

# PLAN OF SUBDIVISION



**PDA Surveyors**  
 Surveying, Engineering & Planning

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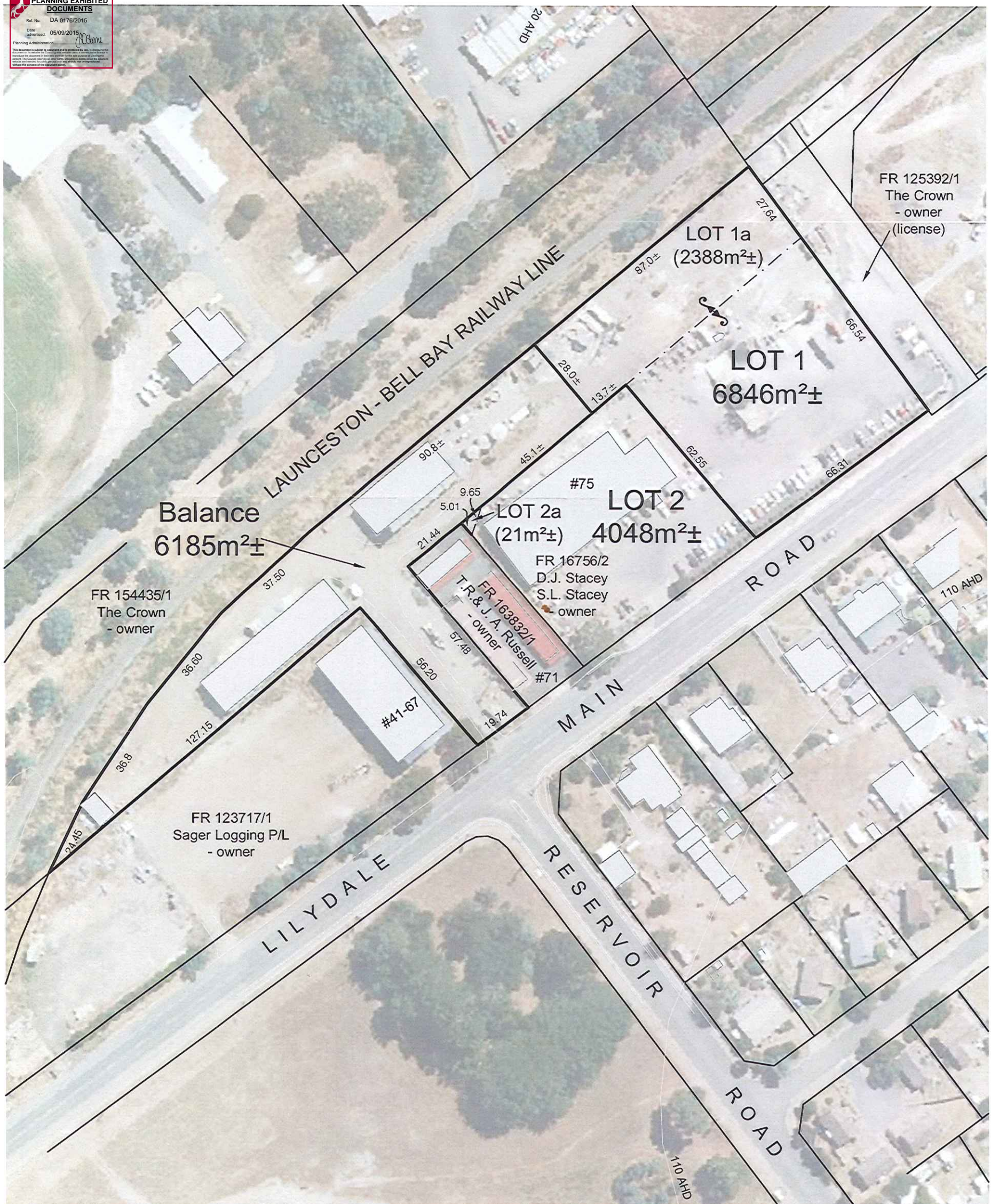
**Owner** D.J. Stacey & S.L. Stacey;  
 M. Kondratiew & D.M. Kondratiew  
 under contract to Brumby  
 Superannuation Fund  
**Title Ref.** FR 16756/1,FR 42180/4,FR 16756/2

**Location** 69 Lilydale Road, Rocherlea  
**Council** Launceston City Council  
**Planning Scheme:** Interim Launceston Planning Scheme 2015

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.

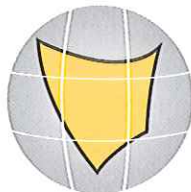
**Schedule Of Easements** Existing Drainage Easement 2.00 Wide to be carried forward.

**Scale** 1:1250 | **Date** 20 February 2015 | **Our Ref.** 114-15-P02 | **Map ref:** 5041 | **GDA94 Centroid:** E 511 097 N 5 419 680



Lot 1a to be added to Lot 1  
 Lot 2a to be added to Lot 2





# PDA Surveyors

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- LAUNCESTON**  
 J.W. Dent, G.M. B. SURV. (Tas.), M.SSSI. (Director)  
 D. Marszałek, B. SURV. SP. SC. (Tas.), M.SSSI. (Associate)
- HOBART**  
 A.M. Peacock, B. APP. SC. (SURV), M.SSSI. (Director)  
 C.M. Terry, B. SURV. (Tas.), M.SSSI. (Director)  
 D. Panton, B.E. M.I.E. AUSTR., C.P.ENG. (Director)  
 H. Clement, B. SURV. (Tas.), M.SSSI. (Director)  
 M. McQueen, B.E., M.I.E. AUSTR., C.P.ENG. (Associate)  
 M.S.G. Denholm, B. GEOM. (Tas.), M.SSSI. (Associate)
- KINGSTON**  
 A.P. (Lex) McIndoe, B. SURV. (Tas.), M.SSSI. (Director)
- BURNIE**  
 A.J. Hudson, B. SURV. (Tas.), M.SSSI. (Director)  
 A.W. Eberhardt, B. GEOM. (Tas.), M.SSSI. (Director)

Our Ref: 114/15

10<sup>th</sup> April, 2015.

Launceston City Council  
 P O Box 396  
 LAUNCESTON, TAS. 7250

Attention: Ms. A. Osborne

Dear Abby,

**Re: Subdivision Proposal – Stacey, Rocherlea**

FILE No.			
EO	OD	Box	
RCV'D 10 APR 2015 LCC			
Doc No.			
Action Officer	Noted	Replied	

*chq received - \$683.00 KS 10/04/2015*

Please find enclosed an application for subdivision of CT16756/1, CT42180/4 and CT16756/2 on behalf of our client, Dale Stacey. We enclose the following to enable you to assess the application.

- Completed development application form.
- Plans for proposed subdivision.
- Bushfire risk assessment prepared by AK Consultants.
- A cheque for \$683.00 for the development application fee.
- Title documents.

The land in question is part of the General Industrial zone of the Launceston Interim Planning Scheme 2015. As shown by our plan of subdivision we propose to adjust the boundaries between lots with no additional lots being created.

We will now address the subdivision clauses under 25.4.5 of the Planning Scheme.

**25.4.5 – Lot Size and Dimensions**

Performance Criteria P1. a), b), c), d), e), f) and g) are all met as the lots are all existing and suitable for their existing use. The adjustment to boundaries will further facilitate the use of these lots.

Acceptable solution A2 is met as the surrounding land is all General Industrial or Utilities Zone.

../2

Previously trading as Campbell Smith Phelps Pedley

**25.4.6 – Frontage and Access**

Acceptable solution A1 is met as each lot has a frontage of at least 10 metres. Performance criteria P2 are all met as the existing lots are currently in use and have sufficient access to meet these requirements.

**25.4.7 – Discharge of Stormwater**

Acceptable solution A1 and the performance criteria P2 are all met as these existing lots have sufficient stormwater infrastructure.

**25.4.8 – Water and Sewage Services**

Acceptable solutions A1 and A2 are met as these are existing lots with services.

We trust that we have provided sufficient information to satisfy the requirements under the Planning Scheme for what is a boundary adjustment only with no additional lots created. Should you require any further information please contact us.

Yours faithfully  
PDA Surveyors

Per: *[Signature]*

DAVID MARSZALEK

LAUNCESTON  
 J.W. Dent, OAM, B. SURV. (Tas.), M.SSSI. (Director)  
 D. Marszalek, B. SURV. SP. SC. (Tas.), M.SSSI. (Associate)  
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 D. Pantou, B.E. M.I.E. AUST., C.P.ENG. (Director)  
 H. Clement, B. SURV. (Tas.), M.SSSI. (Director)  
 M. McQueen, B.E., M.I.E. AUST., C.P.ENG. (Associate)  
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Our Ref: 114/15  
 Your Ref: DA0176/2015

24<sup>th</sup> August, 2015.

Launceston City Council  
 PO Box 396  
 LAUNCESTON TAS 7250

Attention: Ms J. Tyson

Dear Jacqui,

**RE: SUBDIVISION – 69 LILYDALE ROAD, 73-75 LILYDALE ROAD AND 77 – 79 LILYDALE ROAD, ROCHERLEA.**

Further to your letter of the 17<sup>th</sup> April, 2015 we now wish to provide answers to the questions you have raised as follows;

1. Use of Crown Land CT125392/2

It is intended to continue using the Crown land adjacent to 77-79 Lilydale Road as part of the cement works that operate on that site. Mr Stacey does have a Crown lease for the use of this land and we would therefore ask that the use of this land be approved by Council as manufacturing and processing (cement works). We enclose a plan (our ref 114-15-D02) which shows the access, storage and parking arrangements on this piece of land. This site plan addresses the site plan requirements of Clause E11.5.2 of your Planning Scheme.

In addressing clause E11.5.3 describing the proposal it is merely for the access to the concrete plant that has been previously approved by your Council. There is some parking and manoeuvring area as shown on the plan and some storage at the rear of the site. As this is merely a minor addition to the existing Permit the information previously provided in relation to the operation of the concrete plant is still applicable as far as the Environmental Impacts and Attenuation Code is concerned.

We also enclose the original noise report that was undertaken by Vipac Engineers and Scientists on the 10<sup>th</sup> June 2009. That report indicated that there is more noise from Lilydale Road that is likely to impact on the residential properties on the southern side of Lilydale Road than will emanate from this site. Because the additional area of land for this extension of use on the Crown land site is only involving traffic movements and no actual plant operation this report is still applicable and valid.

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FILE No.	DA0176/2015		
EO	OD	Box	
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
RCV'D		25 AUG 2015	LCC
Doc No.			
Action Officer		Noted	Replied
J Tyson			

Previously trading as Campbell Smith Phelps Pedley

OFFICES ALSO AT:

• 127 Bathurst Street, Hobart, 7000  
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 (03) 6229 2131

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 • 6 Queen Street, Burnie, 7320  
 • 16 Emu Bay Road, Deloraine, 7304

(03) 6264 1277  
 (03) 6431 4400  
 (03) 6362 2993



The extension of the use of the concrete plant a further 20 metres to the north east makes this use no closer to any sensitive use as the properties in this direction are all part of the Industrial Zone. There is therefore no increase in impact as a result of the extension of this use.

2. Parkside Automotive – 73-75 Lilydale Road

The automotive mechanic works the majority of the time (approximately 90%) for the main tenant on the property Crossroads Civil Construction Pty Ltd. The majority of the day he is working to repair equipment as part of this business. There is, however, not enough work to keep him fully occupied and on some days he will take in some private automotive mechanic work. We therefore do not need to change the use of the site necessarily but want to have an ancillary or an additional use to allow the automotive mechanic to be able to service private cars on his own account. He only does private work on Thursdays. He is a sole employee and would have minimal traffic movements to and from the site as a result of this small component of additional work. Someone will drop the car off in the morning and pick it up at night. The minimal amount of additional traffic is totally insignificant when compared to the remainder of the traffic entering and leaving this site. He works between 7.00am and 6.00pm on week days. As you have requested this additional information we have provided it although it is not specifically part of the subdivision application but we would like to correct this planning matter at the same time if this is possible.

3. Taswater Request for Additional Information

We received a request from Taswater dated 5<sup>th</sup> May, 2015 asking for a servicing plan showing existing sewer lot connection points. We have shown these on the attached plan however we would have thought that Taswater would have had this information already. This is shown on the attached plan our ref 114-15-P02. We trust this satisfactorily answers the Taswater RFI.

4. Lot 1A on our plan of Subdivision.

We would also like to ensure that the use of lot 1A can be included in the manufacturing and processing (cement works) uses so that the area can be used for storage and manoeuvring as part of the concrete plant operation on lot 1. The drainage of that area will be drained into the existing drainage on lot 1 and will not discharge onto the Launceston Bell Bay Railway line at the rear of the property.

We trust that this answers your questions and the questions from Taswater. Please get in touch if you have any questions or if you require any further information.

Yours faithfully  
PDA Surveyors

Per:   
JOHN DENT



# VIPAC ENGINEERS & SCIENTISTS

Vipac Engineers & Scientists Limited A.C.N. 005 453 627 ABN 33 005 453 627  
 PO Box 506, Kings Meadows, Tasmania 7249 AUSTRALIA  
 Telephone (+61 3) 6343 2077, Facsimile (+61 3) 6343 4849, www.vipac.com.au

10 June 2009

Engineering Edge  
 219 Invermay Rd  
 Invermay Tasmania 7248

42986-01  
 AJM/PCB

Attn: Mr Rodney Jesson

Re: Crossroads Civil Contracting traffic noise assessment.

## 1 Introduction

Vipac was commissioned to measure traffic noise immissions at the Lilydale Road frontage of the Crossroads Civil Contracting property; and to assess them in relations to permit conditions issued by the Launceston City Council for a proposed concrete batching plant.

An integrating sound level meter (SLM) (Larson Davis 870B s/n 1364) was placed at the eastern corner of the Crossroads Civil Contracting property at a similar distance from Lilydale Rd as residential properties on the opposite side of the road. The SLM was allowed to log Ln statistics from 5 to 9 June 2009. Representative 1/3 octave band spectra were also taken on site with a spectrum analyser (Larson Davis 2900 s/n 2900A0343). All instruments were field calibrated prior to use and wind socks were used at all times on microphones.

Figure 1 shows photographs of the position of the sound level meter within the Crossroads Civil Contracting property.

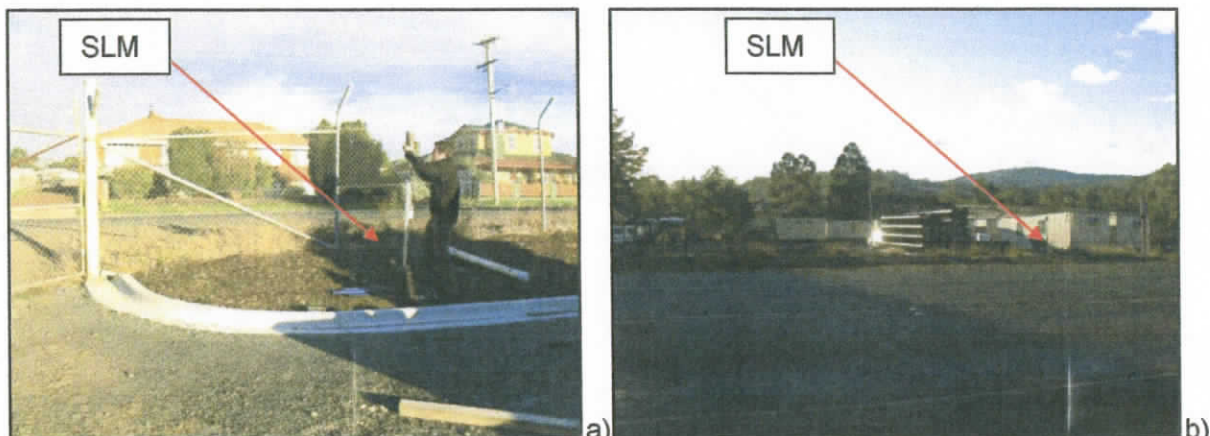


Figure 1 – Photographs of a) view to south-east to Lilydale Rd from Crossroads Civil Contracting; and b) view north-west from Lilydale Rd to Crossroads Civil Contracting.







## 2 Site description

Crossroads Civil Contracting property is located at 77-79 Lilydale Rd, Rocherlea. Light industrial sites and rail easement are located to the north and west of the site while residential properties are located to the south-east, on the opposite side of Lilydale Rd.

Figure 2 shows the location of the Crossroads Civil Contracting property.

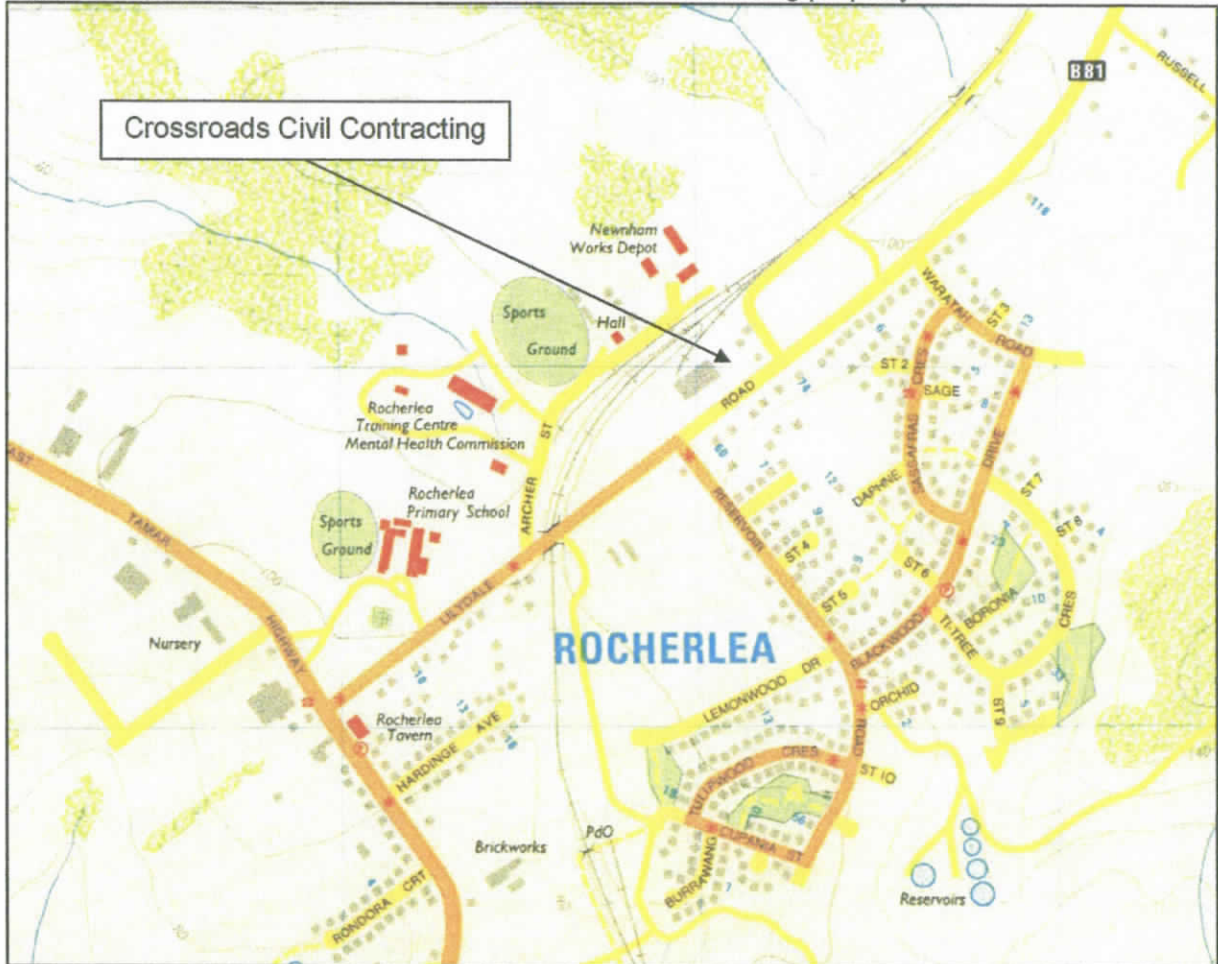


Figure 2 – Map showing the location of Crossroads Civil Contracting.

## 3 Permit conditions

The noise limits reported below are those specified in section 13 of the planning permit issued by the Launceston City Council:-

- Noise emissions from the activity, when measured at any domestic premises within 100 m of either extent of the frontage along Lilydale Road frontage, and expressed as the time average, A-weighted sound pressure level, must not exceed:
  - 40 dBA between 6.30 am and 7.30 am
  - 45 dBA between 7.30 am and 6.00 pm hours.

## 4 Noise measurements

Figure 3 shows  $L_{Aeq,10min}$ ,  $L_{A90,10min}$  and  $L_{A10,min}$  statistics logged at Crossroads Civil Contracting from 5 to 9 June 2009. Figure 4 shows 1/3-octave band spectra measured at Crossroads Civil Contracting in the absence of traffic; during a car pass-by on Lilydale Rd; and during a log truck pass-by on Lilydale Rd.

Engineering Edge – Crossroads Civil Contracting traffic noise assessment

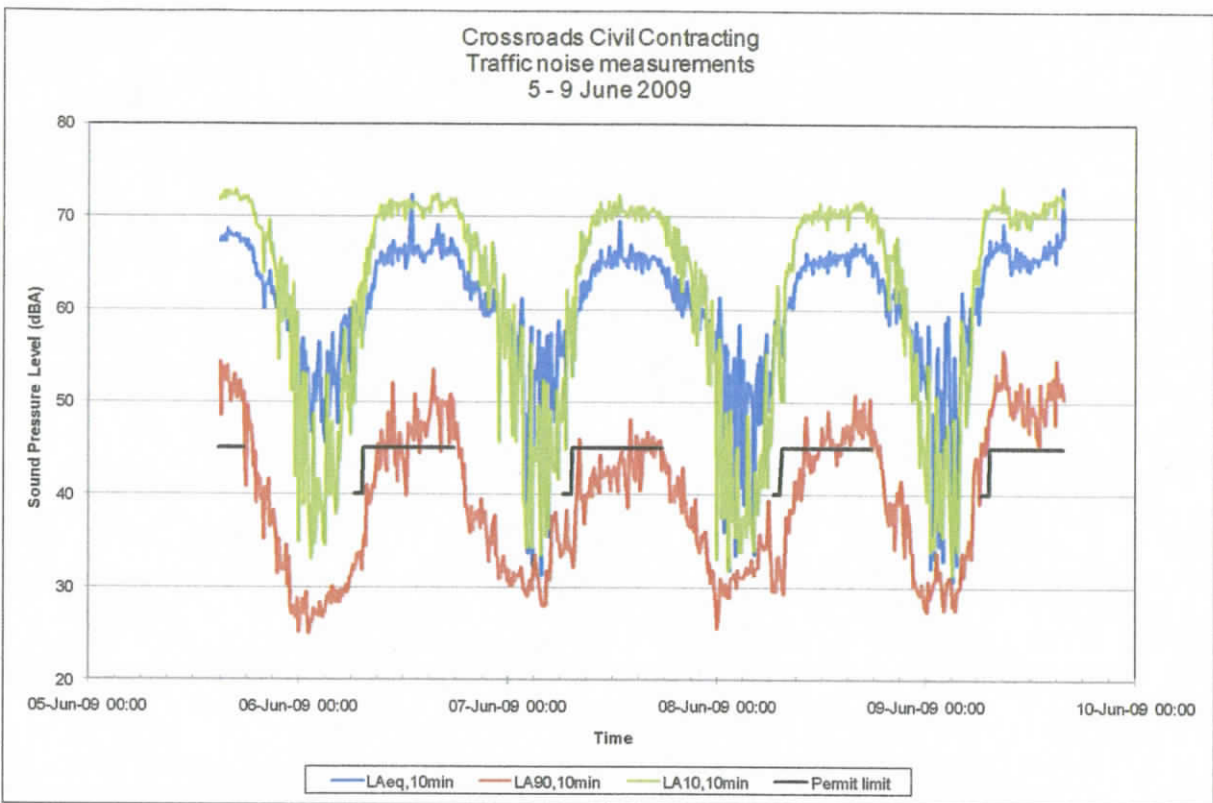


Figure 3 – Ln statistics measured at the Crossroads Civil Contracting property.

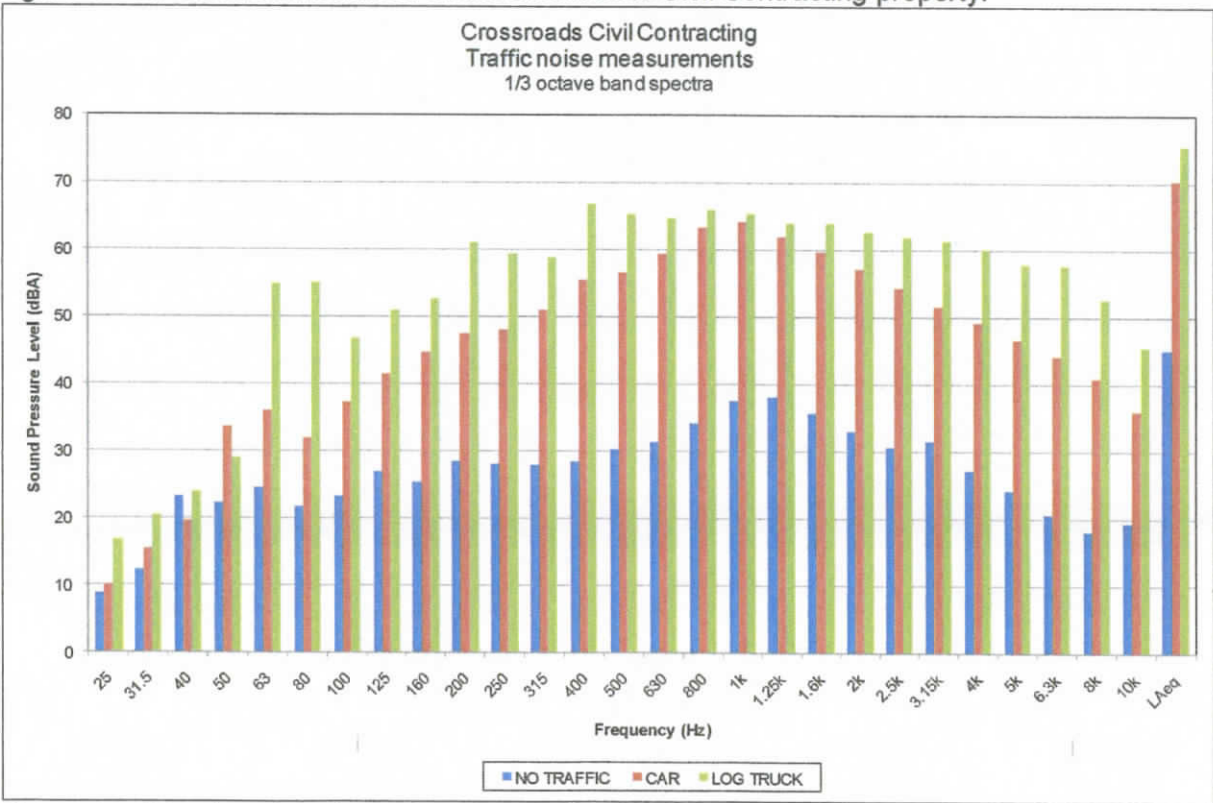


Figure 4 – 1/3 octave band spectra measured at the Crossroads Civil Contracting property.





## 5 Conclusions

- Daytime  $L_{Aeq,10min}$  levels are typically 65 dBA and  $L_{A10,10min}$  levels are typically 5 dBA higher at 70 dBA.
- As traffic frequency decreases and becomes less consistent into the evening and night, both  $L_{Aeq,10min}$  and  $L_{A10,10min}$  levels decrease and begin to fluctuate across a wide range. These fluctuating levels are typical of intermittent vehicle pass-by events during the night period.
- An increase in traffic and subsequent elevation of the  $L_{Aeq,10min}$  appears to occur 2 hours earlier on weekdays. From figure 3 we note that 65  $L_{Aeq,10min}$  was reached at 6 am on 9 June 2009 (working day), while this level was not reached until approximately 8 am during the preceding weekend and public holiday (8 June).
- Daytime traffic is heavy enough to control  $L_{A90,10min}$  levels in the range of 40 to 50 dBA at this site.
- Figure 4 shows typical 1/3-octave band spectra for car and truck pass-by events. The measured sound pressure level during a pass-by event is typically 25 to 30 dBA higher than when traffic is absent.
- Measured  $L_{Aeq,10min}$  levels at the Lilydale Rd boundary of Crossroads Civil Contracting are typically 20 dBA above the limits of 40 and 45 dBA specified in the planning permit.

I hope this meets your immediate requirements.

Please contact me directly if you have any questions concerning this work.

Yours faithfully,  
VIPAC ENGINEERS & SCIENTISTS LTD.

Alex M<sup>c</sup>Leod  
Environmental Consultant – Tasmania  
Email: [alex.mcleod@tarkarri.com](mailto:alex.mcleod@tarkarri.com)  
Ph (03) 63 432077



ENGINEERINGEDGE

*Engineering Edge Pty Ltd*

219 Invermay Road  
Invermay, TAS, 7248  
Ph: 03 6326 9805  
Fax: 03 6326 9607

25 May 2009

VIPAC

Att: Alex

### Sound Level Testing – Lilydale Road Rocherlea

I am writing to you this letter describing our project requirements and seeking your fee proposal.

Our client Crossroads Civil Contracting has been issue with a Development Permit with contingent conditions that relate to the operation of the proposed concrete batching plant.

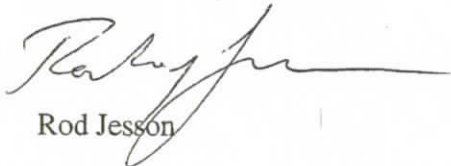
We have a noise emission requirement that is stated in condition 13 (see attached). We have every intention of being compliant with this condition. One of the issues relates to road noise at the property boundary's along Lilydale Road. As this is a busy road we believe that road noise levels are likely to be higher than the requirements of the concrete batching plant.

We would like to have the road noise levels logged prior to our mediation hearing on 11 June 2009. The Crossroads Civil Contracting compound will be a suitable location to measure these levels and a safe place to locate your equipment.

Could you please give us a fee proposal for this work based on placing the sound testing and logging equipment as well as a letter report of the findings and any conclusions that can be made in relation to the sound level requirements for the plant and the recorded levels from road noise. The letter report will need to be ready by 9 June 2009.

If you have any further questions please contact Rod Jesson on 0410 406767.

Yours sincerely



Rod Jesson

Senior Civil Engineer & Project Manager  
Email: [rodnej@engineeringedge.com.au](mailto:rodnej@engineeringedge.com.au)



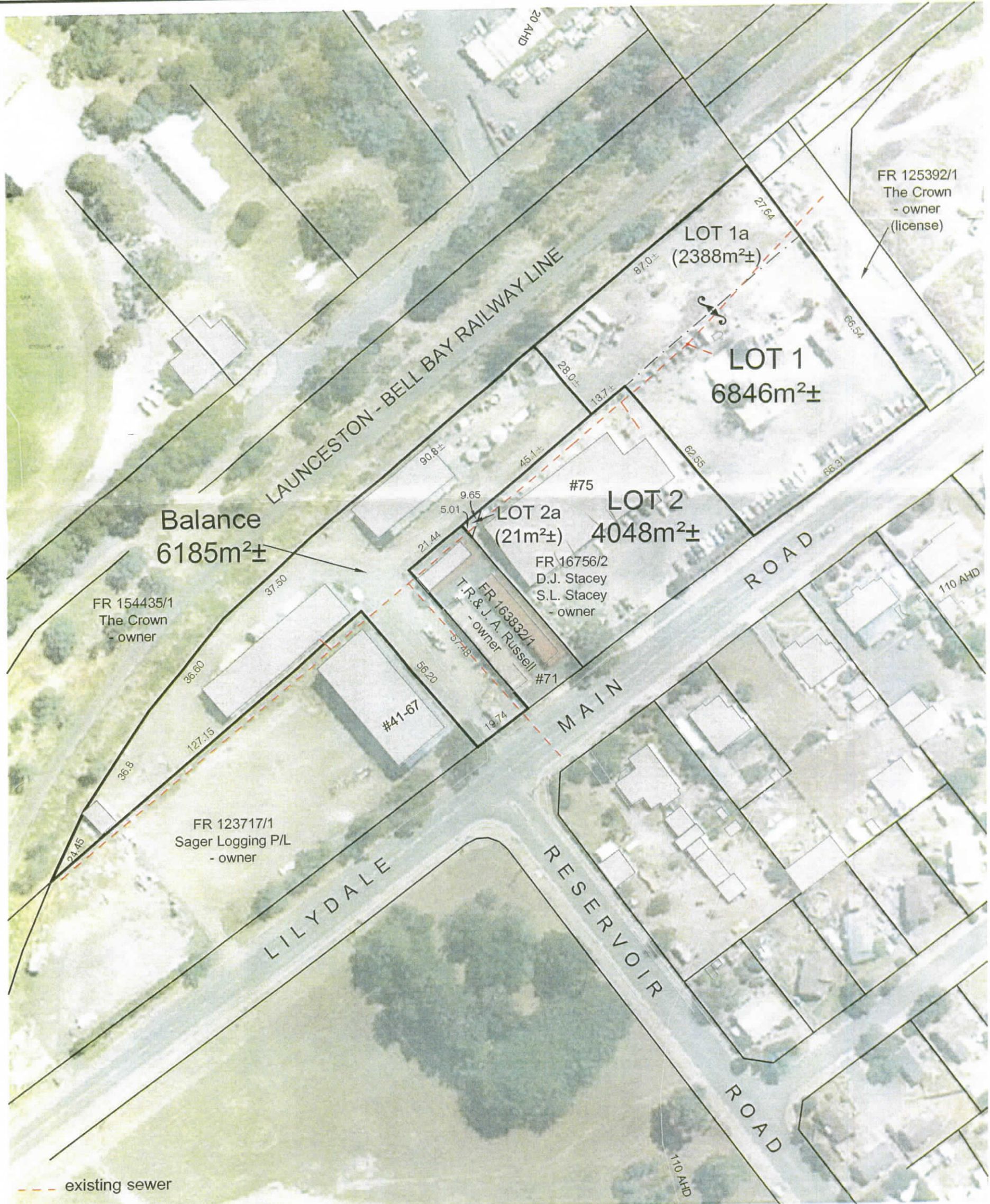


# PLAN OF SUBDIVISION

<b>Owner</b> D.J. Stacey & S.L. Stacey; M. Kondratiew & D.M. Kondratiew under contract to Brumby Superannuation Fund	<b>Location</b> 69 Lilydale Road, Rocherlea	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.
<b>Title Ref.</b> FR 16756/1, FR 42180/4, FR 16756/2	<b>Council</b> Launceston City Council	
	<b>Planning Scheme:</b> Interim Launceston Planning Scheme 2015	

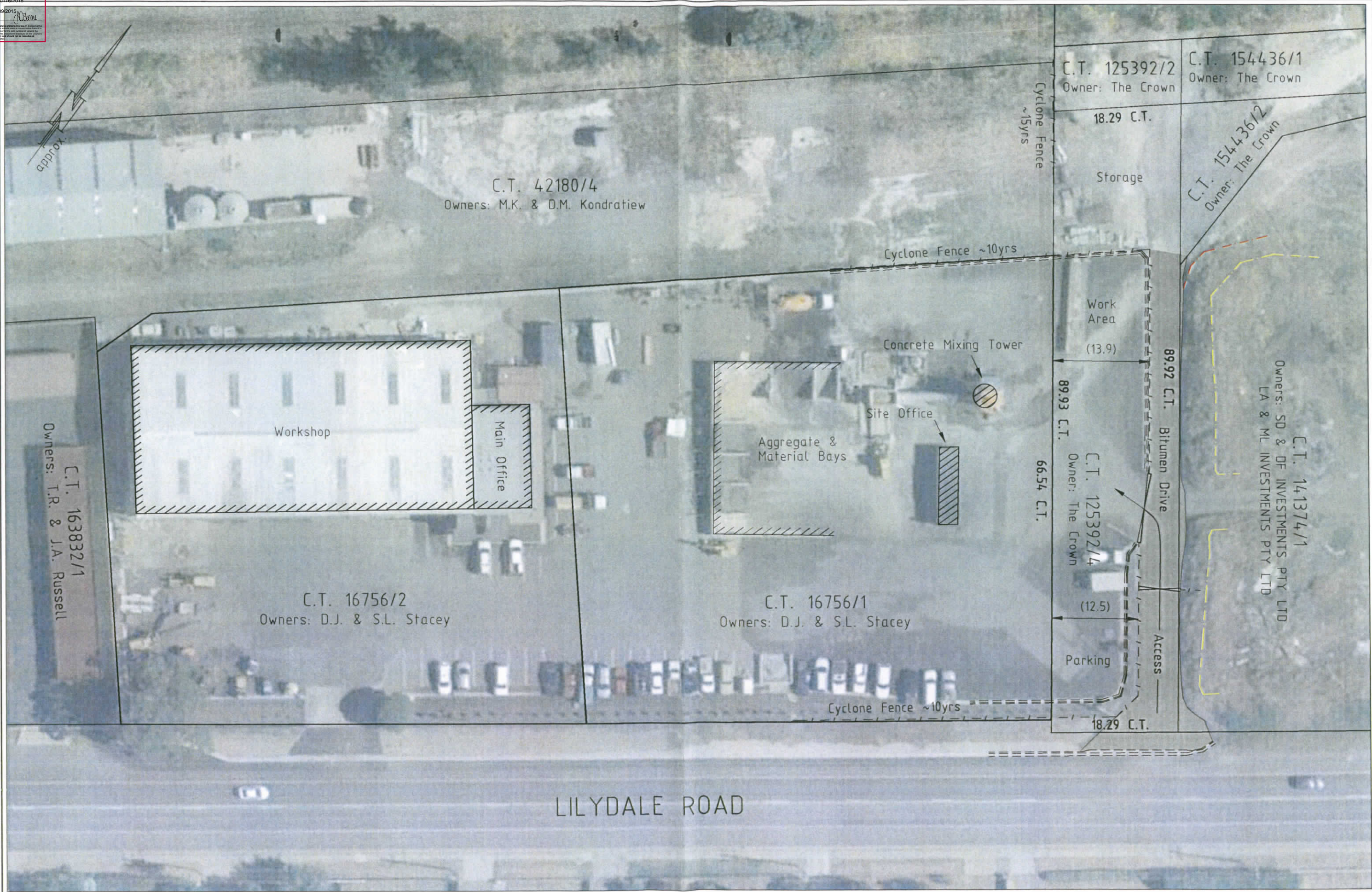
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**Scale** 1:1250 | **Date** 20 February 2015 | **Our Ref.** 114-15-P02 | **Map ref:** 5041 | **GDA94 Centroid:** E 511 097 N 5 419 680

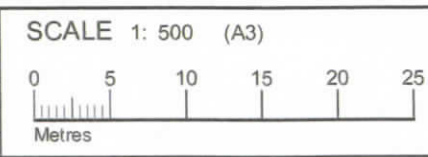


Lot 1a to be added to Lot 1  
 Lot 2a to be added to Lot 2





E			
D			
C			
B			
A			
REV	AMENDMENTS	DRAWN	DATE APPR.



SURVEYOR	AD	GEODIVL	114-15
DRAWN	AD	CHECKED	JD
DATE	19 MAY 2015		

**SITE PLAN**  
**CROSSROADS CONCRETE PLANT**  
 73-79 LILYDALE ROAD, ROCHERLEA  
 for DALE STACEY

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SCALE	PAPER
1: 500	(A3)
JOB NUMBER	DRAWING
114-15-D02	



# Bushfire Hazard Management Report

**Report for:** D.J. & S.L. Stacey;  
M. & D.M. Kondratiew  
C/- PDA Surveying,  
3/23 Brisbane Street,  
Launceston, TAS

**Property Location:** FR 16756/1 & FR 42180/4  
69 Lilydale Road,  
Rocherlea, TAS

**Prepared by:** Scott Livingston  
AK Consultants,  
40 Tamar Street,  
LAUNCESTON, TAS. 7250

**Date:** 23<sup>th</sup> March 2015



## **INTRODUCTION**

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The proponent seeks to adjust the boundaries between two adjacent titles, 16756/1 (owned by D.J. & S.L. Stacey) and 42180/4 (owned by M. & D.M. Kondratiew). The result being two lots from two existing titles both with existing buildings.

## **BAL AND RISK ASSESSMENT**

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The titles are considered to be within a Bushfire Prone Area due to proximity of bushfire prone vegetation greater than 1 ha in area.

The revised boundaries do not impact upon the ability to manage sufficient land around the dwellings for bushfire protection. The proposed boundary adjustment of the 2 titles both with pre-existing buildings is considered to have an insufficient increase in risk from bushfire to warrant any specific bushfire protection measures and therefore is exempt under clause E1.4.a.

## **FIREFIGHTING WATER SUPPLY**

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No water supply is required as the building is exempt.

## **ACCESS**

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There are no access requirements as the building is exempt.

## **CONCLUSIONS**

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The area is bushfire prone, being less than 100m from vegetation greater than 1 ha in size, however both lots have existing buildings for which there is no increase in risk from bushfire to warrant any specific bushfire protection measures and therefore is exempt under clause E1.4.



**Code E1 – Bushfire-prone Areas Code Clause 1.4a**

**Certificate of Insufficient Increase in Risk under s51(2)(d)  
 (ii) Land Use Planning and Approvals Act 1993**

*Office Use*  
*Date Received*  
*Reference No*

<b>1. Land to which certificate applies<sup>1</sup></b>	
<b>Name of planning scheme or instrument: Launceston Interim Planning Scheme, 2012.    (The Scheme)</b>	

<b>Use or Development Site</b>	<b>Certificate of Title / PID</b>
<b>Street Address</b>	CT 16756/1 PID 6712578
69 Lilydale Road, Rocherlea, TAS	CT 42180/4 PID 7895329

<b>2. Proposed Use or Development (provide a description in the space below)</b>	
Subdivision – Boundary adjustment	

<b>3. Documents relied upon<sup>2</sup></b>	
<i>Title: Plan of Subdivision    Author: PDA Surveyors    Date: 13/0215</i>	
<i>Title: Bushfire Report Stacey_Rocherlea    Author: Scott Livingston    Date: 23/03/15</i>	
<i>Title: Launceston Interim Planning Scheme 2012    Author: Launceston City Council    Date: 2012</i>	
<i>Title: AS 3959-2009 Construction of Buildings in Bushfire Prone Areas    Author: Standards Australia.    Date: 2009</i>	

<sup>1</sup> If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

<sup>2</sup> List each document that is provided or relied upon to describe the use or development, or to assess and manage risk from bushfire, including its title, author, date, and version.

**1. Bushfire Hazard Practitioner – Accredited Person**

Name	Scott Livingston	Phone No:	03 6334 1033
Address	40 Tamar St. Launceston, 7250	Fax No:	03 6334 1117
		Email address:	scott@akconsultants.com.au
Fire Service Act 1979 Accreditation No:	BFP-105	Scope:	1, 2, 3A, 3B, 3C

**2. Certification**

I, *Scott Livingston* certify that in accordance with the authority given under the Part 4A of the Fire Service Act 1979 –

<p><i>The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4(a &amp; g) because there is an insufficient increase in risk to warrant specific measures for bushfire hazard management and/or bushfire protection in order to be consistent with the objective for all of the applicable standards identified in Section 4 of this Certificate</i></p>	<p>✓</p>
---	----------

Signed



Date 23/03/15