



**GLAMORGAN/SPRING BAY COUNCIL**  
**NOTICE OF PROPOSED DEVELOPMENT**

Notice is hereby given that an application has been made for planning approval for the following development:

**SITE:** **3 Lehner Crescent, Bicheno**  
**CT 52737/10**

**PROPOSAL:** **2 Lot Subdivision**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail ([planning@freycinet.tas.gov.au](mailto:planning@freycinet.tas.gov.au)) addressed to the General Manager.

Representations must be received before midnight on 09 Feb 2024

**APPLICANT:** **Woolcott Surveyors**

**DATE:** **30/11/2023**

**APPLICATION NO:** **SA 2023 / 025**

# Application for Planning Approval

## Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:			
Contact person: (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

*Note: All correspondence with the applicant will be via email unless otherwise advised*

Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site <i>(Note: If your application is discretionary, the following will be placed on public exhibition)</i>			
Address of proposal:			
Suburb:		Post Code:	
Size of site: (m <sup>2</sup> or Ha)			
Certificate of Title(s):			
Current use of site:			

**General Application Details** *Complete for All Applications*

Description of proposed use or development:		
Estimated value of works: (design & construction) The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.	\$	
Is the property on the State Heritage Register? (Circle one)	Yes / No	

**For all Non-Residential Applications**

Hours of Operation	
Number of Employees	
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
Describe any hazardous materials to be used or stored on site	
Type & location of any large plant or machinery used (refrigeration, generators)	
Describe any retail and/or storage of goods or equipment in outdoor areas	

**Personal Information Protection Statement**

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

### Applicant Declaration

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that:


- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Applicant Signature:		Date:	
----------------------	---	-------	--

### Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	
--	--	-------	--

If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

***It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.***



### **Checklist of application documents:**

*Taken from Section 6 of the Planning Scheme*

An application must include:

- ☐ a signed application form;
- ☐ any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- ☐ details of the location of the proposed use or development;
- ☐ a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- ☐ a full description of the proposed use or development.

In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- ☐ any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- ☐ a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
  - (i) the existing and proposed use(s) on the site;
  - (ii) the boundaries and dimensions of the site;
  - (iii) topography including contours showing AHD levels and major site features;
  - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
  - (v) soil type;
  - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
  - (vii) the location and capacity and connection point of any existing services and proposed services;
  - (viii) the location of easements on the site or connected to the site;
  - (ix) existing pedestrian and vehicle access to the site;
  - (x) the location of existing and proposed buildings on the site;
  - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
  - (xii) any natural hazards that may affect use or development on the site;
  - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
  - (xiv) any proposed open space, common space, or facilities on the site; and
  - (xv) proposed subdivision lot boundaries;
- ☐ where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
  - (xvi) the internal layout of each building on the site;
  - (xvii) the private open space for each dwelling;
  - (xviii) external storage spaces;
  - (xix) parking space location and layout;
  - (xx) major elevations of every building to be erected;
  - (xxi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
  - (xxii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
  - (xxiii) materials and colours to be used on roofs and external walls.





PLANNING

THIS PLAN WAS PREPARED AS A PROPOSAL PLAN TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.

Notes:

- DIMENSIONS ARE IN METRES

Notes:

- DIMENSIONS ARE IN METRES

PROPOSED 2 LOT SUBDIVISION

OWNER: CATHERINE CRUSE

3 LEHNER CRESCENT, BICHENO, 7215

C.T. 52737-10

N

10 Goodman Court Invermay TAS 7248

PO Box 593 Mowbray Heights TAS 7248

Phone (03) 6332 3760

Fax (03) 6332 3764

Email: office@woolcottsurveys.com.au

Woolcott Surveys

230301

Job Number

Drawn

230301\_PropPlan\_190723.dwg

JAG

Date

20/07/23

Scale

1:1000@A3

Edition

V1.0

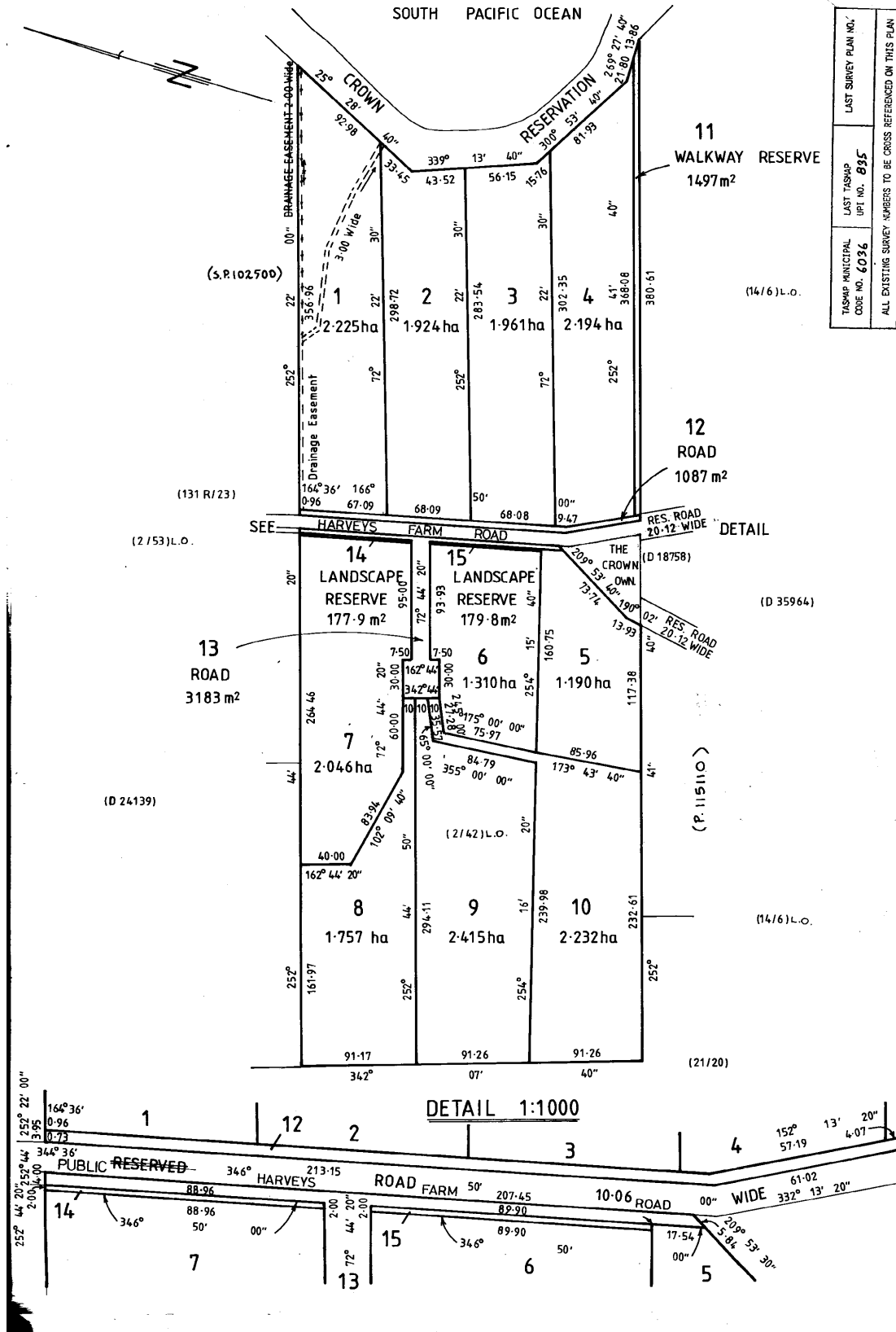
Sheet

1 of 1



18/12/91

<b>Owner:</b> Michael John Lehner, Sefton Ashley Lehner, Carl Maxwell Lehner, Lionel James Lehner and Elizabeth Mary Lehner <b>Title Reference:</b> C.T. 4155-77 <b>Grantee:</b> Part of Lot 1606 <sup>51/6</sup> Granted to J. Tilley (JOSEPH)	<b>PLAN OF SURVEY</b> by Surveyor: A.D. MacGregor of land situated in the HAMILTON MACGREGOR P/L 44 CECILIA STREET ST HELENS of land situated in the <b>LAND DISTRICT OF GLAMORGAN</b> <b>PARISH OF BICHENO</b> SCALE 1: 2500 MEASUREMENTS IN METRES	<b>Registered Number:</b> <b>SP52737</b> <b>Approved</b> Effective from: 7 JAN 1992 <i>Handwritten Signature</i> Recorder of Titles
---	---	--



## SEARCH OF TORRENS TITLE

VOLUME 52737	FOLIO 10
EDITION 2	DATE OF ISSUE 13-Dec-2001

SEARCH DATE : 04-Apr-2023

SEARCH TIME : 08.18 AM

DESCRIPTION OF LAND

Parish of BICHENO, Land District of GLAMORGAN  
Lot 10 on Sealed Plan 52737  
Derivation : Part of Lot 1606 Gtd to J Tilley  
Prior CT 4845/98

SCHEDULE 1

C343744 TRANSFER to CATHERINE ANN CRUSE Registered  
13-Dec-2001 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP 52737 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



WOOLCOTT SURVEYS



EAST COAST  
SURVEYING  
CONSULTING SURVEYORS  
& LAND PLANNERS

# PLANNING REPORT

Application for subdivision – 2 lots

3 Lehner Crescent BICHENO

**November 2023**

Job Number: 230301  
Prepared by: Michelle Schleiger ([michelle@woolcottsurveys.com.au](mailto:michelle@woolcottsurveys.com.au))  
Town Planner  
Reviewed by: James Stewart ([james@woolcottsurveys.com.au](mailto:james@woolcottsurveys.com.au))  
Senior Planner

Rev. no	Description	Date
1	Draft	27 July 2023
2	Draft	12 September 2023
3	Final	22 November 2023

© Woolcott Surveys Pty Ltd

ABN 63 159 760 479

All rights reserved pursuant to the Copyright Act 1968

No material may be copied or reproduced without prior authorisation

Launceston | St Helens | Hobart  
[woolcottsurveys.com.au](http://woolcottsurveys.com.au)

## Contents

1. Introduction.....	1
1.1 Application Summary .....	1
1.2 Proposal .....	2
1.3 Images.....	2
2. Planning Assessment.....	4
2.1 Planning Scheme Zone Assessment .....	4
2.2 Planning Scheme Code Assessment.....	7
Conclusion.....	8
Annexure 1 – Certificate of Title Plan and Folio Text .....	8
Annexure 2 – Proposal Plan .....	8
Annexure 3 – Bushfire Package .....	8

## 1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approval Act 1993*.

Proposed development
Subdivision – 2 lots with right of way

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Proposal Plan	Woolcott Surveys
Bushfire Hazard Management Plan	Woolcott Surveys

### 1.1 Site details

Address	3 LEHNER CRESCENT BICHENO TAS 7215
Property ID	7787694
Title	52737/10
Land area	2.232ha
Planning Authority	Glamorgan Spring Bay Council
Covenant/Easement	None
Application status	Discretionary application
Existing Access	Single access from Lehner Crescent
Zone	Rural Living A
General Overlay	None
Code Overlay/s	Bushfire-prone areas Priority vegetation area Low landslip hazard band
Existing use and development	Single dwelling
<b>Existing services and infrastructure</b>	
Water	Reticulated main – TasWater 1 x connections
Sewer	Not serviced
Stormwater	Onsite
Electricity	Existing overhead to site



## 1.2 Proposal

The proposal is to undertake a subdivision to create 2 lots. A Right of Way will be included to allow access to each lot.

The proposed will result in the following, according to the proposal plan at Annexure 2.

LOT #	AREA M <sup>2</sup>	FRONTAGE M	FRONTAGE	DEVELOPMENT
1	1.115ha	10.0	Lehner Crescent	Existing dwelling
2	1.117ha	0m	By ROW	Vacant

## 1.3 Images



Figure 1 Aerial view of the subject site (Source: LISTMap)

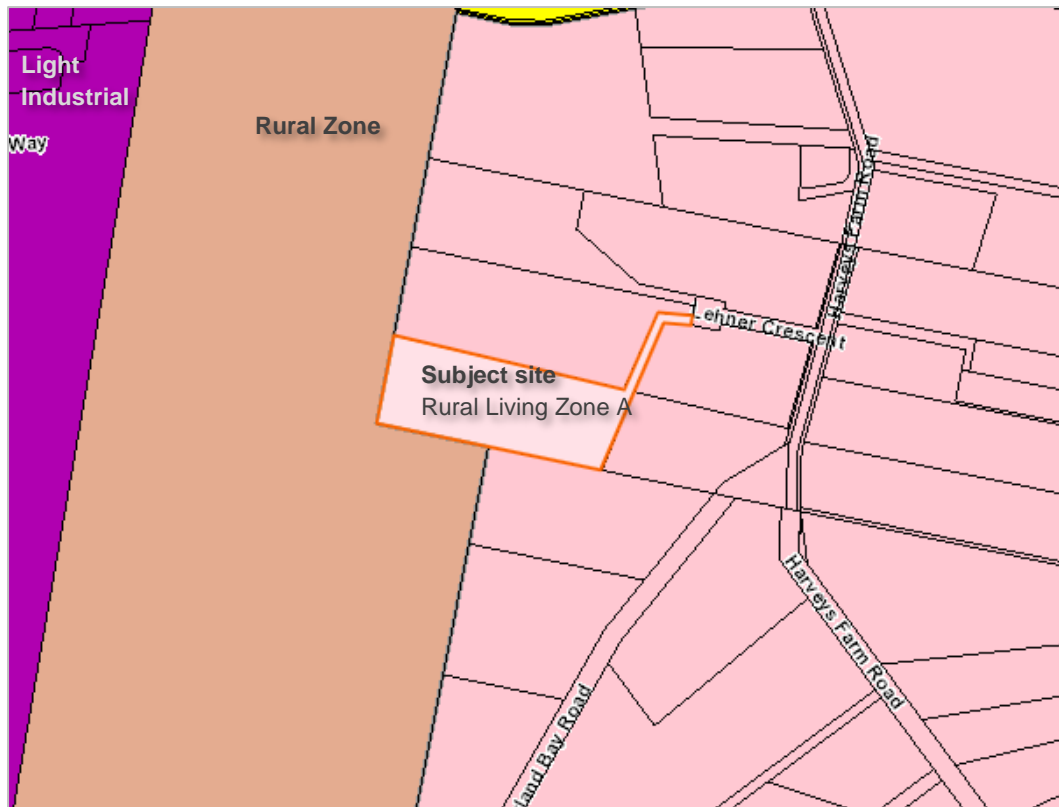


Figure 2 Zoning of the subject site (Source LISTMap)

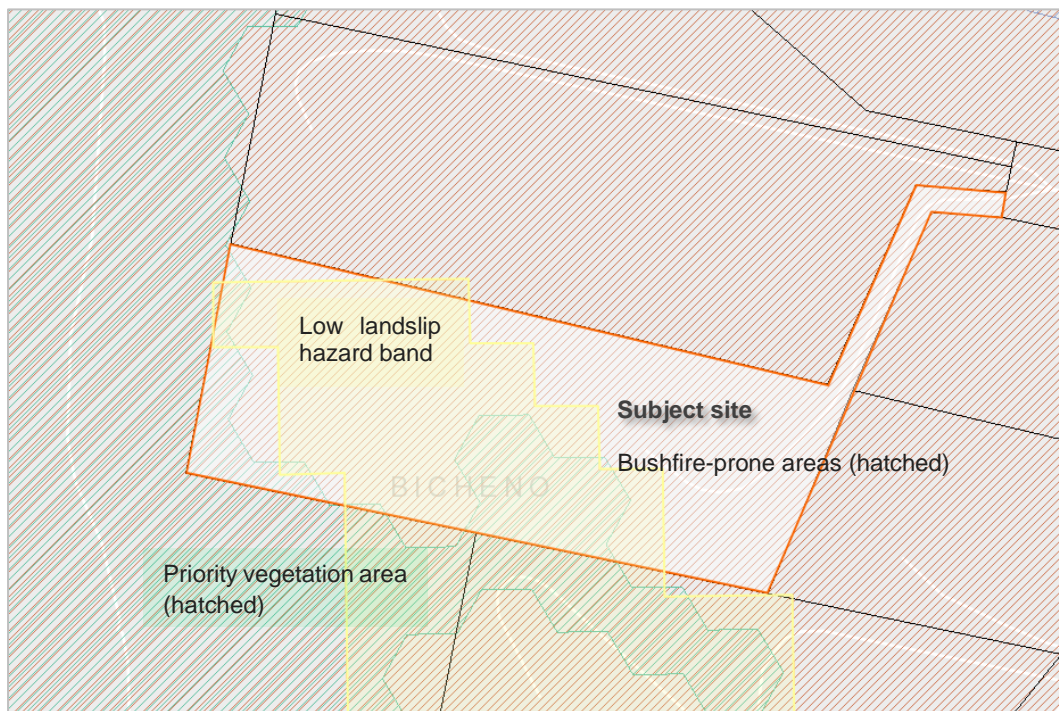


Figure 3 – Overlays affecting the subject site (Source: LISTMap).

## 2. Planning Assessment

### 2.1 Planning Scheme Zone Assessment

#### 7.10 Development not Required to be Categorised into a Use Class

7.10.1 An application for development that is not required to be categorised into one of the Use Classes under subclause 6.2.6 of this planning scheme and to which 6.8.2 applies, excluding adjustment of a boundary under subclause 7.3.1, may be approved at the discretion of the planning authority.

6.2.6 Notwithstanding subclause 6.2.1 of this planning scheme, development which is for subdivision, a sign, land filling, retaining walls or coastal protection works does not need to be categorised into one of the Use Classes.

#### Response

The proposed subdivision does not need to be categorised into a use class. The subdivision is consistent with the purpose of the zone. It will not result in a detrimental impact on any adjoining property.

### 11.0 Rural Living Zone

#### 11.5 Development Standards for Subdivision

##### 11.5.1 Lot design

Objective	
<p>That each lot:</p> <ul style="list-style-type: none"> <li>a) has an area and dimensions appropriate for use and development in the zone;</li> <li>b) is provided with appropriate access to a road; and</li> <li>c) contains areas which are suitable for residential development.</li> </ul>	
Acceptable Solutions	Performance Criteria
<p>A1 Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>a) have an area of not less than specified in Table 11.1 and: <ul style="list-style-type: none"> <li>i. be able to contain a minimum area of 15m x 20m clear of: <ul style="list-style-type: none"> <li>a. all setbacks required by clause 11.4.2 A2 and A3; and</li> <li>b. easements or other title restrictions that limit or restrict development; and</li> </ul> </li> <li>ii. existing buildings are consistent with the setback required by clause 8 11.4.2 A2 and A3;</li> </ul> </li> <li>b) be required for public use by the Crown, a council or a State authority;</li> <li>c) be required for the provision of Utilities; or</li> <li>d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</li> </ul>	<p>P1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> <li>a) the relevant requirements for development of existing buildings on the lots;</li> <li>b) the intended location of buildings on the lots;</li> <li>c) the topography of the site;</li> <li>d) any natural or landscape values;</li> <li>e) adequate provision of private open space; and</li> <li>f) the pattern of development existing on established properties in the area,</li> </ul> <p>and must be no more than 20% smaller than the applicable lot size required by clause 11.5.1 A1.</p>

<p>A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 40m.</p>	<p>P2 Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> <li>a) the width of frontage proposed, if any;</li> <li>b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</li> <li>c) the topography of the site;</li> <li>d) the functionality and useability of the frontage;</li> <li>e) the ability to manoeuvre vehicles on the site and</li> <li>f) the pattern of development existing on established properties in the area,</li> </ul> <p>and is not less than 3.6m wide.</p>
<p>A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p>P3 Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> <li>a) the topography of the site;</li> <li>b) the length of the access;</li> <li>c) the distance between the lot or building area and the carriageway;</li> <li>d) the nature of the road and the traffic;</li> <li>e) the anticipated nature of vehicles likely to access the site; and</li> <li>f) the ability for emergency services to access the site.</li> </ul>

### Response

- A1 The acceptable solution is achieved.  
Each lot can meet the minimum area.  
Each lot is dimensioned to allow a 15m x 20m area with compliant setbacks.  
There are no easements to affect development.  
The existing dwelling will have compliant setback to the proposed boundary.
- P2 The performance criteria are addressed.
- a. The subject site has 10m frontage as existing.
  - b. Lot 2 will have access made by right of way applied to the land.
  - c. The topography poses no particular challenge to access.
  - d. Lehner Crescent is a local road primarily providing access to the five lots that have frontage to it.
  - e. Each lot is adequately sized for normal residential development including vehicle use.
  - f. Similar development patterns can be seen in the surrounding area with internal lots and access with evident requirement for right of way easements for access.
- The access meets the minimum of 3.6m wide.
- A3 The acceptable solution is achieved. Lot 1 will retain the existing access and Lot 2 will share access from Lehner Crescent.

### 8.6.2 Roads

Objective

That each lot:



- d) has an area and dimensions appropriate for use and development in the zone;
- e) is provided with appropriate access to a road;
- f) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and
- g) is orientated to provide solar access for future dwellings.

Acceptable Solutions	Performance Criteria
A1 The subdivision includes no new roads.	<p>P1 The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:</p> <ul style="list-style-type: none"> <li>a) any road network plan adopted by the council;</li> <li>b) the existing and proposed road hierarchy;</li> <li>c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential;</li> <li>d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;</li> <li>e) minimising the travel distance between key destinations such as shops and services and public transport routes;</li> <li>f) access to public transport;</li> <li>g) the efficient and safe movement of pedestrians, cyclists and public transport;</li> <li>h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the Guide to Road Design Part 6A: Paths for Walking and Cycling 2016;</li> <li>i) the topography of the site; and</li> <li>j) the future subdivision potential of any balance lots on adjoining or adjacent land.</li> </ul>

### Response

A1 The acceptable solution is achieved; no new roads are proposed.

### 8.6.3 Services

Objective	
That the subdivision of land provides services for the future use and development of the land.	
Acceptable Solutions	Performance Criteria
<p>A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:</p> <ul style="list-style-type: none"> <li>a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or</li> <li>b) be connected to a limited water supply service if the frontage of the lot is within</li> </ul>	<p>P1 No Performance Criterion.</p>

	30m of a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service
<p>A2 Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must:</p> <ul style="list-style-type: none"> <li>a) be connected to a reticulated sewerage system; or</li> <li>b) be connected to a reticulated sewerage system if the frontage of each lot is within 30m of a reticulated sewerage system and can be connected by gravity feed.</li> </ul>	<p>P2 Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.</p>

### Response

- A1 The acceptable solution is achieved. Connection to reticulated water service can be made to Lot 2. The existing connection to Lot 1 will be retained.
- P2 The performance criteria are addressed. Proposed Lot 1 will retain the onsite wastewater system. Proposed Lot 2 is adequately sized to accommodate an onsite wastewater system.

## 2.2 Planning Scheme Code Assessment

### C2.0 Parking and Sustainable Transport Code

#### C2.5 Use Standards

##### C2.5.1 Car parking numbers

- A1 The acceptable solution is achieved. Proposed Lot 1 will retain existing car parking arrangements. Proposed lot 2 will have adequate space for car parking upon development.

#### C2.6 Development Standards for Buildings and Works

No further development is proposed.

### C7.0 Natural Assets Code

#### C7.7 Development Standards for Subdivision

##### C7.7.2 Subdivision within a priority vegetation area

- A1 The acceptable solution is achieved. The subdivision does not include works in the Priority Vegetation Area.

### C13.0 Bushfire-Prone Areas Code

Please refer to Annexure 3 for the response to this code.

### C15.0 Landslip Hazard Code

#### C15.4 Use or Development Exempt from this Code

- (e) development, including subdivision, on land within a low landslip hazard band, if it does not involve significant works;  
The development is exempt under the Code.

## **Conclusion**

The proposed development is for a subdivision of the land to two lots. Each lot meets the minimum lot size and standards and each lot will have appropriate access to Lehner Crescent. The existing dwelling will be contained to a lot and the second lot will be vacant. The subdivision is compliant with the provisions of the Scheme and a permit from Council is sought.

## **Annexure 1 – Certificate of Title Plan and Folio Text**

## **Annexure 2 – Proposal Plan**

## **Annexure 3 – Bushfire Package**



Land Surveying | Town Planning | Project Management  
w [woolcottsurveys.com.au](http://woolcottsurveys.com.au) e [office@woolcottsurveys.com.au](mailto:office@woolcottsurveys.com.au)

**Launceston**

Head  
10 Goodman  
Invermay  
p (03) 6332 3760

**St**

officeEast Coast  
Court48 Cecilia  
7250St Helens  
p (03) 6376 1972

**Helens**

office  
Street  
7216

**Hobart**

South  
Rear studio, 132 Davey  
Hobart  
p (03) 6227 7968

**Devonport**

officeNorth west office  
Street2 Piping Lane  
7000East Devonport 7310  
p (03) 6332 3760





WOOLCOTT SURVEYS



EAST COAST  
SURVEYING  
CONSULTING SURVEYORS  
& LAND PLANNERS

# BUSHFIRE HAZARD REPORT



**2 Lot Subdivision**  
**3 Lehner Crescent, Scamander**

**December 2023**

Job number: 230301

Prepared by: Geoff McGregor ([geoff@woolcottsurveys.com.au](mailto:geoff@woolcottsurveys.com.au))  
Bushfire Hazard Practitioner BFP-176

Rev. no	Description	Date
1		21/11/2023
2		07/12/2023
3		20/12/2023
4	FINAL	12/01/2024

#### Disclaimer

This report deals with the potential bushfire risk only, all other statutory assessments sit outside of this report. This report is not to be used for future or further development on the site, other than what has been specifically provided for in the certified plans attached. Woolcott Surveys Pty Ltd accepts no responsibility to any purchaser, prospective purchaser or mortgagee of the property who in any way rely on this report. This report sets out the owner's requirements and responsibilities and does not guarantee that buildings will survive in the event of a bushfire event. If characteristics of the property change or are altered from those which have been identified, the BAL classification may be different to that which has been identified as part of this report. In this event the report is considered to be void.

#### Woolcott Surveys Pty Ltd © 2021

ABN 63 159 760 479

All rights reserved pursuant to the Copyright Act 1968.

No material may be copied or reproduced without prior authorisation.

Launceston | St Helens | Hobart | Devonport  
[woolcottsurveys.com.au](http://woolcottsurveys.com.au)

## Executive Summary

A two lot subdivision is proposed for 3 Lehner Crescent, Bicheno. The subdivision consists of subdividing one title into two titles. Access is via Lehner Crescent.

The site falls within the Bushfire-prone areas overlay of the *Tasmanian Planning Scheme- Glamorgan-Spring Bay*. A bushfire event at this site or within the immediate area is likely to impact the existing and future buildings at this location.

A bushfire hazard management plan has been prepared and is provided as an appendix to this report. The plan sets out the owner's responsibilities to maintain a managed area for each lot, taking into consideration the relevant requirements under Australian Standard *AS3959-2018 Construction of buildings in bushfire-prone areas*.

### Conclusions and recommendations

- a) Hazard management areas meeting the requirements of BAL 19 and BAL 12.5 can be achieved for lot 2. Lot 1 will require an area of vegetation to be removed at the back of the existing dwelling to a distance of 23m as shown on the BHMP to meet BAL 19 separation. A future dwelling on lot 2 must maintain a suitable hazard management area in accordance with section 5.2 of this report. **Lot 1's hazard management area must be established prior to sealing of the final plan. Maintenance of all hazard management areas must be in perpetuity.**
- b) The future dwelling on lot 2 must provide compliant private access through to the future firefighting water point and dwelling. The existing access in Lot 1 must be upgraded to include 1 passing bay as shown on the BHMP. **Access must comply with section 5.3 of this report prior to sealing of the final plan.**
- c) The existing dwelling on lot 1, and a future dwelling on lot 2 must establish a dedicated firefighting onsite static water supply of 10,000L, ensuring tank and fittings are compliant with standards for building in a bushfire prone area - static water supply. The static water supply must comply with section 5.4 of this report. **The compliant static water supply for lot 1 must be installed prior to sealing of the final plan.**
- d) A static firefighting water supply and access for the future dwelling on lot 2 is not required to be installed as part of the subdivision works. Future habitable buildings constructed and alterations and additions to existing buildings on all lots will need to be designed and constructed to AS3959:2018.

Signed:



**Author:** Geoff McGregor  
**Accreditation No:** BFP 176

## Table of Contents

Executive Summary .....	ii
1. Introduction.....	1
1.1 The subject site .....	1
1.2 Bushfire Assessment .....	1
1.3 References .....	2
2. Site Description .....	3
2.1 Site context.....	3
2.2 Planning controls.....	4
3. The Proposal .....	5
4. Bushfire Site Assessment .....	6
4.1 Vegetation Analysis.....	6
4.2 Effective slope Analysis .....	7
4.3 Photos .....	8
5. Bushfire Protection Measures .....	9
5.1 BAL Rating and Risk Assessment .....	9
5.2 Hazard Management Areas .....	11
5.3 Access.....	12
5.4 Fire Fighting Water Supply.....	13
6. Bushfire-Prone Areas Code Assessment .....	15
7. Conclusions and Recommendations .....	18
Annexure 1 – Bushfire Hazard Management Plan .....	19
Annexure 2 – Subdivision Proposal Plan.....	20
Annexure 3 – Planning Certificate .....	21

## 1. Introduction

This Bushfire Hazard Report and Bushfire Hazard Management Plan (BHMP) has been prepared in support of a proposed 2 lot subdivision at 3 Lehner Crescent, Bicheno.

### 1.1 The subject site

The following is a summary of the application information:

<b>Property address</b>	3 Lehner Crescent , Bicheno
<b>Certificate of title</b>	CT52737/10
<b>Property ID (PID)</b>	7787694
<b>Property Owners</b>	Catherine Cruse
<b>Existing Use and Development</b>	Single Dwelling
<b>Existing Zoning</b>	Rural Living
<b>Planning Scheme</b>	Tasmanian Planning Scheme – Glamorgan-Spring Bay
<b>Identified on a Bushfire Overlay Map</b>	Yes
<b>Proposed Works</b>	2 Lot Subdivision.
<b>Water Supply</b>	Static water supply
<b>Vehicular Access</b>	Council maintained road – Lehner Crescent.

### 1.2 Bushfire Assessment

A bushfire assessment is a process of analysing information about the potential impacts on a proposed development that is likely to have in a bushfire hazard scenario. A 'bushfire-prone area' is an area where a bushfire event is likely to occur that may result in significant adverse impact on buildings and even lives. In Tasmania, all local Councils have a planning scheme overlay map that identifies bushfire-prone areas. Subdivision within a bushfire-prone area triggers the assessment of the Bushfire-prone Areas Code under the planning schemes and subsequently requires assessment against the provisions of the Code. The assessment generally requires a BHMP to be provided as part of the application.

The bushfire assessment will determine the Bushfire Attack Level (BAL) for the future lots, which measures the possible exposure of a building to bushfire hazard. The BAL is assessed in accordance with Australian Standard AS 3959-2018 construction of buildings in bushfire-prone areas. The subject site falls within the municipal area of Glamorgan-Spring Bay. The assessment has been undertaken in accordance with C13.0 Bushfire-Prone Areas Code and to accompany a subdivision application under the Tasmanian Planning Scheme – Glamorgan-Spring Bay. Please refer to Section 6 of the report for detail. It is also required to understand the fuel management requirements for the subject site and to demonstrate that future new buildings within the proposed lots can be constructed to a BAL19.0 level under the Building Act 2016

### 1.3 References

The following documents were referred to in the preparation of, and should be read in connection with this bushfire assessment report:

- Tasmanian Government, C13.0 – Bushfire-Prone Areas Code
- Tasmanian Government, Director's Determination – Requirements for Building in Bushfire Prone Areas V 1.1.
- Australian Standard, AS3959-2018 construction of buildings in bushfire-prone areas.
- Tasmanian Fire Service Building for Bushfire Property Access\_5 Nov.



## 2. Site Description

### 2.1 Site context

A two lot subdivision is to be undertaken at 3 Lehner Crescent, Bicheno. It is a single title with a total area of 2.232ha. The site is located within the Rural Living zone of Bicheno.

The site currently contains a single dwelling that has accesses via Lehner Crescent.

Land to the north, east and south are rural living lots containing dwellings, while the land to the west is heavily vegetated forest with the exception of a 10 metre strip along the southern boundary and a 30 metre strip along to the western boundary of woodland that separates the forest from the site.



*Figure 1 - Aerial view of subject site*

## 2.2 Planning controls

The site is within the municipal area of the Glamorgan-Spring Bay Council. Therefore, the planning instrument is the *Tasmanian Planning Scheme - Glamorgan-Spring Bay* (The Scheme).

The subject site is currently within the Rural Living Zone with the site adjoining the Rural Zone on the West and south-West sides.

The subject site entirely falls within the Bushfire-Prone Areas Overlay.



Figure 2 – Zoning Map (source: The LIST Map)



### 3. The Proposal

It is proposed to subdivide the subject site into 2 lots. Lot 1 will contain the existing dwelling with lot 2 being intended for a future dwelling. Lot 2 will have access via a variable width right of way to Lehner Crescent over the existing access within Lot 1. An extract of the proposal plan is shown below:



Figure 3 – Proposed subdivision layout, see annexure 2

## 4. Bushfire Site Assessment

### 4.1 Vegetation Analysis

A site visit was conducted and an analysis of the land and bushfire prone vegetation within 100m of the subject site is provided below. See section 4.3 for photos.

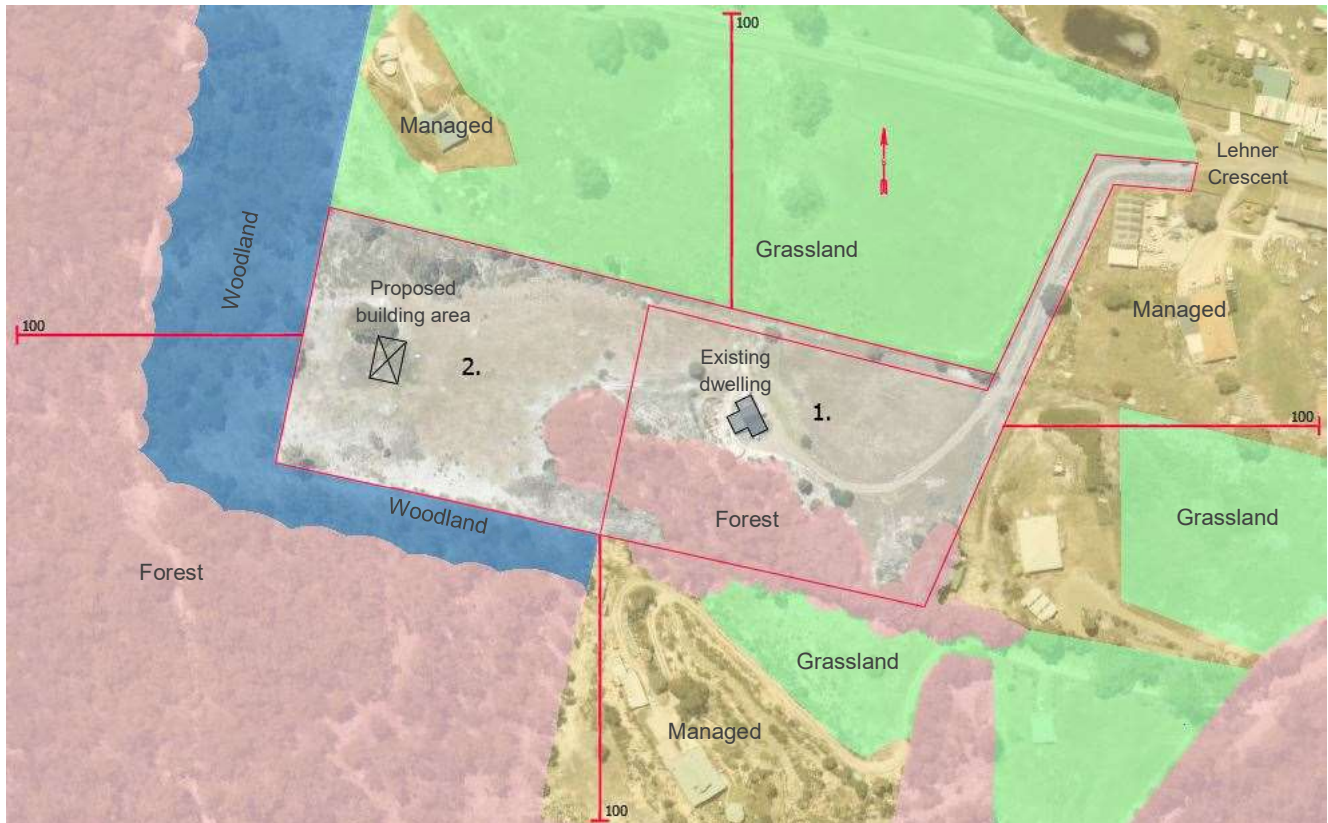


Figure 4 Vegetation analysis within 100m of the site

## 4.2 Effective slope Analysis

Figure 5 below shows the slope of the land under the classified vegetation in relation to the subject site. The land to the south and west being upslope with the land to the north and east being downslope of 5-10°.

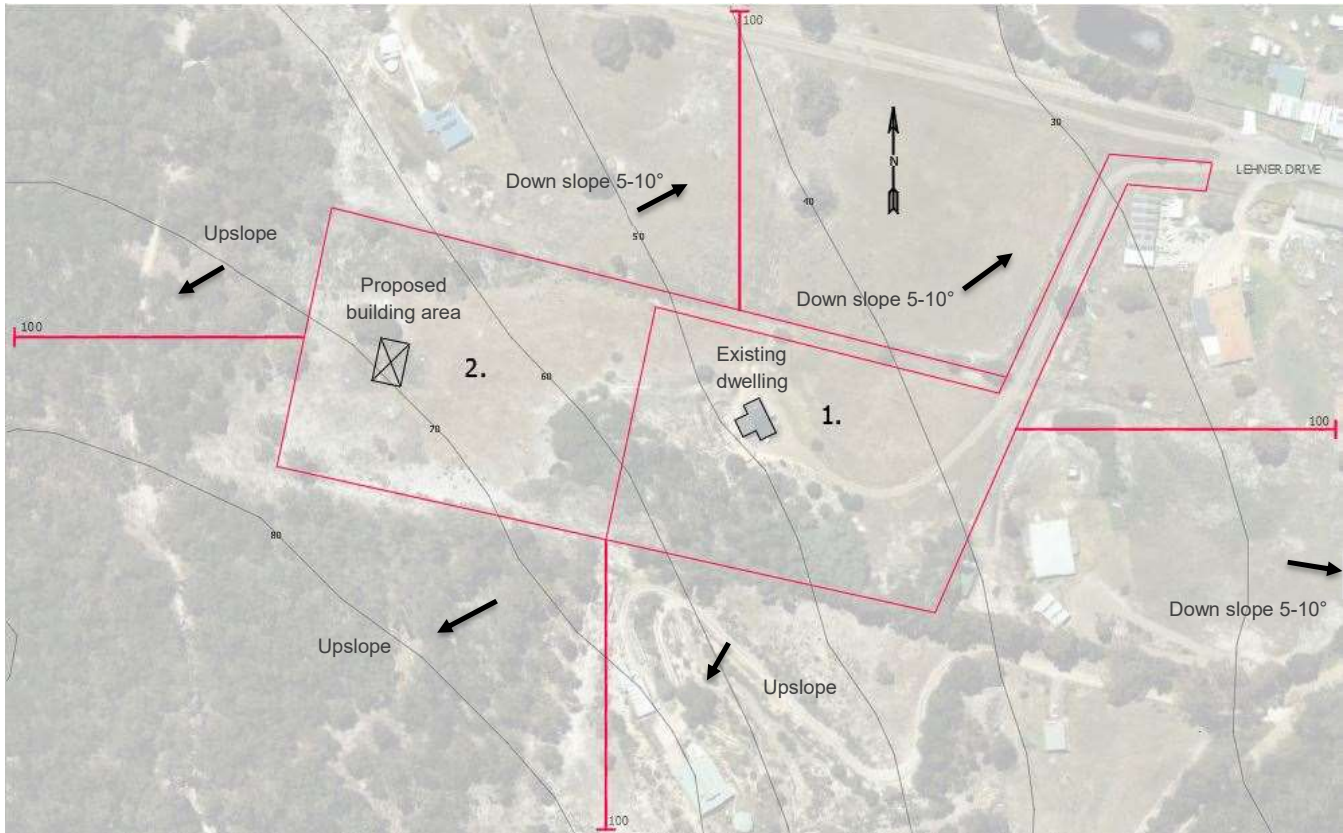


Figure 5 – Effective slope of the site and surrounding bushfire prone vegetation.



## 4.3

## Photos



Figure 6 – Looking at the existing driveway off Lehner Crescent.



Figure 7 – Looking north/east over the adjoining grassland from Lot 1.



Figure 8 – looking at the rear (west) of the existing dwelling with the portion of vegetation that needs removing to meet Bal 19 setback.



Figure 9 – Looking west from Lot 2 over the 30m strip of woodland with the forest in the background.



Figure 10 – Looking east along Lot 2's southern boundary at the 10m strip of woodland.



Figure 11 – Looking North over the grassland from Lot 2.

## 5. Bushfire Protection Measures

### 5.1 BAL Rating and Risk Assessment

The purpose of the BAL assessment is to identify the minimum separation between the bushfire prone vegetation and a building area within each proposed lot. The assessment aims to achieve the minimum requirements of **BAL 19**.

The definition of BAL 19 is highlighted as follows:

Bushfire attack level (BAL)	Predicted bushfire attack and exposure level
<b>BAL-LOW</b>	Insufficient risk to warrant specific construction requirements
<b>BAL-12.5</b>	Ember attack, radiant heat below 12.5kW/m <sup>2</sup>
<b>BAL-19</b>	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m <sup>2</sup>
<b>BAL-29</b>	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m <sup>2</sup>
<b>BAL-40</b>	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m <sup>2</sup>
<b>BAL-FZ</b>	Direct exposure to flames radiant heat and embers from the fire front.

The distances from each lot to the classified vegetation is presented below, along with the slope and type of vegetation.

Lot 1 Dwelling	North	East	South	West
<b>Vegetation within 100m of existing dwelling</b>	0m-28m Managed 28m - 100m+Grassland	0m-100m Managed	0m-8m Managed 8m-56m Forest 56m-100m Managed	0m-40m Managed 40m-68m Forest 68m-100m Grassland
<b>Slope (degrees, over 100m)</b>	Downslope 9°	Downslope 9°	Upslope	Upslope
<b>BAL 19 Setbacks</b>	13m	13m	23m	10m
<b>BAL 12.5 Setbacks</b>	19m	19m	32m	14m

<b>Lot 2</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Vegetation within 100m of site</b>	0m-100m+ Grassland	0m-34m Grassland 34m-100m Forest	0m-13m Grassland 13m-46m Woodland 46m-100m+ Forest	0m-13m Grassland 13m-60m Woodland 60m-100+ Forest
<b>Slope (degrees) over 100m)</b>	Downslope 9°	Downslope 9°	Upslope	Upslope
<b>BAL 19 Setbacks</b>	13m	34m	15m	15m
<b>BAL 12.5 Setbacks</b>	19m	46m	22m	22m

## 5.2 Hazard Management Areas

Hazard management areas are to be established and maintained between the bushfire prone vegetation and the buildings at a distance equal to, or greater than the separation distance specified for the Bushfire Attack Levels (BAL) in table 2.6 of Australian Standard 3959-2018 Construction of Buildings in Bushfire Prone Areas.

The Hazard Management Area shown around the existing building is the minimum separation distance required for BAL 19, where the Hazard Management Area can be increased the exposure from bushfire attack can be reduced further.

Hazard Management Area (HMA) will be managed in accordance with the provided plan. Existing vegetation needs to be strategically modified and then maintained within this area in accordance with the BHMP to achieve the following outcomes:

- to reduce the quantity of windborne sparks and embers reaching buildings;
- to reduce radiant heat at the building; and
- to halt or check direct flame attack.

The HMA will be developed within the property boundaries to provide access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present that will significantly contribute to the spread of a bushfire.

The HMA will be achieved by adoption of the following strategies:

### **Maintenance of Hazard Management Areas**

It is the responsibility of the property owner to maintain and manage the vegetation in accordance with the Bushfire Hazard Management Plan and this report.

This area is to be regularly managed and maintained. Vegetation in this area will be minimised:

- Grass maintained to a maximum height of 100mm, with fuel loads kept to less than 2 tonnes per hectare which will be maintained at this level.
- Trees and any undergrowth to be kept clear of (BCA) class 1 – 9 buildings on all sides.
- All undergrowth and understorey of trees (up to 2m) will be removed within the hazard management area.
- Select larger trees can be retained within the HMA, ensuring a minimum 5m canopy separation is provided between each established tree.
- Pathways to 1 metre surrounding the buildings and landscaping material, will be non-combustible (stone, pebbles etc.).
- The total shrub cover will be a maximum of 20% of the available area.
- There will be a clear space from the buildings of at least four (4) times the mature height of any shrubs planted.
- Shrubs will not be planted in clumps, this is to avoid build-up of debris and dead vegetation materials.

### **Landscaping**

- vegetation along the pathways to comprise non-flammable style succulent ground cover or plants (avoid plants that produce fine fuel which are easily ignited, plants that produce a lot of debris, trees and shrubs which retain dead material in branches or which shed long strips of bark, rough fibrous bark or drop large quantities of leaves in the spring and summer, vines on walls or tree canopies which overhang roofs)
- Timber woodchip and flammable mulches cannot be used, brush and timber fencing should be avoided where possible and not to be located within 6m of habitable buildings.



### 5.3 Access

Lot 2 will have access via a right of way over Lot 1 and the existing access for the first 120m from Lehner Crescent. The future dwelling on lot 2 must provide compliant private access through to the firefighting water point and dwelling. The existing access to the dwelling in Lot 1 meets the requirements of section B of the below table but must be upgraded with at least 1 passing bay as part of the subdivision works to comply with section C of the below table as the access length is greater than 200m.

Element	Requirement
A. Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.	There are no specified design and construction requirements.
B. Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) all-weather construction;</li> <li>(b) load capacity of at least 20t, including for bridges and culverts;</li> <li>(c) minimum carriageway width of 4m;</li> <li>(d) minimum vertical clearance of 4m;</li> <li>(e) minimum horizontal clearance of 0.5m from the edge of the carriageway;</li> <li>(f) cross falls of less than 3 degrees (1:20 or 5%);</li> <li>(g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;</li> <li>(h) curves with a minimum inner radius of 10m;</li> <li>(i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and</li> <li>(j) terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> <li>(i) a turning circle with a minimum outer radius of 10m; or</li> <li>(ii) a property access encircling the building; or</li> </ul> </li> </ul> <p>a hammerhead "T" or "Y" turning head 4m wide and 8m long.</p>
C. Property access length is 200m or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>a) the requirements for B above; and</li> <li>b) passing bays of 2m additional carriageway width and 20m length provided every 200m.</li> </ul>
D. Property access length is greater than 30m, and access is provided to 3 or more properties.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>a) complies with requirements for B above; and</li> <li>b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.</li> </ul>



## 5.4 Fire Fighting Water Supply

Table C13.5 Static water supply for firefighting. A compliant static water supply will need to be provided for the existing dwelling on Lot 1, this static water supply must comply with Table C13.5 ensuring a 10,000L metal tank is provided as per the below requirements. A static firefighting water supply for the future dwelling on lot 2 is not required to be installed as part of the subdivision works..

Element	Requirement
A. Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> <li>(a) The building area to be protected must be located within 90 metres of the firefighting water point of a static water supply; and</li> <li>(b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.</li> </ul>
B. A static water supply:	<ul style="list-style-type: none"> <li>a) May have a remotely located offtake connected to the static water supply;</li> <li>b) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times;</li> <li>c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems;</li> <li>d) Must be metal, concrete or lagged by non-combustible materials if above ground; and</li> <li>e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ul style="list-style-type: none"> <li>(i) metal;</li> <li>(ii) non-combustible material; or</li> </ul> </li> <li>(a) fibre-cement a minimum of 6 mm thickness</li> </ul>
C. Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a firefighting water point for a static water supply must:</p> <ul style="list-style-type: none"> <li>a) Have a minimum nominal internal diameter of 50mm;</li> <li>b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;</li> <li>c) Be metal or lagged by non-combustible materials if above ground;</li> <li>d) Where buried, have a minimum depth of 300mm;</li> <li>e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment;</li> <li>f) Ensure the coupling is accessible and available for connection at all times;</li> <li>g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);</li> <li>h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and</li> <li>i) Where a remote offtake is installed, ensure the offtake is in a position that is <ul style="list-style-type: none"> <li>(i) Visible;</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>(ii) Accessible to allow connection by firefighting equipment;</li> <li>(iii) At a working height of 450 – 600mm above ground level; and</li> </ul> <p>Protected from possible damage, including damage by vehicles.</p>
D	Signage for Static Water Connections	<p>The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:</p> <ul style="list-style-type: none"> <li>a) Comply with tank signage requirements within AS2304:2019; or</li> </ul> <p>Comply with the Tasmanian Fire Service Water Supply Signage Guidelines published by the Tasmania Fire Service.</p>
E	Hardstand	<p>A hardstand area for fire appliances must be:</p> <ul style="list-style-type: none"> <li>(a) no more than 3m from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like)</li> <li>(b) no closer than 6m from the building area to be protected;</li> <li>(c) a minimum width of 3m constructed to the same standard as the carriageway; and</li> <li>(d) connected to the property access by a carriageway equivalent to the standard of the property access.</li> </ul>

## 6. Bushfire-Prone Areas Code Assessment

An assessment of C13.0 Bushfire-Prone Areas Code under the Scheme is provided as follows.

### C13.6 Development Standards for Subdivision

#### C13.6.1 Subdivision: Provision of hazard management areas

##### Objective

Subdivision provides for hazard management areas that:

- (a) facilitate an integrated approach between subdivision and subsequent building on a lot;
- (b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and
- (c) provide protection for lots at any stage of a staged subdivision.

Acceptable solutions	Proposed solutions
A1	A1a) Not applicable.
(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or	A1b) The acceptable solution is achieved. The BHMP: <ul style="list-style-type: none"> <li>i) shows all lots within the bushfire prone area. Each site can provide a bushfire hazard management area.</li> </ul>
(b) The proposed plan of subdivision: <ul style="list-style-type: none"> <li>(i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision;</li> <li>(ii) shows the building area for each lot;</li> <li>(iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of <i>Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas</i>; and</li> <li>(iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than the separation distances required for BAL 19 in Table 2.6 of <i>Australian Standard AS3959:2018 Construction of buildings in bushfire-prone Areas</i>; and</li> </ul>	<ul style="list-style-type: none"> <li>ii) Each lot can provide for a building area. The existing dwelling can meet BAL 19 setbacks. A building area can be provided on lot 2.</li> <li>iii) shows a HMA associated with each building area demonstrating the separation distances required for BAL 19 in Table 2.4.4 of AS 3959 – 2018 Construction of buildings in bushfire-prone area.</li> <li>iv) is prepared by an accredited bushfire hazard practitioner.</li> </ul>
(c) If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.	A1c) not applicable as Part 5 agreement is not required.

## C13.6.2 Subdivision: Public and firefighting access

**Objective**

Access roads to, and the layout of roads, tracks and trails, in a subdivision:

- (a) allow safe access and egress for residents, fire fighters and emergency service personnel;
- (b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken;
- (c) are designed and constructed to allow for fire appliances to be manoeuvred;
- (d) provide access to water supplies for fire appliances; and
- (e) are designed to allow connectivity, and where needed, offering multiple evacuation points.

Acceptable solutions	Proposed solutions
A1	A1a) Not applicable.
<ul style="list-style-type: none"> <li>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or</li> <li>(b) A proposed plan of subdivision showing the layout of roads and fire trails, and the location of property access to building areas, and which complies to the extent necessary with Tables C13.1, C13.2 &amp; C13.3, is included in a bushfire hazard management plan certified by the TFS or accredited person.</li> </ul>	<ul style="list-style-type: none"> <li>A1b) The existing private access serving Lot 1 is required to be upgraded in accordance with s5.3 of this report prior to sealing of the final plan as part of the subdivision works</li> </ul>

## C13.6.3 Subdivision: Provision of water supply for firefighting purposes

**Objective**

Adequate, accessible and reliable water supply for the purposes of firefighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.

Acceptable solutions	Proposed solutions
<p>A1 In areas serviced with reticulated water by the water corporation:</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes;</p> <p>(b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E4; or</p> <p>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</p>	<p>A1</p> <p>a) Not applicable</p> <p>b) Not applicable.</p> <p>c) Not applicable.</p>
<p>A2 In areas that are not serviced by reticulated water by the water corporation:</p> <p>(a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes;</p> <p>(b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table E5; or</p> <p>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</p>	<p>A2a) Not applicable.</p> <p>A2b) Acceptable solution achieved. The proposed plan of subdivision demonstrates that a static water supply can be provided and located compliant with Table C13.5. The existing dwelling is required to provide a compliant water supply in accordance with table C13.5.</p> <p>A2c) Not applicable.</p>



## 7. Conclusions and Recommendations




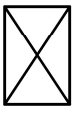

The proposal seeks planning approval for a 2-lot subdivision at 3 Lehner Crescent, Bicheno.

All of the lots have demonstrated that a building area can be provided meeting the requirements of BAL 19. Access requirements can be achieved.

- a) Hazard management areas meeting the requirements of BAL 19 and BAL 12.5 can be achieved for lot 2. Lot 1 will require an area of vegetation to be removed at the back of the existing dwelling to a distance of 23m as shown on the BHMP to meet BAL 19 separation. A future dwelling on lot 2 must maintain a suitable hazard management area in accordance with section 5.2 of this report. **Lot 1's hazard management area must be established prior to sealing of the final plan. Maintenance of all hazard management areas must be in perpetuity.**
- b) The future dwelling on lot 2 must provide compliant private access through to the future firefighting water point and dwelling. The existing access in Lot 1 must be upgraded to include 1 passing bay as shown on the BHMP. **Access must comply with section 5.3 of this report prior to sealing of the final plan.**
- c) The existing dwelling on lot 1, and a future dwelling on lot 2 must establish a dedicated firefighting onsite static water supply of 10,000L, ensuring tank and fittings are compliant with standards for building in a bushfire prone area - static water supply. The static water supply must comply with section 5.4 of this report. **The compliant static water supply for lot 1 must be installed prior to sealing of the final plan.**
- d) A static firefighting water supply and access for the future dwelling on lot 2 is not required to be installed as part of the subdivision works. Future habitable buildings constructed and alterations and additions made to existing buildings on all lots will need to be designed and constructed to AS3959:2018.

## **Annexure 1 – Bushfire Hazard Management Plan**

LEGEND:

-  - BAL 19 HAZARD MANAGEMENT AREA
-  - BAL 12.5 BUILDING AREA
-  - BAL 19 BUILDING AREA
-  - 10m x 15m INDICATIVE BUILDING ENVELOPE
-  - 10,000L INDICATIVE STATIC FIRE-FIGHTING WATER SUPPLY



- AREA OF VEGETATION TO BE REMOVED WITH A MINIMUM SEPARATION OF 23 METRES FROM THE EXISTING DWELLING TO SATISFY BAL 19.

**Static Fire Fighting Water Supply**

The existing dwelling on Lot 1 and a future dwelling on Lot 2 must provide a 10,000 Litre dedicated firefighting water supply tank. The compliant static water supply for lot 1 must be installed prior to sealing of the final plan, as specified below:

- Tanks and above ground fittings and pipes must be made of non-rusting, non-combustible, non-heat deforming materials.
- The tank or remote offtake must not be located within 6m of the dwelling.
- The tank or remote offtake must be located within 3m of a hardstand area.
- Tanks must be fitted with a standard compliance forged Storz 65mm adapter fitted with a standard (deliver) washer rated to 1800kPa working pressure and 2400kPa burst pressure.
- Bushfire Signage must be clearly displayed in accordance with section 5.4 of the Hazard Management Report.

**Hazard Management – Vegetation Management**

Vegetation in the hazard management area is to be managed and maintained in a minimum fuel condition in perpetuity (refer to section 5.2 of Bushfire Hazard Management Report) Future dwelling is to provide a bushfire hazard management area as dimensioned and shown. Hazard Management areas may be subject to change and future assessment, depending on the location of a future dwelling.

The existing dwelling on lot 1 must continue to maintain the existing hazard management area as shown on the bushfire hazard management plan. Vegetation in the hazard management area (as dimensioned and shown) is to be managed and maintained a minimum fuel condition (refer to section 5.2 of Bushfire Hazard Management Report)

**Notes:**

- Refer plans – Woolcott Surveys, Proposed 2 Lot Subdivision, 3 Lehner Crescent, Scamander, 230301, date 20/07/23 - V01.
- All future works to comply with Director's Determination – Bushfire Hazard Area's v1.1.
- Plan to be read in conjunction with Bushfire Hazard Management Report dated 07/12/2023

**Access Roads**

The future dwelling on lot 2 must provide compliant private access through to the future firefighting water point and dwelling. The existing access in Lot 1 must be upgraded to include 1 passing bay. Access must comply with section 5.3 of the Bushfire hazard report - 3 Lehner Crescent, Scamander, 230301, date 21/11/23 prior to sealing of the final plan.

Property access length is 30 metres or greater, or access is required for a fire appliance to access a firefighting water point.

The following design and construction requirements apply to property access:

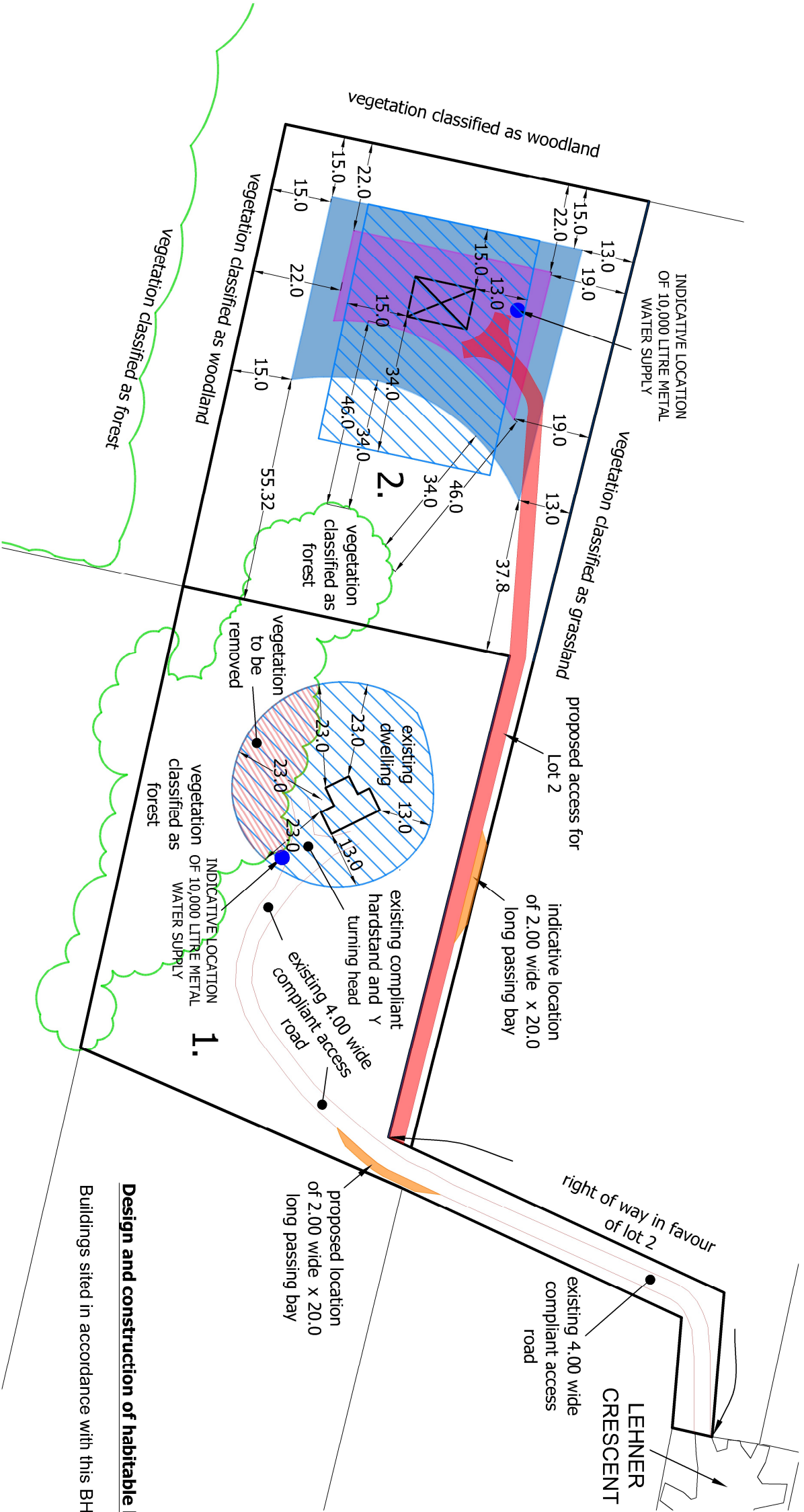
- all-weather construction;
- load capacity of at least 20 tonnes, including for bridges and culverts;
- minimum carriageway width of 4 metres;
- minimum vertical clearance of 4 metres;
- minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- cross falls of less than 3 degrees (1:20 or 5%);
- dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- curves with a minimum inner radius of 10 metres;
- maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads, and
- terminate with a turning area for fire appliances provided by one of the following:
  - a turning circle with a minimum outer radius of 10 metres;
  - a property access encircling the building; or
  - a hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.

Property access length is 200 metres or greater. The following design and construction requirements apply to property access:

- complies with requirements for B above; and
- passing bays of 2 metres additional carriageway width and 20 metres length provided every 200metres

**Design and construction of habitable buildings.**

Buildings sited in accordance with this BHMP are to be designed and constructed to AS 3959:2018.



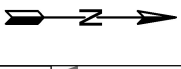

**BUSHFIRE HAZARD MANAGEMENT PLAN**

PROPOSED 2 LOT SUBDIVISION

CLIENT: CATHERINE CRUSE

3 LEHNER CRESCENT, BICHENO 7215

C.T.52737/10, PID 7787694

				10 Goodman Court Invermay TAS 7248 PO Box 593 Mowbray Heights TAS 7248 Phone (03) 6332 3760 Fax (03) 6332 3764 Email: office@woolcottsurveys.com.au	Job Number <b>230301</b>
Drawn GM	File name 230301-BHMP	Date 20/12/23	Scale 1:1250@A3	Edition v3.0	Sheet 1/1

## **Annexure 2 – Subdivision Proposal Plan**







## PLANNING

THIS PLAN WAS PREPARED AS A PROPOSAL PLAN TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.

Notes:

- DIMENSIONS ARE IN METRES

PROPOSED 2 LOT SUBDIVISION OWNER: CATHERINE CRUSE 3 LEHNER CRESCENT, BICHENO, 7215 C.T. 52737-10		 N		 <b>WOOLCOTT SURVEYS</b> 10 Goodman Court Invermay TAS 7248 PO Box 593 Mowbray Heights TAS 7248 Phone (03) 6332 3760 Fax (03) 6332 3764 Email: office@woolcottsurveys.com.au		Job Number 230301	
Drawn JAG	File name 230301_PropPlan_190723.dwg	Date 20/07/23	Scale 1:1000@A3	Edition V1.0	Sheet 1 of 1		



## **Annexure 3 – Planning Certificate**

---

## BUSHFIRE-PRONE AREAS CODE

### CERTIFICATE<sup>1</sup> UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

---

#### 1. Land to which certificate applies

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

**Street address:**

3 LEHNER CR BICHENO TAS 7215

**Certificate of Title / PID:**

CT 52737/10, PID 7787694

#### 2. Proposed Use or Development

**Description of proposed Use and Development:**

2 Lot Subdivision

**Applicable Planning Scheme:**

Tasmanian Planning Scheme – Glamorgan-Spring Bay

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Report	Woolcott Surveys	12/01/2024	4
2 Lot Subdivision Proposal Plan	Woolcott Surveys	20/07/2023	1
Bushfire Hazard Management Plan	Woolcott Surveys	20/12/2023	3

---

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

#### 4. Nature of Certificate

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

<input type="checkbox"/>	<b>E1.4 / C13.4 – Use or development exempt from this Code</b>	
	<b>Compliance test</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk.

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

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

<input checked="" type="checkbox"/>	<b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk.
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	<b>E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<b><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></b>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk. Lot 2
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

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

## 5. Bushfire Hazard Practitioner

Name:

Geoff McGregor

Phone No:

0409 800 387

Postal  
Address:

P.O.BOX 593 Mowbray 7248

Email  
Address:

geoff@woolcottsurveys.com.au

Accreditation No:

BFP – 176

Scope:

1,2,3B

## 6. Certification

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

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

Signed:  
certifier



Name:

Geoff McGregor

Date:

23/01/2024

Certificate  
Number:

WS-230301

(for Practitioner Use only)