



Huntingfield Subdivision


Sewer Rising Main – Planning Permit Application

Homes Tasmania

14 October 2025



→ **The Power of Commitment**

Project name		Huntingfield					
Document title		Huntingfield Subdivision Sewer Rising Main – Planning Permit Application					
Project number		12634561					
File name		12634561-APL-PL-Rising Main DA.docx					
Status Code	Revision	Author	Reviewer		Approved for issue		
			Name	Signature	Name	Signature	Date
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Contents

1. Introduction	1
1.1 Purpose of this report	2
1.2 Scope and limitations	2
2. Site Description and Surrounding Area	3
2.1 Site	3
3. Prior Approvals	5
3.1 Huntingfield Subdivision Stage 1	5
3.1.1 TasWater permit conditions for DAS-2020-26	5
4. Project Description	2
4.1 Use and development description	2
4.2 Supporting documentation	6
4.2.1 Aboriginal Heritage	6
4.2.2 Council Consent (General Manager/CEO consent)	6
5. The Planning Scheme	7
5.1 Use class	7
5.2 Applicable Zones and Codes	7
5.3 Assessment against the Scheme	8
5.3.1 Zones	8
5.3.1.1 10.0 General Residential Zone	8
5.3.1.2 17.0 Community Purpose Zone	11
5.3.2 Codes	18
5.3.2.1 E1.0 Bushfire-Prone Areas Code	18
5.3.2.2 E10.0 Biodiversity Code	18
5.3.2.3 E11.0 Waterway and Coastal Protection Code	19
6. Conclusion	21

Figure index

Figure 1	Location map – Sewer rising main works location identified by blue circle	3
Figure 2	Rising main site (blue) and surrounding area	4
Figure 3	Looking northeast towards the site from Nautilus Grove	4
Figure 4	Approved plans from Minor Amendment DAS-2020-26/B showing the approved area of works along Nautilus Grove road reserve (yellow), and distance from the approved works to the Subject Site (shown in inset outlined in blue).	6
Figure 5	Overall site plan	3
Figure 6	Proposed sewer works shown in red	5
Figure 7	Zoning plan – General Residential Zone (red) and Community Purpose Zone (yellow)	7
Figure 8	Biodiversity Protection Area in green hatching	19
Figure 9	Waterway and Coastal Protection Area shown in blue hatching	20

Appendices

Appendix A	Title Documents
Appendix B	Plans

1. Introduction

This Report has been prepared by GHD Pty Ltd (GHD) on behalf of Homes Tasmania to accompany a planning permit application to for a sewer rising main on the land known as Lot 2 Nautilus Grove Reserve, Huntingfield, Tasmania (the Site), PID 9659855. The land is owned by Kingborough Council.

The adjacent Huntingfield subdivision development comprises the construction of 468 lots. Sewage from all these lots will be discharged to TasWater's existing Patriarch Drive sewerage pump station (SPS) either by direct gravity (172 lots), or via a new SPS on the Huntingfield site (296 lots).

A Planning Permit (DA No. DAS 2020-26) was issued by Kingborough Council in December 2021 and the permit includes TasWater approval conditions which impacts the design of the water and sewerage systems. TasWater conditions require the developer (Homes Tasmania) to design and construct a diversion of the existing (sewer) pressure main that discharges from Howden Road Sewage Pumping Station into a sewage pumping station located within the Peter Murrell Reserve.

These upgrades to the existing sewer infrastructure and installation of new infrastructure are necessary to support the growing Kingston and Huntingfield communities, prevent any potential environmental impacts, and to support the Huntingfield subdivision project. The proposed sewer rising main works include constructing a rising main from the new Huntingfield SPS and connecting into the existing sewerage system adjacent to the Patriarch Drive SPS, approximately 1 kilometre NNW of the Huntingfield SPS.

This report assesses the proposed sewer rising main only and does not address the separately proposed emergency pump station within the Peter Murrell Reserve (discussed in more detail in section 3.1.1).

A summary of the application details is provided in the table below.

Table 1 Planning permit application details

Application details	
Address of land	Lot 2 Nautilus Grove Reserve, Huntingfield, Tasmania
Land parcel/s and owner	<ul style="list-style-type: none">– CT 172592/2 – Owned by Kingborough Council (KC)– CT 114677/102 – Nautilus Grove Road Reserve, Owned by KC
Applicable Zones	<ul style="list-style-type: none">– 10.0 – General Residential Zone– 17.0 – Community Purpose Zone
Applicable Codes	<ul style="list-style-type: none">– E1.0 – Bushfire-Prone Areas– E10.0 – Biodiversity– E11.0 – Waterway and Coastal Protection Zone
Applicant	Director of Housing Tasmania (Homes Tasmania)
Contact	Suzanne Ashllin (Homes Tasmania)

1.1 Purpose of this report

Homes Tasmania has engaged GHD to prepare and lodge a development application with Kingborough Council for the sewer rising main at the site known as Lot 2 Nautilus Grove, Huntingfield, Tasmania.

This report provides the planning assessment of the proposal against the requirements of the *Kingborough Interim Planning Scheme 2015* (the Scheme).

This application is submitted pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* (the Act).

1.2 Scope and limitations

This report: has been prepared by GHD for Homes Tasmania and may only be used and relied on by Homes Tasmania for the purpose agreed between GHD and Homes Tasmania as set out in section 1 of this report.

GHD otherwise disclaims responsibility to any person other than Homes Tasmania arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.

2. Site Description and Surrounding Area

2.1 Site

The site is situated south of Kingston, approximately 1 kilometre south of the Channel Highway / Algona Road / Huntingfield Avenue intersection. The site is approximately 13 km south of Hobart and 3.5 km from the Kingston town centre. The site is within the Kingborough municipality. The site is east of the Huntingfield subdivision site (see section 3.1).

The site is defined by the Channel Highway to the west and the Peter Murrell Conservation Area to the east. Existing residential land is located to the north and Tarremah Steiner School is located to the south. The following Figure 1 identifies the site (in blue) in relation to surrounding townships.



Figure 1 Location map – Sewer rising main works location identified by blue circle

The following Figure 2 identifies the site in blue, and the surrounding development patterns and road networks. The site is currently accessed from Huntingfield Avenue in the north and Nautilus Grove in the west between St Aloysius Catholic College and Tarremah Steiner School.



Figure 2 Rising main site (blue) and surrounding area

The subject site is approximately 3.5ha in size. Figure 3 is the view of the site from Nautilus Grove, looking northeast.



Figure 3 Looking northeast towards the site from Nautilus Grove

3. Prior Approvals

3.1 Huntingfield Subdivision Stage 1

In October 2021, Kingborough Council acting as the Planning Authority approved a planning permit (DAS-2020-26) for a staged subdivision creating 218 residential lots, 1 commercial lot, public open space and associated roads and infrastructure. This development is known as Huntingfield Subdivision - Stage 1.

Post approval there have been three minor amendments to this permit approved to resolve minor detail design changes and the staging of the subdivision. Details regarding these amendments are provided below:

- DAS 2020-26/A, approved in May 2022, included a Staging Plan that detailed two stages and the release of 31 residential lots known as Stage 1 A.
- DAS 2020-26/B, approved in August 2023, replaced the Staging Plan with additional substages. Dividing Stage 1 into nine substages known as Stage 1 A – I.
- DAS 2020-26/C, approved in December 2023, resolved issues regarding road treatment within Stage 1 G.
- A fourth minor amendment has been submitted to Council (DAS 2020-26/D) at the time of writing of this application, which replaces the staging plan with a revised staging plan, that moves a number of lots across multiple stages.

3.1.1 TasWater permit conditions for DAS-2020-26

The planning permit conditions for DAS-2020-26 include TasWater Conditions 9 and 11 which stipulate the following:

- Condition 9. The developer must design and construct an additional 32m³ of emergency storage to TasWater's satisfaction which is needed at TasWater's Patriarch Drive Sewage Pump Station (Asset number: BLASP15). The emergency storage must be designed and constructed to allow future augmentation to meet a total external emergency storage of 45.6m³.*
- Condition 11. The developer must design and construct a diversion of the existing (sewer) pressure main (asset A3375571) that discharges from Howden Road Sewage Pumping Station No.2 (HOWSP02) into the proposed Sewage Pumping Station.*

This application is for the construction of the sewer rising main only (as per TasWater Condition 11).

Stage 1C of DAS-2020-26 includes approval of works in the road reserve along Nautilus Grove to approximately 37 metres from the northwest boundary of Tarremah Steiner School (Figure 4). The current proposal for the rising main works includes the land from the edge of the previously approved works, along Nautilus Grove.

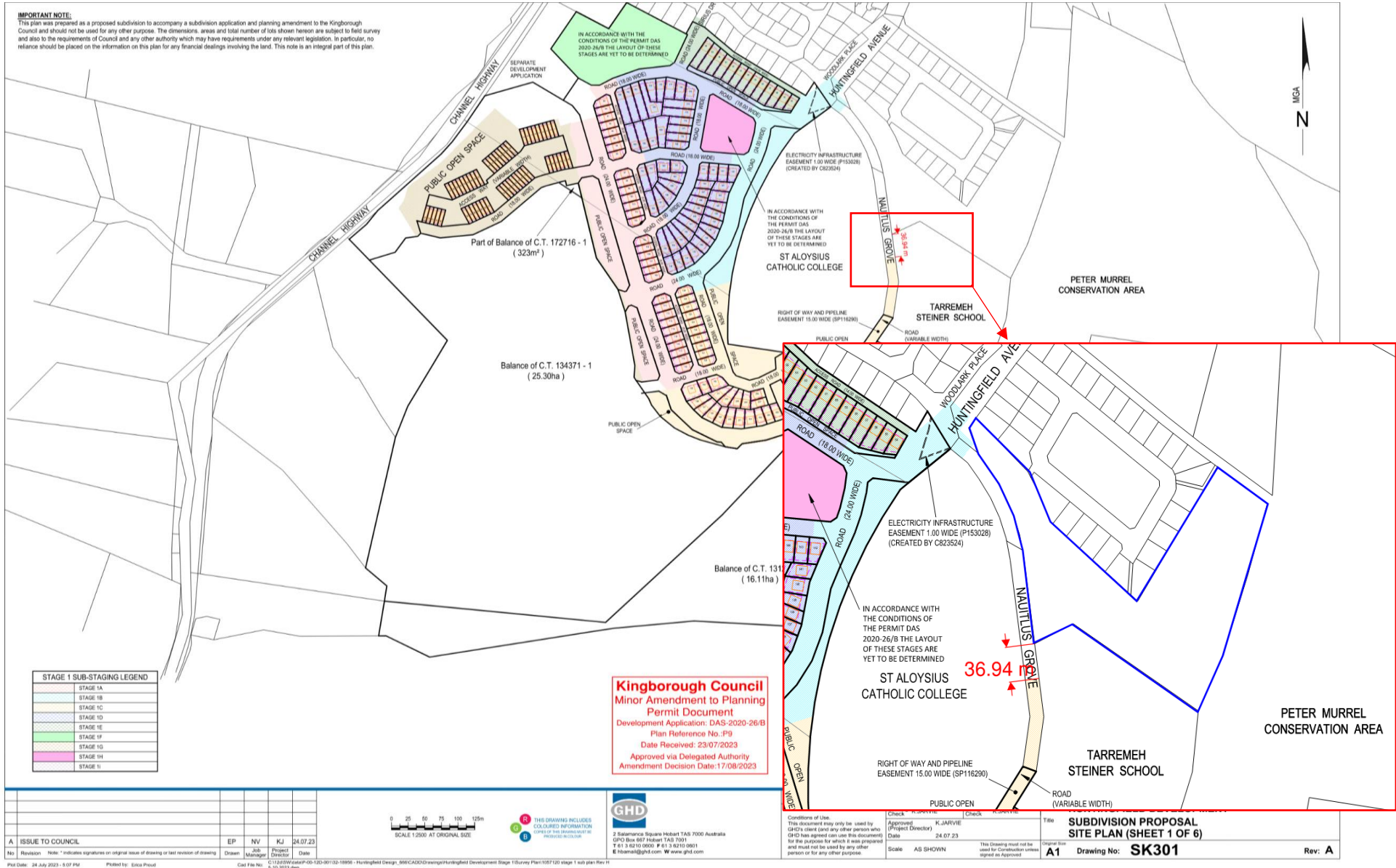


Figure 4 Approved plans from Minor Amendment DAS-2020-26/B showing the approved area of works along Nautilus Grove road reserve (yellow), and distance from the approved works to the Subject Site (shown in inset outlined in blue).

The Patriarch Drive SPS upgrades required by Condition 9 have not been included in this application because these works are assumed to be exempt under the *Water and Sewerage Industry Act 2008 (WSI Act)*:

56I. Work on water infrastructure and sewerage infrastructure

Where –

- (a) *a regulated entity proposes to carry out work on the construction, installation, modification, maintenance, demolition or replacement of water infrastructure or sewerage infrastructure; and*
- (b) *the work is of a kind prescribed in the regulations and meets the criteria specified in the regulations –*

the work is not to be regarded as development or use for the purposes of the Land Use Planning and Approvals Act 1993 and is not subject in any other way to that Act.

Additionally, this work may benefit from exemptions in the Kingborough Interim Planning Scheme 2015 at Clauses 5.2.8 and 5.2.9.

Clause 5.2.8: Upgrades of linear and minor utilities and infrastructure

If minor upgrades by or on behalf of the State government, a Council, or a statutory authority or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority, of infrastructure (excluding stormwater infrastructure under subclause 5.2.2 and road works under subclause 5.2.4) such as roads, rail lines, footpaths, cycle paths, drains, sewers, power lines and pipelines including:

- (a) *minor widening or narrowing of existing carriageways; or*
- (b) *making, placing or upgrading kerbs, gutters, footpaths, roadsides, traffic control devices and markings, street lighting and landscaping,*

unless the following apply:

- (c) *a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken; or*
- (d) *the removal of any threatened vegetation.*

Clause 5.2.9: Maintenance and repair of linear and minor utilities and infrastructure

If by or on behalf of 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 or by a statutory authority, maintenance and repair of:

- (a) *electricity, gas, sewerage, and water reticulation to individual streets, lots or buildings; and*
- (b) *infrastructure (excluding stormwater infrastructure under subclause 5.2.2 and road works under subclause 5.2.4) such as roads, rail lines, drains, sewers, power lines and pipelines.*

4. Project Description

4.1 Use and development description

The upgrade of infrastructure is necessary to support the proposed Huntingfield subdivision, which seeks to provide much needed affordable housing to Tasmanians.

Figure 5 below shows the proposed sewer rising main (red) connecting to existing infrastructure (purple) which will be directed to the sewerage pump station in Peter Murrell Reserve (blue – not included in this application). The previously approved sewerage pipeline works for the Huntingfield subdivision are shown in yellow.

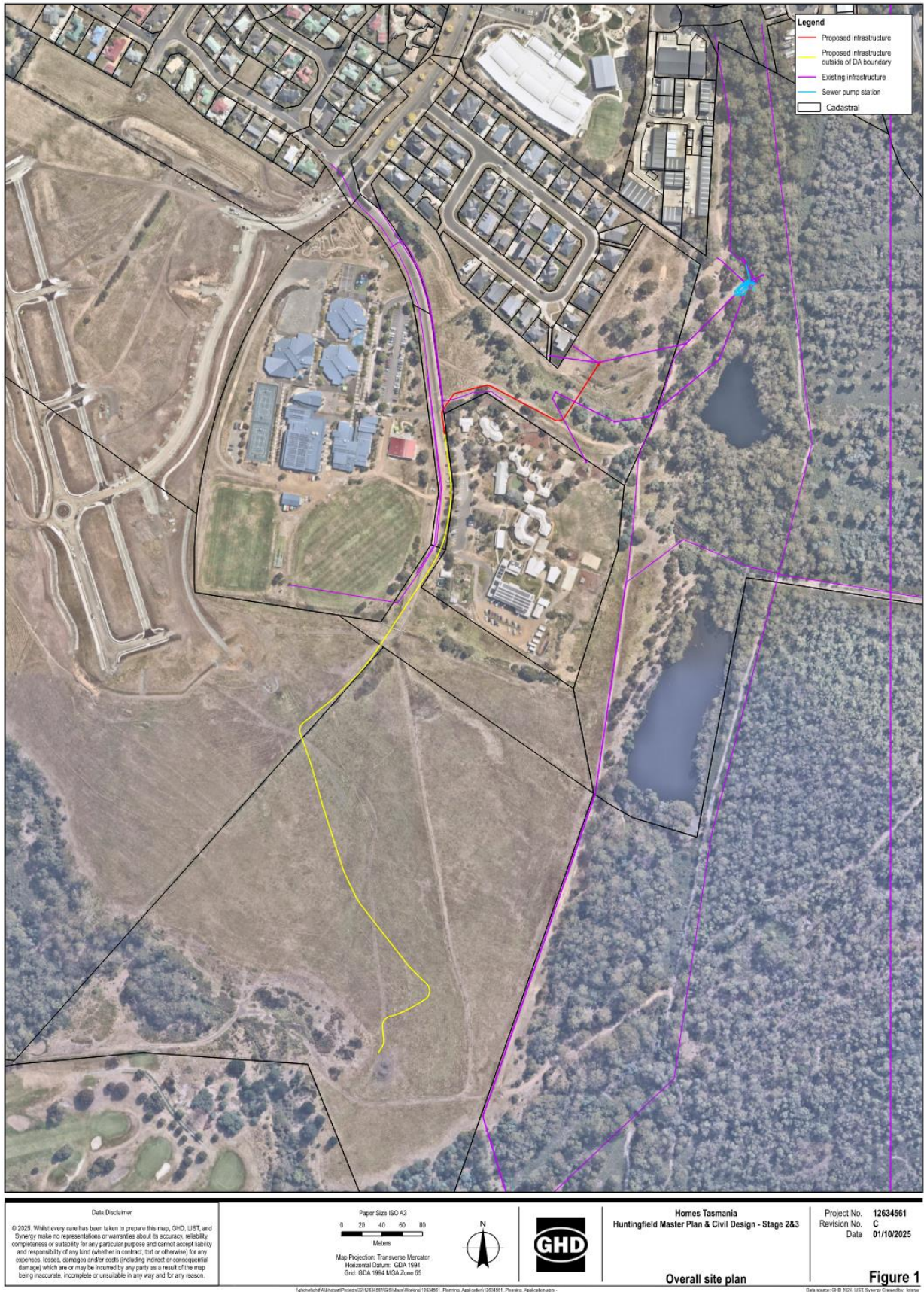


Figure 5 Overall site plan

The proposed sewer rising main will begin from the edge of the previously approved works (under DAS2020-26) on Nautilus Grove, and run down this road past Tarremah Steiner School, and into Kingborough Council owned Nautilus Grove Reserve. The rising main will be directionally drilled underneath the waterway in this reserve, coming up on the northern side of the waterway, to connect to the existing sewerage infrastructure. The proposal is shown at Figure 6.

There is an emergency sewage pump station (SPS) to be upgraded within the adjoining Peter Murrell Reserve, which does not form part of this application. These works are exempt under the Water and Sewerage Industry Act 2008 Section 56I, as previously discussed in section 3.1.1.



Figure 6 Proposed sewer works shown in red

4.2 Supporting documentation

4.2.1 Aboriginal Heritage

The Planning assessment of this proposal provides the opportunity for the Planning Authority to have additional regard to the requirements of the Aboriginal Heritage Act 1975, through referral to Aboriginal Heritage Tasmania (AHT) or the provision of advice in the event a planning permit is issued.

A desktop review request has been submitted to AHT for the location of the proposed works, with further information to be provided to Council when it becomes available.

4.2.2 Council Consent (General Manager/CEO consent)

It is acknowledged that the proposal will require consent from Council for the works proposed on Council land. An application for Council Consent has been submitted and will be forwarded to the Planning Department as soon as possible.

5. The Planning Scheme

The proposed sewer rising main is subject to the *Kingborough Interim Planning Scheme 2015* (the Scheme). This section provides an overview of the use class and the applicable zones and codes, along with an assessment of the proposal against the relevant Acceptable Solutions and Performance Criteria.

5.1 Use class

The proposed development use class is Utilities.

5.2 Applicable Zones and Codes

This Section provides an overview of the zones and codes that are relevant to the Site. Section **Error! Reference source not found.** provides an assessment of the proposal against these provisions of the Scheme.

The following zones and codes are applicable to the Site:

- D10.0 – General Residential Zone
- D17.0 – Community Purpose Zone
- E1.0 – Bushfire-Prone Areas
- E10.0 – Biodiversity Protection Area
- E11.0 Waterway and Coastal Protection Area

The following figure identifies the site and the zones as identified under the *Kingborough Interim Planning Scheme 2015* (the Scheme).

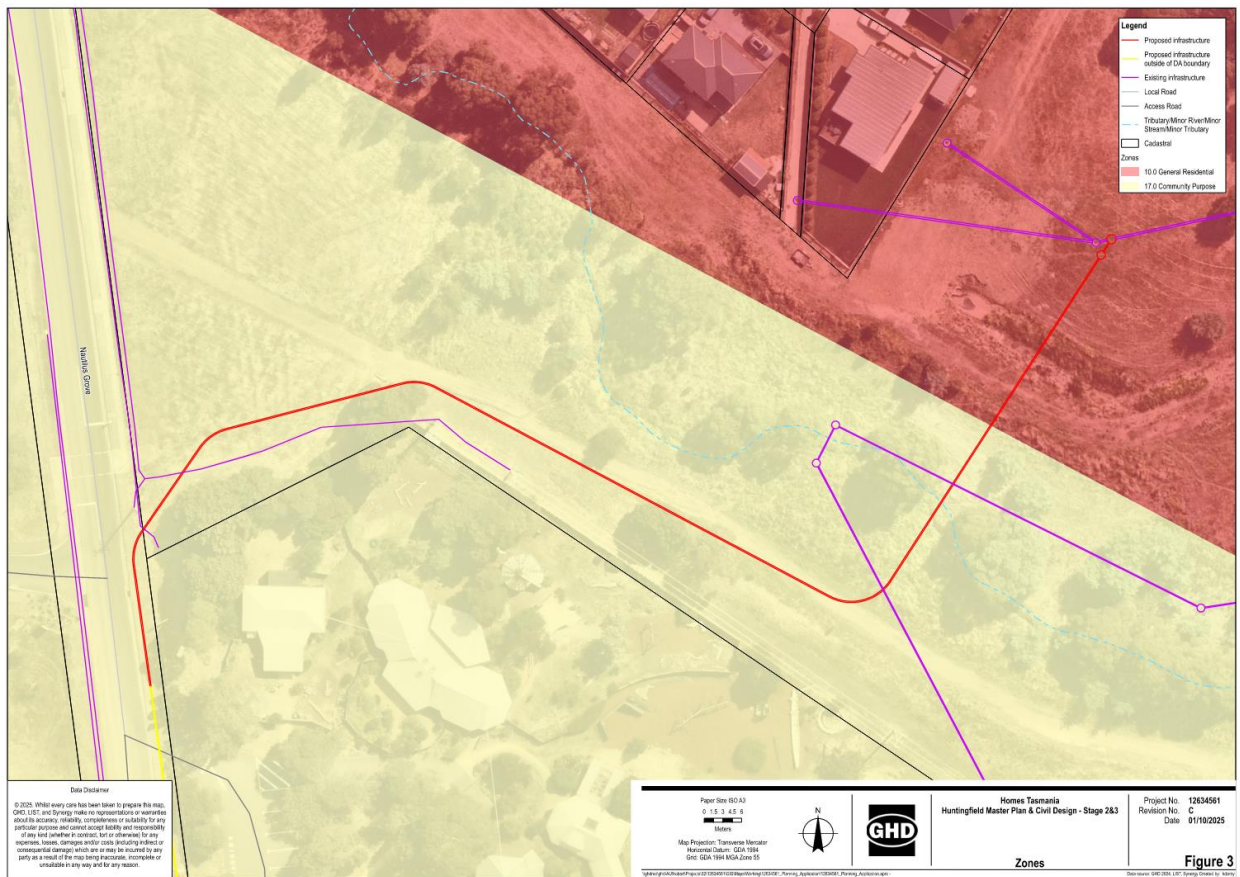


Figure 7 Zoning plan – General Residential Zone (red) and Community Purpose Zone (yellow)

5.3 Assessment against the Scheme

The proceeding sections outline the relevant planning provisions that apply to the Site and provide an assessment against the relevant Acceptable Solutions and Performance Criteria.

5.3.1 Zones

An assessment of the applicable Zones is provided in this section. The proposal includes works within both the General Residential Zone and the Community Purpose Zone, as seen in Figure 7.

5.3.1.1 10.0 General Residential Zone

The proposed development within the General Residential Zone is most appropriately classified as Utilities. Utilities is a discretionary use within the Zone. Assessment is provided against the following applicable provisions of the Scheme.

Use Standards

10.3.1 Non-Residential Use	
Objective: <i>To ensure that non-residential use does not unreasonably impact residential amenity.</i>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p><i>Hours of operation must be within 8.00 am to 6.00 pm, except for office and administrative tasks or visitor accommodation.</i></p>	<p>P1</p> <p><i>Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.</i></p>
<p>Not applicable</p> <p>The proposed development within the Zone is for Utilities. Other than a brief period during construction and very occasional maintenance, the proposed activity will not involve commercial vehicle movements, noise or other emissions. All impacts would be minor and reasonable in timing, duration and extent.</p>	
<p>A2</p> <p><i>Noise emissions measured at the boundary of the site must not exceed the following:</i></p> <p>(a) <i>55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm;</i></p> <p>(b) <i>5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am;</i></p> <p>(c) <i>65dB(A) (LAm_{ax}) at any time.</i></p> <p><i>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, second edition, July 2008 issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</i></p> <p><i>Noise levels are to be averaged over a 15 minute time interval.</i></p>	<p>P2</p> <p><i>Noise emissions measured at the boundary of the site must not cause environmental harm.</i></p>
<p>It is not anticipated that the proposed sewer rising main will create noise that exceeds the dB listed in A2.</p>	
<p>A3</p> <p><i>External lighting must comply with all of the following:</i></p> <p>(a) <i>be turned off between 6:00 pm and 8:00 am, except for security lighting;</i></p> <p>(b) <i>security lighting must be baffled to ensure they do not cause emission of light into adjoining private land.</i></p>	<p>P3</p> <p><i>External lighting must not adversely affect existing or future residential amenity, having regard to all of the following:</i></p> <p>(a) <i>level of illumination and duration of lighting;</i></p> <p>(b) <i>distance to habitable rooms in an adjacent dwelling.</i></p>

<p>Not applicable. No external lighting is proposed.</p>	
<p>A4 Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site must be limited to 20 vehicle movements per day and be within the hours of: (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 12 noon Saturdays; (c) nil on Sundays and Public Holidays.</p>	<p>P4 Commercial vehicle movements, (including loading and unloading and garbage removal) must not result in unreasonable adverse impact upon residential amenity having regard to all of the following: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise); (e) noise reducing structures between vehicle movement areas and dwellings; (f) the level of traffic on the road; (g) the potential for conflicts with other traffic.</p>
<p>Not applicable. Other than briefly during construction and very occasionally for maintenance, no commercial vehicles are required for the proposal. Impacts would be minor and reasonable.</p>	

10.3.2 Visitor Accommodation	
<p>Objective: To ensure visitor accommodation is of a scale that accords with the residential character and use of the area.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 Visitor accommodation must comply with all of the following: (a) is accommodated in existing buildings; (b) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) has a floor area of no more than 160m².</p>	<p>P1 Visitor accommodation must satisfy all of the following: (a) not adversely impact residential amenity and privacy of adjoining properties; (b) provide for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) be of an intensity that respects the character of use of the area; (d) not adversely impact the safety and efficiency of the local road network or disadvantage owners and users of private rights of way.</p>
<p>Not applicable. No visitor accommodation is proposed.</p>	

10.3.3 Local Shop	
<p>Objective: To ensure local shops are of a scale that is subservient to the prevailing residential character and does not displace existing residential use.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 A local shop must comply with both of the following: (a) have a gross floor area no more than 100 m²; (b) not displace an existing residential use.</p>	<p>P1 No Performance Criteria.</p>
<p>Not applicable.</p>	

No local shops are proposed.

Development Standards for Non-dwelling Buildings and Works

10.5.1 Non-dwelling Development

Objective: To ensure that all non-dwelling development is sympathetic to the form and scale of residential development and does not significantly affect the amenity of nearby residential properties.

Acceptable Solutions

A1

Non-dwelling development must comply with all of the following acceptable solutions as if it were a dwelling:

- (a) 10.4.2 A1 and A3;
- (b) 10.4.3 A1 (a) and (c);
- (c) 10.4.7 A1.
- (d) 10.4.2 A4

Performance Criteria

P1

Non-dwelling development must comply with the related performance criteria as if it were a dwelling.

Complies

Other than inspection openings at ground level, the sewer rising main would mostly be underground. In accordance with each relevant Performance Criteria and the Objective, there would be sympathy with the form and scale of residential development and no significant impacts on the amenity of nearby residential properties. It is not expected that the proposal will impact on any trees of high conservation value.

10.5.2 Non-residential Garages and Carports

Objective: To maintain frontage setbacks consistent with the streetscape and reduce the potential for garage and carport openings to dominate the primary frontage.

Acceptable Solutions

A1

Non-residential garages and carports must comply with all of the following acceptable solutions as if they were ancillary to a dwelling:

- (a) 10.4.2 A2;
- (b) 10.4.5 A1.

Performance Criteria

P1

Non-residential garages and carports must comply with the related performance criteria as if they were ancillary to a dwelling.

Not applicable.

No non-residential garages or carports are proposed.

10.5.3 Outdoor Storage Areas

Objective: To ensure that outdoor storage areas do not detract from the amenity of the site or the locality.

Acceptable Solutions

A1

Outdoor storage areas must comply with all of the following:

- (a) be located behind the building line;
- (b) all goods and materials stored must be screened from public view;
- (c) not encroach upon car parking areas, driveways or landscaped areas.

Performance Criteria

P1

Outdoor storage areas must satisfy all of the following:

- (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality;
- (b) not encroach upon car parking areas, driveways or landscaped areas.

Not applicable.

No outdoor storage areas are proposed.

5.3.1.2 17.0 Community Purpose Zone

As shown in the zoning map at Figure 7 **Error! Reference source not found.**, the proposal includes development within the Community Purpose Zone. As such assessment is required against the use and development standards within the zone.

The proposed development within the Community Purpose Zone is most appropriately classified as Utilities. Utilities is a discretionary use within the Community Purpose Zone. Assessment is provided against the following applicable provisions of the Scheme.

Use Standards

17.3.1 Hours of Operation	
Objective: To ensure that hours of operation near a residential zone do not result in unreasonable adverse impact on residential amenity.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Hours of operation of a use within 50 m of a residential zone must be within:</p> <p>(a) 8.00 am to 8.00 pm Mondays to Fridays inclusive;</p> <p>(b) 9.00 am to 6.00 pm Saturdays; and</p> <p>(c) 10.00am to 5pm Sundays and Public Holidays; except for office and administrative tasks.</p>	<p>P1</p> <p>Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.</p>
<p>Complies with A1</p> <p>The proposed development within the Zone is for Utilities. The drafting of the clause is intended for other development that may negatively impact on residential amenity due to operation hours. Other than a brief period during construction and very occasional maintenance, the proposed activity will not involve commercial vehicle movements, noise or other emissions. All impacts would be minor and reasonable in timing, duration and extent.</p>	

17.3.2 Noise	
Objective: To ensure that noise emissions near a residential zone do not result in unreasonable adverse impact on residential amenity.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Noise emissions measured at the boundary of a residential zone must not exceed the following:</p> <p>(a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;</p> <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm and 7.00 am;</p> <p>(c) 65dB(A) (LAm_{ax}) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, second edition, July 2008, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p>	<p>P1</p> <p>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</p>
<p>Complies with A1</p> <p>The proposed use is not likely to create noise emissions which exceed the Acceptable Solution requirements.</p>	

<p>A2</p> <p><i>External amplified loud speakers or music must not be used within 50 m of a residential zone, except if a school system used for school announcements.</i></p>	<p>P2</p> <p><i>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone</i></p>
<p>Complies with A2</p> <p>The proposed development does not include external amplified loud speakers. The proposed development complies with the Acceptable Solution.</p>	

17.3.3 External Lighting

Objective: *To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone*

Acceptable Solutions	Performance Criteria
<p>A1</p> <p><i>External lighting, other than flood lighting of sport and recreation facilities, within 50 m of a residential zone must comply with all of the following:</i></p> <p>(a) <i>be turned off between 9:00 pm and 6:00 am, except for security lighting;</i></p> <p>(b) <i>security lighting must be baffled to ensure they do not cause emission of light outside the zone.</i></p>	<p>P1</p> <p><i>External lighting, other than flood lighting of sport and recreation facilities, within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to all of the following:</i></p> <p>(a) <i>level of illumination and duration of lighting;</i></p> <p>(b) <i>distance to habitable rooms in an adjacent dwellings.</i></p>
<p>Complies with A1</p> <p>The proposed development does not include any external lighting. The proposed development complies with the Acceptable Solution requirements.</p>	
<p>A2</p> <p><i>Flood lighting of sport and recreation facilities within 200 m of a residential zone must not subject nearby residential lots to obtrusive light, as defined in AS 4282-1997-1.4.7.</i></p>	<p>P2</p> <p><i>Flood lighting of sport and recreation facilities within 200m of a residential zone must satisfy all of the following:</i></p> <p>(a) <i>be necessary for sport or recreational use;</i></p> <p>(b) <i>not operate after 9.00 pm unless spill light does not unreasonably impact residential amenity of nearby land.</i></p>
<p>Complies with A2</p> <p>The proposal does not include any flood lighting or sports and recreation facilities.</p>	

17.3.4 Commercial Vehicle Movements

Objective: *To ensure that commercial vehicle movements not have unreasonable impact on residential amenity on land within a residential zone.*

Acceptable Solutions	Performance Criteria
<p>A1</p> <p><i>Commercial vehicle movements, (including loading and unloading and garbage removal), to or from a site within 50 m of a residential zone must be within the hours of:</i></p> <p>(a) <i>7.00 am to 6.00 pm Mondays to Fridays inclusive;</i></p> <p>(b) <i>9.00 am to 5pm Saturdays;</i></p> <p>(c) <i>10.00am to 12 noon Sundays and Public Holidays.</i></p>	<p>P1</p> <p><i>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</i></p> <p>(a) <i>the time and duration of commercial vehicle movements;</i></p> <p>(b) <i>the number and frequency of commercial vehicle movements;</i></p> <p>(c) <i>the size of commercial vehicles involved;</i></p> <p>(d) <i>the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);</i></p>

	<p>(e) <i>noise reducing structures between vehicle movement areas and dwellings;</i></p> <p>(f) <i>the level of traffic on the road; (g) the potential for conflicts with other traffic.</i></p>
<p>Complies with A1</p> <p>AS outlined above, other than a brief period during construction and very occasional maintenance, the proposed activity will not involve commercial vehicle movements.</p>	

17.3.5 Discretionary use	
<p>Objective:</p> <p><i>That uses listed as Discretionary do not:</i></p> <p>(a) <i>compromise the use of public land for community use; or</i></p> <p>(b) <i>cause unreasonable loss of amenity to adjoining residential or recreational uses.</i></p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p><i>No Acceptable Solution.</i></p>	<p>P1</p> <p><i>A use listed as discretionary, except if located within the area shown in Figure 17.1.2, must complement and enhance the use of the land for community purposes by providing for facilities and services that augment and support Permitted use or No Permit Required use.</i></p>
<p>Complies with P1</p> <p>The proposal will complement and enhance the use of the land for community purposes as it provides necessary upgrades to facilities and services that augment and support surrounding uses such as Residential.</p> <p>The proposal will not compromise the use of public land for community use, as the proposed infrastructure will largely be located underground.</p>	
<p>A2</p> <p><i>No Acceptable Solution</i></p>	<p>P2</p> <p><i>A use listed as discretionary within the area shown in Figure 17.1.2 must not cause unreasonable impacts on the amenity of residential and recreational uses within 300m of the site boundary, having regard to:</i></p> <p>(a) <i>the characteristics of the site;</i></p> <p>(b) <i>the nature of any emissions from the proposed use;</i></p> <p>(c) <i>the size and scale of the proposed use;</i></p> <p>(d) <i>measures to minimise or mitigate impacts; and</i></p> <p>(e) <i>any relevant local area objectives</i></p>
<p>Complies with P2</p> <p>The proposed sewer rising main will not cause unreasonable loss of amenity to adjoining residential or recreational uses. It is a necessary upgrade to ensure that future use of the surrounding area, including by the proposed Huntingfield Subdivision. The sewer rising main will not detract from the characteristics of the site, nor will it produce any emissions.</p>	

Development Standards for Buildings and Works

17.4.1 Building Height	
<p>Objective:</p> <p><i>To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone</i></p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p><i>Building height must be no more than: 10 m.</i></p>	<p>P1</p> <p><i>Building height must satisfy all of the following:</i></p>

	<ul style="list-style-type: none"> (a) be consistent with any Desired Future Character Statements provided for the area; (b) be compatible with the scale of nearby buildings; (c) not unreasonably overshadow adjacent public space; (d) provide for a transition in height between adjoining buildings; (e) be no more than 12 m.
<p>Not applicable No buildings are proposed.</p>	
<p>A2 Building height within 10 m of a residential zone must be no more than 8.5 m.</p>	<p>P2 Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.</p>
<p>Not applicable No buildings are proposed.</p>	

17.4.2 Setback	
<p>Objective: To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 Building setback from frontage must be no less than:</p> <ul style="list-style-type: none"> 6 m, if fronting Channel Highway 3 m, if fronting any other street. 	<p>P1 Building setback from frontage must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) be consistent with any Desired Future Character Statements provided for the area; (b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape; (c) enhance the characteristics of the site, adjoining lots and the streetscape; (d) provide for small variations in building alignment only where appropriate to break up long building facades, provided that no potential concealment or entrapment opportunity is created; (e) provide for large variations in building alignment only where appropriate to provide for a forecourt for space for public use, such as outdoor dining or landscaping, provided that no potential concealment or entrapment opportunity is created and the forecourt is afforded very good passive surveillance.
<p>Not applicable No buildings are proposed.</p>	
<p>A2 Building setback from a residential zone must be no less than:</p> <ul style="list-style-type: none"> (a) 3 m; (b) half the height of the wall, whichever is the greater. 	<p>P2 Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by:</p> <ul style="list-style-type: none"> (a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;

	<p>(b) overlooking and loss of privacy;</p> <p>(c) visual impact when viewed from adjoining lots, taking into account aspect and slope.</p>
<p>Not applicable No buildings are proposed.</p>	
<p>A3 <i>Building setback for buildings for sensitive use must comply with all of the following:</i></p> <p>(a) be sufficient to provide a separation distance from land zoned Rural Resource no less than 100 m;</p> <p>(b) be sufficient to provide a separation distance from land zoned Significant Agriculture no less than 200m.</p>	<p>P3 <i>Building setback for buildings for sensitive use must be sufficient to prevent potential for land use conflict that would fetter resource development use of adjoining land.</i></p>
<p>Not applicable No buildings are proposed.</p>	

17.4.3 Design	
<p>Objective: <i>To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.</i></p>	
Acceptable Solutions	Performance Criteria
<p>A1 <i>Building design must comply with all of the following:</i></p> <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level facade;</p> <p>(c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 50% of the length of the facade;</p> <p>(d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;</p> <p>(e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof;</p> <p>(f) provide awnings over the public footpath if existing on the site or on adjoining lots;</p> <p>(g) not include security shutters over windows or doors with a frontage to a street or public place.</p>	<p>P1 <i>Building design must enhance the streetscape by satisfying all of the following:</i></p> <p>(a) provide the main access to the building in a way that addresses the street or other public space boundary;</p> <p>(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;</p> <p>(c) treat large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;</p> <p>(d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street;</p> <p>(e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact;</p> <p>(f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints;</p> <p>(g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;</p> <p>(h) be consistent with any Desired Future Character Statements provided for the area.</p>
<p>Not applicable No buildings are proposed.</p>	
A2	P2

Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent.	No Performance Criteria.
Not applicable No walls are proposed.	

17.4.4 Passive Surveillance

Objective: To ensure that building design provides for the safety of the public.

Acceptable Solutions	Performance Criteria
<p>A1 Buildings design must complying with all of the following:</p> <ul style="list-style-type: none"> (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40 % of the surface area of the ground floor level facade; (c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30% of the surface area of the ground floor level facade; (d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces; (e) provide external lighting to illuminate car parking areas and pathways; (f) provide well-lit public access at the ground floor level from any external car park. 	<p>P1 Buildings design must provide for passive surveillance of public spaces by satisfying all of the following:</p> <ul style="list-style-type: none"> (a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces; (b) locate windows to adequately overlook the street and adjoining public spaces; (c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa; (d) locate external lighting to illuminate any entrapment spaces around the building site; (e) provide external lighting to illuminate car parking areas and pathways; (f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces; (g) provide for sight lines to other buildings and public spaces.
Not applicable. No buildings are proposed.	

17.4.5 Landscaping

Objective: To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and if relevant provides a visual break from land in a residential zone.

Acceptable Solutions	Performance Criteria
<p>A1 Landscaping must be provided along the frontage of a site (except where access is provided) unless the building has nil setback to frontage.</p>	<p>P1 Landscaping must be provided to satisfy all of the following:</p> <ul style="list-style-type: none"> (a) enhance the appearance of the development; (b) provide a range of plant height and forms to create diversity, interest and amenity; (c) not create concealed entrapment spaces; (d) be consistent with any Desired Future Character Statements provided for the area.
Not applicable. No buildings are proposed.	
A2	P2

<i>Along a boundary with a residential zone landscaping must be provided for a depth no less than: 2 m</i>	<i>Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zones land.</i>
Not applicable. No buildings are proposed.	

17.4.6 Outdoor Storage Areas	
Objective: <i>To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.</i>	
Acceptable Solutions	Performance Criteria
A1 <i>Outdoor storage areas for non-residential uses must comply with all of the following:</i> (a) <i>be located behind the building line;</i> (b) <i>all goods and materials stored must be screened from public view;</i> (c) <i>not encroach upon car parking areas, driveways or landscaped areas.</i>	P1 <i>Outdoor storage areas for non-residential uses must satisfy all of the following:</i> (a) <i>be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality;</i> (b) <i>not encroach upon car parking areas, driveways or landscaped areas.</i>
Not applicable. No outdoor storage areas are proposed.	
A2 <i>Along a boundary with a residential zone landscaping must be provided for a depth no less than: 2 m</i>	P2 <i>Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zones land.</i>
Not applicable. No outdoor storage areas are proposed.	

17.4.7 Fencing	
Objective: <i>To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance..</i>	
Acceptable Solutions	Performance Criteria
A1 <i>Fencing must comply with all of the following:</i> (a) <i>fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage;</i> (b) <i>fences along a frontage must be at least 50% transparent above a height of 1.2 m;</i> (c) <i>height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.</i>	P1 <i>Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following:</i> (a) <i>the height of the fence;</i> (b) <i>the degree of transparency of the fence;</i> (c) <i>the location and extent of the fence;</i> (d) <i>the design of the fence;</i> (e) <i>the fence materials and construction;</i> (f) <i>the nature of the use;</i> (g) <i>the characteristics of the site, the streetscape and the locality, including fences;</i>

	(h) any Desired Future Character Statements provided for the area.
Not applicable. No fencing is proposed.	

19.4.5 Environmental Values	
Objective: To ensure that the design and location of buildings and works avoid and minimises adverse environmental impacts.	
Acceptable Solutions	Performance Criteria
A1 No environmental values will be adversely impacted.	P1 Buildings and works are designed and located to avoid, minimise, mitigate and offset impacts on trees of high conservation value.
A1 Complies TASVEG 4.0 classifies the vegetation on the subject site as FAG (Agricultural land) It is assumed that as the works are located in a mostly grassy cleared area, and that there is no vegetation proposed for removal that there will be no adverse impacts to natural values.	

5.3.2 Codes

The following sections provide an assessment against the relevant Codes within the Scheme.

5.3.2.1 E1.0 Bushfire-Prone Areas Code

The site in its entirety is within the Bushfire-Prone Areas Code. However, due to the proposed use, the code is not triggered and therefore does not apply.

5.3.2.2 E10.0 Biodiversity Code

This code applies to *development involving clearing and conversion or disturbance of native vegetation within a Biodiversity Protection Area*. Native vegetation is defined in the Scheme as *means plants that are indigenous to Tasmania including trees, shrubs, herbs and grasses that have not been planted for domestic or commercial purposes*.

The Biodiversity Protection Overlay covers only one small part of the development site, in a grassy area, where there is likely to be no impacts to natural values (Figure 8). As is not expected that any native vegetation or trees within the Biodiversity Protection Area will be removed or impacted, this Code as not been assessed.



Figure 8 Biodiversity Protection Area in green hatching

5.3.2.3 E11.0 Waterway and Coastal Protection Code

The proposal involves works within the Waterway and Coastal Protection Area as seen in Figure 9.

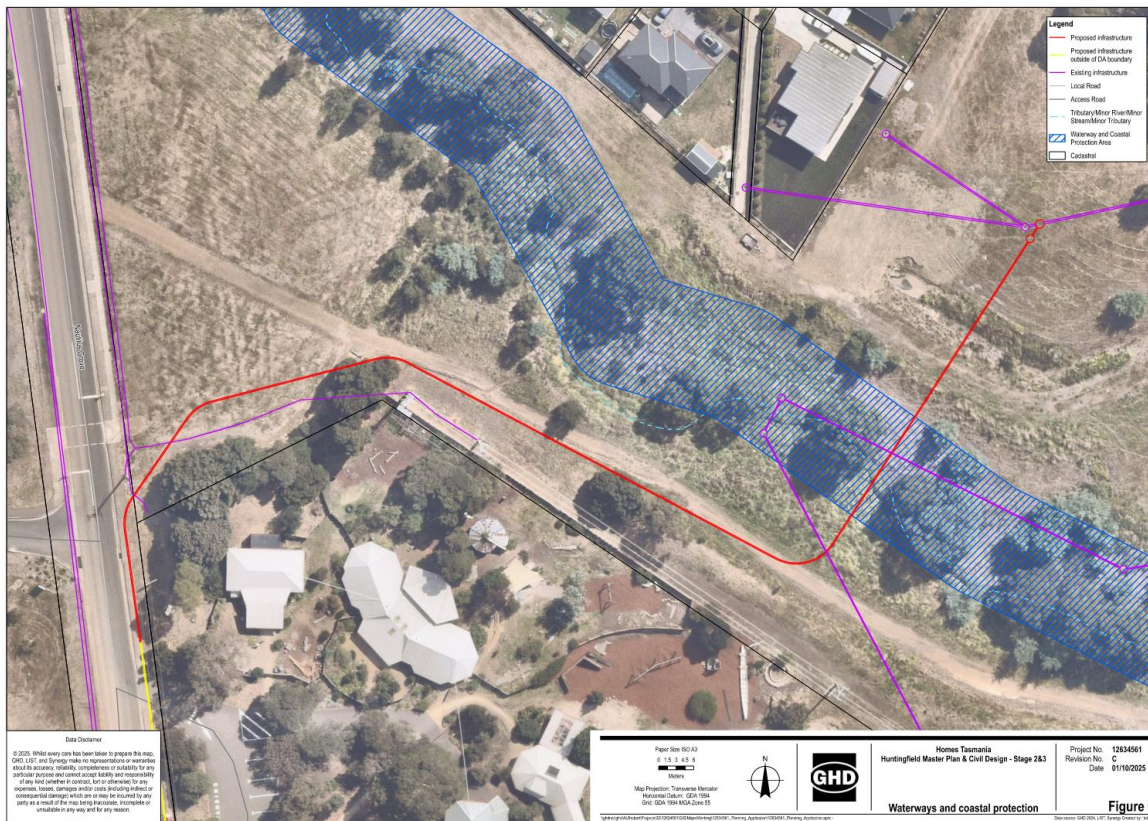


Figure 9 Waterway and Coastal Protection Area shown in blue hatching

An assessment against the relevant provisions is provided below.

E11.7.1 Buildings and Works	
Objective: To ensure that buildings and works in proximity to a waterway, the coast, identified climate change refugia and potable water supply areas will not have an unnecessary or unacceptable impact on natural values.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building and works within a Waterway and Coastal Protection Area must be within a building area on a plan of subdivision approved under this planning scheme.</p>	<p>P1</p> <p>Building and works within a Waterway and Coastal Protection Area must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) avoid or mitigate impact on natural values; (b) mitigate and manage adverse erosion, sedimentation and runoff impacts on natural values; (c) avoid or mitigate impacts on riparian or littoral vegetation; (d) maintain natural streambank and streambed condition, (where it exists); (e) maintain in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; (f) avoid significantly impeding natural flow and drainage; (g) maintain fish passage (where applicable); (h) avoid landfilling of wetlands; (i) works are undertaken generally in accordance with Waterways and Wetlands Works Manual (DPIWE, 2003) and Tasmanian Coastal Works Manual (DPIPWE, December, 2010), and the unnecessary

	<i>use of machinery within watercourses or wetlands is avoided.</i>
<p>Complies with P1</p> <p>As the proposed sewer line is not within a building area on a plan of subdivision approved under this planning scheme, the proposal but be assessed against the Performance Criteria.</p> <p>The proposal is thought to comply with the Performance Criteria for the following reasons:</p> <ul style="list-style-type: none"> - The proposed sewer line will use directional drilling to install pipes which will avoid impacts to the creek, native vegetation, and other natural values in the area. - A soil and water management plan will be implemented to manage any potential adverse erosion, sedimentation or runoff impacts. - No vegetation is proposed to be removed. - Directional drilling will be used in order to maintain the streambed and streambank condition as much as possible. - All in stream habitat will remain. - The natural flow and drainage will not be impeded. - Fish passage will not be impacted. - There is no landfilling of wetlands proposed. - All works will be undertaken in accordance with the relevant guidelines. 	

6. Conclusion

This Report has been prepared by GHD on behalf of Homes Tasmania to accompany an Application for Planning Permit to undertake works for a sewer rising main at Lot 2 Nautilus Grove, Huntingfield, to support the proposed adjacent Huntingfield Subdivision Development.

The proposal involves the necessary upgrades to public infrastructure, which will in turn support affordable housing in Southern Tasmania. The proposal will be largely low impact, being located underground with a short duration of construction and installation. Any potential environmental impacts will be carefully managed, with only minor impacts expected. It is considered that the proposal is consistent with the relevant provisions of the Scheme, whether by the Acceptable Solutions, or the Performance Criteria. The manner in which the proposal proceeds can be appropriately controlled through permit conditions.

Please do not hesitate to contact us should you require further information or clarification.

Appendices

Appendix A

Title Documents

PROPERTY ID: 9659855
MUNICIPALITY: KINGBOROUGH

PROPERTY ADDRESS: Lot 2 NAUTILUS GROVE
 HUNTINGFIELD TAS 7055

PROPERTY NAME:

TITLE OWNER: 172592/2 : KINGBOROUGH COUNCIL

INTERESTED PARTIES: KINGBOROUGH COUNCIL

POSTAL ADDRESS: 15 CHANNEL HWY
(Interested Parties) KINGSTON TAS 7050

MAIN IMPROVEMENTS SUMMARY

Improvements: VACANT LAND
Improvement Sizes (Top 3 by Size): Improvement: Area:
Number of Bedrooms:
Construction Year of Main Building:
Roof Material:
Wall Material:
Land Area: 3.525 hectares

LAST VALUATIONS

Date Inspected	Levels At	Land	Capital	A.A.V.	Reason
30/03/2022	01/07/2021	\$175,000	\$175,000	\$7,000	FRESH VALUATION
16/04/2020	01/07/2014	\$100,000	\$100,000	\$4,000	SPLIT FROM CANCELLED PID 3492864

No information obtained from the LIST may be used for direct marketing purposes.

Much of this data is derived from the Valuation Rolls maintained by the Valuer-General under the provisions of the Valuation of Land Act 2001. The values shown on this report are as at the Levels At date.

While all reasonable care has been taken in collecting and recording the information shown above, this Department assumes no liability resulting from any errors or omissions in this information or from its use in any way.

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Explanation of Terms

Property ID - A unique number used for Valuation purposes.

Date Inspected - The date the property was inspected for the valuation.

Levels At - Levels At - or Levels of Valuation Date means the date at which values of properties are determined for all valuations in a Municipal Area.

Land Value - Land Value is the value of the property including drainage, excavation, filling, reclamation, clearing and any other invisible improvements made to the land. It excludes all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees and pastures and other like improvements.

Capital Value - Capital Value is the total value of the property (including the land value), excluding plant and machinery.

AAV - Assessed Annual Value. AAV is the gross annual rental value of the property excluding GST, municipal rates, land tax and fixed water and sewerage, but cannot be less than 4% of the capital value.

Interested Parties - This is a list of persons who have been recorded by the Valuer-General as having interest in the property (ie owner or Government agency).

Postal Address - This is the last advised postal address for the interested parties.

Multiple Tenancies - Properties that have multiple tenants are assessed for separate AAV's. e.g. a house and flat.

SEARCH OF TORRENS TITLE

VOLUME 114677	FOLIO 102
EDITION 2	DATE OF ISSUE 01-Nov-1995

SEARCH DATE : 02-Oct-2025

SEARCH TIME : 10.49 AM

DESCRIPTION OF LAND

Parish of KINGBOROUGH, Land District of BUCKINGHAM
 Lot 102 on Sealed Plan [114677](#)
 Derivation : Part of Lot 31693 (35A-3R-27Ps) Granted to L.G. Lahl and Part of Lot 25278 (44A-2R-17Ps) Granted to T.E. Lahl, Part of Lot 37909 Gtd. to the Director-General of Housing & Construction.
 Prior CTs [51892/1](#) and [51893/1](#)

SCHEDULE 1

[B906494](#) TRANSFER to KINGBOROUGH COUNCIL Registered
 01-Nov-1995 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP114677](#) EASEMENTS in Schedule of Easements
[SP114677](#) COVENANTS in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

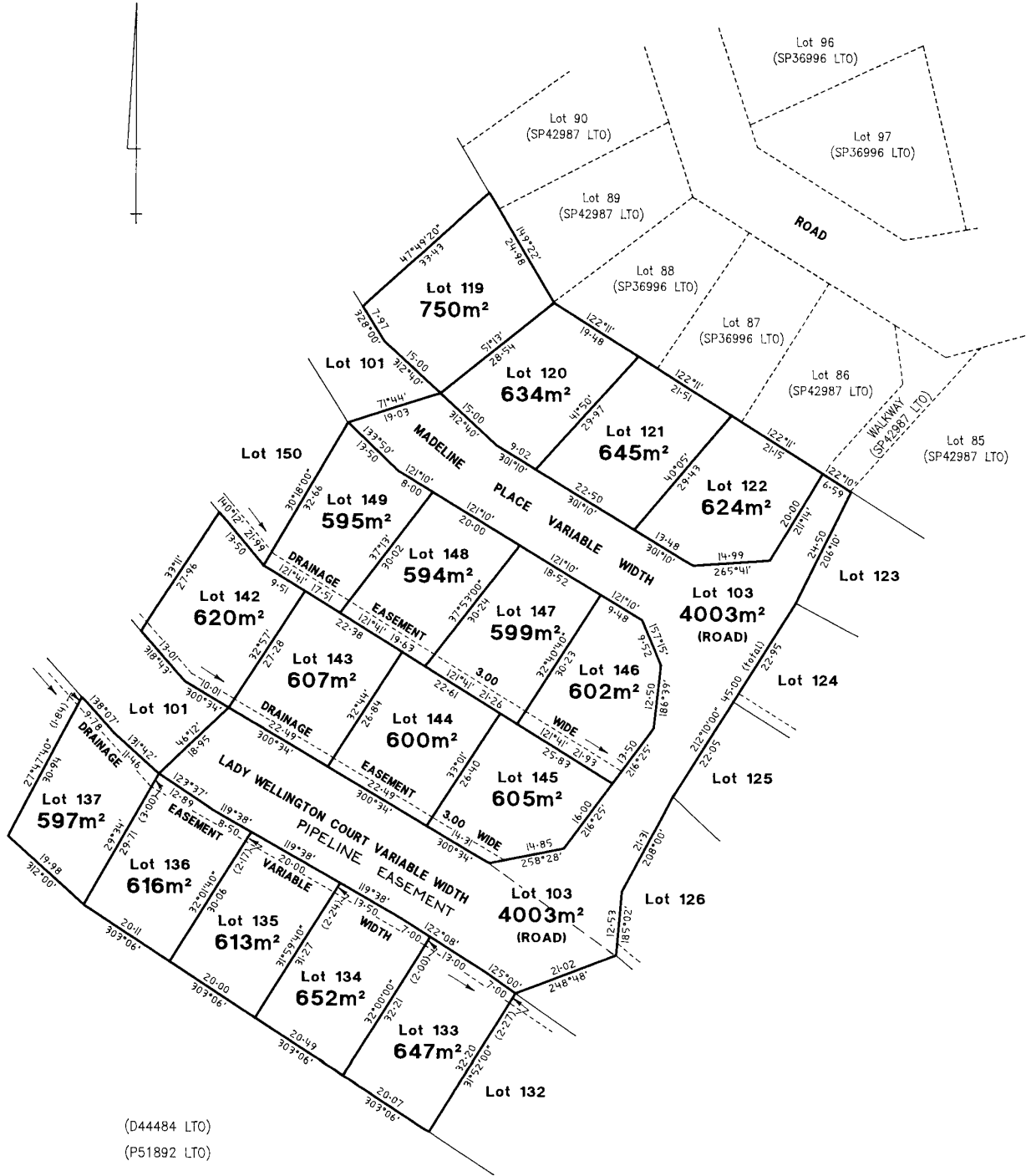
No unregistered dealings or other notations

<p>ANNEXURE SHEET No 1 OF 4 SHEETS</p>	<p>OWNER DIRECTOR-GENERAL OF HOUSING & CONSTRUCTION</p>	<p>REGISTERED NUMBER</p>
	<p>FOLIO REFERENCE CT 3762/23 & CT 4504/44</p> <p>SCALE 1: 750 LENGTHS IN METRES</p>	<p>SP114677</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p>..... Town Clerk/Council Clerk</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET.</p> <p>Registered Surveyor <u>Garry Bruce Coombe</u>..... date <u>25/11/1993</u>.....</p>	



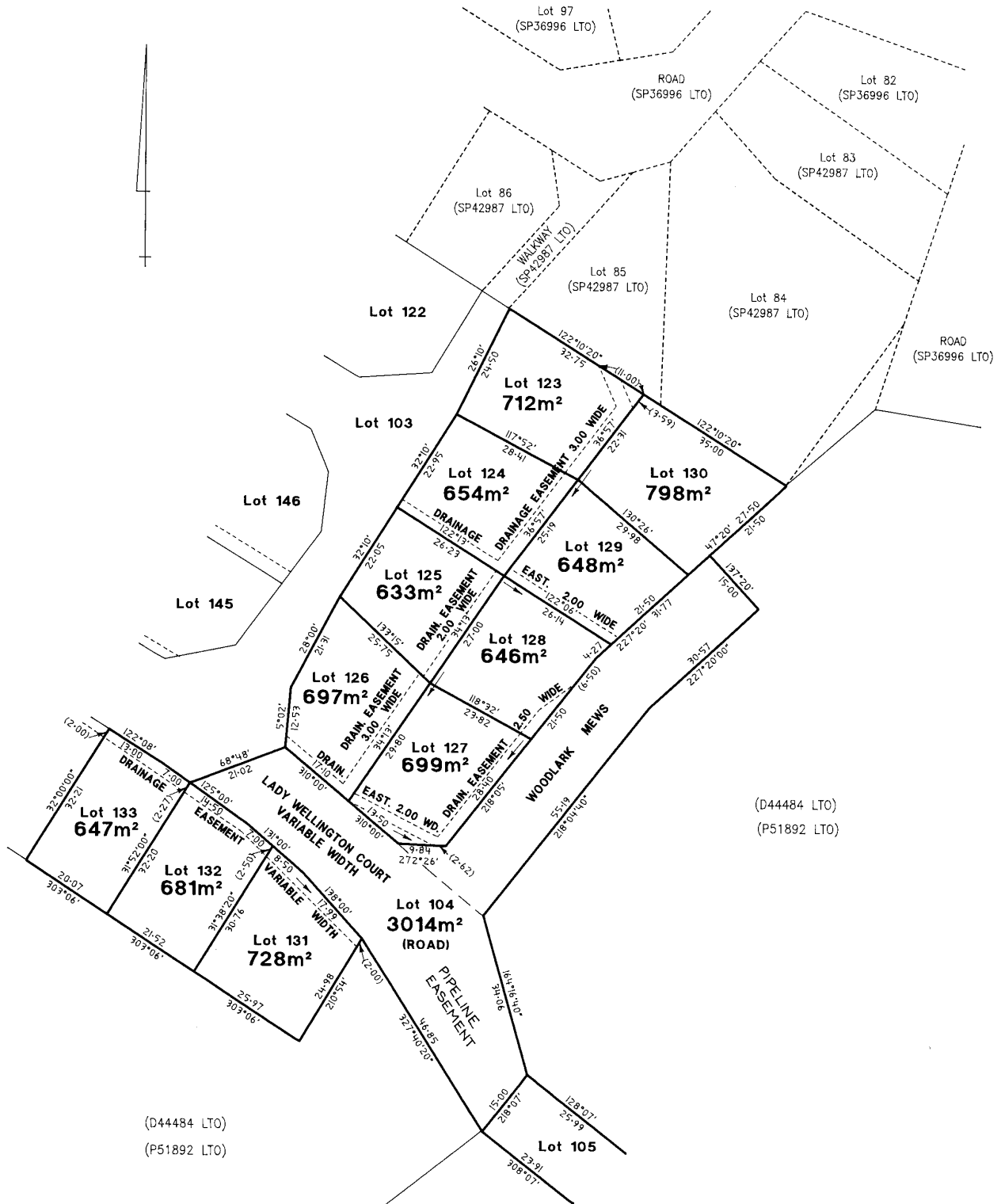
930724

ANNEXURE SHEET No 2 OF 4 SHEETS	OWNER DIRECTOR-GENERAL OF HOUSING & CONSTRUCTION	REGISTERED NUMBER
	FOLIO REFERENCE CT 3762/23 & CT 4504/44 SCALE 1: 750 LENGTHS IN METRES	SP114677
SIGNED FOR IDENTIFICATION PURPOSES Town Clerk/Council Clerk	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET. Registered Surveyor <u>Gary Bruce Coombe</u> date <u>25/11/1993</u>	



931725

<p>ANNEXURE SHEET No 3 OF 4 SHEETS</p>	<p>OWNER DIRECTOR-GENERAL OF HOUSING & CONSTRUCTION</p>	<p>REGISTERED NUMBER</p>	
	<p>FOLIO REFERENCE CT 3762/23 & CT 4504/44</p> <p>SCALE 1: 750 LENGTHS IN METRES</p>	<p>SP114677</p>	
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p>..... Town Clerk/Council Clerk</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET.</p> <p>Registered Surveyor <u>Garry Bruce Coombe</u>..... date <u>25/11/1993</u>.....</p>		



Appendix B

Plans



Legend

- Proposed infrastructure
- Proposed infrastructure outside of DA boundary
- Existing infrastructure
- Sewer pump station
- Cadastral

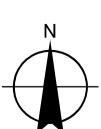
Data Disclaimer

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Paper Size ISO A3

0 20 40 60 80
Meters

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 55




Homes Tasmania
Huntingfield Master Plan & Civil Design - Stage 2&3

Project No. 12634561
Revision No. C
Date 01/10/2025

Overall site plan

Figure 1



Legend

- Proposed infrastructure
- Proposed infrastructure outside of DA boundary
- Existing infrastructure
- Local Road
- Access Road
- - - Tributary/Minor River/Minor Stream/Minor Tributary
- Cadastral

Data Disclaimer

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<p>Paper Size ISO A3</p> <p>0 1.5 3 4.5 6</p> <p>Meters</p> <p>Map Projection: Transverse Mercator Horizontal Datum: GDA 1994 Grid: GDA 1994 MGA Zone 55</p>			<p>Homes Tasmania Huntingfield Master Plan & Civil Design - Stage 2&3</p> <p>Site plan For development application</p>	<p>Project No. 12634561</p> <p>Revision No. C</p> <p>Date 01/10/2025</p>	<p>Figure 2</p>
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