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: **RA 524 Rosedale Road, Bicheno**
CT 103842/1, 204632/1, 204633/1, 243662/1, 243663/1, 243664/1, 243665/1, 243666/1, 250363/1, 39686/1

PROPOSAL: **13 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) addressed to the General Manager. Representations must be received before midnight on 2nd February 2024

APPLICANT:	**PDA Surveyors**
DATE:	**01/11/2023**
APPLICATION NO:	**SA 2023 / 022**

GLAMORGAN SPRING BAY COUNCIL

9 Melbourne Street (PO Box 6)
Triabunna TAS 7190
03 6256 4777
03 6256 4774
admin@freycinet.tas.gov.au
www.gsbc.tas.gov.au

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:	PDA Surveyors obo Jaylyn Properties Pty Ltd		
Contact person: (if different from applicant)	Hugh Clement		
Address:	127 Bathurst Street		
Suburb:	Hobart	Post Code:	7000
Email:	hugh.clement@pda.com.au	Phone: / Mobile:	03 6234 3217

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

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

Details of Site *(Note: If your application is discretionary, the following will be placed on public exhibition)*			
Address of proposal:	524 Rosedale Road		
Suburb:	Bicheno	Post Code:	7215
Size of site: (m^2 or Ha)	943ha		
Certificate of Title(s):	243665/1, 250363/1, 39686/1, 243666/1, 243664/1		
Current use of site:	Rural		

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General Application Details *Complete for All Applications*	
Description of proposed use or development:	~~14~~ lot Subdivison **13**
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.	$ 70,000
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.

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Triabunna TAS 7190
03 6256 4777
03 6256 4774
admin@freycinet.tas.gov.au
www.gsbc.tas.gov.au

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:	31/10/2023

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.

GLAMORGAN SPRING BAY COUNCIL

9 Melbourne Street (PO Box 6)
Triabunna TAS 7190
03 6256 4777
03 6256 4774
admin@freycinet.tas.gov.au
www.gsbc.tas.gov.au

Checklist of application documents:

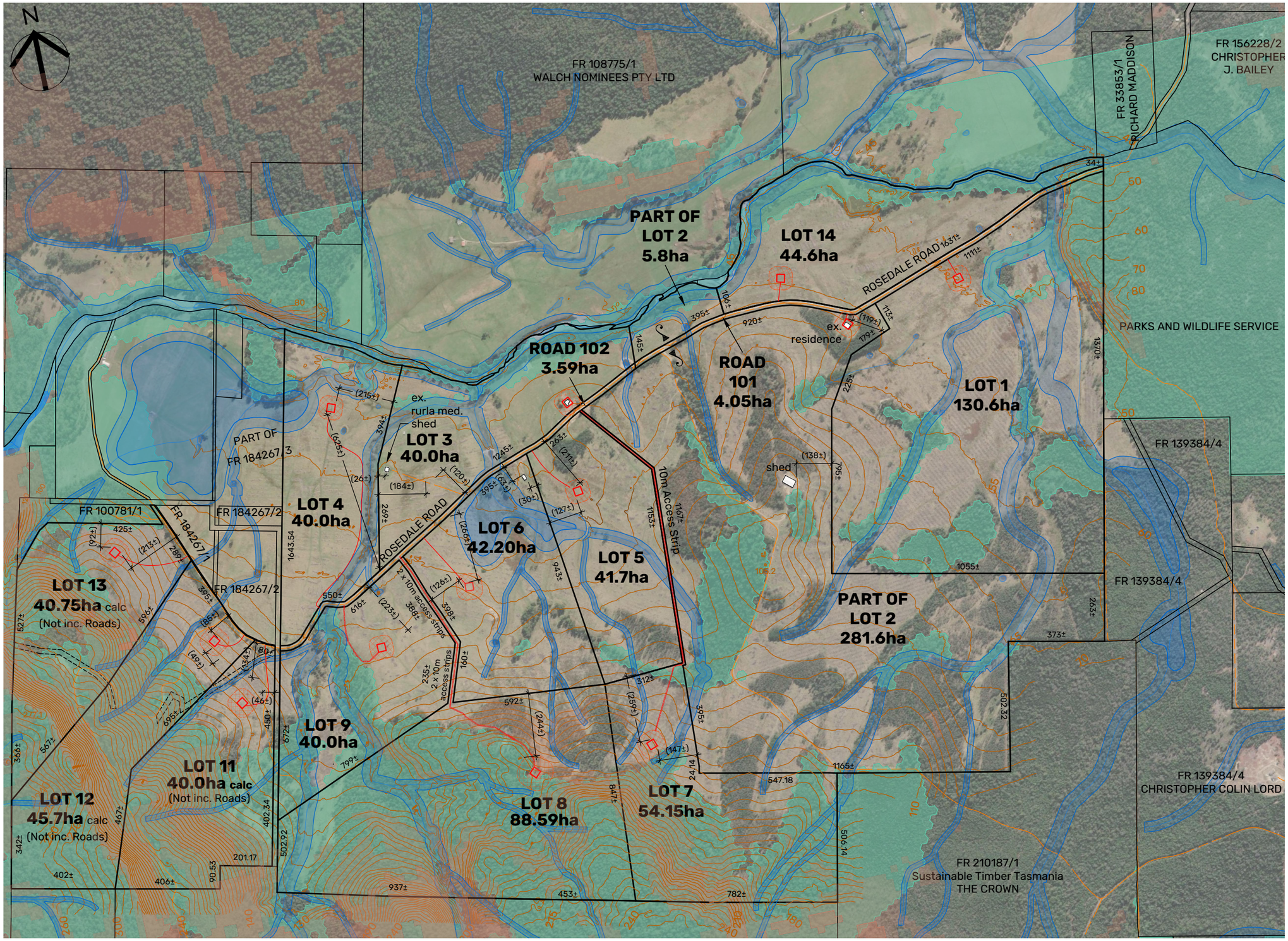
Taken from Section 6 of the Planning Scheme

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.



PLAN OF SUBDIVISION

Owners

Jaylyn Properties Pty Ltd

Title References
FR 184456/1, FR 243664/1, FR 39686/1
FR 243666/1, FR 250363/1 & FR 243665/1

Address
'Glenalbyn' 524 Rosedale Road, Bicheno

Council
Glamorgan-Spring Bay Council

Tasmanian Planning scheme
Glamorgan-Spring Bay Local Provisions Schedule

Zone
20 Rural

Code Overlay name/s
7 Priority vegetaion area
7 Waterway and coastal protection area
13 Bushfire-prone area
15 Landslip Hazard Code

Point of interest GDA2020 MGA55
E 600623
N 5363697

Schedule of Easements
Proposed Rights of Way as shown.

NOTES
This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

Entire site is subject to the Bushfire-prone Areas Code. This isn't shown for plan clarity.

Digital Aerial Photo:
World Imagery
https://services.arcgisonline.com/ArcGIS/rest/services/World_Imagery/MapServer

5m Contours:
Tasmania_Statewide_2m_DEM_14-08-2021
https://elevation.fsdf.org.au/
CC BY 4.0

LIST Cadastral Parcels
by State of Tasmania
www.thelist.tas.gov.au
CC BY 3.0

KEY

- Title/Proposed boundary
- Surrounding boundary
- 5m Contours
- Sealed road
- Unsealed road

Landslip hazard Area
- Low landslip hazard
- Med landslip hazard

Priority Vegetation Area

Waterway and Coastal Protection Area

Indicative building area (w/ Haz.Manage Area)
Proposed New all weather access fit for fire fighting vehicles

REV	AMENDMENTS	DRAWN	DATE	APPR.
E	LOT 10 REMOVED & BUILDING AREA ON LOT 9 MOVED	HAC	21.12.23	HAC
D	ADD PRORITY VEGETATION AREA ON SOUTH OF SITE	MK	31.10.23	HAC
C	ACCESS POINTS ADDED FOR LOTS 1-2, 5-6 & 11-13, BUILDING AREAS AMENED FOR LOT 1 & 2	HC	25.09.23	HAC
B	PIVOT IRRIGATION LOT UPDATED FROM SUPPLIED DATA FROM PINION	HC	25.09.23	HAC
0	PLAN OF SUBDIVISION	MK	10.05.23	HAC

SCALE:
0 60 150 300 750m

SURVEYOR	GEOCIVIL
-	51244HC
DRAWN	CHECKED
MK	HAC
DATE	
31 OCTOBER 2023	

PLAN OF SUBDIVISION
524 ROSEDALE ROAD, BICHENO
for JAYLYN PROPERTIES PTD LTD

PDA
SURVEYORS, ENGINEERS & PLANNERS
127 Bathurst Street
Hobart, Tasmania, 7000
PHONE: +61 03 6234 3217
FAX: +61 03 6234 5085
EMAIL: pda.hbt@pda.com.au
www.pda.com.au
Also at: Kingston, Launceston & Burnie

SCALE	PAPER
1:15,000	(A3)
JOB NUMBER	DRAWING
51244HC-1E	

OS-D 435

ANNEXURE TO CERTIFICATE OF TITLE
FOLIO OF REGISTER

VOL. 4117 FOL. 18

Recorder of Titles

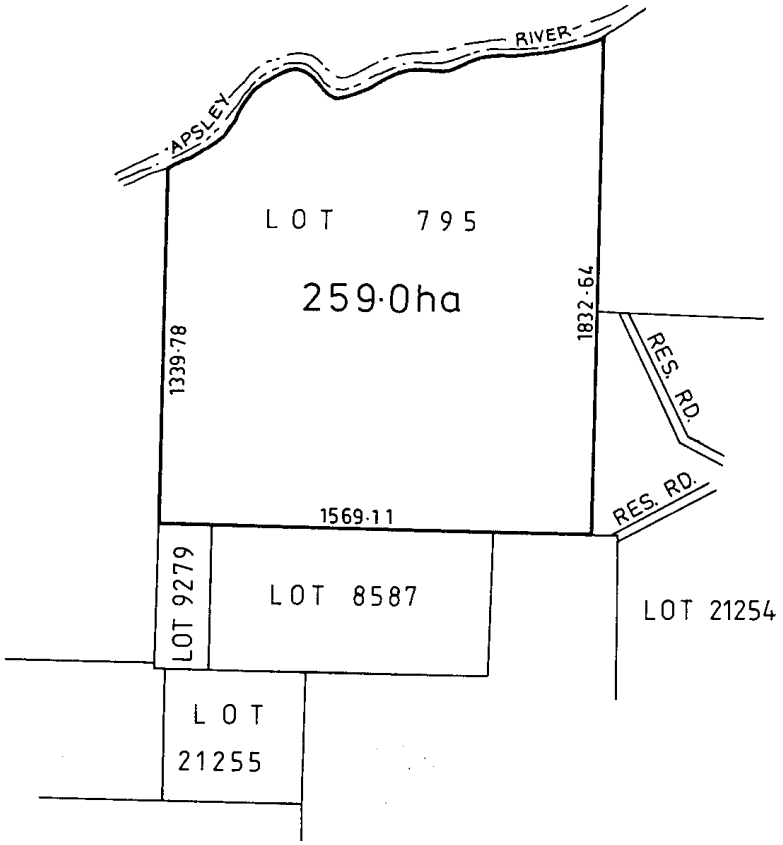
REGISTERED NUMBER

243665

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register

PH. ST ALBANS

MEAS. IN METRES



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
243665	1
EDITION	DATE OF ISSUE
5	03-Dec-2018

SEARCH DATE : 24-Oct-2023
SEARCH TIME : 10.56 AM

DESCRIPTION OF LAND

Parish of ST ALBANS, Land District of GLAMORGAN
Lot 1 on Plan 243665
Derivation : Whole of Lot 795 Gtd to T Watson
Prior CT 4117/18

SCHEDULE 1

M707971 TRANSFER to JAYLYN PROPERTIES PTY LTD Registered 03-Dec-2018 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
128301 FENCING CONDITION in Transfer
C582988 PRIVATE TIMBER RESERVE pursuant to Section 15(1) of the Forest Practices Act 1985 (affecting part of the said land within described as shown by a plan annexed thereto) Registered 20-Oct-2006 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OS-D 435

ANNEXURE TO CERTIFICATE OF TITLE FOLIO OF REGISTER

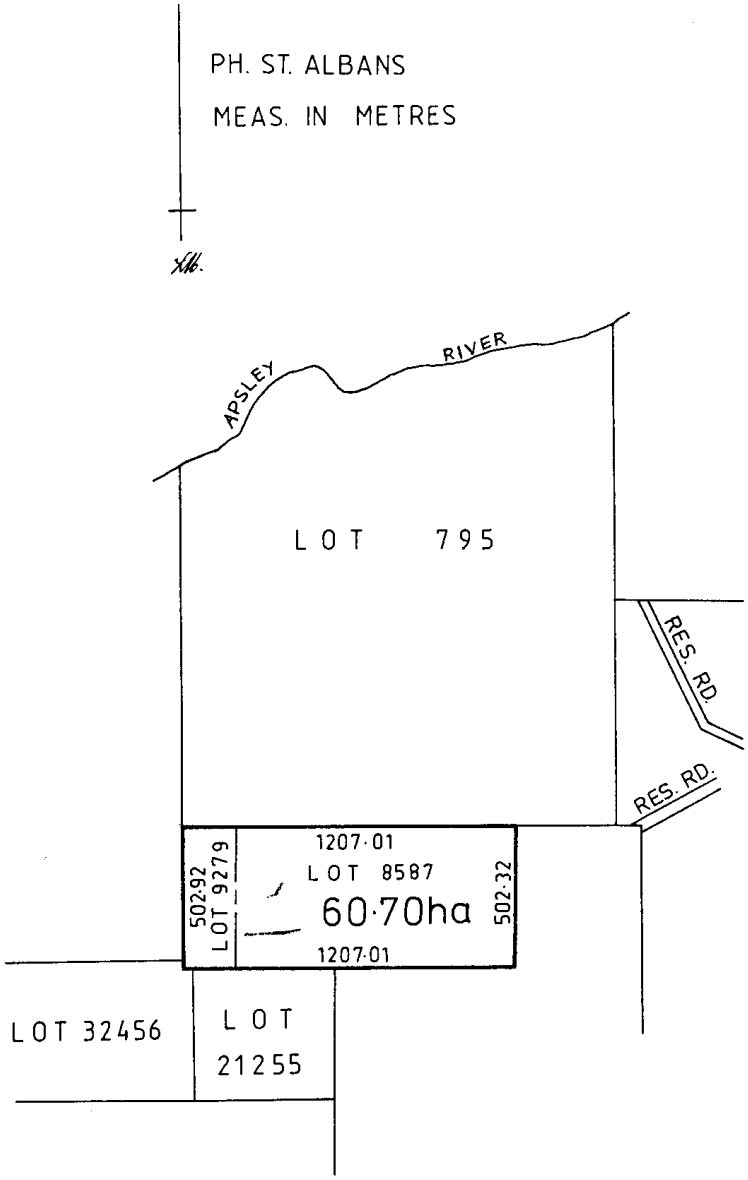
VOL. 4117 FOL. 17

Recorder of Titles

REGISTERED NUMBER

250363

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
250363	1
EDITION	DATE OF ISSUE
6	03-Dec-2018

SEARCH DATE : 24-Oct-2023
SEARCH TIME : 10.50 AM

DESCRIPTION OF LAND

Parish of ST ALBANS, Land District of CUMBERLAND
Lot 1 on Plan 250363
Derivation : Whole of Lot 9279 Gtd to R Marshall; Whole of Lot 8587 Gtd to H Marshall the Younger.
Prior CT 4117/17

SCHEDULE 1

M707971 TRANSFER to JAYLYN PROPERTIES PTY LTD Registered 03-Dec-2018 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
128301 FENCING CONDITION in Transfer
C582906 PRIVATE TIMBER RESERVE pursuant to Section 15(1) of the Forest Practices Act 1985 Registered 02-Aug-2006 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner:
L.T. ACT. 1980

Title Reference:
Y.10089

Grantee:
640-0-0 LOT 894
GTD. TO JOHN AMOS.

PLAN OF SURVEY

of land situated in the

LAND DISTRICT OF GLAMORGAN.
PARISH OF ST. ALBANS

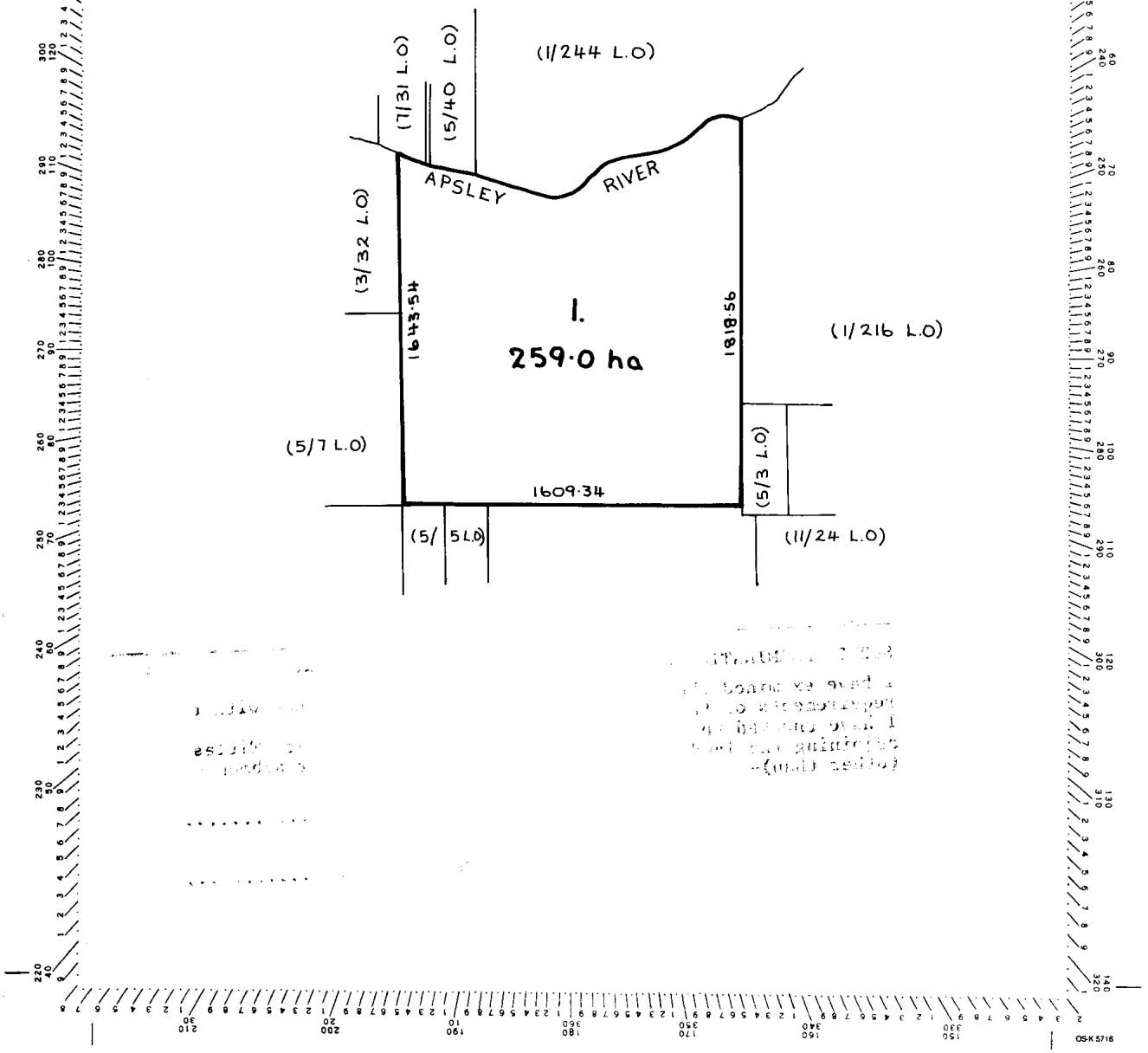
COMPILED FROM 64/4035
1/244 L.O.

SCALE 1:20,000 MEASUREMENTS IN METRES

Registered Number:
D.39686

Approved 17 MAY 1989

Recorder of Titles



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
39686	1
EDITION	DATE OF ISSUE
6	03-Dec-2018

SEARCH DATE : 24-Oct-2023
SEARCH TIME : 10.48 AM

DESCRIPTION OF LAND

Parish of ST ALBANS, Land District of GLAMORGAN
Lot 1 on Diagram 39686
Derivation : Whole of 640 Acres (Lot 894) Gtd to J Amos
Prior CT 4561/28

SCHEDULE 1

M707971 TRANSFER to JAYLYN PROPERTIES PTY LTD Registered 03-Dec-2018 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
C582988 PRIVATE TIMBER RESERVE pursuant to Section 15(1) of the Forest Practices Act 1985 (affecting part of the said land within described as shown by a plan annexed thereto) Registered 20-Oct-2006 at noon
D17238 PRIVATE TIMBER RESERVE pursuant to Section 15(1) of the Forest Practices Act 1985 (affecting part of the said land within described as shown on the plan hatched on the plan annexed therto) Registered 29-Sep-2011 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OS D 435

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

VOL. 4117 FOL. 19

Recorder of Titles

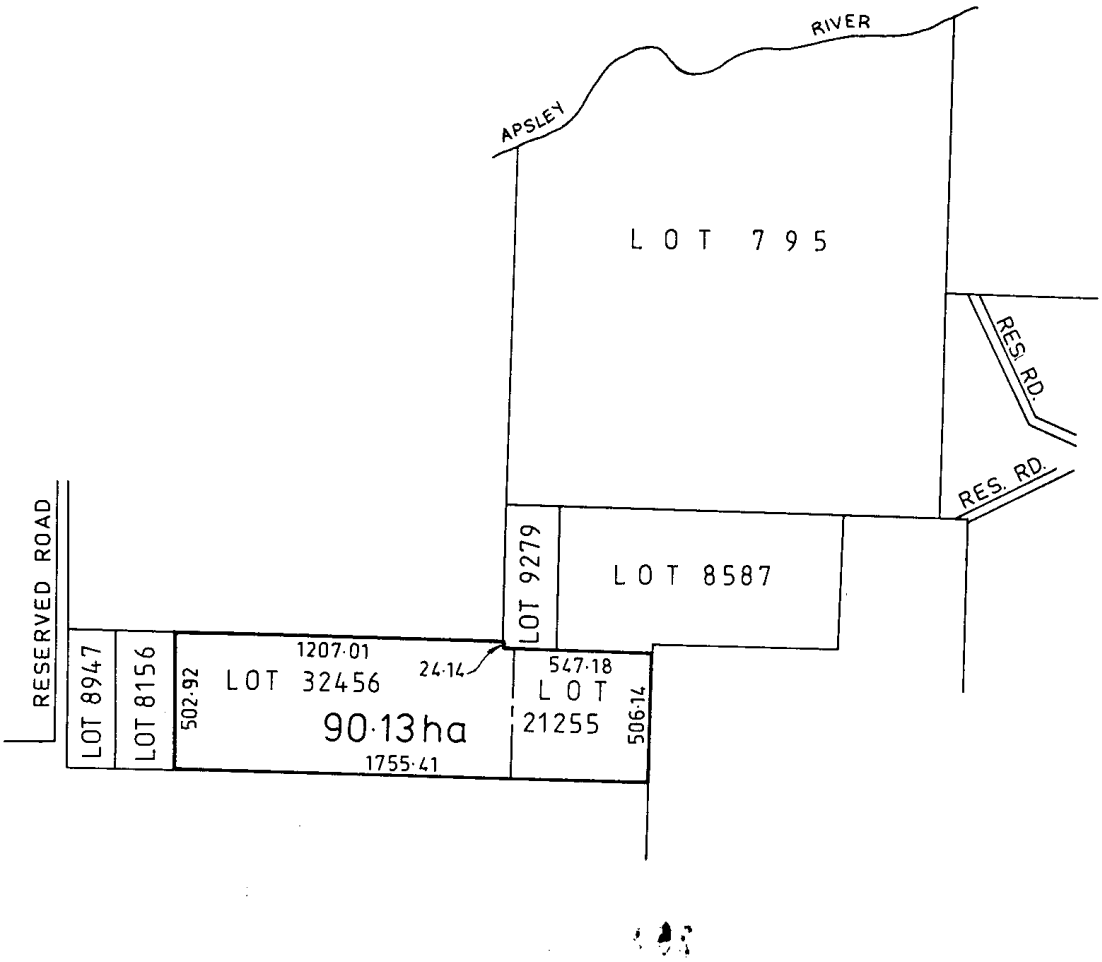
REGISTERED NUMBER

243666

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

PH. ST. ALBANS

MEAS. IN METRES



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
243666	1
EDITION	DATE OF ISSUE
5	03-Dec-2018

SEARCH DATE : 24-Oct-2023
SEARCH TIME : 10.44 AM

DESCRIPTION OF LAND

Parish of ST ALBANS, Land District of GLAMORGAN
Lot 1 on Plan 243666
Derivation : Whole of Lot 21255 Gtd to R Marshall and Whole of Lot 32456 Gtd to K P Marshall
Prior CT 4117/19

SCHEDULE 1

M707971 TRANSFER to JAYLYN PROPERTIES PTY LTD Registered 03-Dec-2018 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
C582906 PRIVATE TIMBER RESERVE pursuant to Section 15(1) of the Forest Practices Act 1985 Registered 02-Aug-2006 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OS-D 435

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

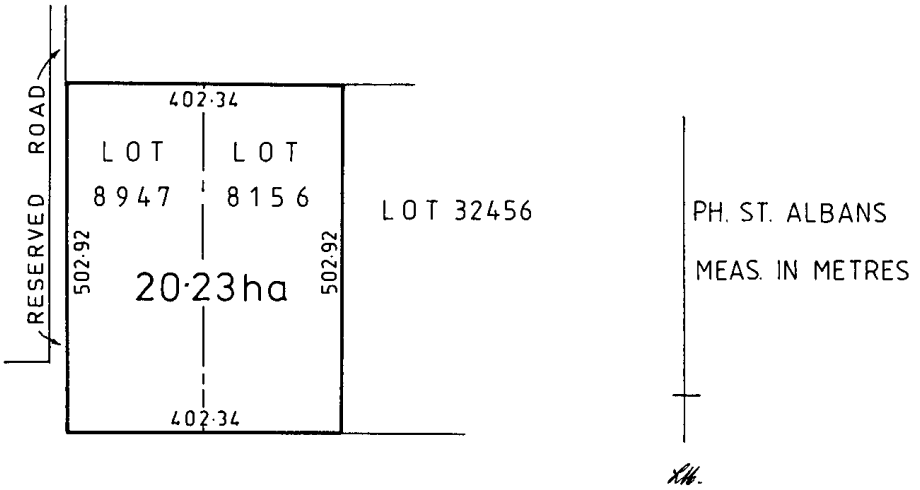
VOL. 4117 **FOL.** 16

Recorder of Titles

REGISTERED NUMBER

243664

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
243664	1
EDITION	DATE OF ISSUE
5	03-Dec-2018

SEARCH DATE : 24-Oct-2023
SEARCH TIME : 10.39 AM

DESCRIPTION OF LAND

Parish of ST ALBANS, Land District of GLAMORGAN
Lot 1 on Plan 243664
Derivation : Whole of Lots 8156 & 8947 Gtd to R Marshall
Prior CT 4117/16

SCHEDULE 1

M707971 TRANSFER to JAYLYN PROPERTIES PTY LTD Registered 03-Dec-2018 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
C582906 PRIVATE TIMBER RESERVE pursuant to Section 15(1) of the Forest Practices Act 1985 Registered 02-Aug-2006 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER:

FOLIO REFERENCE: FR 103842/1, FR 204633/1, FR 243662/1 & FR 243663/1

GRANTEE:
WHOLE OF LOT 28823 (107A-0R-38P) GTD TO A. A. CORNISH, WHOLE OF LOT 9409 (40 AC), PART OF LOT 8571 (100 AC) & PART OF LOT 9410 (101 AC) GTD TO ROGER MARSHALL

PLAN OF TITLE

LOCATION:
GLAMORGAN - TEENAH

FIRST SURVEY PLAN No: (5/7)L.O, (6/28)L.O, (16/25)L.O.

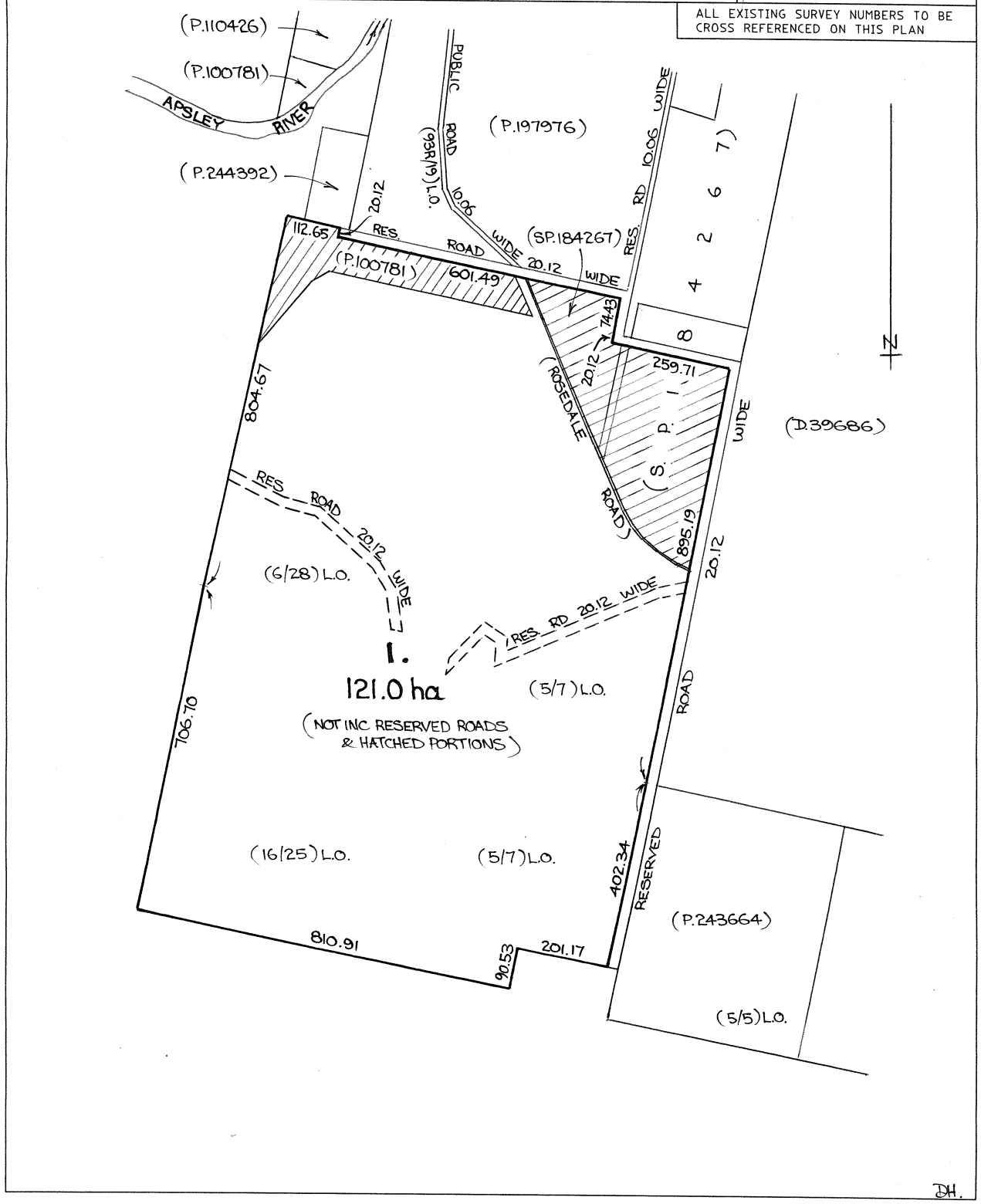
COMPILED BY: L.T.O.

SCALE 1: 7500 LENGTHS IN METRES

REGISTERED NUMBER
P184456

APPROVED
- 1 FEB 2023
Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
184456	1
EDITION	DATE OF ISSUE
1	01-Feb-2023

SEARCH DATE : 24-Oct-2023
SEARCH TIME : 10.37 AM

DESCRIPTION OF LAND

Parish of TEENAH Land District of GLAMORGAN
Lot 1 on Plan 184456
Derivation : Whole of Lot 28823, 107A-0R-38P Gtd. to A A Cornish, Whole of Lot 9409, 40 Acres, Part of Lot 9410, 101 Acres & Part of Lot 8571, 100 Acres Gtd. to Roger Marshall
Prior CTs 103842/1, 204633/1, 243662/1 and 243663/1

SCHEDULE 1

M707971 TRANSFER to JAYLYN PROPERTIES PTY LTD Registered 03-Dec-2018 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
C582906 PRIVATE TIMBER RESERVE pursuant to Section 15(1) of the Forest Practices Act 1985 (affecting part of the said land within described) Registered 02-Aug-2006 at 12.01 PM
C582988 PRIVATE TIMBER RESERVE pursuant to Section 15(1) of the Forest Practices Act 1985 (affecting part of the said land within described as shown by a plan annexed thereto) Registered 20-Oct-2006 at noon
D17238 PRIVATE TIMBER RESERVE pursuant to Section 15(1) of the Forest Practices Act 1985 (affecting part of the said land within described as shown on the plan hatched on the plan annexed therto) Registered 29-Sep-2011 at noon
E316411 ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 01-Feb-2023 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Natural Values Report

Report for: **Jaylyn Properties Pty Ltd**

Property Location: 524 Rosedale Road, Bicheno

Prepared by: Scott Livingston
Livingston Natural Resource Services

Date: 22nd December 2023

Version: 3

Client:	Jaylyn Properties Pty Ltd
Property identification	524 Rosedale Road, Bicheno CT 103842/1, PID 7290872 CT 243662/1, PID 7290872 CT 243666/1, PID 7290872 CT 243663/1, PID 7290872 CT 39686/1, PID 7290872 CT 243665/1, PID 7290872 CT 204633/1, PID 7290872 CT 243664/1, PID 7290872 Current zoning Rural -Tasmanian Planning Scheme- Glamorgan Spring Bay.
Proposal:	Assessment of Natural Assets in relation to proposed 13 lot from 8 lot subdivision at 524 Rosedale Road, Bicheno.
Assessment comments:	Portions of the site are mapped as priority habitat and watercourse protection area in planning scheme overlays. Under the Tasmanian Planning Scheme- Glamorgan Spring Bay, consideration of the impact on natural assets is required. A field inspection was conducted on the 5th December 2023. This field assessments were used to confirm or otherwise the desktop study findings. This report summarises the findings of the desktop and field assessment.
Version	3

Assessment by:
Scott Livingston,

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

Contents

INTRODUCTION

A 13 lot subdivision from 8 existing lots is proposed at 524 Rosedale Road, Bicheno. The site is partially mapped as priority habitat and watercourse protection area in the planning scheme overlays. Under the Tasmanian Planning Scheme- Glamorgan Spring Bay, consideration of the impact on natural assets is required.

The study area for the development is the proposed development sites (indicative access & habitable buildings and their immediate surrounds. No assessment of the majority of the site outside likely disturbance areas was undertaken.

An initial desktop assessment was undertaken followed by a field inspection on the 5th December 2023 to confirm or otherwise the desktop study findings.

METHODS

A Natural Values report was accessed from the DPIWE website on 5/12/2023, This report covers known sightings within 5km and fauna species whose predicted range boundaries overlay the site.

A site visit on the 5/12/2023 was undertaken by Scott Livingston. The site assessed with a spaced wandering meander technique, with areas of proposed development and immediately adjacent areas inspected.

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

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

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

DESCRIPTION

The property is a mosaic of pasture, cleared hardwood plantation and native forest. The property has 2 dwellings and numerous outbuildings. The property generally slopes north from 290m ASL in the SW corner to 40m ASL in the NE corner. The northern boundary is formed by the Apsley River, and a number of tributaries flow through the property. Rosedale Road bisects

the property. Underlying geology is Cenozoic cover sequences for most of the previously cleared area with Triassic sandstone on mid slopes and Jurassic dolerite on upper slopes.

NATURAL VALUES

VEGETATION

TASVEG 4.0 mapping shows the property to be a mix of dry eucalypt communities, agricultural land and hardwood plantation with small areas of regenerating land and scrub patches.

Remapping of the vegetation communities based on aerial imagery and with minor exception largely shows conversion of hardwood plantation to pasture. Some areas mapped as plantation carry dry eucalypt forest and the remapping increases the native vegetation cover from 35% TO 37% of the property. Where Tasveg 4 shows differing dry forest types these have been retained, no field check of these was conducted as none are within the development area of indicative access and habitable buildings.

		Area (ha)	
Vegetation Group	**Vegetation Community**	**TasVeg**	**revised**
Dry eucalypt forest and woodland	(DAC) Eucalyptus amygdalina coastal forest and woodland	45	62
	(DAD) Eucalyptus amygdalina forest and woodland on dolerite	191	192
	(DAS) Eucalyptus amygdalina forest and woodland on sandstone	47	48
	(DOB) Eucalyptus obliqua dry forest	2	2
	(DOV) Eucalyptus ovata forest and woodland	4	4
Scrub, heathland and coastal complexes	(SLS) Leptospermum scoparium heathland and scrub	1	1
	(SRE) Eastern riparian scrub	6	6
	Native Vegetation Total	**296**	**315**
Modified land	(FAG) Agricultural land	292	475
	(FPH) Plantations for silviculture - hardwood	229	35
	(FRG) Regenerating cleared land	26	18
	Modified land Total	**547**	**528**
	Grand total	**843**	**843**

FLORA

An assessment of the study area was undertaken, and no threatened flora species were identified. An assessment conducted during at other times of the year may identify further threatened flora species.

The Natural Vales Atlas (Department of Primary Industries, (accessed 5/12/2023) has records of 5 threatened flora species within the property. With the exception of records of *Epacris apsleyensis* in the northeastern portion of the property all are within retained native forest.

Species Name	Common Name	observation #
Desmodium gunnii	southern ticktrefoil	12
Epacris apsleyensis	apsley heath	19
Eucalyptus barberi	barbers gum	2
Hackelia latifolia	forest houndstongue	5
Haloragis heterophylla	variable raspwort	2

FAUNA

The Natural Values Atlas has 1 record of a neagle nest within the property, in retained forest in the southern portion of the property. There is no record for the observation of species, it is listed as "eagle" rather than the standard wedge tailed eagle or white bellied sea eagle. Wedge tailed eagle, and Eagle Sp. are listed as endangered mat both the state and federal schedules.

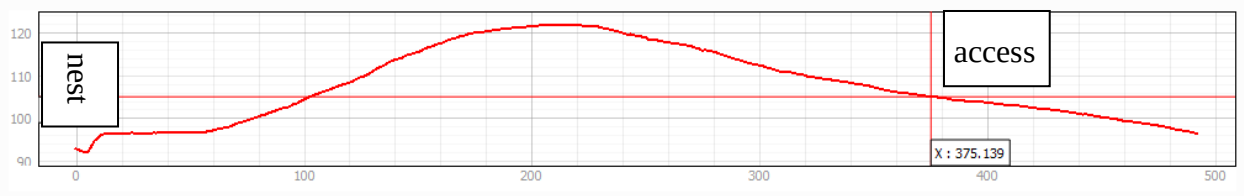
There are 2 records of other threatened fauna species within 500m of the property, no suitable habitat for either of species occurs within the study area (cleared land). An additional 21 threatened fauna species are known within 5km. Of these wide ranging species such as owls, eagles, devils and quolls may breed and or forage on the site, but no significant breeding habitat occurs in the proximity of study area. For other species known or with in the known range of the species, no suitable habitat occurs.

RAPTOR NESTS

There is a recorded eagle nest within the property. (May 2022). The nest is on lot 8 in a NW facing gully on a tributary of Saggy Creek. All building sites on lots 1-9, 11-14 are greater than 500m and not likely to be line of site from the nest. Previously cleared areas (agricultural uses) that are within 500m of the wedge tailed eagle nest are not within the mapped Priority Habitat Area, it is assumed that continued agricultural uses will not change the disturbance level to the nest. Access to lot 8 building area passes through the 500m buffer from the nest, the area is well screened by the intervening ridge and with existing cleared areas disturbance levels are not expected to significantly increase from the current agricultural use of the land.

Dwelling (lot)	Distance from nest
1	2949
2	2487
3	1623
4	1517
5	1349
6	824
7	983
8	554
9	530
11	684

12	906
13	1428
14	2493



DEM derived profile, nest to lot 8 access nearest point

PRIORITY HABITAT

The forested of the property is mapped as priority habitat area. The area that is likely to be cleared on lots 2 and 7 contains no threatened flora species or vegetation communities, it provides no significant habitat for threatened fauna species and therefore while mapped as priority habitat is not considered priority vegetation as defined in the Code.

WATER COURSES

The property is bordered to the north by the Apsley River and has multiple tributary streams with mapped watercourse protection areas. All lower catchment areas of these tributaries flow through cleared land on the property and in places are modified drains. Smaller mapped tributaries have no defined stream channel.

EXISTING DISTURBANCE

Around 528ha of the 843ha property is modified land consisting of pasture and recent clearing of much of the hardwood plantation established on ex pasture sites. The native vegetation areas are retained patches within the modified land and are partially degraded by grazing.

CLEARING OF VEGETATION

The following table indicates likely clearing of vegetation within the subdivision including some areas within the Priority Habitat Overlay that will require clearing for access.
Building areas have been located to have no impact on natural values and are within already cleared areas. Access to lots 2 and 7 will required clearing to allow widening of the existing tracks or is within existing partial cleared areas. Lot 2 access will cross to watercourse protection area at an existing crossing and no additional disturbance is likely.

Lot	access		dwelling site
	development area	**Watercourse Protection area**	**Priority Vegetation Area**

1	cleared land			cleared land
2	existing access			existing dwelling
3	existing access			existing dwelling
4	cleared land			cleared land
5	cleared land			cleared land
6	cleared land			cleared land
7	majority cleared land	water course crossing constructed drain in paddock.	Narrow band Priority Veg Area, existing track crossing	cleared land
8	cleared land		existing access follows forest edge, minor overlap with mapped area	cleared land
9	cleared land			cleared land
11	cleared land	existing water course crossing drainage line only no defined stream bed		cleared land
12	cleared land			cleared land
13	cleared land			cleared land
14	cleared land			cleared land

CONCLUSIONS

The property supports native vegetation on around 1/3 of the property. Clearing within the priority habitat for access to lot 5 will affect around 35m in length of mapped priority vegetation area, this narrow strip is heavily degraded and does not meet the definition of priority vegetation as defined by the code.

Access to indicative house sites (lot 7 & 11) require crossing of mapped water course protection areas, both crossing points are within pasture areas and the crossings are either at no defined streambed (Lot 7) or a constructed drain through modified land (Lot 11).

All building areas are > 500m and not line of sight from the known eagle nest on Lot 8. No significant impact from subdivision that may require referral to both the state and federal departments is considered to be necessary provided the building restriction is applied as part of planning approval.

C7.7 Development Standards for Subdivision

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

Acceptable Solutions A1

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

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

Response

Acceptable solutions cannot be met.

P1

Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must minimise adverse impacts on natural assets, having regard to:

(a) the need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area; and

(b) future development likely to be facilitated by the subdivision

Response

No building area or hazard management areas are within mapped watercourse protection areas. Access works within the watercourse protection area will be within areas of agricultural land on minor tributary streams. No significant impact on water quality is expected from adjacent works or long term residential use. P1 is met.

C7.7.2 Subdivision within a priority vegetation area

Acceptable solutions

A1

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

Response
Acceptable solutions are not met.

P1.1

Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for:
(a) subdivision for an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person;
(b) subdivision for the construction of a single dwelling or an associated outbuilding;
(c) subdivision in the General Residential Zone or Low Density Residential Zone;
(d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;
(e) subdivision involving clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or
(f) subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.

Response

The single access crossing that will require vegetation removal on lot 5 is within a mapped priority vegetation area but does not include any priority vegetation as defined by the Natural Assets Code. P1.1 e & f. are met.

P1.2

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

Response

a) no topographical or land constraints apply to facilitated developments.
b) No priority vegetation as defined by the Natural Assets Code is present on the site of the proposed access crossing of mapped priority vegetation area on lot 5 all other works are outside mapped priority vegetation areas.
c) BAL 19 Bushfire Hazard Management area is proposed, for all lots.
d) All access and building areas and hazard management areas have been designed to avoid priority habitat areas with the exception of minor clearing for lot 5 access.

e) No biodiversity offsets are proposed.
f) A large portion of the property is cleared land, building areas and HMAs are located within that cleared land.

P1.2 is met.

REFERENCES

Department of Primary Industry Parks Water and Environment (DPIPWE). (accessed 5/12/2023). *Natural Values Report, Derived from the Natural Values Atlas, online database.*

DPIPWE. Thelist.tas.gov.au , spatial datasets

DPIPWE. Tasmanian Vegetation Monitoring and Mapping Program TASVEG 4.0. Department of Primary Industries, Parks, Water and Environment.

Forest Practices Authority, (5/12/2023). *Biodiversity Values Database*, *online database.*

Tasmanian Planning Scheme- Glamorgan Spring Bay

APPENDIX 1 – MAPS

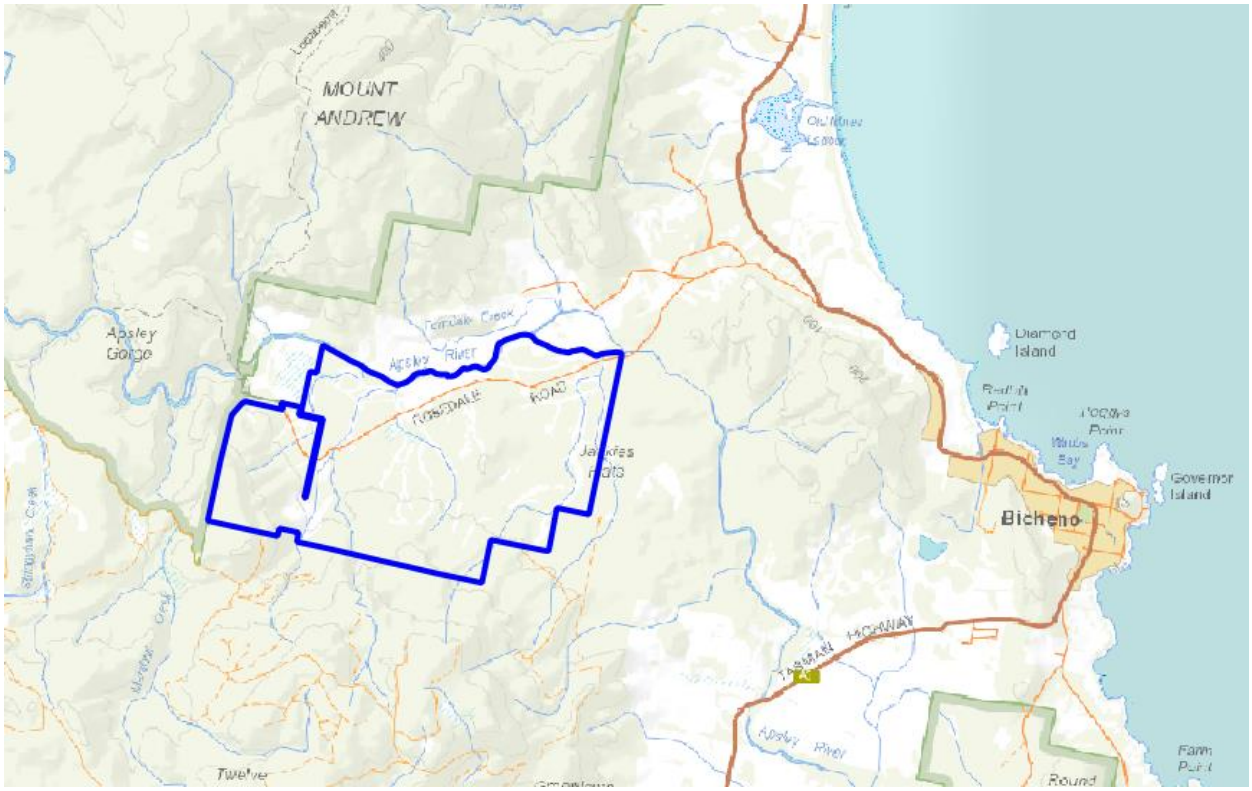


Figure 1: Location Map

Figure 2: aerial image (Google Earth)

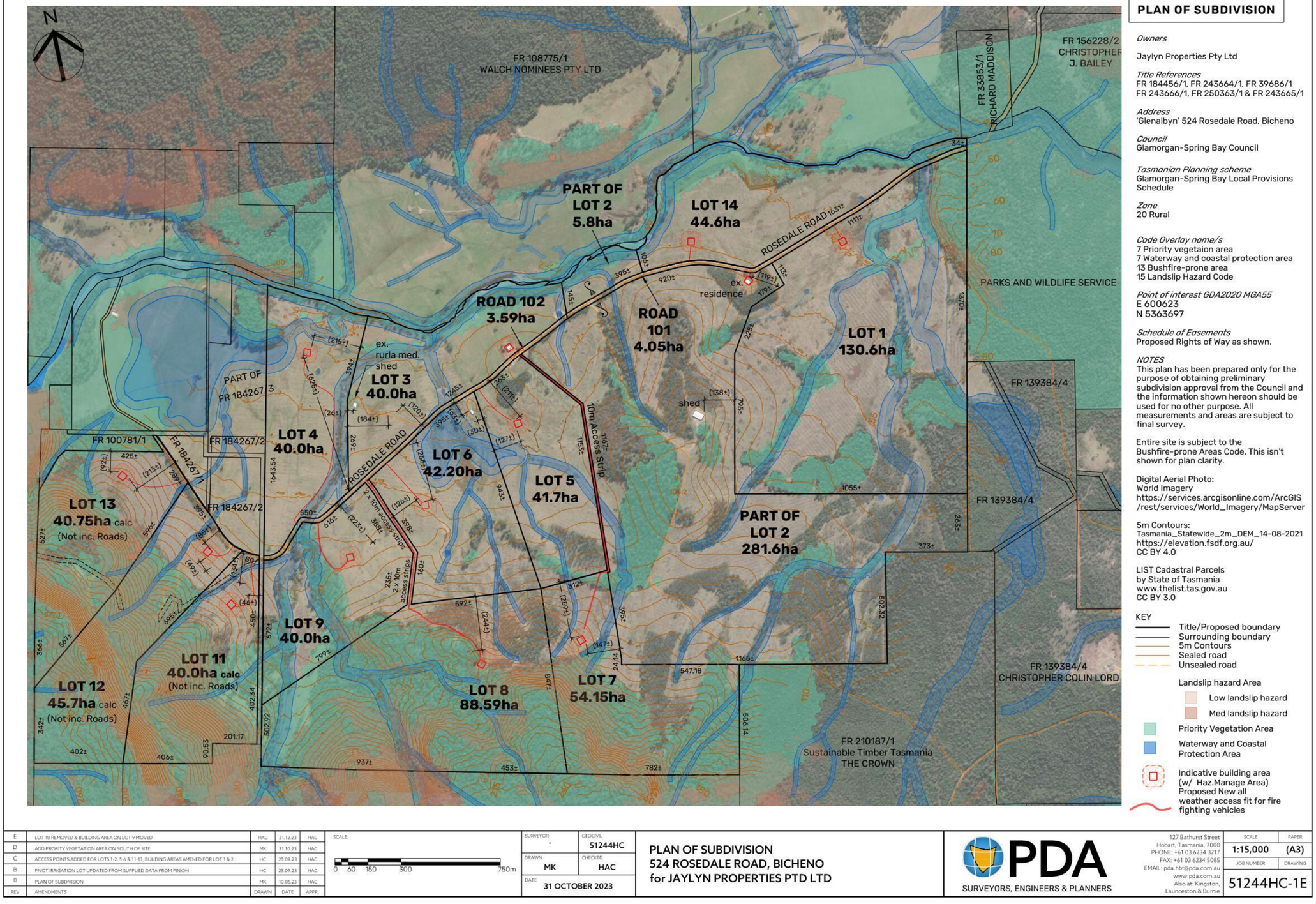


Figure 3: Plan of subdivision

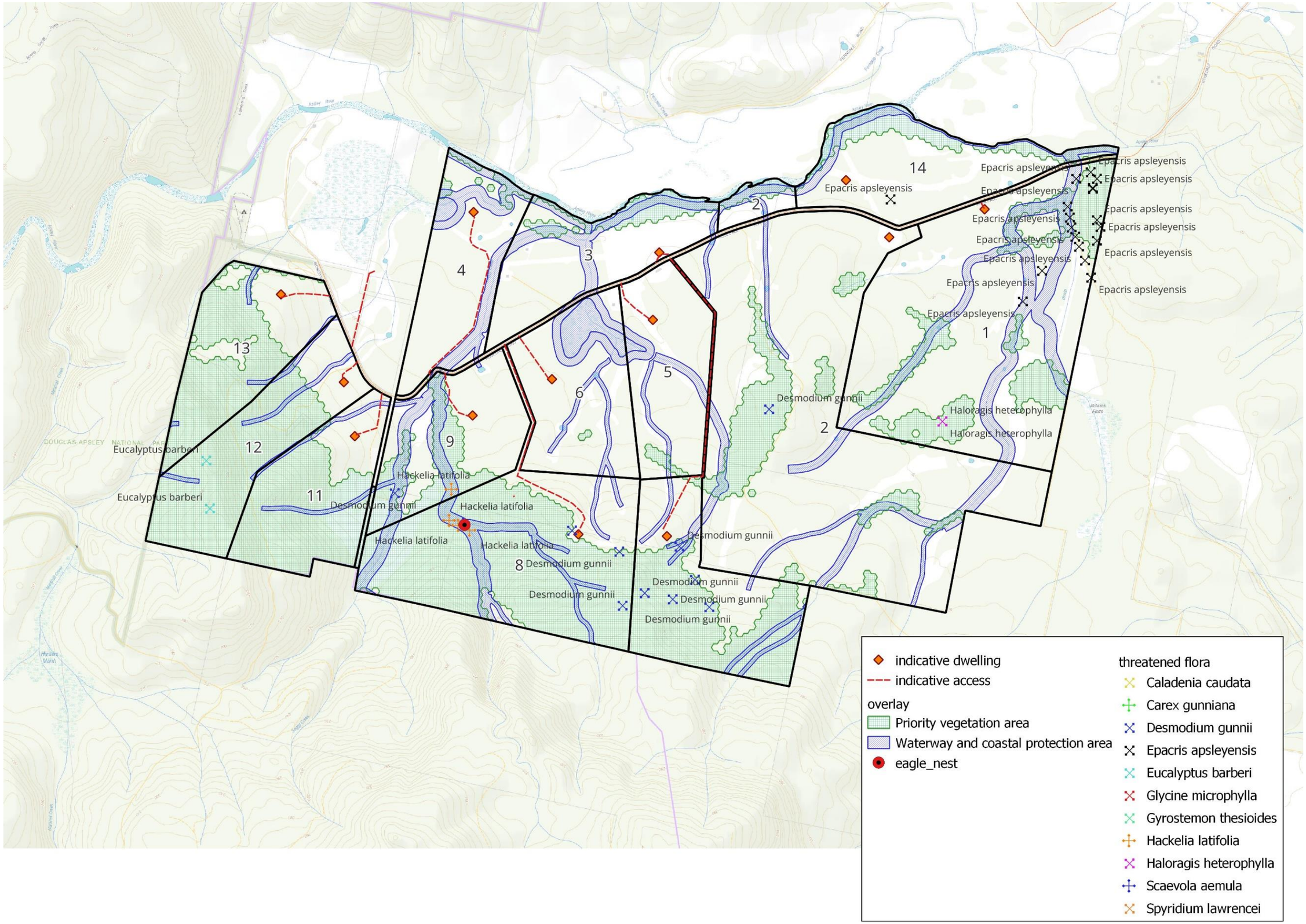


Figure 4: Natural Assets overlays and threatened species.

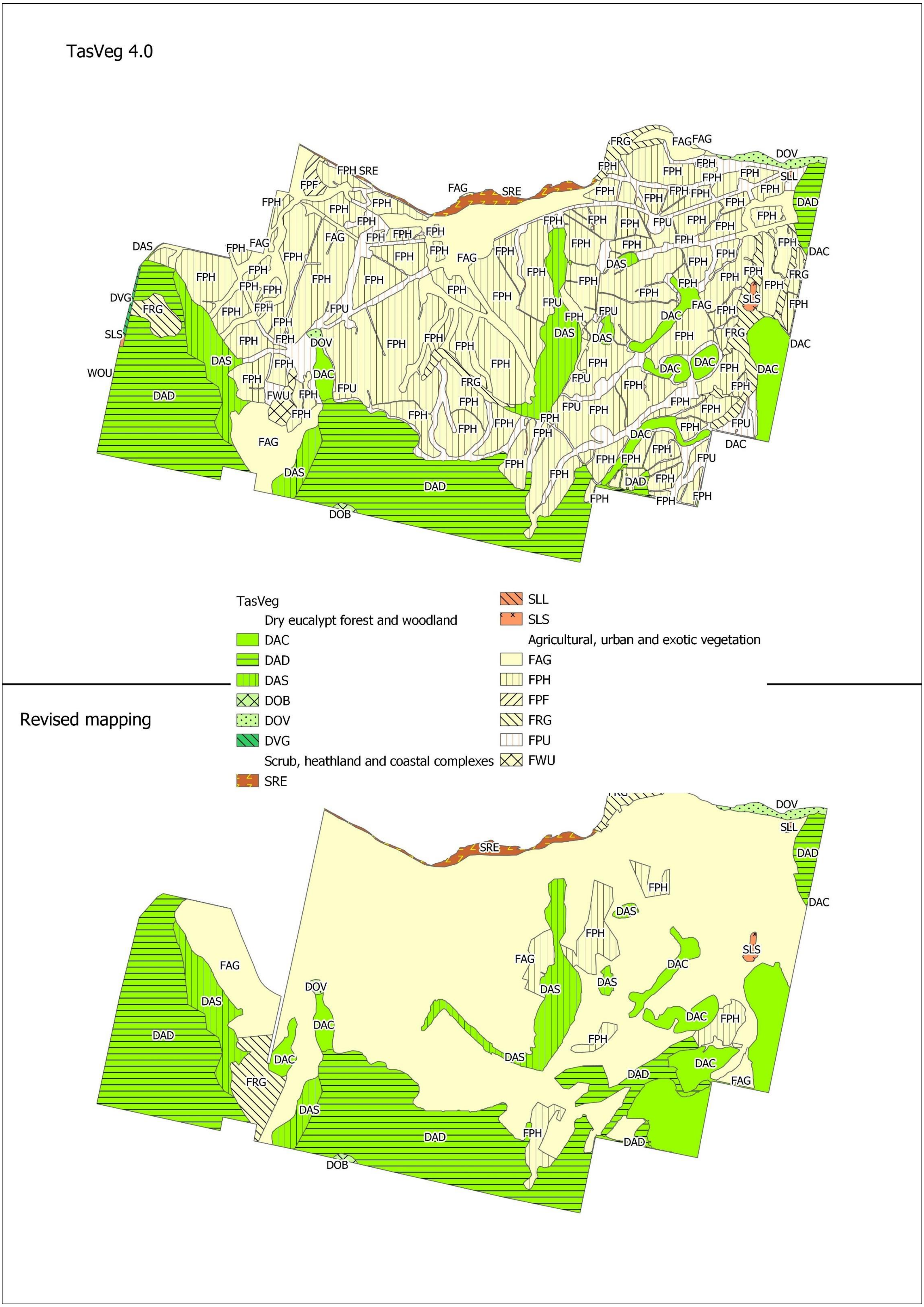


Figure 5: Vegetation

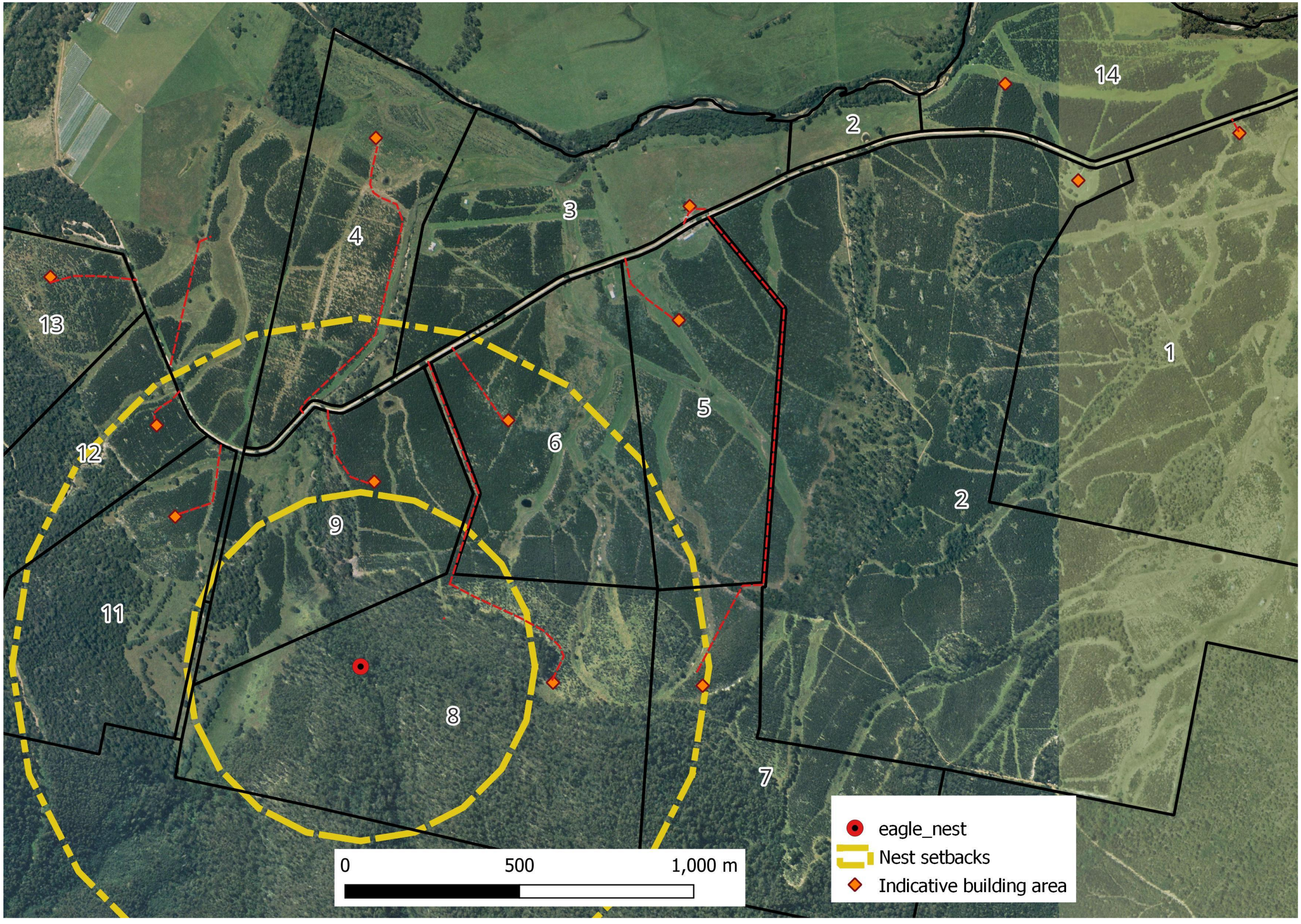


Figure 6: Eagle Nest

APPENDIX 2 – PHOTOS

Figure 7: lot 9 access

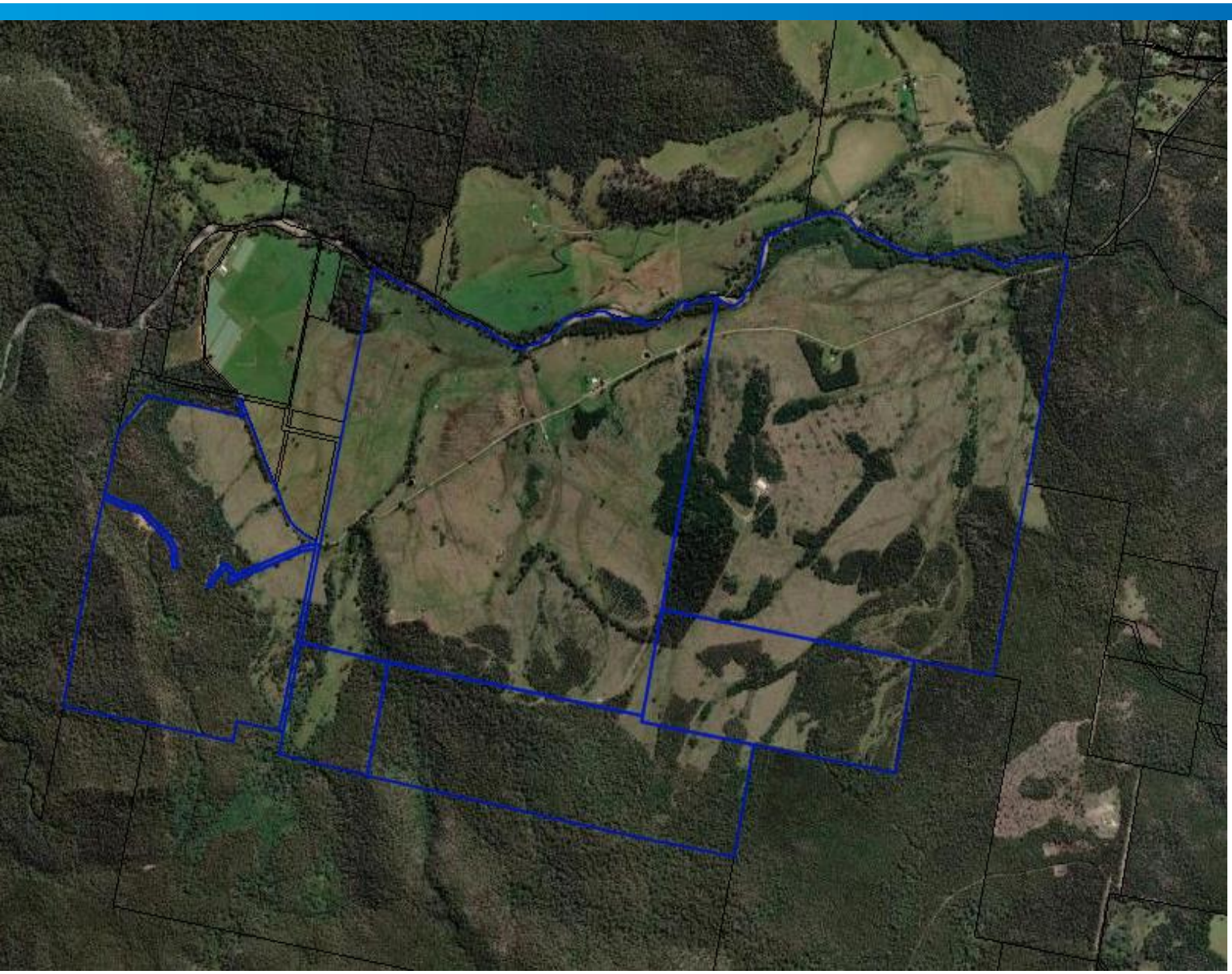
Figure 8: Lot 11 "watercourse crossing "

Figure 9: lot 7 “watercourse”

APPENDIX 3 – ATTACHMENTS

Natural Values Atlas Report

PDA
SURVEYORS, ENGINEERS & PLANNERS



Planning Report

524 Rosedale Road, Bicheno

13 Lot Subdivision Application

51244HC | 22 December 2023

Table of Contents

PDA Contributors

Planning	G. Priest	31/10/2023
Review & Approval	H. Clement	31/10/2023

Revision History

Revision	Description	Date
1	Lot 10 removed	22/12/2023
0	First Issue	31/10/2023

EXECUTIVE SUMMARY

Council approval is ~~respectfully~~ sought for an adjustment of a boundary and associated subdivision of land for 6 titles at 524 Rosedale Road, Bicheno. These titles are to be reconfigured into 13 lots with a minimum lot size of 40 hectares, consistent with requirements of the relevant zone within the Tasmanian Planning Scheme (TPS), namely the *Rural Zone*.

The proposed development has been considered against relevant provisions of the SPP's within the TPS. Although the subject site is within the Glamorgan Spring Bay (GSB) local government area, no provisions of the local provisions schedule (LPS) are applicable. On balance, the proposed development satisifes the TPS.

A discretionary permit is ~~respectfully~~ sought in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and Clause 6.8.1 (b) of the *Tasmanian Planning Scheme (State Planning Provisions)*. Details of the proposed development are summarised below.

Development Details:

Property Address	524 Rosedale Road, Bicheno	
Proposal	13-lot subdivision	
Land Area	943.3ha total, 935.7ha excluding roads	
PID/CT	7290872 7290872 7290872 7290872 7290872	243665/1 250363/1 39686/1 243666/1 243664/1
Planning Ordinance	Tasmanian Planning Scheme	
Land Zoning	Rural Zone	
Specific Areas Plans	There are no 'Specific Areas Plans' applicable to the subject site.	
Code Overlays	*C7.0 Natural Assets Code, C13.0 Bushfire Prone Areas Code, C15.0 Landslip Hazard Code*	
Use Status	As the proposed development is for subdivision, there is no requirement for categorisation into a use class (6.2.6).	

1. Introduction/Context

Council approval is ~~respectfully~~ sought for a s.57 application ~~for~~ for 6 titles at 524 Rosedale Road, Bicheno (CT's 184456/1, 39686/1, 243665/1, 243664/1, 243666/1, and 250363/1). These titles are shown below in Figure 1 and numbered for referencing. Specifically, lot 6 (121ha) is to be subdivided into 3 lots (lots 11, 12 and 13 respectively). Lots 1 to 5 are to be reconfigured into 10 lots. These newly proposed lots are shown on the plan of sudbivision 51244HC-1D (Appendix B) and have a minimum lot size of 40 hectares (excluding road lots 101 and 102). This minimum lot size is consistent with those required by the *Rural Zone* of the State Planning Provisions (SPP's) within the Tasmanian Planning Scheme (TPS).

A new 18-metre corridor is to be created over Rosedale Road to formalise the "User Road" as a road reserve which will be transferred to council, with establishment of 11 new accesses, including two internal access strips. These provide access to 11 of the new lots. Existing accesses to lots 7 and 11 will utilise existing access tracks, with only minor upgrades required. Although uses are not yet determined and are subject to more detailed consideration at the scale of each lot, future uses are likely to be for rural and lifestyle uses consistent with the scheme provisions. Indicative building areas shown on the plan of subdivision demonstrate suitable siting in relation to access, natural values and management of bushfire risk.

Information supporting this report can be found in the appendices and comprises:

- Certificates of Title (Appendix A);
- Plan of subdivision (Appendix B);
- Bushfire Hazard Report (Appendix C);

1.1. The Land

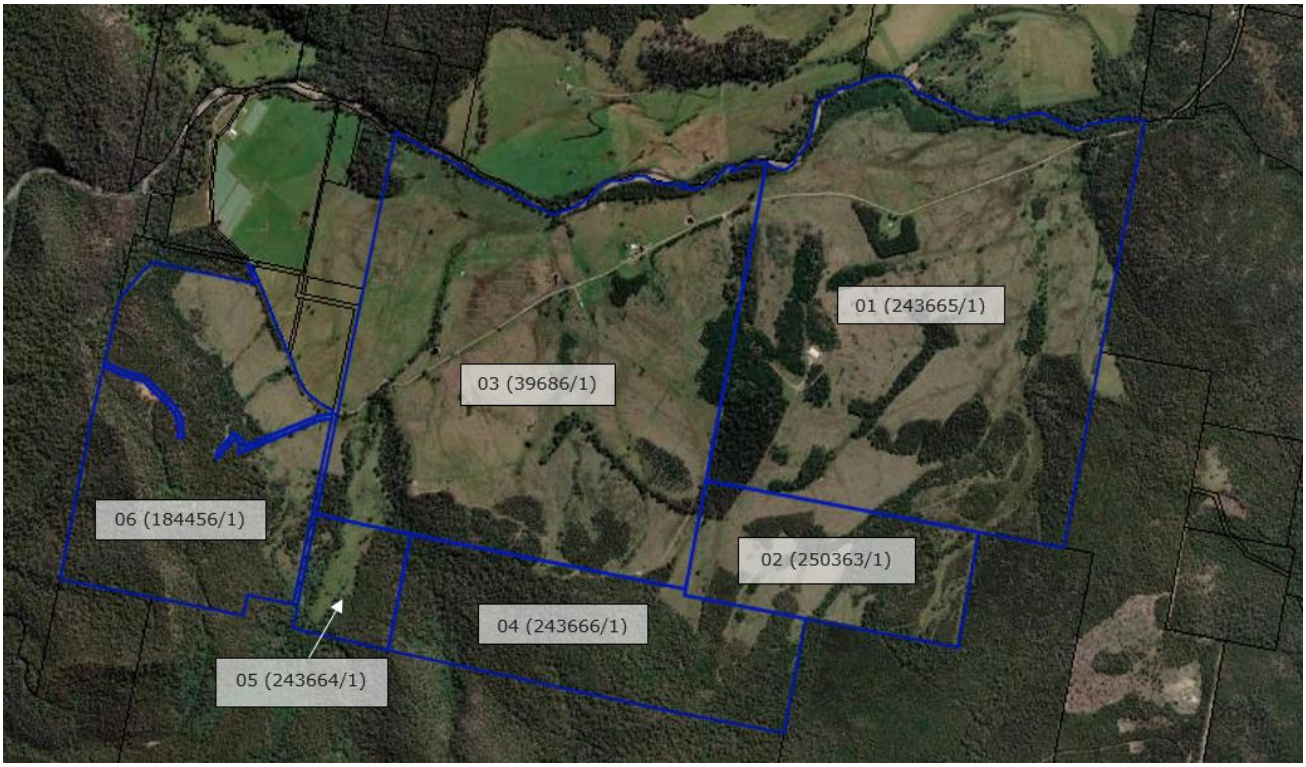


Figure 1: Existing aerial image of the subject site and the current configuration of lots, with lot numbers assigned for referencing (*List Map 2023*).

The subject site is an estimated 2.3km southwest (inland) from the coast of the Tasman Sea. Serviced by Rosedale Road, being a local road maintained by Glamorgan Spring Bay (GSB) Council, this is accessed off of the Tasman Highway. The Highway is a Category 4 road and both a National and State Highway Department of State Growth is the relevant road authority.[1] It is an estimated 2.8km north east of the tip of the subject site's northeastern boundary (*Road Centrelines, List Map 2023*). The subject site itself is zoned rural as is land adjoining its boundaries immediately to the south-southwest and the north-northeast. Significant areas are identified as 'land in transition' in relation to land use, reflecting former use of the land for plantation forests which has since been rescinded due to management matters. Land to the south-southwest is heavily forested, likely used for conservation and production purposes. Land to the north-northeast is likely used for a combination of grazing in native vegetation and modified pastures. Land west forms part of Tasmania's reserve management system, being the Douglas-Apsley National Park. Land east of the subject site is most likely used for resource

[1] Tasmanian Government: Department of State Growth, *State Road Hierarchy,* Tasmanian Government: Department of State Growth (viewed 25 October 2023).

protection (conservation), grazing, rural residential and native cover. This information is based upon catchment scale land use mapping undertaken in 2021, as well information of Tasmania's Reserve Management System, as shown below in Figure 2 and Figure ***3*** respectively (*List Map 2023*).

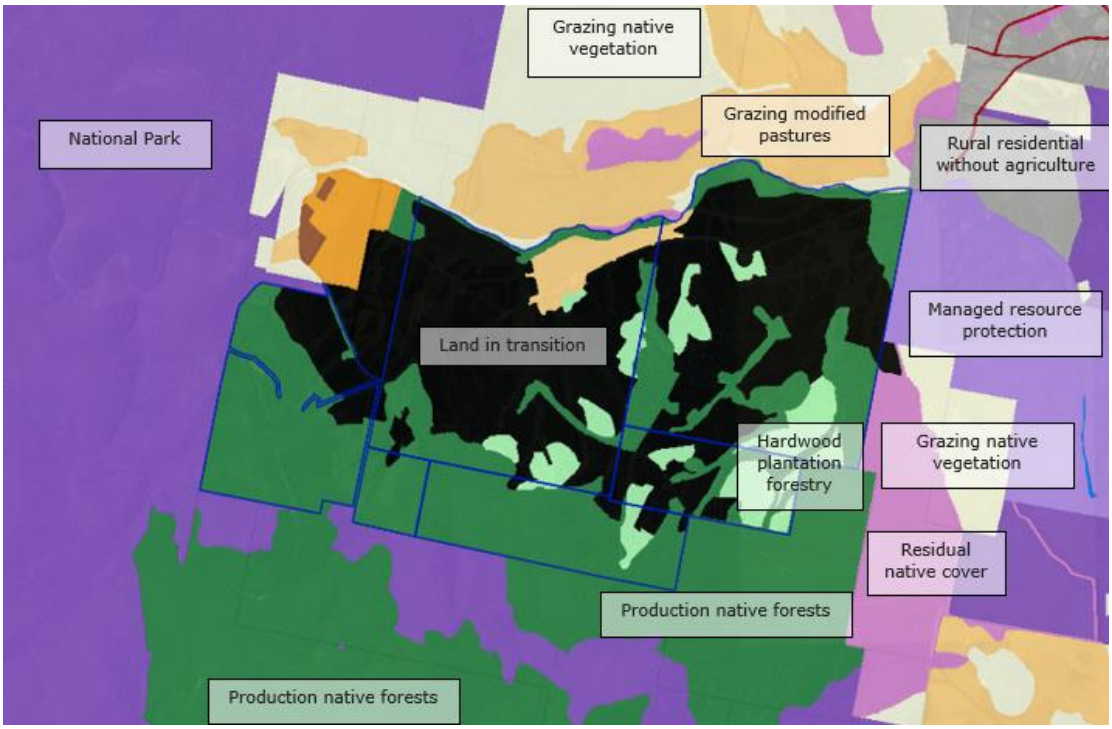


Figure 2: Land use information based upon catchment scale land use mapping undertaken in 2021 (notations assigned to a colour area apply across all colour areas for that land use) (*Land Use 2021, List Map 2023*).

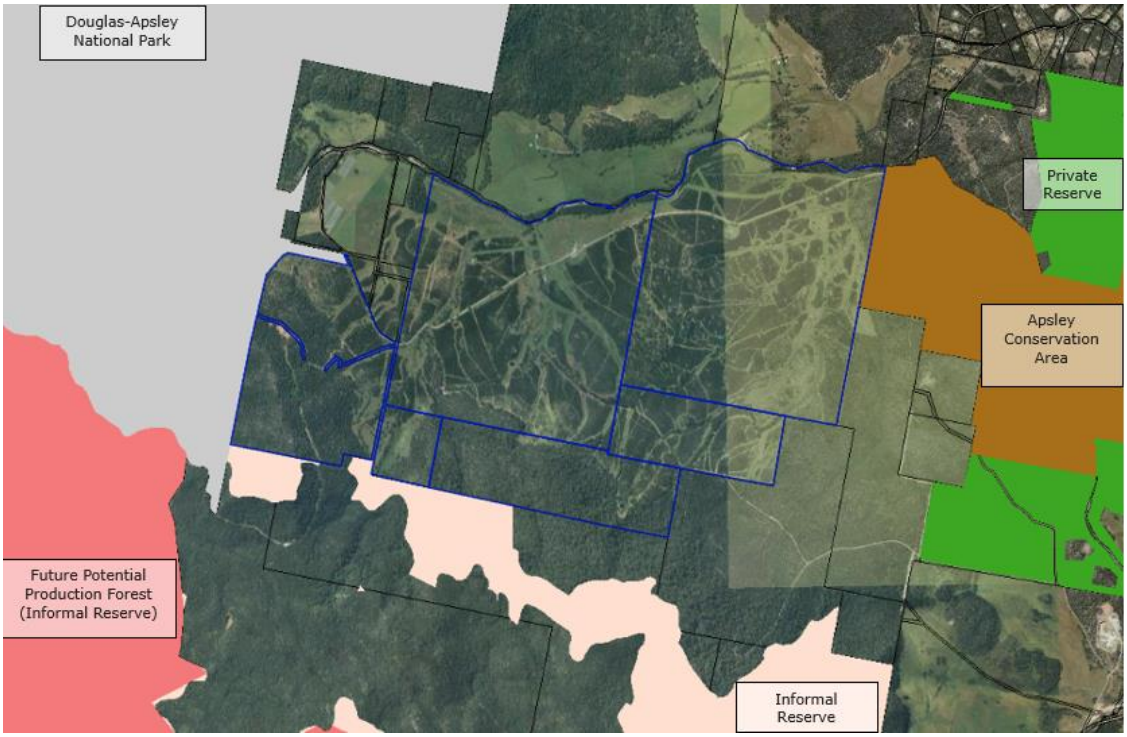


Figure 3: Reserve management status of areas surrounding the subject site (*Tasmanian Reserve Estate, List Map 2023*).

1.2. Existing Development

The subject site itself has several existing tracks; a combination of open grazing, forested and woodland areas; small dam areas; and a number of existing structures (lots 2, 3, and 6). There are two existing residences, one being in the north eastern portion of lot 2, on the southern side of Rosedale Road. The other existing residence is in eastern portion of lot 3, on the northern side of Rosedale Road. These are indicated in the plan of subdivision in Appendix B.

Due to the regional locality of the subject site, it is not serviced with reticulated sewer and water. As stated above, it is serviced by Rosedale Road, being an unsealed, rural road.

1.3. Natural Values

The subject site varies in topography. Undulating plains comprising softer geological bedrock is the dominant topography across the subject site, occupying large areas of the north-north west. Mountains and associated marshes and swamps occupy the south-southeast area of the subject site, with a harder underlying geological bedrock. A small portion of the subject site along the eastern boundary comprises hills and associated flats, also with a harder underlying geological bedrock. This topography is shown below in Figure 4.

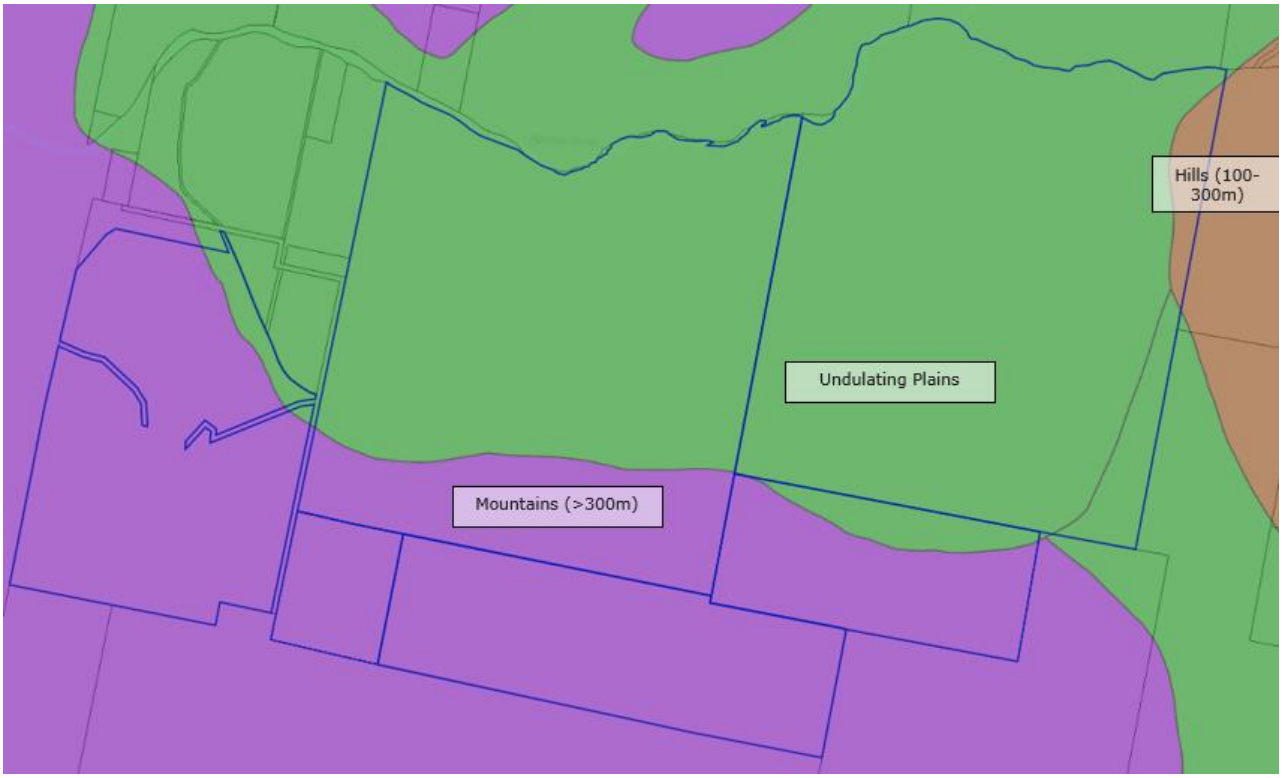


Figure 4: Land systems across the subject site, with colours indicating topography and underlying geology (*Land Systems of Tasmania, List Map 2023*).

Areas of the site with softer geological bedrock comprise mudstone, siltstone and sandstone (indicated above in Figure 4 in green). Areas of the site with a harder underlying geological bedrock comprise Jurassic Dolerite (indicated above in Figure 4 in purple and brown). Formerly, the land had been used for plantation forests as indicated by the 'Private Timber Reserve' layer of *List Map* (see Figure 5). Notwithstanding this, land shown as being 'in transition' above in Figure 2 is an indication of the changing nature of the site. Plantation vegetation has been removed due to ineffective management although there is some remnant vegetation remaining currently.

Figure 5: Private Timber Reserve (*List Map 2023*).

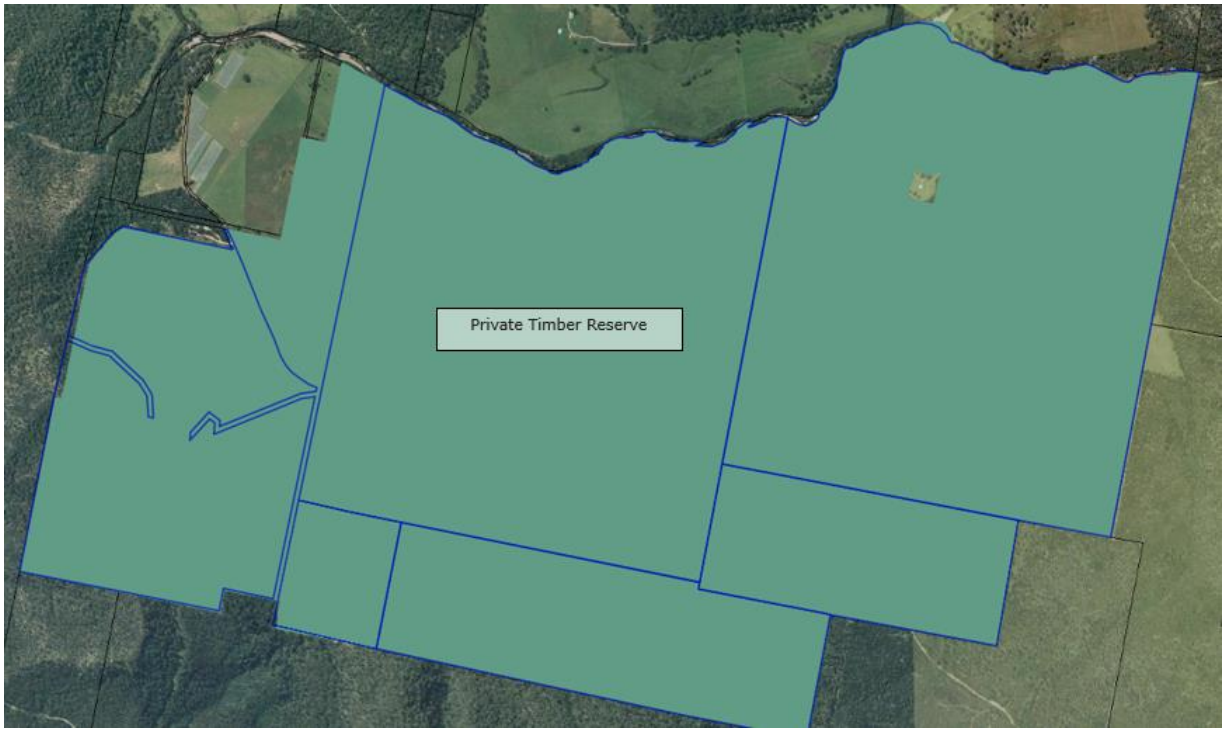


Figure 5: Private timber reserves shown across the entirety of the subject site, although these are now rescinded due to regulatory requirements under the *Forest Practices Act 1985* (*Private Timber Reserves, List Map 2023)*.

A variety of vegetation communities are identified across the subject site. The extent of these is indicated below in Figure 6. Dominant communities comprise *plantations for silviculture (hardwood)* associated with the former plantation, and to a lesser extent, *Eucalyptus amygdalina forest and woodland* on dolerite in south-south east areas of the site. There are a range of remnant communities, including *Eucalyptus amygdalina coastal forest and woodland* and *Leptospermum scoparium heathland and scrub*. In addition to vegetation communities shown, *Eucalyptus viminalis grassy forest* and *Woodland* adjoin a small portion of the boundary of lot 13. There is a small portion of *Leptospermum lanigerum scrub* (SLL) in the north western corner of lot 1. A proportion of these vegetation communities are identified as priority vegetation as shown below in Figure 7.

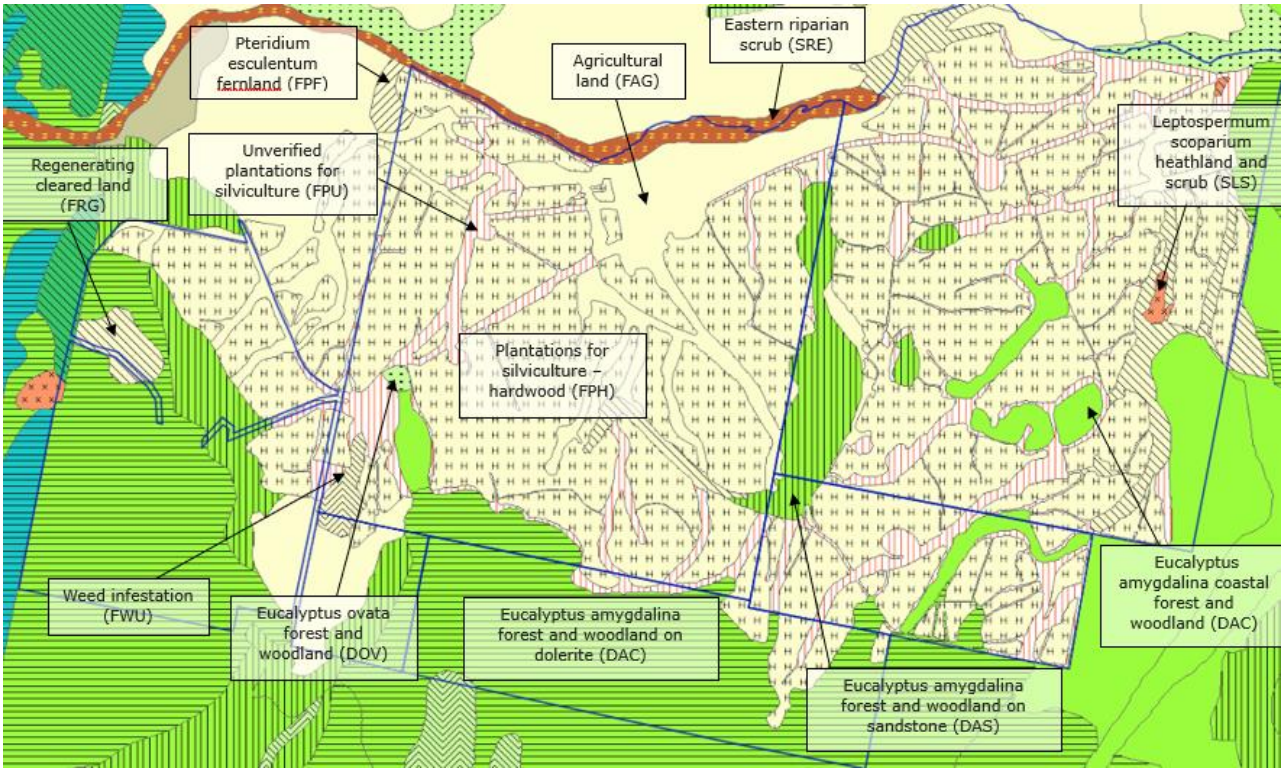


Figure 6: Vegetation communities across the subject site (*Tas Veg 4, List Map 2023*).

There are a range of vegetation communities across the subject site, as shown above in Figure 6. Some areas are not significant in relation to biodiversity, such as *silviculture plantations* (now rescinded) and *agricultural land (FAG)*. However, other areas are significant as recognised by the 'priority vegetation' shown below in Figure 7. These predominantly comprise *Eucalyptus amygdalina forest and woodland,* with a lesser amount of *Eucalyptus amygdalina coastal forest and woodland*. There is also a proportionately minor amount of *Eastern riparian scrub* (within the Apsley River) and *Leptospermum scoparium heathland and scrub*.

Figure 7: 'Priority vegetation' areas across the subject site (*Tasmanian Planning Scheme – Code Overlay, List Map 2023*).

Areas of the subject site are prone to landslide risk ('low' and 'medium'), predominantly 'low' (see Figure 8 below). 'Low' landslide risk occurs across both 'undulating plains and 'mountain >300m' land system areas of the subject site (shown above in Figure 4). As outlined above, the former land system has softer geological bedrock with a soil depth between 0.3m and >1.4m (*Land System Mt Allen*). However, only 'low' landslide risk occurs within this area and it is minimal proportionate to the areas of the subject site for new lots. The latter land system, where all 'medium' landslide risk occurs, has a harder geological bedrock with a soil depth between 1m and 1.2m. Although areas of 'low' and 'medium' landslide risk occupy significant areas of this land system, the bedrock and relatively shallow soil are considered such that environmental management and site planning measures can effectively manage landslide risk.

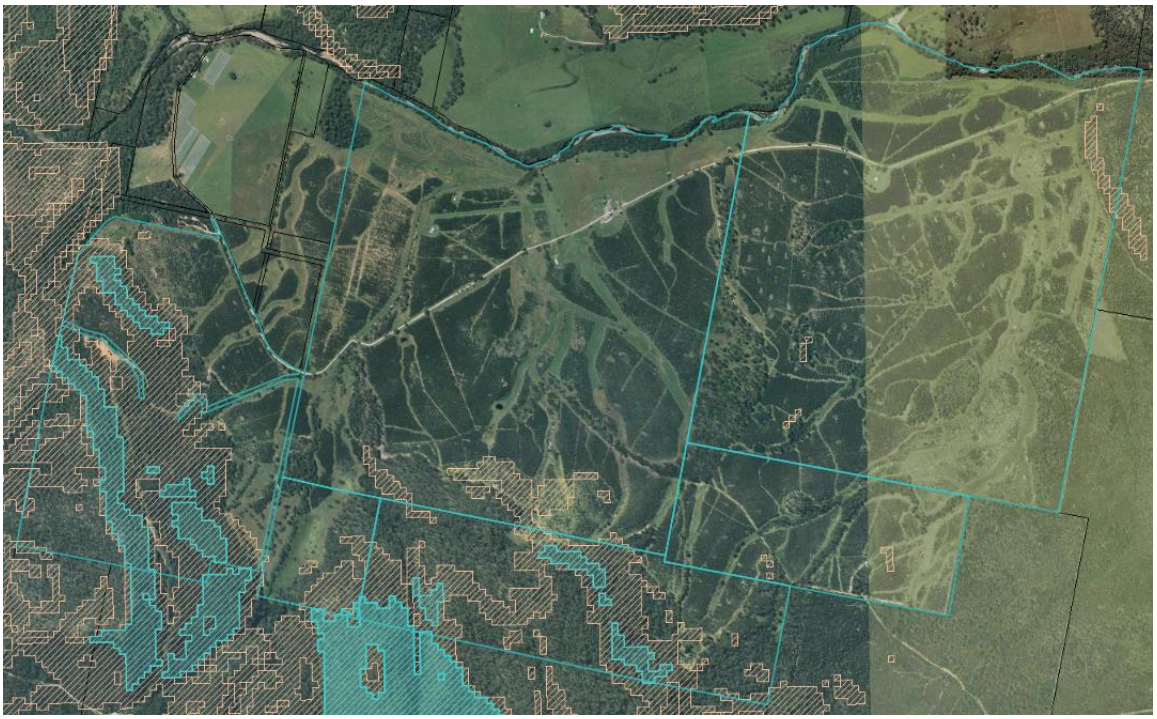


Figure 8: Areas of the subject site prone to 'low' and 'medium' landslide risk, with areas of 'medium' landslide risk shown in turquoise (*Landslip Hazard, List Map 2023*).

2. The Proposal

The proposal is to subdivide 6 titles at 524 Rosedale Road, Bicheno into 13 lots. These titles are shown above in Figure 1, the proposed plan of subdivision is shown below in Figure 10, and Certificates of Title are contained in Appendix B. These lots have a minimum lot size of 40 hectares, consistent with those required by the *Rural Zone* of the SPP's within the TPS. Road Lots will also be created in the form of a new 18-metre corridor, formalising the area of Rosedale Road through the subject site as a road reserve as it currently only has the status of a User Road (maintained by council & used by the public). The area of Rosedale Road to be formalised is shown below in Figure 9, delineated by the yellow line.

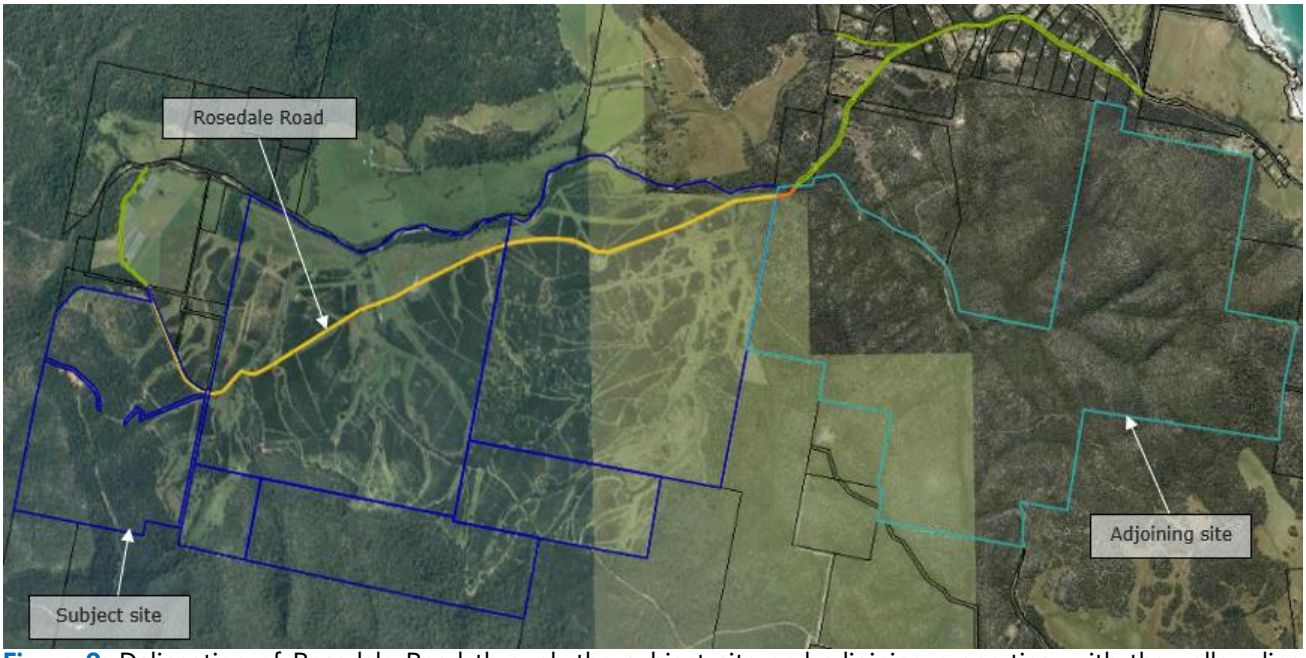


Figure 9: Delineation of Rosedale Road through the subject site and adjoining properties, with the yellow line delineating the section no road reserve (cadastral parcel) is contained for the area of Rosedale Road within the subject site. Other areas (delineated in orange) on adjoining land are likewise not contained in a road reserve (cadastral parcel) although this does not form part of this proposal. Areas of Rosedale Road delineated in green are formalised as road reserves, as shown above.

New road lots forming the road reserve have a total of area of 7.64ha (4.05ha and 3.59ha respectively). Rosedale road will provide access to the 14 new lots either directly, or in the instances of lots 7, 8, via an internal access strip. Specifically:

- Accesses to lots 7 and 11 will utilise existing access tracks, requiring minor upgrades.
    - Access to lot 7 will utilise an existing access track will become an internal access track.
    - Access to lot 11 will utilise an existing access track to Rosedale Road.
- New accesses to be created comprise:
    - 1 new internal accesses;
    - 10 new accesses.

General Manager's consent is required for these accesses and formalisation of the new road reserve over the established road in accordance with *s.52 (1b)* of the *Land Use Planning and Approvals Act 1993* (LUPAA):

(1B) If land in respect of which an application for a permit is required is Crown land, within the meaning of the Crown Lands Act 1976 , is owned by a council or is administered or owned by the Crown or a council and a planning scheme does not provide otherwise, the application must –

(a) be signed by the Minister of the Crown responsible for the administration of the land or by the general manager of the council; and

(b) be accompanied by the written permission of that Minister or general manager to the making of the application.

General Managers Consent is formally requested as part of the council assesment process.

Although future uses are not yet determined and are subject to more detailed consideration at the scale of each lot, future uses are likely to be for rural and lifestyle uses. As stated in the executive summary, there are two existing residences on lots 2 and 3 respectively. These are to be retained and have been acccounted for as buildings with proposed hazard management areas within the Bushfire Hazard Report (Appendix C). Due to the regional locality of the subject site, it is not serviced with reticulated sewer and water. However, any future development on the site can be serviced with wastewater and associated swale and table drain systems. All lots are serviced by Rosedale Road, being an unsealed, rural road.

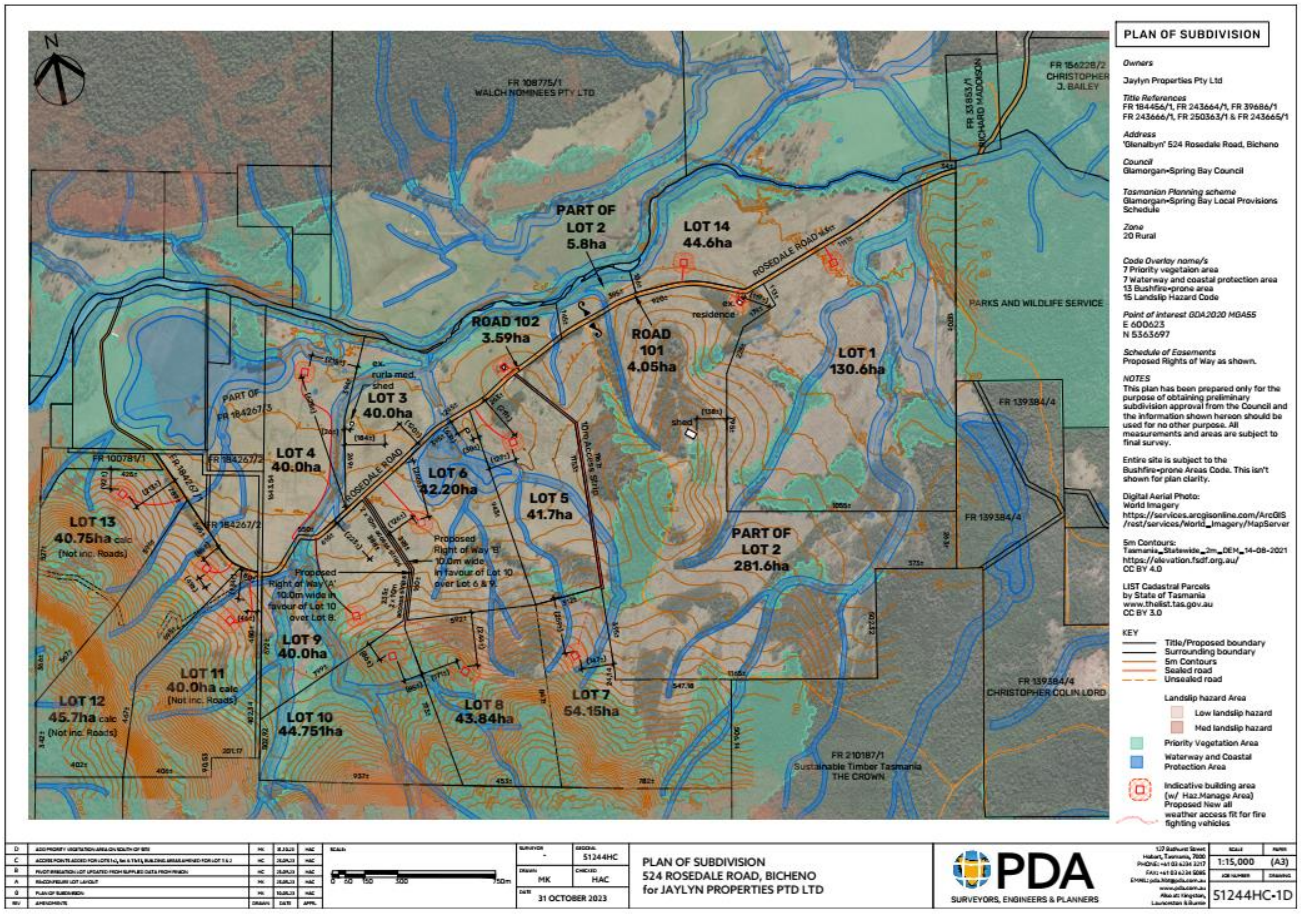


Figure 10: Proposed Plan of Subdivision.

3. Planning Assessment

This proposed subdivision has been developed in accordance with the SPP's and is not subject to any provisions of the GSB LPS.

3.1 Use Class

Clause 6.2.1 of the SPP's requires that each proposed use or development be categorised into one of the Use Classes in Table 6.2. Notwithstanding this, as the proposed use is for subdivision, it is not required to be categorised into one of the Use Classes in accordance with 6.2.6 under *6.2 Categorising Use or Development* of the TPS.

3.2 General Provisions

The proposed development has been considered against *7.0 General Provisions* of the SPP's. In accordance with *7.10 Development Not Required to be Categorised into a Use Class*, an application for development not required to be categorised into a use class under 6.2.6 (see description above).

3.3 Zoning

The subject site is located within the *Rural Zone* as shown below in Figure 3.

Figure 11. Zoning of the subject site (delineated in blue) and surrounding locality, being rural (*Tasmanian Planning Scheme Zones - LISTmap 2023*).

The purpose of this zone is to provide for a range of use or development in a rural location where agricultural use is limited or marginal. Agricultural use is limited on the site as it has been used for a silviculture plantation (which has since been rescinded) and there are significant areas of production native forests (see Figure 2). The land capability of the subject site is limited in relation to cropping although grazing can occur, with some limitations to pastoral use and grazing in certain areas. Land capability of the subject site and explanatory annotations are provided below in Figure .

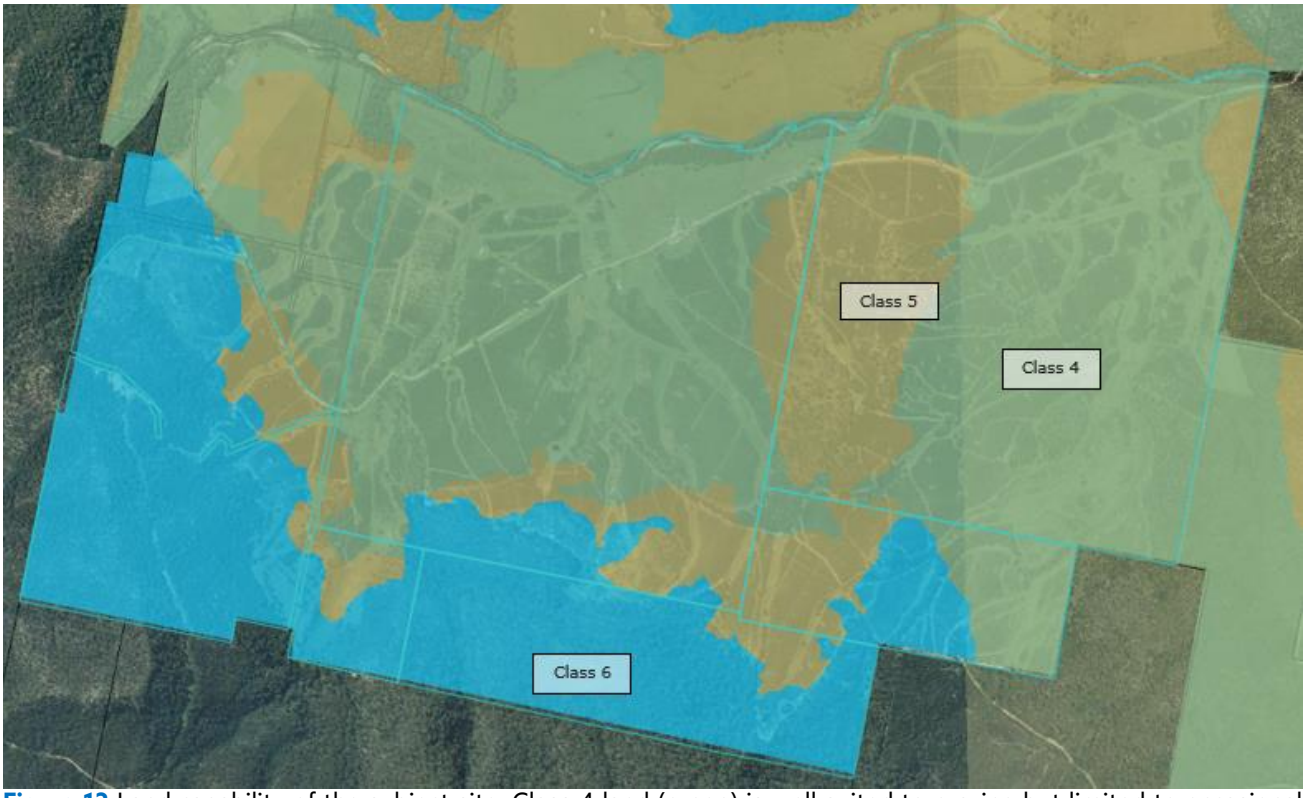


Figure 12 Land capability of the subject site. Class 4 land (green) is well suited to grazing but limited to occasional cropping or a very restricted range of crops. Class 5 land (yellow) is unsuited to cropping and with slight to moderate limitations to pastoral use. Class 6 land (blue) is marginally suited to grazing due to severe limitations (*Land Capability, List Map 2023*).

The zone also requires development in a rural location to be compatible with agricultural use if occurring on agricultural land and account for minimising adverse impacts on surrounding uses or compromise the function of surrounding settlements. The subdivision plan is such that a range of uses and development can occur on these lots consistent with purposes of the rural zone. An assessment against relevant zone provisions.

4.0 Rural Zone Standards

In considering the proposed development against provisions of the *C20.0 Rural Zone*, assessment against *21.3 Use Standards* has been excluded as the proposal is not required to be categorised into a Use Class (*6.2.6*). As the proposed development is for subdivision with indicative building areas, an assessment follows solely against *20.4 Development Standards for Buildings and Works* and *21.5 Development Standards for Subdivision*.

20.4 Development Standards for Buildings and Works

20.4.2 Setbacks

Objective:	
That the siting of buildings minimises potential conflict with use on adjoining sites.	
Acceptable Solutions	Performance Criteria
A1 Buildings must have a setback from all boundaries of: **(a) Not less than 5m; or** (b) if the setback of an existing building is within 5m, not less than the existing building.	**P1** P1 is not applicable.
Comment: **A1(a) is met:** All indicative building areas on the subject site, shown on the Bushfire Hazard Management Plan (BHMP) in Appendix C of the BHR (Appendix C), are setback between 16m and 41m from all boundaries.	

20.4.3Access for new dwellings

Objective:	
That new dwellings have appropriate vehicular access to a road maintained by a road authority.	
Acceptable Solutions	Performance Criteria
A1 New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.	**P1** P1 is not applicable.
Comment:	

A1 is met: All indicative building areas that can accommodate new dwellings have frontage with access to Rosedale Road, which is currently a User Road maintained by GSB Council/to be handed over to GSB following formalisation of the road reserve.

20.5 Development Standards for Subdivision

20.5.1 Lot design

Objective:	
To provide for subdivision that: (a) relates to public use, irrigation or Utilities; or (b) facilitates use and development for allowable uses in the zone.	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities or irrigation infrastructure; (c) be for the consolidation of a lot with another lot provided each lot is within the same zone; or (d) be not less than 40ha with a frontage of no less than 25m and existing buildings are consistent with the setback and separation distance required by clause 20.4.2 A1 and A2.	**P1** Each lot, or a lot proposed in a plan of subdivision, must: (a) have sufficient useable area and dimensions suitable for the intended purpose, excluding Residential or Visitor Accommodation, that: (i) requires the rural location for operational reasons; (ii) minimises the conversion of agricultural land for a non-agricultural use; (iii) minimises adverse impacts on non-sensitive uses on adjoining properties; and (iv) is appropriate for a rural location; or (b) be for the excision of an existing dwelling or Visitor Accommodation that satisfies all of the following: (i) the balance lot provides for the sustainable operation of a Resource Development use, having regard to: a. not materially diminishing the agricultural productivity of the land; b. the capacity of the balance lot for productive agricultural use; and c. any topographical constraints to agricultural use; (ii) an agreement under section 71 of the Act is entered into and registered on the title preventing

	future Residential use if there is no dwelling on the balance lot; (iii) the existing dwelling or Visitor Accommodation must meet the setbacks required by subclause 20.4.2 A2 or P2 in relation to setbacks to new boundaries; (iv) it is demonstrated that the new lot will not unreasonably confine or restrain the operation of any adjoining site used for agricultural use; and (c) 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: (i) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (ii) the topography of the site; (iii) the functionality and useability of the frontage; (iv) the anticipated nature of vehicles likely to access the site; (v) the ability to manoeuvre vehicles on the site; (vi) the ability for emergency services to access the site; and (vii) the pattern of development existing on established properties in the area.

Comment:

P1(a) and (c) are met: A1 cannot be met as although all proposed lots are less than 40ha, lots 7, 8 have frontages less than 25m as they will be accessed via shared access strips.

However, the proposal meets P1 (a) and (c). In relation to (a), each lot has a sufficient useable area with a minimum of 40ha with varied widths and lengths that can accommodate a range of uses, specifically:

- Lot areas can accommodate rationalisation of areas of the subject site transitioning from a former established hardwood plantation to grassland vegetation for agricultural production, which is the intention for the site being in transition. Such uses are reliant upon a rural location for operational reasons (i.e., operations), satisfying (i).

- For the same reasons, areas of lots within areas of the subject site with agricultural capability, predominantly being lots 1 – 6 and 9, can be utilised for agriculture due to the intentions stated above in (i) (ii).
- These intentions are not considered to have impacts upon non-sensitive uses on adjoining properties. Lot sizes are such that future development and works on the subject site can accommodate adequate measures (i.e., siting, setback) and can be considered for impacts on non-sensitive uses on adjoining properties at that time. In this context (iii) is not considered applicable.
- These areas are appropriate for a rural location as they can accommodate a range of future uses, such as resource development (iv).

As each lot is provided with a legal frontage or legal connection to a road by a right of carriageway, (c) can be met, specifically:

- Lots 7 and 8 are serviced by internal accesses. Independent accesses are proposed directly off of Rosedale Road for all other lots. All of these provide sole access to respective lots, enabling flexibility of future development on the subject site without impacts upon adjoining lots.
- Siting of these accesses accounts for topography. Those providing access to indicative building areas are in areas of either relatively flat topography or where sloping is gentler. In the instance of steeper slopes, namely lot 8, the access is graded with the landscape and follows more level access areas.
- Each frontage directly adjoining Rosedale Road can enable suitable access for vehicles and is consistent with lots in the surrounding area. The topography ranges from relatively flat to gently sloping, without unreasonable slope. Lots on Ferndale Road and Rosedale Road have frontages ranging from 184m to 822m, including an internal access. Proposed lot frontages of the subdivision range from 80m to 1111m.

3.5 Codes

The subject site has a number of overlays. The entirety of the subject site is bushfire prone as shown below in Figure 10.

Figure 10: The entirety of the subject site is bushfire prone (*Tasmanian Planning Scheme – Code Overlay, List Map 2023).*

As stated in *1.3 Natural Values,* significant areas of the subject site are identified as having priority vegetation (see Figure 7 on page 10). Similarly, waterway and coastal protection areas traverse significant areas of the site as shown below in Figure 11.

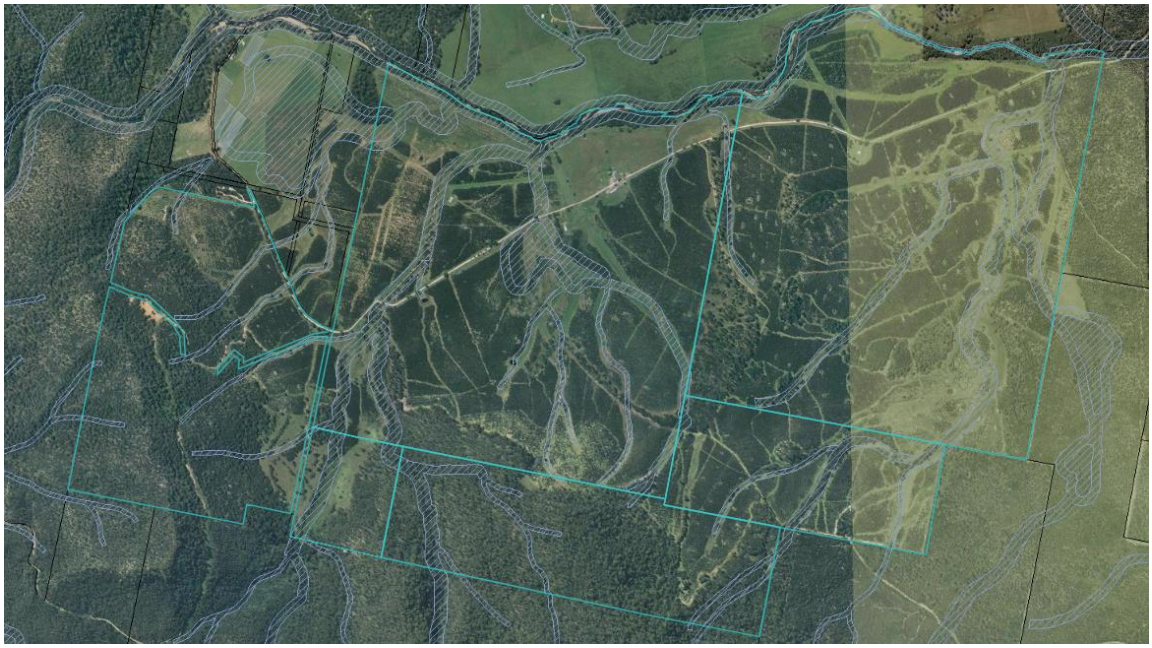


Figure 114: 'Waterway and Coastal Protection' areas across the subject site (*List Map 2023*).

These overlays, along with other aspects of the proposed development, generate consideration against codes of the SPP's. These are summarised below in Table 1. In accordance with rationale, an assessment against each relevant Code follows.

Table 1: Applicable codes of the TPS.

Code	Rationale
C2.0 Parking and Sustainable Transport Code	This code applies to all use and development (*C2.2.1*).
C3.0 Road and Railway Assets Code	The subdivision proposes 12 new accesses and utilisation of 2 existing accesses (vehicle crossings). This Code applies to a use or development that will require a new vehicle crossing, junction or level crossing (*C3.2.1*).
C7.0 Natural Assets Code	As areas of the subject site are identified as having waterway and coastal protection areas, as well as priority vegetation areas within the *Rural Zone* (*C7.2.1*).
C13.0 Bushfire-Prone Areas Code	The entirety of the subject site for subdivision is located within a bushfire-prone area (*C13.2.1*).
C15.0 Landslip Hazard Code	The subject site of the proposed subdivision is prone to landslip ('low' and 'medium').

3.6 Code Standards

C2.0 Parking and Sustainable Transport Code

In considering the proposed subdivision against *C2.0 Parking and Sustainable Transport Code*, only *C2.6.1 – C2.6.3* are applicable due to the nature of the proposal. All other clauses have been excluded from the assessment as there is no use or aspect of the development relevant to the nature of the proposal, nor are any zones or parking precinct plans applicable.

C7.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

Objective:	
That parking areas are constructed to an appropriate standard.	
Acceptable Solutions	**Performance Criteria**
A1 All parking, access ways, manoeuvring and circulation spaces must: (a) be constructed with a durable all-weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.	**P1** P1 is not applicable.
Comment: **A1 is met:** Although parking cannot be confirmed at this time as future uses have not yet been determined, all access ways will be constructed with a durable all-weather pavement and stormwater will be contained on site, drained from access ways via swales and table drains, with on site absorption mechanisms, satisfying (a) and (b). As the proposed development is within the Rural Zone, (c) is not applicable.	

C2.6.2 Design and layout of parking areas

Objective:	
That parking areas are designed and laid out to provide convenient, safe and efficient parking.	
Acceptable Solutions	**Performance Criteria**
A1 Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following: (i) have a gradient in accordance with *Australian Standard AS 2890 - Parking facilities, Parts 1-6;* (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or (b) comply with *Australian Standard AS 2890-Parking facilities, Parts 1-6*.	**P1** Not applicable to this proposal.

Comment:

A1(a) is met: The proposed development has been considered against provisions of A1 (a) and (b). Clauses (a) *(ii)*, *(iv)*, *(v)*, and (*vi)* and (b) are not considered relevant to the proposed development, as the nature of the use is no parking facilities are proposed at this stage of development, nor can they be calculated. This is because the proposed development is at the stage of subdivision and is therefore not required to be categorised into a use class (6.2.6). Although no car parking spaces are proposed, all internal access ways have a width of 10m, which will provide more than adequate access for any future consideration of car parking

areas in accordance with *Table C2.2 Internal Access Way Widths for Vehicles* (a) *(iii)*. Access ways proposed are for indicative building areas, designed for a single dwelling. In this context, *(vii)* is not considered applicable. However, in the instance future stages of development are to occur on the land, changing the nature of these accesses, the proponent accepts requirements for clear delineation of the access in accordance with relevant road technical standards as a condition of approval (i.e., LGAT) (a) *(viii)*.

C2.6.3 Number of accesses for vehicles

Objective:	
That: (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses; (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and (c) the number of accesses minimise impacts on the streetscape.	
Acceptable Solutions	Performance Criteria
A1 The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater.	**P1** This clause is not applicable.
Comment: **A1 is met:** Each frontage is provided with no more than 1 access.	

C3.0 Road and Railway Assets Code

12 new accesses (vehicle crossings) are proposed as part of the subdivision development with two of these having internal access strips. 2 existing accesses (vehicle crossings) will be utilised with minor upgrades to these. The area of Rosedale Road itself that services the subject site is not formally established as a road reserve, therefore this will be pegged as an 18-metre corridor (9m on either side of the centreline).

Due to the nature of the proposal, only *C3.5.1* is applicable. *C3.6.1* and *C3.7.1* are not relevant as the site is not within a road or railway attenuation area.

C3.5 Use Standards

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

Objective:	
To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.	
Acceptable Solutions	Performance Criteria
A1.1 For a category 1 road or a limited access road, vehicular traffic to and from the site will not require: (a) a new junction; (b) a new vehicle crossing; or (c) a new level crossing. **A1.2** For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority. **A1.3** For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority. **A1.4** Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than: (a) the amounts in Table C3.1; or	**P1** Not applicable to this proposal.

(b) allowed by a licence issued under Part IVA of the *Roads and Jetties Act 1935* in respect to a limited access road. **A1.5** Vehicular traffic must be able to enter and leave a major road in a forward direction.	

Comment:

A1.2, A1.4 and A1.5 are met: Rosedale Road is not a category 1 road or a limited access road in accordance with the State Road Hierarchy[2] and *s.52b* of the *Roads and Jetties Act 1935*. Therefore, A1.1 is not considered applicable. General Managers Consent is sought as part of this application for the new vehicle crossings as such A1.2 can be met with this consent. There is no impact upon a rail network. A1.3 is not applicable. As the proposed development is for subdivision without an assigned use, an increase in vehicle movements will not increase by 20% (*Table C3.1*). The nature of vehicular traffic can be considered at future stages of development when the nature of land uses are further considered. A1.4 is met. The width and configuration of internal vehicular accesses and proposed accesses shown on the plan of subdivision are suitably configured to enable vehicular traffic to enter and leave a major road in a forward direction. A1.5 is met.

[2] Tasmanian Government: Department of State Growth, *State Road Hierarchy*, Tasmanian Government: Department of State Growth (viewed *31 October 2023*).

C7.0 Natural Assets Code

As both 'priority vegetation' and 'waterway and coastal protection areas' have been identified on the subject site, as shown in Figure 7 and Figure 11 respectively, an assessment of the proposed subdivision against *C7.0 Natural Assets Code* follows. The internal access strip providing vehicular access strip to lot 7 traverses a waterway and coastal protection area, as does the vehicular access to lot 11.

C7.6 Development Standards for Buildings and Works

Assessment against *C7.6.1* excludes *(A2) – (A5)*. These are not applicable, due to the nature of the proposal.

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

Objective:	
That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.	
Acceptable Solutions	**Performance Criteria**
A1 Buildings and works within a waterway and coastal protection area must: (a) be within a building area on a sealed plan approved under this planning scheme; (b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or (c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.	**P1.1** Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to: (a) impacts caused by erosion, siltation, sedimentation and runoff; (b) impacts on riparian or littoral vegetation; (c) maintaining natural streambank and streambed condition, where it exists; (d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; (e) the need to avoid significantly impeding natural flow and drainage; (f) the need to maintain fish passage, where known to exist; (g) the need to avoid land filling of wetlands; (h) the need to group new facilities with existing facilities, where reasonably practical; (i) minimising cut and fill; (j) building design that responds to the particular size, shape, contours or slope of the land;

	(k) minimising impacts on coastal processes, including sand movement and wave action; (l) minimising the need for future works for the protection of natural assets, infrastructure and property; (m) the environmental best practice guidelines in the *Wetlands and Waterways Works Manual*; and (n) the guidelines in the *Tasmanian Coastal Works Manual*. **P1.2** Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose, having regard to: (a) the need to access a specific resource in a coastal location; (b) the need to operate a marine farming shore facility; (c) the need to access infrastructure available in a coastal location; (d) the need to service a marine or coastal related activity; (e) provision of essential utility or marine infrastructure; or (f) provisions of open space or for marine-related educational, research, or recreational facilities.

Comment:

P1.1 is met: No provisions of A1 are considered applicable due to the nature of the proposed development. However, the proposed development has been considered against P1.2 as the accesses for lot 7 and lot 11 both traverse watercourses. These can be most closely categorised as Class 3 and Class 4 watercourses respectively[3] in accordance with *Table C7.3 Spatial Extent of Waterway and Coastal Protection Areas*. An assessment follows:

- Aerial imagery shows these watercourses as being grassed areas without streambeds or well-established creek or stream systems (i.e., only indications of remnant alluvial elements), therefore any impacts associated with (a) are considered minimal and can be managed through a Construction Environment Management Plan (CEMP) as a condition of approval. For the same reasons, (c) and (f) are not considered applicable.
- *Tasveg 4* identifies vegetation within these waterway and coastal protection areas as being silviculture plantations or agricultural land, which the site is transitioning away from. Any CEMP can detail management measures for impacts on existing or regenerating vegetation identified through micro siting and associated with these watercourses and natural

[3] Although the width of the watercourse is just under 20m, the catchment is not from 50ha to 100ha based upon the topography. From observation of aerial imagery, the watercourse appears to carry running water for part of the year. In accordance with *Table C7.3 Spatial Extent of Waterway and Coastal Protection Areas*, the watercourse is a Class 4 watercourse.

conditions, including a bridge or measures for minimising impacts (b). As such, (c), (d) and (f) are not considered to be relevant at this time.

- Due to the scale of the accesses and nature of the watercourses described above, natural flow and drainage is not considered to be significantly impeded and any measures to minimise this can be detailed in a CEMP as a condition of approval (e).
- Although there is a recognised wetland downstream of the area across the stream where the access for lot 7 is proposed (an estimated 335m northwest), no land filling will be required, therefore (g) is not applicable.
- Utilisation of existing tracks for the proposed accesses means only minor works are required, minimising cut and fill (i) and the need for future works (l).
- No building design is within a waterway and coastal protection areas, therefore (j) is not applicable.
- The nature of the overlay is inland waterway and coastal protection areas, rather than coastal, therefore (k) and (n) are not applicable.
- In accordance with *Environmental Best Practice Guidelines 5: Siting and Designing Stream Crossings* of the *Wetlands and Waterways Works Manual*, existing crossings (tracks) will be used for the proposed accesses. Matters related to environmental design requirements can be issued as conditions of approval with greater detail at the stage of buildings and works (m).

P1.2 is not applicable. The subject site is not within the spatial extent of tidal waters.

A3	**P3**
Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.	Development within a waterway and coastal protection area or a future coastal refugia area involving a new stormwater point discharge into a watercourse, wetland or lake must avoid or minimise adverse impacts on natural assets, having regard to: (a) the need to minimise impacts on water quality; and (b) the need to mitigate and manage any impacts likely to arise from erosion, sedimentation or runoff.

Comment:

A3 is met: Development within a waterway and coastal protection area comprises accesses that traverse such areas on lots 7 and 11. However, this development will involve involve no new stormwater point discharge into a watercourse or wetland and there are no lakes on the subject site. Accesses can direct stormwater to on-site absorption areas as appropriate at the time of construction.

C7.6.2 Clearance within a priority vegetation area

Objective:	
That clearance of native vegetation within a priority vegetation area: (a) does not result in unreasonable loss of priority vegetation; (b) is appropriately managed to adequately protect identified priority vegetation; and (c) minimises and appropriately manages impacts from construction and development activities.	
Acceptable Solutions	**Performance Criteria**
A1 Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.	**P1.1** Clearance of native vegetation within a priority vegetation area must be for: (a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person; (b) buildings and works associated with the construction of a single dwelling or an associated outbuilding; (c) subdivision in the General Residential Zone or Low-Density Residential Zone; (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design; (e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or (f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site. **P1.2** Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to: (a) any particular requirements for the buildings and works; (b) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;

	(c) any mitigation measures implemented to minimise the residual impacts on priority vegetation; (d) any on-site biodiversity offsets; and (e) any existing cleared areas on the site.

Comment:

P1.1 and P1.2 are met: A1 cannot be met as the proposal is for a new subdivision and is not within a building area on a sealed plan approved under this planning scheme. However, the proposal meets P1.1 (f). Priority vegetation across the subject site is an estimated 284ha. The proposed subdivision will require some clearance of priority vegetation across areas of the subject site, being establishment of a vehicular access utilising an existing tracks on lot 7; establishment of vehicular accesses on lots 8, 9 (which will be in already cleared land that and thus not affect any native vegetation); as well as indicative building and associated hazard management areas on lot 8. However, the combined area of this clearance will be limited proportionate to the extent of priority vegetation on the site, being estimated as less than 1% percent (there is an estimated priority vegetation area of 284ha, proposed access widths are approximately 20m and indicative building and hazard management area on lots 8 total 1.58ha [based upon dimensions of these in Appendix C of the BHR]).

P1.2 is also met, specifically:

- Buildings and works impacting upon priority vegetation, being establishment of a vehicular access utilising an existing tracks on lot 7; establishment of vehicular accesses on lots 8 and 9; as well as indicative building and associated hazard management areas on lot 8**,** are required for useability of the lots. This impacts upon *Eucalyptus amygdalina forest*, however there are significant areas of such vegetation remaining as shown in Figure 6 (a).
- There are no mitigation measures or on-site biodiversity offsets associated with the proposed development, although these can be issued as a condition of approval where required (c, d).
- There are existing cleared areas across the site. However, utilisation of the existing access track on lot 7 is more efficient than creation of a new access Therefore, a degree of clearance maybe required (e).

C7.7 Development Standards for Buildings or Works

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

Objective:	
That: (a) Works associated with subdivision within a waterway and coastal protection area or a future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets; and (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural assets.	
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must: (a) be for the creation of separate lots for existing buildings; (b) be required for public use by the Crown, a council, or a State authority; (c) be required for the provision of Utilities; (d) be for the consolidation of a lot; or (e) not include any works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area.	**P1** Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must minimise adverse impacts on natural assets, having regard to: (a) the need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area; and (b) future development likely to be facilitated by the subdivision.

Comment:

P1 is met: All lots are within a waterway and coastal protection area. However, A1 cannot be met as the proposed subdivision is for none of the purposes which it stipulates. The proposed development has therefore been considered against P1 and adverse impacts upon waterway and coastal protection are considered to be minimised. Specifically, all bushfire hazard management areas are located outside of waterway and coastal protection areas. The nature of future development on the subject site is not yet determined, likely being a rural or lifestyle use due to the locality and zoning. However, lot configurations and areas are such that there are adequate areas for future development on the subject site outside of waterway and coastal protection areas (b).

C7.7.2 Subdivision within a priority vegetation area

Objective:	
That: (a) works associated with subdivision will not have an unnecessary or unacceptable impact on priority vegetation; and (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority vegetation.	
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must: (a) be for the purposes of creating separate lots for existing buildings; (b) be required for public use by the Crown, a council, or a State authority; (c) be required for the provision of Utilities; (d) be for the consolidation of a lot; or (e) not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area.	**P1.1** Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for: (a) subdivision for an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person; (b) subdivision for the construction of a single dwelling or an associated outbuilding; (c) subdivision in the General Residential Zone or Low-Density Residential Zone; (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design; (e) subdivision involving clearance of native vegetation where it is demonstrated that on- going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or (f) subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site. **P1.2** Works associated with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to: (a) the design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards;

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

Comment:

P1.1 is met: All lots within the proposed subdivision have a degree of priority vegetation, as shown on the plan of subdivision. However, A1 cannot be met as the proposed subdivision is for none of the purposes which it stipulates. The proposal meets P1.1 as priority vegetation across the subject site is an estimated 284ha. The proposed subdivision will require some native vegetation clearance across areas of the subject site, being the establishment of a vehicular access on lot 7. However, this area will be limited proportionate to the extent of priority vegetation on the site, being extremely small (less than 1ha.), which is less than 0.5% of the total 284ha.

P1.2

- Future development likely to be facilitated by the subdivision are unknown at this stage. However, impacts of works associated with the subdivision can be managed in the form of a CEMP as a condition of approval where required (b).
- Only the bushfire hazard management area (HMA) for the indicative building on lot 10 impacts upon priority vegetation due to lot configuration. All other indicative buildings and associated HMA's are located outside of priority vegetation areas (c).
- There are no mitigation measures or on-site biodiversity offsets associated with the proposed development, although these can be issued as a condition of approval where required (d, e).
- There are existing cleared areas across the site. However, utilisation of the existing access track on lot 7 is more efficient than creation of a new access. Therefore, a degree of clearance is required (f).

C13.0 Bushfire-Prone Areas Code

To address requirements of the *C13.0 Bushfire-Prone Areas Code*, a Bushfire Hazard Report (BHR) has been prepared (Appendix C). Solutions and recommendations of the BHR, reviewed by the TFS, are summarised against relevant provisions of the Code as follows. This excludes assessment against *C13.5 Use Standards* as no vulnerable or hazardous uses are proposed.

C13.6 Development Standards for Subdivision

C13.6.1 Provision of hazard management areas

Objective:	
That 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	**Performance Criteria**
A1 (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 (b) The proposed plan of subdivision: (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision; (ii) shows the building area for each lot; (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 Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas; and	**P2** P2 is not applicable.

(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 *Australian Standard AS3959:2018 Construction of buildings in bushfire-prone Areas*; and (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.	

Comment:

A1 (b) and (c) are met: The proposed plan of subdivision has been transposed onto a Bushfire Hazard Management Plan (BHMP) contained within Appendix C of the BHR. This shows all lots within a bushfire-prone area and indicative or existing building areas for each lot (i, ii). Details of each building area comprise part of the BHMP, showing hazard management areas (HMA's) consistent with HMA widths specified in Tables 1 – 13 (Appendix A) of the site plan. These achieve a requirement of BAL12.5 or BAL 19.0 respectively (iii). This BHMP is certified by an accredited bushfire practitioner (BFP-108) (iv). On this basis, (b) is met overall. The BHR also confirms that no HMA's are to be located on land external to the proposed subdivision (c).

C13.6.2 Public and firefighting access

Within the BHR, *5.2 Public and firefighting access* states that there is no proposal for the construction of new public roadways or fire trails. Although a new road reserve is to be created for Rosedale Road, as stated above, the road itself is in existence as a User Road.

Objective:	
That 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	**Performance Criteria**
A1 (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 (b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas, is included in a bushfire hazard management plan that: (i) demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3 and (ii) is certified by the TFS or an accredited person.	**P1** Not applicable to the proposed development.

Comment:

A1(b) is met: The proposed plan of subdivision has been transposed onto a BHMP contained within Appendix C of the BHR and this is certified by an accredited person (BHP-108). Although the existing road will be pegged as part of the proposed subdivision, as it is not currently defined within a road reserve, a new public roadway will not be constructed as such. Therefore, compliance with *Table C13.1* is not applicable in our professional opinion. However, GSB can issue retrospective compliance with *Table C13.1* as a condition of approval should it be required. Proposed property accesses for lots 1 – 4 and 14 will comply with *Table C13.2*, as specified in the BHMP of the BHR in Appendix C.

C13.6.3 Provision of water supply for fire fighting purposes

The subject site is not serviced by reticulated water by the water corporation. Therefore, an assessment follows against A2 rather than A1.

Objective:	
That an adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage to allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.	
Acceptable Solutions	Performance Criteria
A2 In areas that are not serviced by reticulated water by the water corporation: (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; (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 C13.5; or (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.	**P2** No Performance Criterion.

Comment:

A2(b) is met: The proposed plan of subdivision, transposed on a plan of subdivision in Appendix C of the BHR, shows the location of a static water supply within the indicative building area for each lot of the proposed subdivision. Compliance with *Table 13.5: Static Water Supply for Fire Fighting* is specified for the static water supply of each lot and certified by an accredited person (BFP-108).

C15.0 Landslip Hazard Code

C13.6 Development Standards for Subdivision

C15.7.1 Subdivision within a landslip hazard area

Objective:	
That subdivision within a landslip hazard area does not create an opportunity for use or development that cannot achieve a tolerable risk from a landslip.	
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, within a landslip hazard area, must: (a) be able to contain a building area, vehicle access, and services, that are wholly located outside a landslip hazard area; (b) be for the creation of separate lots for existing buildings; (c) be required for public use by the Crown, a council or a State authority; or (d) be required for the provision of Utilities.	**P1** Each lot, or a lot proposed in a plan of subdivision, within a landslip hazard area must not create an opportunity for use or development that cannot achieve a tolerable risk from landslip, having regard to: (a) any increase in risk from a landslip for adjacent land; (b) the level of risk to use or development arising from an increased reliance on public infrastructure; (c) the need to minimise future remediation works; (d) any loss or substantial compromise, by a landslip, of access to the lot on or off site; (e) the need to locate building areas outside the landslip hazard area; (f) any advice from a State authority, regulated entity or a council; and (g) the advice contained in a landslip hazard report.

Comment:

P1 is met: The plan of subdivision (Appendix B) shows that lots 1 and 2 and lots 7 – 13 are subject to landslip hazard to varying degrees. All indicative buildings and associated hazard management areas are outside of landslip hazard areas, however the access for lot 8 is not outside of this area. However, tolerable risk can be achieved through consideration and design of future development in accordance with relevant standards such as the *Director's Determination - Landslip Hazard Areas* (Consumer, Building and Occupational Services: Department of Justice). Furthermore, there are adequate areas contained within each lot that can accommodate infrastructure associated with future development such as wastewater.

Conclusion

The planning assessment and supporting documentation provided demonstrate that the development proposal for 13 lot subdivision and creation of a road reserve retrospectively for the area of Rosedale Road at 524 Rosedale Road meets all applicable requirements of the TPS on balance. The proposed development generates the following discretions in assessment against the TPS:

- *4.0 Rural Zone Standards - 20.5 Development Standards for Subdivision*
  - *20.5.1 Lot design* – P1(a) and (c)
- *C7.0 Natural Assets Code - C7.6Development Standards for Buildings and Works*
  - *C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area* - P1.1
  - *C7.6.2 Clearance within a priority vegetation area* - P1.1 and P1.2
- *C7.0 Natural Assets Code - C7.7 Development Standards for Buildings or Works*
  - *C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area* – P1
  - *C7.7.2 Subdivision within a priority vegetation area* - P1.1 and P1.2
- *C15.0 Landslip Hazard Code - C13.6 Development Standards for Subdivision*
  - *C15.7.1 Subdivision within a landslip hazard area* – P1

On the basis of the above, the proposed development is recommended for approval in accordance with *s.57* of the *Land Use Planning and Approvals Act 1993.*

Yours faithfully,

Gabrielle Priest
Planner
PDA Surveyors, Engineers and Planners.

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GES

GEO-ENVIRONMENTAL

SOLUTIONS

Proposed Subdivision

524 Rosedale Road, Bicheno

Bushfire Hazard Report

Applicant: Jaylyn Properties Pty. Ltd.

January 2024, J9534v2

Geo-Environmental Solutions - 29 Kirksway Place, Battery point, Tasmania, 7004.
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Contents

1.0 Introduction

This Bushfire Hazard Report has been completed as supporting documentation for a planning permit application for a thirteen-lot subdivision. The proposed subdivision occurs in a Bushfire-prone Area defined by the Tasmanian Planning Scheme – Glamorgan Spring Bay (the Scheme). This report has been prepared by Mark Van den Berg a qualified person under Part 4a of the *Fire Service Act 1979* of Geo Environmental Solutions Pty Ltd for Jaylyn Properties Pty. Ltd.

The report considers all the relevant standards of Code C13 of the planning scheme, specifically;

- The requirements for appropriate Hazard Management Areas (HMA's) in relation to building areas;
- The requirements for Public and Private access;
- The provision of water supplies for firefighting purposes;
- Compliance with the planning scheme, and
- Provides a Bushfire Hazard Management Plan to facilitate appropriate compliant future development.

2.0 Proposal

The proposal is for the subdivision of land resulting in thirteen lots, as described on the proposed plan of subdivision in appendix A. Public access to new lots will be provided by existing public roadways. The development is proposed to occur as a single stage. Two lots have existing residential development the remaining lots are not developed for residential purposes.

3.0 Site Description

The subject site comprises private land on six titles at 524 Rosedale Road, Bicheno, FR 184456/1, FR 243664/1, FR 39686/1 FR 243666/1, FR 250363/1 & FR 243665/1 (figure 1). The site occurs in the municipality of the Glamorgan Spring Bay, this application is administered through the Tasmanian Planning Scheme – Glamorgan Spring Bay which makes provision for subdivision. The proposed development occurs within the Rural zone. The site is located north-west of the Bicheno settled area, approximately 3.3 km south of Mount Andrew and adjoins the Apsley River and the Douglas - Apsley National Park (figure 1). The surrounding landscape is characterised by native forest and woodland vegetation, the sites are located within this landscape scale bushfire-prone vegetation unit which also includes significant areas of grassland vegetation under agricultural production (figure 2).

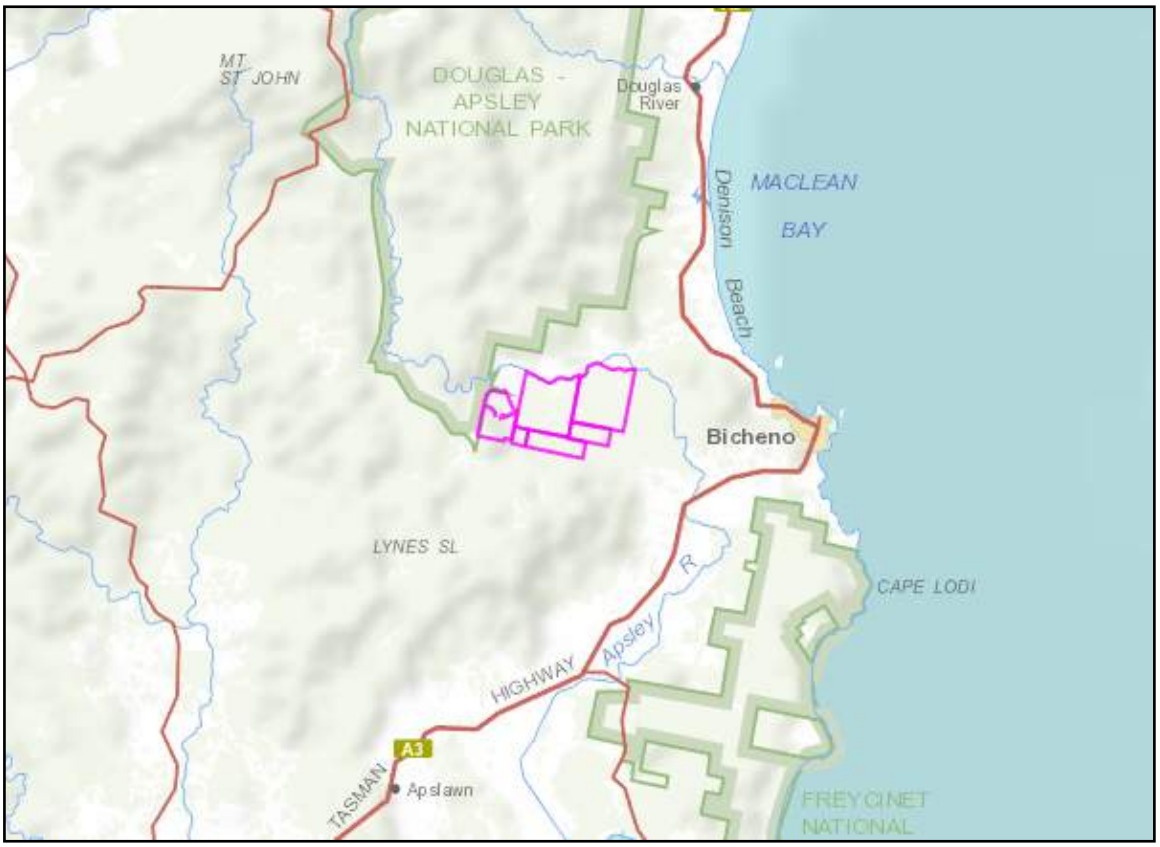


Figure 1. The site in a topographical context, pink line defines the parent lot (approximate).

Figure 2. Aerial photo of the site, pink line denotes the parent lots (approximate).

4.0 Bushfire Hazard Assessment

4.1 Vegetation

The site and adjacent lands within 100 metres of the proposed building areas carry grassland and forest vegetation (figures 3 to 5). Some sites are influenced by native forest vegetation and grassland while other sites are influenced by hardwood plantation and grassland vegetation. The subdivision area was partially established as hardwood plantation which is now being transitioned to grassland vegetation for agricultural production.

4.2 slopes

The effective slopes for the sites are variable and range from steep to flat, on steeper sites, slope will have some influence on the bushfire attack while bushfire attack on flatter sites will be influence buy the prevailing wind direction.

Figure 3. Grassland vegetation within and adjacent to lot 9 lot looking north across lots 5 and 6.

Figure 4. Forest vegetation with and adjacent to the building area on Lot 10.

Figure 5. Grassland vegetation adjacent to existing dwelling on lot 3 Looking north.

4.3 Bushfire Attack Level

An assessment of vegetation and topography was undertaken within and adjacent to the proposed building areas on each lot. A bushfire attack level assessment as per *AS3959-2018* was completed which has determined setbacks for each building area from bushfire-prone vegetation which do not exceed BAL-19 of AS3959-2018 (appendix B). The building areas and bushfire attack levels are shown on the BHMP.

5.0 Bushfire Prone Areas Code

Code C13 of the planning scheme articulates requirements for the provision of hazard management areas, standards for access and firefighting water supplies and requirements for hazard management for staged subdivisions.

5.1 Hazard Management Areas

Hazard management areas are required to be established and/or maintained for all lots, they provide an area around the building within which fuels are managed to reduce the impacts of direct flame contact, radiant heat and ember attack on the site. Lots 2 & 3 will require the HMA to be established prior to sealing of titles.

The Bushfire Hazard Management Plan (BHMP) shows building areas (for habitable buildings) and associated Hazard Management Areas for each lot, guidance for establishment and maintenance of HMA's is provided below.

This subdivision is to occur as a single stage. Each proposed lot can accommodate a hazard management area with sufficient separation from bushfire-prone vegetation not exceeding the requirements for BAL-19 of AS3959-2018. This means that each lot is not dependant on lands external or within the subdivision area for bushfire mitigation.

5.1.1 Building areas

Building areas for habitable buildings are shown on the BHMP. Each lot has been assessed and a Bushfire Attack Level (BAL) assigned to it. If future buildings are located within the building area and comply with the minimum setbacks for the lot, the buildings may be constructed to the bushfire attack level assigned to that lot. If associated structures like sheds or other non-habitable buildings exist or are proposed, they do not need to conform to a BAL unless they are within 6 metres of the habitable building.

5.1.2 Hazard Management Area requirements

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation which provides access to a fire front for firefighting, is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following strategies;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;
- Avoid or minimise the use of flammable mulches (especially against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers;
- Remove or prune larger trees to establish and maintain horizontal separation between tree canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access and water supply points;
- Use low-flammability plant species for landscaping purposes where possible;
- Clear out any accumulated leaf and other debris from roof gutters and other debris accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees and shrubs may provide protection from wind borne embers and radiant heat under some circumstances if other fuels are appropriately managed.

5.2 Public and firefighting Access

There is no proposal for the construction of new public roadways or fire trails, in this circumstance there are no applicable standards for the construction of new public roadways or fire trails.

5.2.1Property access (for building compliance)

5.2.1.1 Lots 2 and 3

There is existing property access for both lots 2 and 3 which service the existing dwellings. The existing accesses will allow for the safe access and egress of residents, firefighters and other emergency service personnel, provides access to the bushfire-prone vegetation and is substantial enough to allow for the manoeuvring of fire appliances and will provide suitable access to firefighting water supplies. In this circumstance there are no further requirements for property access for lots 2 and 3.

5.2.1.2 Lot 1 and Lots 4 to 14

Property access will be required to access a static firefighting water supply and connection point, property access is required to comply with the following standards:

a) All-weather construction;
b) Load capacity of at least 20 tonnes, including for bridges and culverts;
c) Minimum carriageway width of 4 metres;
d) Minimum vertical clearance of 4 metres;
e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
f) Cross falls of less than 3° (1:20 or 5%);
g) Dips less than 7° (1:8 or 12.5%) entry and exit angle;
h) Curves with a minimum inner radius of 10 metres;
i) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and
j) Terminate with a turning area for fire appliances provided by one of the following:
    (i) A turning circle with a minimum inner radius of 10 metres;
    (ii) A property access encircling the building; or
    (iii) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.
k) Passing bays of 2 metres additional carriage way width and 20 metres length provided every 200 metres.

5.3 Water supplies for firefighting

The building areas are not serviced by a reticulated water supply system with fire hydrants. Dedicated static firefighting water supplies will be provided in accordance with table 1 below. The static water supplies for lots 2 and 3 will be required prior to the sealing of titles.

Table 1. Requirements for Static Water Supplies dedicated for Firefighting.

Element		Requirement
A.	Distance between building area to be protected and water supply.	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the firefighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area
B.	Static Water Supplies	A static water supply: (a) May have a remotely located offtake connected to the static water supply; (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; (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; (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959:2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a firefighting water point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm; (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: (i) Visible; (ii) Accessible to allow connection by firefighting equipment; (iii) At a working height of 450 – 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles.
D.	Signage for static water connections	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: (a) comply with water tank signage requirements within AS 2304:2019; or (b) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.
E.	Hardstand A hardstand area for fire appliances must be provided:	(a) No more than three metres from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

6.0 Compliance

6.1 Planning Compliance

Table 2 summarises the compliance requirements for subdivisions in bushfire prone areas against Code C13 as they apply to this proposal. A planning certificate has been issued for the associated BHMP as being compliant with the relevant standards as outlined below and is located in appendix D.

Table 2. Compliance with Code C13 of the Tasmanian Planning Scheme – Clarence

Clause	Compliance
C13.4 Use or development exempt from this code	Not applicable.
C13.5 1 Vulnerable Uses	Not applicable.
E13.5.2 Hazardous Uses	Not applicable
C13.6.1 Subdivision: Provision of hazard management areas	The Bushfire Hazard Management Plan is certified by an accredited person. Each lot within the subdivision has a building area and associated hazard management area shown which is suitable for BAL-12.5 or BAL-19 construction standards. Hazard management areas are able to be contained within each individual lot, therefore there is no requirement for part 5 agreements or easements to facilitate hazard management. The proposal is compliant with the acceptable solution at A1(b).
C13.6.2 Subdivision: Public and firefighting access	There is no proposal for the construction of new public roadways or fire trails as part of this development. Minimum standards for property access have been specified for lots 1 and 4 to 14 consistent with table C13.2. Lots 2 and 3 do not require any further specification as there is an insufficient increase in risk for these lots. The Bushfire Hazard Management Plan is certified by an accredited person. The proposal is compliant with the acceptable solution at A1(b).
C13.6.3 Subdivision: Provision of water supply for firefighting purposes	The building areas are not serviced by a reticulated water supply system with fire hydrants. Dedicated static firefighting water supplies will be provided for all lots in accordance table C13.5B The proposal is compliant with the acceptable solution at A2(b)

6.2 Building Compliance (for future development)

Future residential development may not require assessment for bushfire management requirements at the planning application stage. Subsequent building applications will require demonstrated compliance with the Directors Determination. If future development is undertaken in compliance with the Bushfire Hazard Management Plan associated with this

report, a building surveyor may rely upon it for building compliance purposes if it is not more than 6 years old.

7.0 Summary

The proposed development occurs within a bushfire-prone area. The vegetation is classified as grassland and forest, effective slopes range from flat to steep and may influence bushfire attack.

All lots are of sufficient size to allow for the establishment of hazard management areas around building areas that are suitable for either BAL-19 or BAL-12.5 construction standards.

A bushfire hazard management plan has been developed and shows building areas with construction standards and an associated hazard management area for each lot. The indicative locations of proposed and existing property access and firefighting water supplies are also shown on the Bushfire hazard management plan along with its respective specifications.

8.0 Limitations Statement

This Bushfire Hazard Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the applicant. To the best of GES's knowledge, the information presented herein represents the Client's requirements at the time of printing of the report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that described in this report. In preparing this report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible bushfire hazard condition and does not provide a guarantee that no loss of property or life will occur as a result of bushfire. As stated in AS3959-2018 “It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions”. In addition, no responsibility is taken for any loss which is a result of actions contrary to AS3959-2018 or the Tasmanian Planning Commission Bushfire code.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required. No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third party

9.0 References

Building Amendment (Bushfire-Prone Areas) Regulations 2014

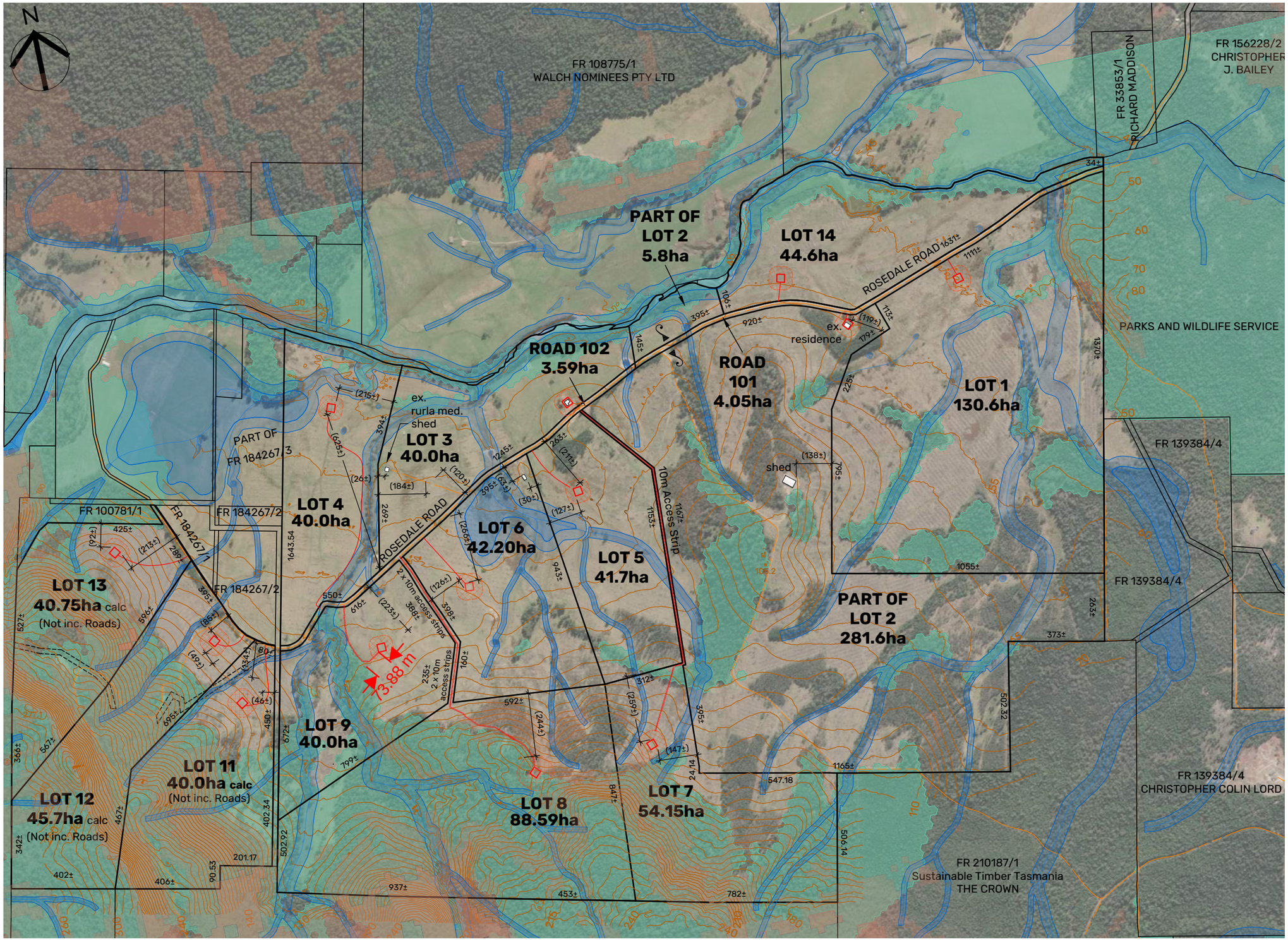
Determination, Director of Building Control – Requirements for Building in Bushfire-Prone Areas, version 2.2, 6th February 2020. Consumer, Building and Occupational Services, Department of Justice, Tasmania

Standards Australia 2018, *Construction of buildings in bushfire prone areas,* Standards Australia, Sydney.

Tasmanian Planning Commission 2017, *Planning Directive No.5.1 – Bushfire prone Areas Code*. Tasmanian Planning Commission, Hobart. 20th July 2022.

Tasmanian Planning Scheme – Glamorgan - Spring Bay.

Appendix A - Site Plan



PLAN OF SUBDIVISION

Owners

Jaylyn Properties Pty Ltd

Title References
FR 184456/1, FR 243664/1, FR 39686/1
FR 243666/1, FR 250363/1 & FR 243665/1

Address
'Glenalbyn' 524 Rosedale Road, Bicheno

Council
Glamorgan-Spring Bay Council

Tasmanian Planning scheme
Glamorgan-Spring Bay Local Provisions Schedule

Zone
20 Rural

Code Overlay name/s
7 Priority vegetaion area
7 Waterway and coastal protection area
13 Bushfire-prone area
15 Landslip Hazard Code

Point of interest GDA2020 MGA55
E 600623
N 5363697

Schedule of Easements
Proposed Rights of Way as shown.

NOTES
This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

Entire site is subject to the Bushfire-prone Areas Code. This isn't shown for plan clarity.

Digital Aerial Photo:
World Imagery
https://services.arcgisonline.com/ArcGIS/rest/services/World_Imagery/MapServer

5m Contours:
Tasmania_Statewide_2m_DEM_14-08-2021
https://elevation.fsdf.org.au/
CC BY 4.0

LIST Cadastral Parcels
by State of Tasmania
www.thelist.tas.gov.au
CC BY 3.0

KEY

- Title/Proposed boundary
- Surrounding boundary
- 5m Contours
- Sealed road
- Unsealed road

Landslip hazard Area
- Low landslip hazard
- Med landslip hazard

Priority Vegetation Area

Waterway and Coastal Protection Area

Indicative building area (w/ Haz.Manage Area)
Proposed New all weather access fit for fire fighting vehicles

REV	AMENDMENTS	DRAWN	DATE	APPR.
E	LOT 10 REMOVED & BUILDING AREA ON LOT 9 MOVED	HAC	21.12.23	HAC
D	ADD PRORITY VEGETATION AREA ON SOUTH OF SITE	MK	31.10.23	HAC
C	ACCESS POINTS ADDED FOR LOTS 1-2, 5-6 & 11-13, BUILDING AREAS AMENED FOR LOT 1 & 2	HC	25.09.23	HAC
B	PIVOT IRRIGATION LOT UPDATED FROM SUPPLIED DATA FROM PINION	HC	25.09.23	HAC
0	PLAN OF SUBDIVISION	MK	10.05.23	HAC

SCALE: 0 60 150 300 750m

SURVEYOR	GEOCIVIL
-	51244HC
DRAWN	CHECKED
MK	HAC
DATE	
31 OCTOBER 2023	

PLAN OF SUBDIVISION
524 ROSEDALE ROAD, BICHENO
for JAYLYN PROPERTIES PTD LTD

PDA
SURVEYORS, ENGINEERS & PLANNERS
127 Bathurst Street
Hobart, Tasmania, 7000
PHONE: +61 03 6234 3217
FAX: +61 03 6234 5085
EMAIL: pda.hbt@pda.com.au
www.pda.com.au
Also at: Kingston, Launceston & Burnie

SCALE	PAPER
1:15,000	(A3)
JOB NUMBER	DRAWING
51244HC-1E	

Appendix B – BAL Assessment tables

Table 1. Bushfire Attack Level (BAL) Assessment for Lot 1

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North-east	Grassland^	flat 0º	0 to 100 metres	20 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
South-east	Grassland^	flat 0º	0 to 100 metres	20 meters	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
South-west	Grassland^	flat 0º	0 to 100 metres	20 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
North-west	Grassland^	flat 0º	0 to 100 metres	20 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 2. Bushfire Attack Level (BAL) Assessment – Lot 2 – existing residential development

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North-east	Grassland^	>0 to 5º downslope	0 to 100 metres	20 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
South-east	Grassland^	flat 0º	0 to 30 metres	32 metres	**BAL-12.5**
	Forest^	flat 0º	30 to 100 metres		
	--	--	--		
	--	--	--		
South-west	Grassland^	upslope	0 to 40 metres	32 metres	**BAL-12.5**
	Forest^	upslope	40 to 80 metres		
	Grassland^	upslope	80 to 100 metrres		
	--	--	--		
North-west	Grassland^	flat 0º	0 to 47 metres	32 metres	**BAL-12.5**
	Forest^	flat 0º	47 to 100 metres		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 3. Bushfire Attack Level (BAL) Assessment for Lot 3 - existing residential development

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North-east	Grassland^	>0 to 5º downslope	0 to 100 metres	16 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
South-east	Grassland^	flat 0º	0 to 100 metres	16 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
South-west	Grassland^	flat 0º	0 to 100 metres	16 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
West	Grassland^	>0 to 5º downslope	--	16 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 4. Bushfire Attack Level (BAL) Assessment for Lot 4

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland^	>0 to 5º downslope	0 to 100 metres	20 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
East	Grassland^	flat 0º	0 to 100 metres	20 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
South	Grassland^	upslope	0 to 100 metres	20 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
West	Grassland^	flat 0º	0 to 100 metres	20 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 5. Bushfire Attack Level (BAL) Assessment for Lot 5

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland^	flat 0º	0 to 70 metres	32 metres	**BAL-12.5**
	Forest^	flat 0º	70 to 100 metres		
	--	--	--		
	--	--	--		
East	Grassland^	flat 0º	0 to 100 metres	20 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
South	Grassland^	upslope	0 to 100 metres	20 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
West	Grassland^	flat 0º	0 to 100 metres	20 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 6. Bushfire Attack Level (BAL) Assessment for Lot 6

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland^	>0 to 5º downslope	0 to 100 metres	20 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
East	Grassland^	flat 0º	0 to 100 metres	20 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
South	Grassland^	upslope	0 to 100 metres	20 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
West	Grassland^	flat 0º	0 to 100 metres	20 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 7. Bushfire Attack Level (BAL) Assessment for Lot 7

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland^	>5º to 10º downslope	0 to 100 metres	20 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
East	Grassland^	>5º to 10º downslope	0 to 100 metres	20 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
South	Forest^	upslope	0 to 100 metres	32 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
West	Grassland^	flat 0º	0 to 41 metres	32 metres	**BAL-12.5**
	Forest^	flat 0º	41 to 100 metres		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 8. Bushfire Attack Level (BAL) Assessment for Lot 8

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North-east	Grassland^	>10º to 15º downslope	0 to 100 metres	22 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
South-east	Forest^	upslope	0 to 100 metres	32 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
South-west	Grassland^	flat 0º	0 to 25 metres	32 metres	**BAL-12.5**
	Forest^	flat 0º	25 to 50 metres		
	Forest^	>0 to 5º downslope	50 to 100 metres		
	--	--	--		
North-west	Grassland^	upslope	0 to 20 metres	32 metres	**BAL-12.5**
	Forest^	upslope	20 to 100 metres		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 9. Bushfire Attack Level (BAL) Assessment for Lot 9

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland^	>0 to 5º downslope	0 to 100 metres	20 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
East	Grassland^	flat 0º	0 to 100 metres	20 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
South	Grassland^	upslope	0 to 100 metres	20 metres	**BAL-12.5**
	Forest^	upslope	60 to 100 metres		
	--	--	--		
	--	--	--		
West	Grassland^	flat 0º	0 to 70 metres	20 metres	**BAL-12.5**
	Forest^	flat 0º	70 to 100 metres		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 10. Bushfire Attack Level (BAL) Assessment for Lot 11

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North-east	Grassland^	>0 to 5º downslope	0 to 100 metres	20 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
South-east	Grassland^	flat 0º	0 to 100 metres	20 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
South-west	Grassland^	upslope	0 to 100 metres	20 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
North-west	Grassland^	flat 0º	0 to 100 metres	20 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 11. Bushfire Attack Level (BAL) Assessment for Lot 12

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North-east	Grassland^	>0 to 5º downslope	0 to 100 metres	20 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
South-east	Grassland^	flat 0º	0 to 100 metres	20 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
South-west	Grassland^	upslope	0 to 100 metres	20 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
North-west	Grassland^	flat 0º	0 to 100 metres	20 metres	**BAL-12.5**
	--	--			
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 12. Bushfire Attack Level (BAL) Assessment for Lot 13

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North-east	Grassland^	>0 to 5º downslope	0 to 100 metres	20 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
South-east	Grassland^	flat 0º	0 to 100 metres	20 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
South-west	Grassland^	upslope	0 to 100 metres	20 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
North-west	Grassland^	flat 0º	0 to 100 metres	20 metres	**BAL-12.5**
	--	--			
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 13. Bushfire Attack Level (BAL) Assessment for Lot 14

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland^	>0 to 5º downslope	0 to 100 metres	20 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
East	Grassland^	flat 0º	0 to 100 metres	20 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
South	Grassland^	upslope	0 to 100 metres	20 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
West	Grassland^	flat 0º	0 to 100 metres	20 metres	**BAL-12.5**
	--	--			
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Appendix C

Bushfire Hazard Management Plan

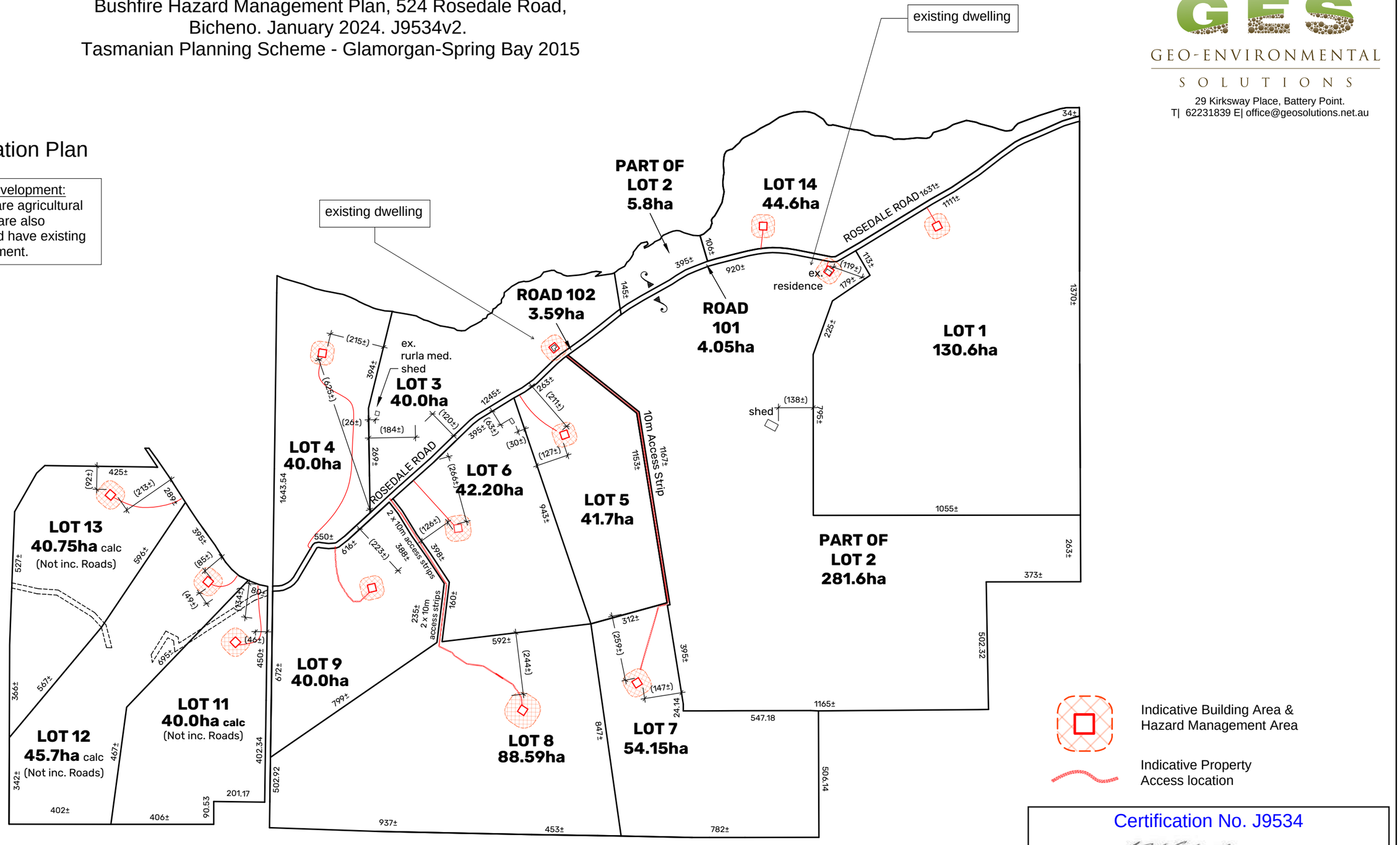
BUSHFIRE HAZARD MANAGEMENT PLAN

Bushfire Hazard Management Plan, 524 Rosedale Road,
Bicheno. January 2024. J9534v2.
Tasmanian Planning Scheme - Glamorgan-Spring Bay 2015

GES
GEO-ENVIRONMENTAL
SOLUTIONS
29 Kirksway Place, Battery Point.
T| 62231839 E| office@geosolutions.net.au

Index & Location Plan

Existing use and development:
Lots 1 and 4 to 14 are agricultural land, Lots 2 and 3 are also agricultural land and have existing residential development.



Certification No. J9534

Mark Van den Berg
Acc. No. BFP-108
Scope 1, 2, 3A, 3B, 3C.

Do not scale from these drawings. Dimensions to take precedence over scale. Written specifications to take precedence over diagrammatic representations.	Jaylyn Properties Pty Ltd C/O 524 Rosedale Road, Bicheno, Tas., 7215	FR 184456/1, FR 243664/1, FR 39686/1 FR 243666/1, FR 250363/1 & FR 243665/1	Date: 11/01/2024	Bushfire Hazard Management Plan 524 Rosedale Road, Bicheno. January 2024. J9534v2. Bushfire Management Report 524 Rosedale Road, Bicheno. January 2024. J9534v2.	Drawing Number: A01	Sheet 1 of 6 Prepared by: MvdB

BUSHFIRE HAZARD MANAGEMENT PLAN

Bushfire Hazard Management Plan, 524 Rosedale Road, Bicheno. January 2024. J9534v2.
Tasmanian Planning Scheme - Glamorgan-Spring Bay 2015

GEO-ENVIRONMENTAL SOLUTIONS
29 Kirksway Place, Battery Point.
T| 62231839 E| office@geosolutions.net.au

Compliance Requirements

Property Access

Property access length is 30 metres or greater; and access is required for a fire appliance to connect to a firefighting water point.
The following design and construction requirements apply to property access:
(a) All-weather construction;
(b) Load capacity of at least 20 tonnes, including for bridges and culverts;
(c) Minimum carriageway width of 4 metres;
(d) Minimum vertical clearance of 4 metres;
(e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
(f) Cross falls of less than 3° (1:20 or 5%);
(g) Dips less than 7° (1:8 or 12.5%) entry and exit angle;
(h) Curves with a minimum inner radius of 10 metres;
(i) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and
(j) Terminate with a turning area for fire appliances provided by one of the following:
(i) A turning circle with a minimum outer radius of 10 metres;
(ii) A property access encircling the building; or
(iii) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long
(k) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

Water Supplies for Firefighting

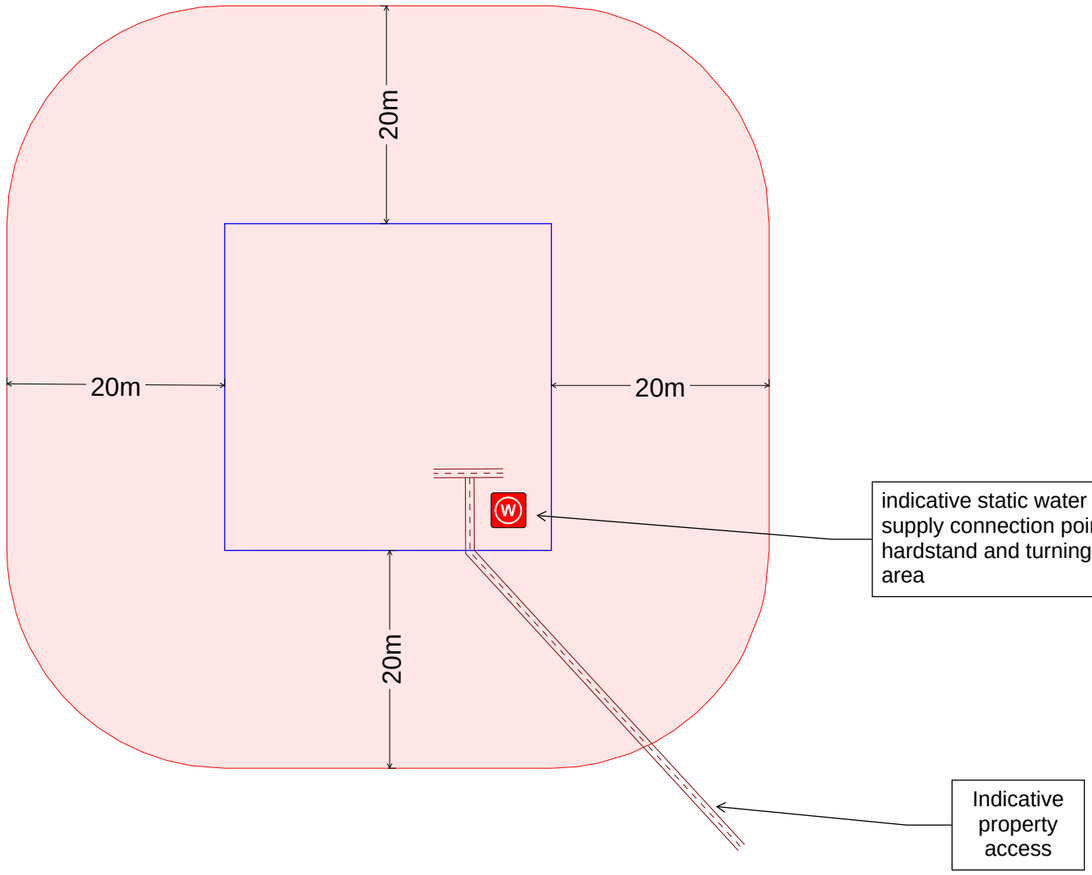
The site is not serviced by a reticulated water supply, therefore a dedicated, static firefighting water supply will be provided in accordance with the following;

A) Distance between building area to be protected and water supply
The following requirements apply:
(a) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and
(b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

B) Static Water Supplies
A static water supply:
(a) May have a remotely located offtake connected to the static water supply;
(b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
(c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;
(d) Must be metal, concrete or lagged by non-combustible materials if above ground; and
(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:
(i) metal;
(ii) non-combustible material; or
(iii) fibre-cement a minimum of 6 mm thickness.

C) Fittings and pipework associated with a fire fighting water point for a static water supply must:
(a) Have a minimum nominal internal diameter of 50mm; (2) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
(b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
(c) Be metal or lagged by non-combustible materials if above ground;
(d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);
(e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;
(f) Ensure the coupling is accessible and available for connection at all times;
(g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);
(h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
(i) Where a remote offtake is installed, ensure the offtake is in a position that is:
(i) Visible;
(ii) Accessible to allow connection by fire fighting equipment,
(iii) At a working height of 450 – 600mm above ground level; and
(iv) Protected from possible damage, including damage by vehicles.

D) Signage for static water connections
The fire fighting 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 comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service



E) Hardstand
A hardstand area for fire appliances must be provided:
(a) No more than three metres from the fire fighting water point, measured as a hose lay (including the minimum
water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected;
(c) With a minimum width of three metres constructed to the same standard as the carriageway; and
(d) Connected to the property access by a carriageway equivalent to the standard of the property access.

Hazard Management Areas

A hazard management area is required to be established and maintained for the life of the building and is shown on this BHMP. Guidance for the establishment and maintenance of the hazard management area is also provided.

Building Area 30m x 30m

Static Water Supply Point

Hazard Management Area

This building area and hazard management area is applicable to the following lots, its location is shown on page 1 of this BHMP.

Lot 4: BAL-12.5
Lot 6: BAL-12.5
Lot 9: BAL-12.5
Lot 14: BAL-12.5

Hazard Management Area

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following actions;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;
- Remove pine bark and other flammable mulch (especially from against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide (vertical separation between fuel layers;
- Prune larger trees to maintain horizontal separation between canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access and water supply points;
- Use low-flammability species for landscaping purposes where appropriate;
- Clear out any accumulated leaf and other debris from roof gutters and other accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees may provide protection from wind borne embers and radiant heat under some circumstances.

Certification No. J9534

Mark Van den Berg
Acc. No. BFP-108
Scope 1, 2, 3A, 3B, 3C.

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BUSHFIRE HAZARD MANAGEMENT PLAN

Bushfire Hazard Management Plan, 524 Rosedale Road,
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Tasmanian Planning Scheme - Glamorgan-Spring Bay 2015

GEO-ENVIRONMENTAL SOLUTIONS
29 Kirksway Place, Battery Point.
T| 62231839 E| office@geosolutions.net.au

Compliance Requirements

Property Access

Property access length is 30 metres or greater; and access is required for a fire appliance to connect to a firefighting water point.
The following design and construction requirements apply to property access:
(a) All-weather construction;
(b) Load capacity of at least 20 tonnes, including for bridges and culverts;
(c) Minimum carriageway width of 4 metres;
(d) Minimum vertical clearance of 4 metres;
(e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
(f) Cross falls of less than 3° (1:20 or 5%);
(g) Dips less than 7° (1:8 or 12.5%) entry and exit angle;
(h) Curves with a minimum inner radius of 10 metres;
(i) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and
(j) Terminate with a turning area for fire appliances provided by one of the following:
(i) A turning circle with a minimum outer radius of 10 metres;
(ii) A property access encircling the building; or
(iii) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long
(k) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

Water Supplies for Firefighting

The site is not serviced by a reticulated water supply, therefore a dedicated, static firefighting water supply will be provided in accordance with the following;

A) Distance between building area to be protected and water supply
The following requirements apply:
(a) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and
(b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

B) Static Water Supplies
A static water supply:
(a) May have a remotely located offtake connected to the static water supply;
(b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
(c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;
(d) Must be metal, concrete or lagged by non-combustible materials if above ground; and
(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:
(i) metal;
(ii) non-combustible material; or
(iii) fibre-cement a minimum of 6 mm thickness.

C) Fittings and pipework associated with a fire fighting water point for a static water supply must:
(a) Have a minimum nominal internal diameter of 50mm; (2) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
(b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
(c) Be metal or lagged by non-combustible materials if above ground;
(d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);
(e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;
(f) Ensure the coupling is accessible and available for connection at all times;
(g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);
(h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
(i) Where a remote offtake is installed, ensure the offtake is in a position that is:
(i) Visible;
(ii) Accessible to allow connection by fire fighting equipment,
(iii) At a working height of 450 – 600mm above ground level; and
(iv) Protected from possible damage, including damage by vehicles.

D) Signage for static water connections
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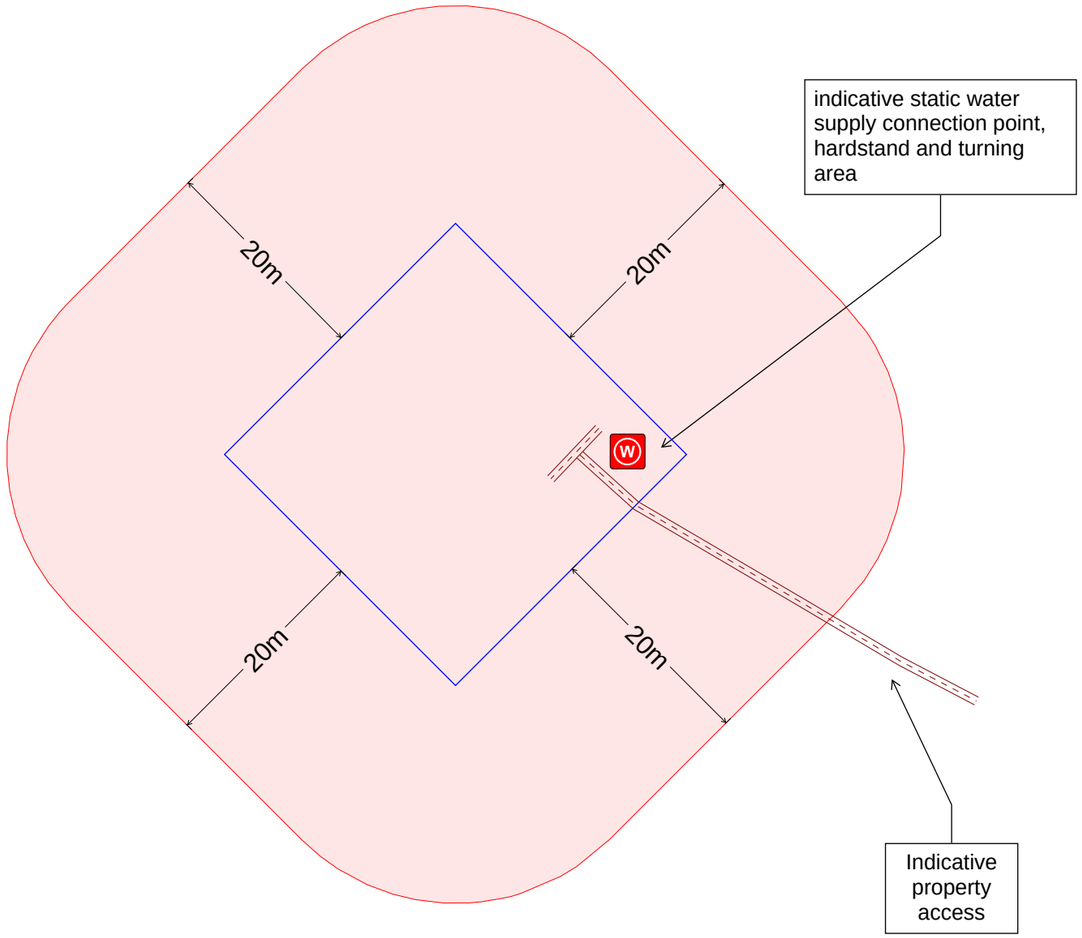

E) Hardstand
A hardstand area for fire appliances must be provided:
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(c) With a minimum width of three metres constructed to the same standard as the carriageway; and
(d) Connected to the property access by a carriageway equivalent to the standard of the property access.

Hazard Management Areas

A hazard management area is required to be established and maintained for the life of the building and is shown on this BHMP. Guidance for the establishment and maintenance of the hazard management area is also provided.

Building Area 30m x 30m

Static Water Supply Point

Hazard Management Area

This building area and hazard management area is applicable to the following lots, its location is shown on page 1 of this BHMP.

Lot 1: BAL-12.5
Lot 11: BAL-12.5
Lot 12: BAL-12.5
Lot 13: BAL-12.5

Hazard Management Area

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following actions;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;
- Remove pine bark and other flammable mulch (especially from against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide (vertical separation between fuel layers;
- Prune larger trees to maintain horizontal separation between canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access and water supply points;
- Use low-flammability species for landscaping purposes where appropriate;
- Clear out any accumulated leaf and other debris from roof gutters and other accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees may provide protection from wind borne embers and radiant heat under some circumstances.

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Scope 1, 2, 3A, 3B, 3C.

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BUSHFIRE HAZARD MANAGEMENT PLAN

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Compliance Requirements

Property Access

There is existing property access for both lots 2 and 3 which service the existing dwellings. In this circumstance there are no further requirements for property access for lots 2 and 3.

Water Supplies for Firefighting

The site is not serviced by a reticulated water supply, therefore a dedicated, static firefighting water supply will be provided in accordance with the following;

A) Distance between building area to be protected and water supply
The following requirements apply:
(a) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and
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B) Static Water Supplies
A static water supply:
(a) May have a remotely located offtake connected to the static water supply;
(b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
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(d) Must be metal, concrete or lagged by non-combustible materials if above ground; and
(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:
(i) metal;
(ii) non-combustible material; or
(iii) fibre-cement a minimum of 6 mm thickness.

C) Fittings and pipework associated with a fire fighting water point for a static water supply must:
(a) Have a minimum nominal internal diameter of 50mm; (2) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
(b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
(c) Be metal or lagged by non-combustible materials if above ground;
(d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);
(e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;
(f) Ensure the coupling is accessible and available for connection at all times;
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(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
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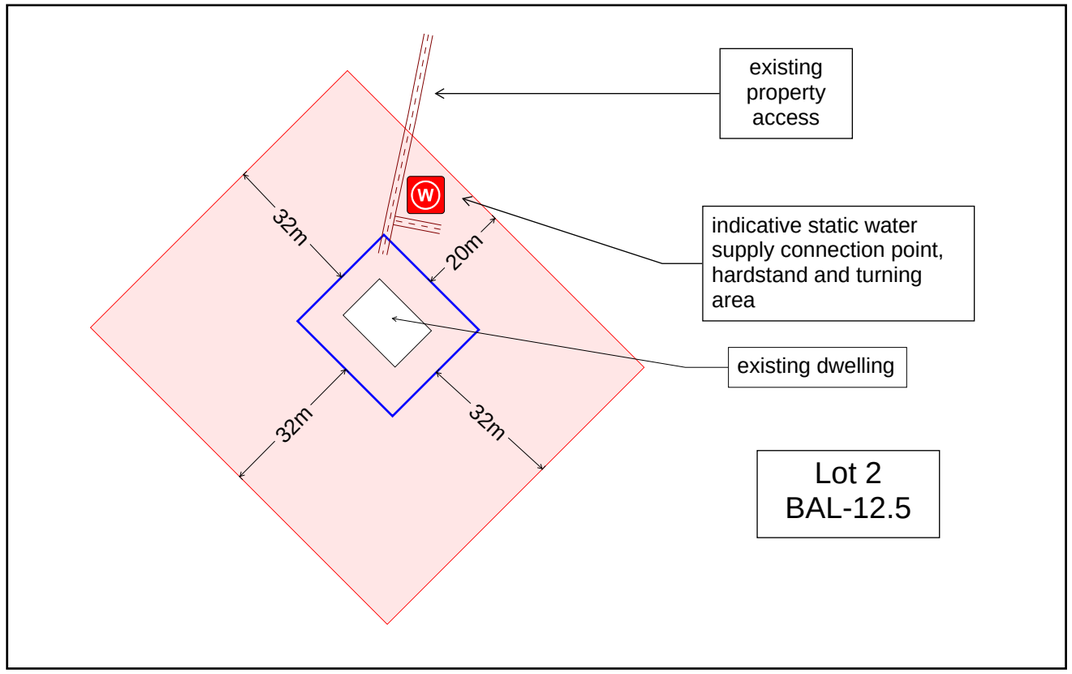
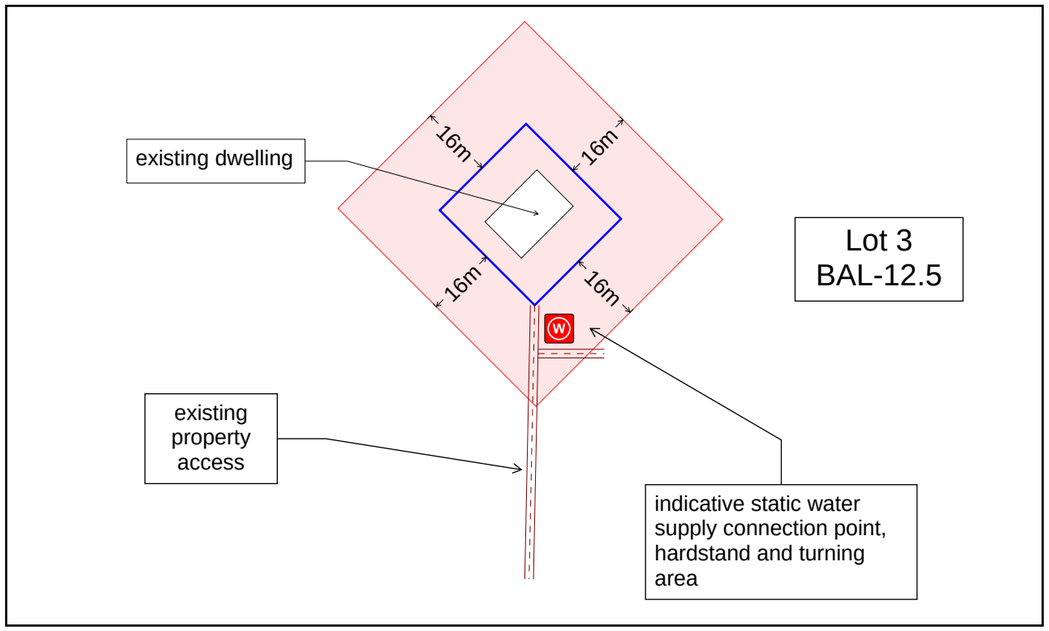
Hazard Management Areas

A hazard management area is required to be established and maintained for the life of the building and is shown on this BHMP. Guidance for the establishment and maintenance of the hazard management area is also provided.





Building Area 30m x 30m

Static Water Supply Point

Hazard Management Area

Hazard Management Area

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BUSHFIRE HAZARD MANAGEMENT PLAN

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Compliance Requirements

Property Access

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The following design and construction requirements apply to property access:
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(c) Be metal or lagged by non-combustible materials if above ground;
(d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);
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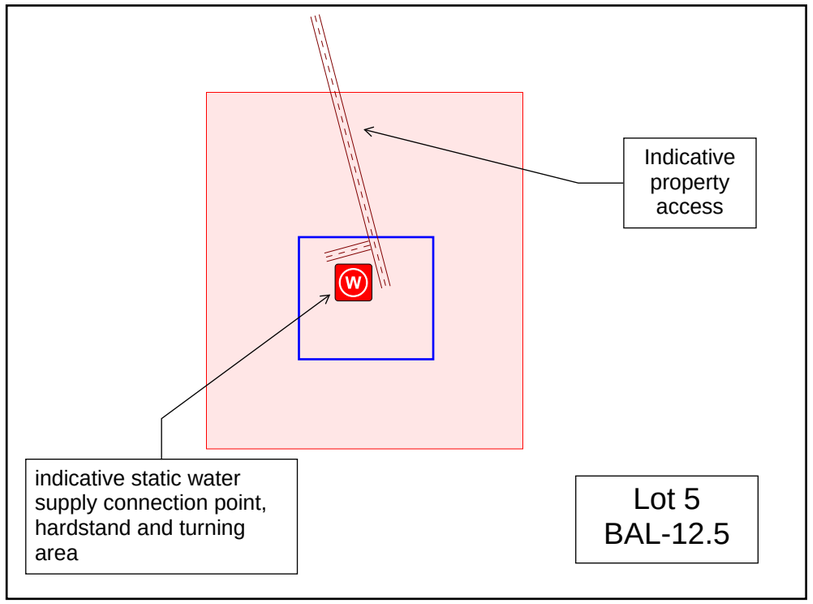

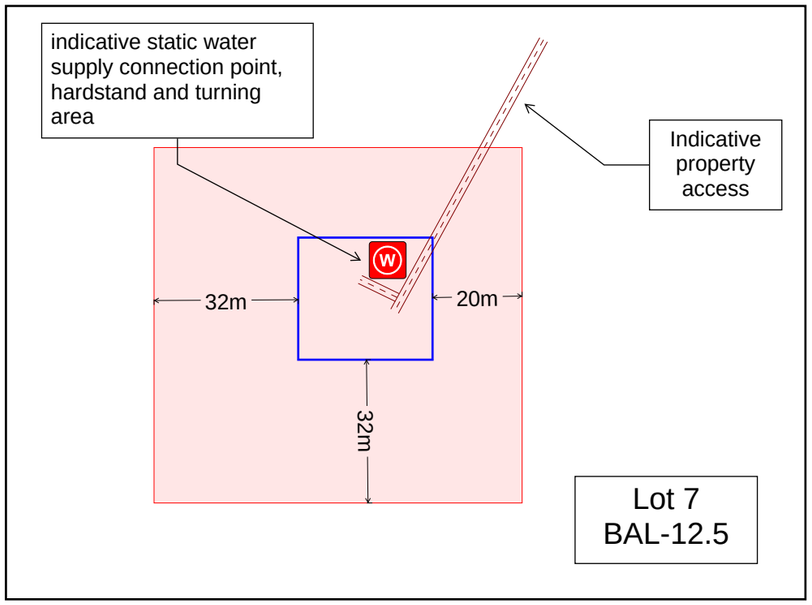

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Hazard Management Areas

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Building Area 30m x 30m

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Hazard Management Area

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BUSHFIRE HAZARD MANAGEMENT PLAN

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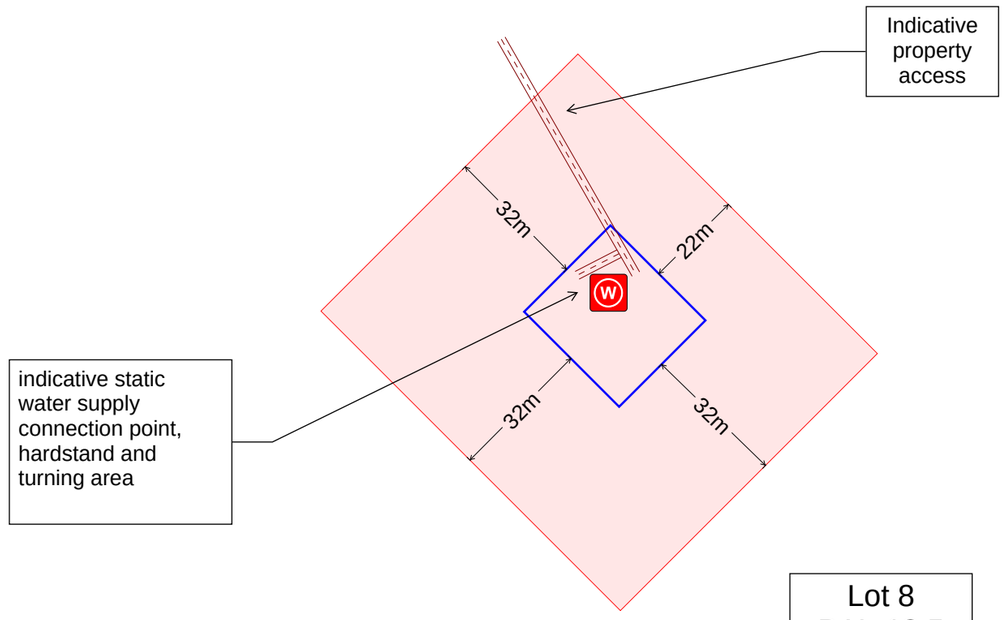
(c) Be metal or lagged by non-combustible materials if above ground;
(d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);
(e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;
(f) Ensure the coupling is accessible and available for connection at all times;
(g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);
(h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
(i) Where a remote offtake is installed, ensure the offtake is in a position that is:
(i) Visible;
(ii) Accessible to allow connection by fire fighting equipment,
(iii) At a working height of 450 – 600mm above ground level; and
(iv) Protected from possible damage, including damage by vehicles.

D) Signage for static water connections
The fire fighting 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 comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service



E) Hardstand
A hardstand area for fire appliances must be provided:
(a) No more than three metres from the fire fighting water point, measured as a hose lay (including the minimum
water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected;
(c) With a minimum width of three metres constructed to the same standard as the carriageway; and
(d) Connected to the property access by a carriageway equivalent to the standard of the property access.

Hazard Management Areas

A hazard management area is required to be established and maintained for the life of the building and is shown on this BHMP. Guidance for the establishment and maintenance of the hazard management area is also provided.

Building Area 30m x 30m

Static Water Supply Point

Hazard Management Area

Hazard Management Area

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following actions;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;
- Remove pine bark and other flammable mulch (especially from against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide (vertical separation between fuel layers;
- Prune larger trees to maintain horizontal separation between canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access and water supply points;
- Use low-flammability species for landscaping purposes where appropriate;
- Clear out any accumulated leaf and other debris from roof gutters and other accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees may provide protection from wind borne embers and radiant heat under some circumstances.

Certification No. J9534

Mark Van den Berg
Acc. No. BFP-108
Scope 1, 2, 3A, 3B, 3C.

Do not scale from these drawings. Dimensions to take precedence over scale. Written specifications to take precedence over diagrammatic representations.	Jaylyn Properties Pty Ltd C/O 524 Rosedale Road, Bicheno, Tas., 7215	FR 184456/1, FR 243664/1, FR 39686/1 FR 243666/1, FR 250363/1 & FR 243665/1	Date: 11/01/2024	Bushfire Hazard Management Plan 524 Rosedale Road, Bicheno. January 2024. J9534v2. Bushfire Management Report 524 Rosedale Road, Bicheno. January 2024. J9534v2.	Drawing Number: A01	Sheet 6 of 6 Prepared by: MvdB

Appendix D

Planning Certificate

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] 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:	524 Rosedale Road, Bicheno
Certificate of Title / PID:	FR 184456/1, FR 243664/1, FR 39686/1 FR 243666/1, FR 250363/1 & FR 243665/1

2. Proposed Use or Development

Description of proposed Use and Development:	Subdivision of land resulting 13 lots
Applicable Planning Scheme:	Tasmanian Planning Scheme – Glamorgan-Spring Bay

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan of Subdivision	PDA Surveyors	31/10/2023	51244HC-1E
Bushfire Hazard Report 524 Rosedale Road, Bicheno. January 2024. J9534v2.	Mark Van den Berg	11/01/2024	2
Bushfire Hazard Management Plan 524 Rosedale Road, Bicheno. January 2024. J9534v2.	Mark Van den Berg	11/01/2024	2

[1] 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:

☐	**E1.4 / C13.4 – Use or development exempt from this Code**	
	Compliance test	**Compliance Requirement**
☐	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

☐	**E1.5.1 / C13.5.1 – Vulnerable Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.1 P1 / C13.5.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
☐	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

☐	**E1.5.2 / C13.5.2 – Hazardous Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.2 P1 / C13.5.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
☐	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

☒	**E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.1 P1 / C13.6.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
☒	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance').
☐	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

☒	**E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.2 P1 / C13.6.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☒	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk Lots 2 and 3
☒	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables Lots 1 and 4 to 14.

☒	**E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
☐	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant table.
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
☒	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:	Mark Van den Berg	**Phone No:**	03 62231839
Postal Address:	29 Kirksway Place Battery Point Tas. 7004	**Email Address:**	mvandenberg@geosolutions.net.au
Accreditation No:	BFP – 108	**Scope:**	1, 2, 3a, 3b & 3c

6. Certification

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

☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or

☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier

Name: Mark Van den Berg 11/01/2024

Certificate Number: J9134

(for Practitioner Use only)