Name
C7.0 Natural Assets Code
C13.0 Bushfire-Prone Areas
C15.0 Landslip Hazard Code

Schedule of Easements
Nil.

NOTES

1. This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.
2. Entire site is subject to the Biodiversity Protection Area Overlay. This isn't shown for plan clarity

E					
D					
C					
B					
A					
REV	AMENDMENTS	DRAWN	DATE	APPR.	



SURVEYOR N/A	GEOCIVIL N/A
DRAWN AB	CHECKED LK
DATE 26-02-2026	

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122299/6
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