

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY	Application Number	PA2026083
	Assess No:	A7063
	PID No:	7144007

Applicant Name:	West Tamar Council			
Applicant Contact Name				
Postal Address:	2-4 Eden Street, Riverside, 7250			
Contact Phone:	Home		Work	03 6323 9300
Email Address:	annalise.bennett@wtc.tas.gov.au			

Planning Application Lodgement Checklist

The following documents have been submitted to support the consideration of this application:

1. A current copy of the property title text, folio plan and schedule of easements
2. A completed application form including a detailed description of the proposal
3. A complete plan set:
 - a) Floor plans
 - b) Elevations (from all orientations/sides and showing natural ground level and finished surface level)
 - c) Site Plan showing:
 - Orientation
 - All title boundaries
 - Location of buildings and structure (both existing and proposed)
 - Setbacks from all boundaries
 - Native vegetation to be removed
 - Onsite services, connections and drainage details (including sewer, water and stormwater)
 - Cut and/or Fill
 - Car parking and access details (including construction material of all trafficable areas)
 - Fence details
 - Contours
4. Other:

*If submitting plans in over the counter please ensure they are A3.
 All plans must be to scale.*

Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name:	West Tamar Council
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Note: Full name(s) of person(s) or company making the application and postal address for correspondence.

LAND DETAILS

Owner/Authority Name: <i>(as per certificate of title)</i>	Local Government Authority
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Location / Address:	Beaconsfield Cemetery – 38 Cemetery Road, Beaconsfield, TAS. 7270
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Title Reference:	243503/5 with access via 243504/6
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Zone(s):	11 – Rural Living – Zone C
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Existing Development/Use:	Cleared area for burial expansion area, carpark area
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Existing Developed Area:	7,556 m ²
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Are any of the components in this Application seeking retrospective approval? E.g. Use and/or development that has commenced without a Planning Permit.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
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(If yes please specify the relevant components):

DEVELOPMENT APPLICATION DETAILS

Proposed Use:	Residential: <input type="checkbox"/>	Visitor Accommodation: <input type="checkbox"/>	Commercial: <input type="checkbox"/>	Other: <input checked="" type="checkbox"/>
	Description of Use: expansion of area available for cemetery burials with accompanying vehicle access of public visitors to within 25m of burial plots.			

Development Type:	Building work: <input type="checkbox"/>	Demolition: <input type="checkbox"/>	Subdivision: <input type="checkbox"/>	Other: <input checked="" type="checkbox"/>
	Description of development: Expansion of active cemetery area. Extension of existing driveway, installation of stormwater drainage (if necessary), and installation of cemetery burial plinth rows (concrete slabs made in situ) to guide burial locations.			

New or Additional Area:	
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Estimated construction cost of the proposed development:	
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Building Materials:	Wall Type:	Colour:
	Roof Type:	Colour:

Application Number: «Application Number»

VISITOR ACCOMMODATION N/A

Gross Floor Area to be used per lot:		Number of Bedrooms to be used:	
Number of Carparking Spaces:		Maximum Number of Visitors at a time:	

SUBDIVISION N/A

- Subdivision creating additional lots
 Boundary adjustment with no additional lots created

Number of Lots (existing) :		Number of Lots (proposed) :	
Description:			
If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:			
1.			
2.			
3.			

COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE N/A

Hours of Operation:	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	

Existing Car Parking:	
Proposed Car Parking:	

Number of Employees: (Existing)	
Number of Employees: (Proposed)	

Type of Machinery installed:	
Details of trade waste and method of disposal:	

Application Number: «Application Number»

APPLICANT DECLARATION

Owner: As the owner of the land, I declare that the information contained in this application is a true and accurate representation of the proposal and I consent to this application being submitted and for Council Officers to conduct inspections as required for the proposal,

Name (print)

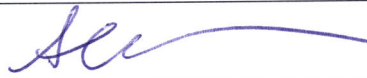
Signed

Date

Applicant: As the applicant, I declare that I have notified the owner of my intention to make this application and that the information contained in this application is a true and accurate representation of the proposal, (if not the owner)

ANNALISE BENNETT

Name (print)



Signed

4/3/26

Date

Please Note: If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.

Crown Consent
(if required)

Name (print)

Signed

Date

Chief Executive Officer
(if required)

Kristen Desmond

Name (print)



Signed

23/3/26

Date

If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

Right of Way Owner:

As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

Name (print)

Signed

Date

SEARCH OF TORRENS TITLE

VOLUME 243503	FOLIO 5
EDITION 1	DATE OF ISSUE 11-May-1995

SEARCH DATE : 15-Jan-2026

SEARCH TIME : 05.28 pm

DESCRIPTION OF LAND

Town of BEACONSFIELD
 Lot 5 on Plan 243503
 Derivation : Whole of Lot 5, Sec. B.3. Gtd. to the Warden etc.
 Mun. of Beaconsfield
 Prior CT 4059/72

SCHEDULE 1

WEST TAMAR COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

05 D 415

ANNEXURE TO CERTIFICATE OF TITLE
FOLIO OF REGISTER

VOL. FOL.

4059 72

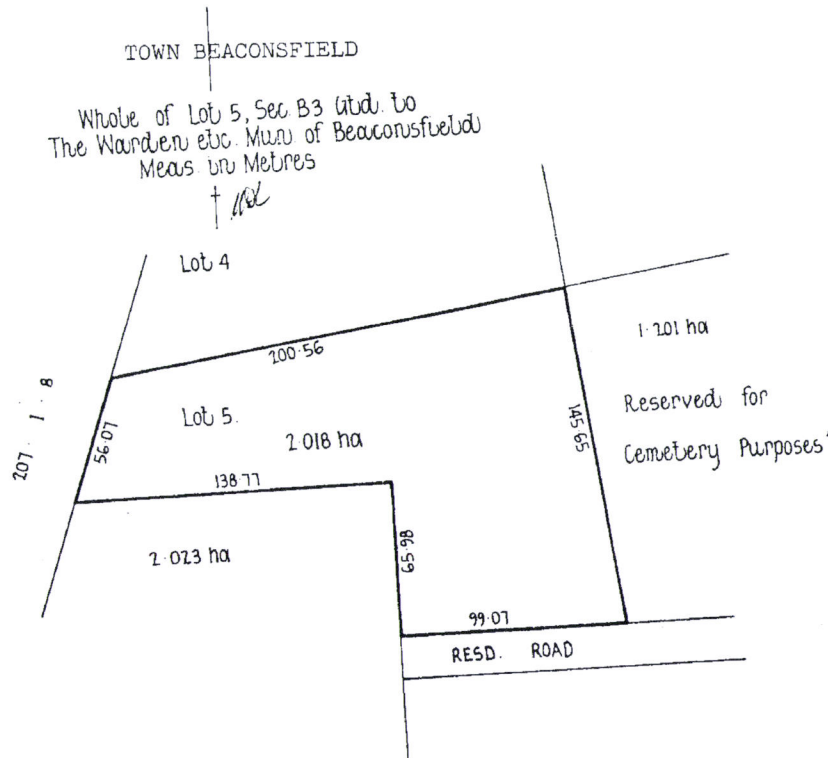
REGISTERED NUMBER

243503

E. R. Young
Recorder of Titles



Lot 5 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.



SEARCH OF TORRENS TITLE

VOLUME 243504	FOLIO 6
EDITION 1	DATE OF ISSUE 11-May-1995

SEARCH DATE : 15-Jan-2026

SEARCH TIME : 05.27 pm

DESCRIPTION OF LAND

Town of BEACONSFIELD
 Lot 6 on Plan 243504
 Derivation : Whole of Lot 6, Sec. B.3. Gtd. to the Warden etc.
 Mun. of Beaconsfield
 Prior CT 4059/73

SCHEDULE 1

WEST TAMAR COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OS D 435

ANNEXURE TO **CERTIFICATE OF TITLE**
FOLIO OF REGISTER

VOL. 1059 FOL. 73



REGISTERED NUMBER

J. J. Thomas
Recorder of Titles

243504

Lot 6 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

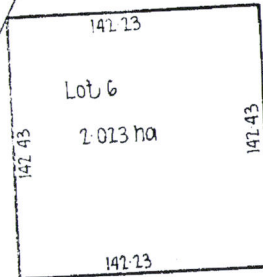
Whole of Lot 6, Sec. B3 (adj. to
The Warden etc. Mun. of Beaconsfield)
Meas. in Metres

† *NSU*

TOWN BEACONSFIELD

207.18

Lot 5, Sec B3



RESD ROAD

6.3.18

Lot 4, Sec QQ
Cemetery Reserve

PROJECT NUMBER - #67240

BEACONSFIELD CEMETERY

EXPAND AND IMPROVE

NOTES

1. WORKS INCLUDED

1.1. THE CONTRACT COMPRISES THE SUPPLY OF ALL MATERIAL, LABOUR, TOOLS, CONSTRUCTION EQUIPMENT, TRANSPORT AND FUELS NECESSARY FOR THE COMPLETION OF THE WORKS WITHIN THE SPECIFIED TIME PERIOD AND IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.

2. GENERAL

2.1. ALL WORKS ARE TO BE CARRIED OUT TO THE TASMANIAN STANDARD DRAWINGS. THE TASMANIAN STANDARD DRAWINGS ARE ALSO KNOWN AS THE LGAT STANDARD DRAWINGS. REFER WEBSITE: <https://www.lgat.tas.gov.au/igat-advocacy/engineering-local-government-standards-and-guidelines>

2.2. ANY DEPARTURE FROM THESE STANDARDS REQUIRES PRIOR APPROVAL BY THE SUPERINTENDENT OR COUNCIL'S ENGINEER.

2.3. LOCATION OF SERVICES ARE INDICATIVE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND MANAGING ALL EXISTING SERVICES ON SITE. A BEFORE YOU DIG ENQUIRY MUST BE COMPLETED BEFORE SITE MOBILISATION.

2.4. CONTRACTOR SHALL VERIFY LENGTHS OF PIPE REQUIRED AND SET INVERT LEVELS OF PIPE WORK AND MANHOLES TO ENSURE ADEQUATE COVER IS PROVIDED.

3. ROADWORKS

3.1. WHERE ROADWORK JOINS WITH THE EXISTING ROAD, CARE SHALL BE TAKEN TO ENSURE THAT A SMOOTH, FULL-DEPTH JUNCTION IS FORMED.

3.2. ALL CONSTRUCTION WORK SHOULD TRANSITION SMOOTHLY TO EXISTING SURFACES.

4. STORMWATER DRAINAGE

4.1. ALL MANHOLES ARE TO HAVE A 5m LENGTH OF 75mm SLOTTED PIPE CONNECTED TO THEM, LAID IN THE UPSTREAM PIPE TRENCH SITUATED ADJACENT TO THE INVERT OF THE LOWEST PIPE.

4.2. ALL PIPES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

4.3. CONNECTIONS TO EXISTING STORMWATER PIPES/MANHOLES ARE TO BE CARRIED OUT BY THE CONTRACTOR.

5. TRENCHING, BACKFILL, REMOVAL & REINSTATEMENT

5.1. ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH TASMANIAN STANDARD DRAWING TSD-G01.

5.2. REINSTATEMENT WORKS ALONG ROAD VERGES ARE TO BE LEFT IN A CONDITION THAT IS CLEAN OF CLAY AND ROCKS, AND LEVELLED TO SUIT EXISTING.

5.3. ALL DISTURBED NATURESTRIP AREAS ARE REQUIRED TO BE LEVELLED, TOP DRESSED WITH

LOAM AND SEEDED WITH GRASS, UNLESS NOTED OTHERWISE.

5.4. WHERE TRENCH LINES SHOW SETTLEMENT DURING THE DEFECT LIABILITY PERIOD, THE CONTRACTOR SHALL PROVIDE REINSTATEMENT MATERIAL TO MATCH ADJACENT SURFACE MATERIAL, AND FINISH THE TRENCH FLUSH WITH ADJACENT LEVELS.

6. ENVIRONMENTAL

6.1. SOIL AND WATER MANAGEMENT IS TO COMPLY WITH BEST PRACTICE AND TSD-SW28 TO PREVENT UNNECESSARY TRANSFER OF SOIL OUTSIDE OF THE WORK ZONE DURING THE CONSTRUCTION PERIOD.

6.2. SOIL IS NOT TO BE TRACKED ONTO EXISTING ROAD AND FOOTPATH.

6.3. NO SOIL AND CONSTRUCTION MATERIALS ARE TO BE ALLOWED TO WASH ONTO ADJACENT PROPERTY.

6.4. SEDIMENT IS TO BE PREVENTED FROM INFILTRATING INTO THE STORMWATER NETWORK.

7. CONSTRUCTION HOLD POINTS

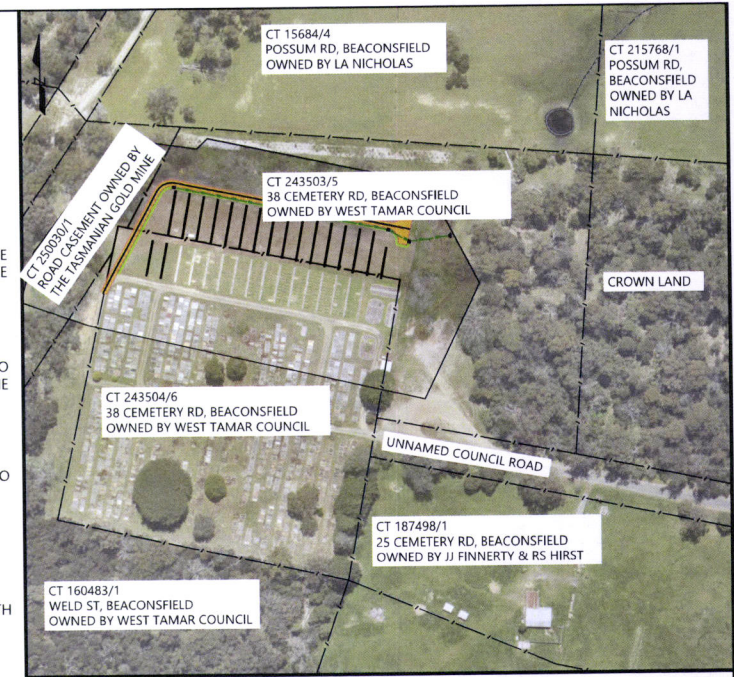
7.1. THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING THE FOLLOWING INSPECTIONS WITH THE SUPERINTENDENT.

- PIPEWORK BEDDING
- INSTALLED PIPE PRIOR TO BACKFILLING
- BACKFILLING
- COMPACTION OF PAVEMENT

7.2. 48 HOURS NOTICE IS REQUIRED TO BE GIVEN PRIOR TO INSPECTIONS.

8. AS CONSTRUCTED INFORMATION


8.1. THE CONTRACTOR WILL BE RESPONSIBLE FOR ORGANISING AND PROVIDING TO THE SUPERINTENDENT A CCTV SURVEY OF ALL INSTALLED PIPEWORK WITH A WRITTEN REPORT AND DIGITAL COPY OF THE INSPECTION PRIOR TO PRACTICAL COMPLETION.



LOCALITY PLAN

3/11/2026 1:21 PM

LAST SAVED BY JAMES.CHEN

E		DD/MM/YY	-	WARNING: THE LOCATION OF SERVICES ARE APPROXIMATE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL SERVICES PRIOR TO COMMENCEMENT OF WORK. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.	 P.O.Box 16 Eden Street, Riverside Tasmania 7250 Ph: (03) 6323 9300 Email: wtc@wtc.tas.gov.au	JOB No.: 67240		PROJECT: BEACONSFIELD CEMETERY EXPAND AND IMPROVE			
D		DD/MM/YY	-			SURVEY BY: AB	DESIGNED: JC	DRAWING: COVER			
C		DD/MM/YY	-			DRAWN: JC	STATUS: APPROVAL				
B		DD/MM/YY	-			CHECKED: JC	DATE: 11/03/2026	SCALE: A3@ 1:2500	DRAWING No: A3	904-037	REV: 0
A		DD/MM/YY	-								
REV.	AMENDMENTS	DATE	CHECKED								

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- PROJECT NOTES:**
1. ANY CLASHES WITH DESIGNED INFRASTRUCTURE ON THE DESIGN DRAWINGS ARE TO BE REPORTED TO COUNCIL FOR DIRECTION.
 2. ALL EXISTING INFRASTRUCTURE IS TO BE PROTECTED DURING SITE AND DEMOLITION WORKS. ANY DAMAGE TO EXISTING INFRASTRUCTURE IS TO BE MADE GOOD AT THE CONTRACTOR'S EXPENSE.
 3. DISCHARGE THE PROPOSED UNDERGROUND STORMWATER PIPE INTO THE EXISTING WATERWAY AND SHAPE THE OPEN DRAIN WHERE NECESSARY. THE MAXIMUM EMBANKMENT SLOPE OF THE OPEN DRAIN IS TO BE 1 IN 4.

DRAWING DATUM:
GDA94 MGA55, AHD

- LINETYPE LEGEND:**
- SW — PROPOSED STORMWATER LINE/MAIN
 - - - CADASTRE BOUNDARY (THE LIST MAP)


- SITE LEGEND:**
- GVP [Symbol] STORMWATER GRATED VEE PIT
 - HW [Symbol] STORMWATER HEADWALL

- HATCH LEGEND:**
- [Yellow Hatching] PROPOSED GRAVEL ROAD (2.5m WIDE)
 - [Red Hatching] PROPOSED GRAVEL ROAD SHOULDER (0.5m WIDE)
 - [Green Hatching] PROPOSED SWALE DRAIN (1.0m WIDE)
 - [Black Hatching] INDICATIVE SLAB FOR GRAVE MARKER

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LAST SAVED BY JAMES CHEN

REV.	AMENDMENTS	DATE	CHECKED
E		DD/MM/YY	-
D		DD/MM/YY	-
C		DD/MM/YY	-
B		DD/MM/YY	-
A		DD/MM/YY	-

WARNING:
THE LOCATION OF SERVICES ARE APPROXIMATE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL SERVICES PRIOR TO COMMENCEMENT OF WORK. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.



West Tamar
COUNCIL

P.O.Box 16
Eden Street, Riverside
Tasmania 7250
Ph: (03) 6323 9300
Email: wtc@wtc.tas.gov.au

SURVEY BY: AB	CHECKED: JC
DESIGNED: JC	STATUS: APPROVAL
JOB No.: 67240	DATE: 11/03/2026

PROJECT: BEACONSFIELD CEMETERY EXPAND AND IMPROVE	
DRAWING: SITE PLAN	
SCALE: A3@ 1:500	DRAWING No: A3 904-038
REV: 0	

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PLANNING REPORT

38 Cemetery Road, Beaconsfield (with access
over 35 Cemetery Road)

Proposed development:
Crematoria and Cemeteries (Lawn Cemetery) – Extension of
burial area, internal driveway and stormwater infrastructure.

Author: Krstyna Ennis
West Tamar Council – Team Leader Planning

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Proposal

The proposed development involves an extension to the existing Beaconsfield Cemetery at 35 Cemetery Road, Beaconsfield into the adjacent land to the north at 38 Cemetery Road. The extension of the use will provide additional area for cemetery burials including the installation of 18 new cemetery plinth rows (concrete slabs) to guide future burial locations. To support the proposed expansion, the internal driveway will also be extended into 38 Cemetery Road to provide public vehicle access within 25m of the future burial plots.

The extension of the internal cemetery driveway facilitates improved access to the cleared area of 38 Cemetery Road, to minimise walking distance for visitors to the site and provide access for groundskeeping machinery. Installation of stormwater management infrastructure along the driveway extension will provide improved drainage of the area.

Clearing of vegetation within the proposed development area has been previously approved under Planning Permit PA2022060. As the approved clearing works have been substantially commenced, the permit remains valid and this component does not need to be assessed again. There is no additional vegetation clearing proposed outside the previously approved area.

Site description

The site comprises 35 Cemetery Road (CT 243504/6) which is developed as the Beaconsfield Cemetery, comprising burial plots, internal driveways, public toilets and limited vegetation. The adjoining site 38 Cemetery Road (CT 243503/5) is owned by West Tamar Council and intended to allow for future expansion of the cemetery as the need arises. The northern site, being 38 Cemetery Road does not currently contain any buildings or significant infrastructure. In 2022, Council obtained a planning permit (PA2022060) for the clearing of native vegetation within the northwestern part of the lot. This permit also included the planting of a 5m wide vegetation buffer along the northern boundary, which is now in place.



Figure 1 – 2025-26 Aerial of the subject site

Planning Scheme Assessment

The area of the Beaconsfield Cemetery identified in Figure 1 is zoned Rural Living C in accordance with clause 11.0 of the *Tasmanian Planning Scheme - West Tamar*. Remnant vegetation within the area is mapped as Priority Vegetation Area (refer to Figure 2).

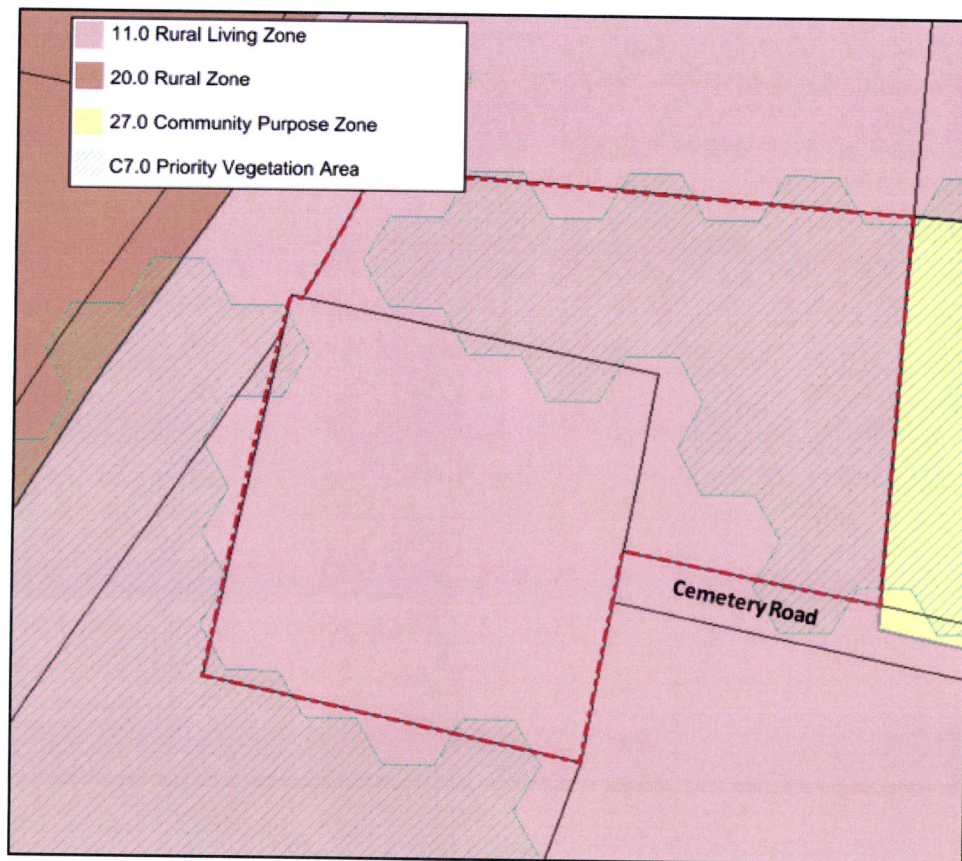


Figure 1 - Zone and overlay map

The existing use of the site is defined with the 'Crematoria and Cemeteries' use class. This is not a listed use in 11.2 Use Table for the Rural Living Zone. Therefore, it is a Prohibited Use class within the zone. However, as the proposal is for a non-substantial extension to an existing lawful use, Clause 7.1.1 applies (refer below).

Clause 7.1 - Changes to an Existing Non-conforming use

7.1.1 Notwithstanding clause 6.9.1 of this planning scheme, the planning authority may at its discretion, approve an application:

(a) to bring an existing use of land that does not conform to the planning scheme into conformity, or greater conformity, with the planning scheme;

Not applicable

(b) to extend or transfer an existing non-conforming use and any associated development, from one part of the site to another part of that site; or

Not applicable

(c) for a minor development to an existing non-conforming use.

Complies: the proposed development is considered minor development within the context of the existing cemetery as it does not ‘substantially’ increase the intensity, impacts or operation of the use.

7.1.2 An application must only be approved under sub-clause 7.1.1 of the planning scheme where there is:

(a) no unreasonable detrimental impact on adjoining uses or the amenity of the surrounding area; and

Complies: the proposal will not have a detrimental impact on the amenity of any adjoining use in the surrounding area. Adjoining uses comprise agriculture, utilities and natural values management.

(b) no substantial intensification of the use

Complies: While the proposal involves an expansion of the existing use area of the cemetery, it is not a ‘substantial’ intensification relative to the existing size of the use area.

7.1.3 In exercising its discretion under sub-clause 7.1.1 and 7.1.2 of this planning scheme, the planning authority must have regard to the purpose and provisions of the zone, and any relevant local area objectives and any applicable codes.

Complies: assessment against the applicable zone and code provisions is provided below.

Zone Provisions – 11.0 Rural Living

Provision	Description	Applicability
11.3 Use Standards		
11.3.1 A1	Discretionary use - Hours of Operation	Not applicable - The proposed use is identified as a Prohibited use in accordance with Table 11.2. Notwithstanding, the use constitutes an existing non-conforming use in accordance with clause 7.1 of the Scheme. There is no proposed change to operating hours.
11.3.1 A2	Discretionary use - Lighting	Not applicable - The proposed use is identified as a Prohibited use in accordance with Table 11.2. Notwithstanding, the use constitutes an existing non-conforming use in accordance with clause 7.1 of the Scheme. Internal lighting may be provided to the toilet block in future. However, this is not assessable under the Planning Scheme.
11.3.1 A3	Discretionary use - Commercial Vehicles	Not applicable - The proposed use is identified as a Prohibited use in accordance with Table 11.2. Notwithstanding, the use constitutes an existing non-conforming use in accordance

		with clause 7.1 of the Scheme. The proposed extension will not generate additional commercial vehicle movements.
11.3.2 A1	Visitor Accommodation - Buildings	Not applicable - The proposal does not involve Visitor Accommodation.
11.3.2 A2	Visitor Accommodation - Gross Floor Area	Not applicable - The proposal does not involve Visitor Accommodation.

Provision	Description	Applicability
11.4 Development Standards		
11.4.1 Site coverage		
A1	Site coverage must not be more than 400m ² .	Not Applicable - the proposal does not involve development for the purposes of buildings.
11.4.2 Building height, setback and siting		
A1	Building height: 8.5m	Not Applicable - the proposal does not involve development for the purposes of buildings.
A2	Frontage setback: 20m	Not Applicable - the proposal does not involve development for the purposes of buildings.
A3	Side and rear boundary setbacks: 10m	Not Applicable - the proposal does not involve development for the purposes of buildings.
A4	Sensitive use from agriculture and rural zones	Not Applicable - the proposal does not involve development for a sensitive use.
11.5 Development Standards for Subdivision		
Not applicable - The proposal does not involve subdivision.		

Code Provisions

C1.0 Sign Code

The proposal involves refurbishment of the existing signage on the cemetery site at adjoining 35 Cemetery Road. There is currently no change intended to the location, size or type of existing signage. Where signage requires replacement, it would be on a purely 'like-for-like' basis. As such, assessment of the code is not required.

C2.0 Parking and Sustainable Transport Code

Extension of the existing cemetery use required assessment against the Parking and Sustainable Transport Code. Assessment against the code is provided below:

Provision	Description	Applicability
C2.5 Use Standards		
C2.5.1	A1 Car Parking Numbers	Not Applicable - the proposal does not increase the number of employees and the cemetery does not involve a chapel. Accordingly, the proposed development does not increase the demand for additional car parking spaces to be provided under the terms of Table C2.1.
C2.5.2	A1 Bicycle Parking Numbers	Not Applicable – Table C2.1 requires space per 50 chapel seats. In this instance, the existing cemetery and proposed extension does not involve a chapel. Accordingly, the proposed development does not increase the demand for additional bicycle parking.
C2.5.3	A1 Motorcycle Parking Spaces	Not Applicable - the proposal does not require any car parking spaces. Therefore, no motorbike spaces are required.
C2.5.5	A1 Loading bays	Not Applicable – the proposed development does not include building floor area.
C2.6 Development Standards for Buildings and Works		
C2.6.1	A1 Construction of parking areas	Complies with Performance Criteria – the proposal includes an extension of the existing internal gravel driveway. The driveway extension has a 2.5m wide gravel carriageway with 0.5m gravel shoulder on each side (total width 3.5m). The proposed driveway is consistent with the existing internal access arrangements for the site and will be constructed to be usable in all weather conditions. Stormwater infrastructure is proposed to ensure the new section of driveway is adequately drained, including a swale drain, stormwater line and grated pits on the southern side of the driveway. The proposed driveway design is appropriate, given the nature of the use and its setting in the Rural Living Zone. Given the extension already relies on the existing gravel driveway rather than accessing Cemetery Road directly, there would be no increase in sediments being transferred onto the public Road. Frequency and volumes of traffic within the site are typically low and unlikely to generate dust beyond the site boundaries.
C2.6.2	A1.1 Design and layout of parking areas	Complies with Acceptable Solution – the proposed internal driveway has been designed with adequate width, drainage, and a turning head at the eastern end. The

		proposed design complies with the relevant Australian Standards, including in relation to width and allowing for vehicles to turn and leave the site in a forward direction. The proposal does not require additional parking spaces.
C2.6.2	A1.2 Parking for persons with disabilities	Not applicable - There are no additional parking spaces provided for use by persons with disabilities.
C2.6.3	A1 Number of accesses for vehicles	Not applicable – there are no additional accesses to the road provided.
	A2 Pedestrian priority street	Not applicable – not accessed via the Central Business Zone or a pedestrian priority street.
C2.6.4	A1 Lighting of parking area	Not applicable – not a General Business or Central Business Zone.
C2.6.5	A1.1 & A1.2 Pedestrian access	Not applicable – the proposed development does not trigger the need for additional parking or pedestrian access.
C2.6.6	A1 & A2 Loading Bays	Not applicable – no loading bay required.
C2.6.7	A1 & A2 Bicycle parking and storage	Not applicable – no bicycle parking or storage required.
C2.6.8	A1 & A2 Siting of parking and turning areas	Not applicable – not within a relevant zone.
C2.7 Parking Precinct Plan		
Not Applicable.		

C3.0 Road and Railway Assets Code

The proposed extension is likely to increase the amount of vehicle traffic using the existing vehicle crossing to 35 Cemetery Road, albeit not significantly. An assessment against the code is provided below:

Provision	Description	Applicability
C3.5 Use Standards		
C2.5.1 Traffic generation at a vehicle crossing, level crossing or new junction	A1.1	Not Applicable – there is no new junction, vehicle crossing or level crossing proposed.
	A1.2	Not Applicable – there is no new junction, vehicle crossing or level crossing proposed.
	A1.3	Not Applicable – not part of the railway network.
	A1.4	Complies with Acceptable Solution – vehicle traffic to and from the site utilising the existing crossing to 35 Cemetery Road will not increase by more than 10% as per Table C3.1.

Provision	Description	Applicability
C3.6 Development Standards for Buildings or Works		
C3.6.1	A1 Habitable buildings for sensitive uses within a road or railway attenuation area	Not Applicable – the proposal does not include any habitable buildings.

Provision	Description	Applicability
C3.6 Development Standards for Subdivision		
Not Applicable – the proposal does not involve subdivision.		

C4.0 Electricity Transmission Infrastructure Protection Code

Not applicable – the site is not located within an electricity transmission corridor, communications station buffer area or substation facility buffer area.

C5.0 Telecommunications Code

Not applicable – the proposal does not involve development for a telecommunications facility.

C6.0 Local Historic Heritage Code

Not applicable – the site is not identified as a local heritage place, within a local heritage precinct, within a local historic landscape precinct or within a place or precinct of archaeological potential.

C7.0 Natural Assets Code

The proposed development is located within a mapped priority vegetation area. However, the proposed development area has already been cleared, or is in the process of being cleared, in accordance with a previous Planning Permit for Vegetation Clearing - PA2022060. Notwithstanding, assessment against the relevant provisions of the Natural Assets Code is provided below:

Provision	Description	Applicability
C7.6.2 Clearance within a Priority Vegetation Area.		
C7.6.2	A1 Clearance of native vegetation	<p>Complies with Acceptable Solution – the proposal does not involve additional clearance of native vegetation within the priority vegetation area.</p> <p>All required clearing has been previously authorised under Planning Permit PA2022060, with the majority already having been completed. The Permit remains valid, as such, further assessment is not required.</p>

		<p>The proposed extension area for the cemetery and associated works is wholly contained within the cleared area (as approved), with the exception of the proposed stormwater line extending from the end of the new driveway towards the east. While the proposed stormwater infrastructure extends outside the approved clearing footprint, the alignment of the infrastructure avoids the need for additional clearing.</p>
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C8.0 Scenic Protection Code

Not applicable – the site is not located within a scenic protection area or a scenic road corridor.

C9.0 Attenuation Code

Not applicable – the proposal does not involve an activity listed in Tables C9.1 and C9.2. There is no sensitive use.

C10.0 Coastal Erosion Hazard Code

Not applicable – the site is not located within a coastal erosion hazard area.

C11.0 Coastal Inundation Hazard Code

Not applicable – the site is not located within coastal inundation area.

C12.0 Flood Prone Areas Hazard Code

Not applicable – the site is not located within a flood-prone hazard area.

C13.0 Bushfire-Prone Areas Hazard Code

Not applicable – the proposal does not involve the subdivision of land, a vulnerable use, or a habitable use within a bushfire prone area.

C14.0 Potentially Contaminated Land Code

Not applicable – the site is not located within an area of potentially contaminated land shown on the local provisions schedule to this scheme and is not known to have been used for a potentially contaminating activity.

C15.0 Landslip Hazard Code

Not applicable – the site is not located within a landslip hazard area.

C16.0 Safeguarding of Airports Code

Not applicable – the site is not located within a noise exposure area of an airport obstacle limitation area.

Summary

The proposed extension to Beaconsfield Cemetery and associated access and works, located at 38 Cemetery Road (with access over 35 Cemetery Road), Beaconsfield has been assessed against the applicable zone and code provisions contained within the Tasmanian Planning Scheme – West Tamar, and is determined to comply with all relevant provisions.

Where an Acceptable Solution is not achieved, namely C2.6.1 A1 regarding the driveway surface, compliance with the Performance Criteria has been demonstrated.