



**GLAMORGAN/SPRING BAY COUNCIL**  
**APPLICATIONS FOR PLANNING PERMITS**

Notice is given for the following:

<b>Site</b>	<b>Proposal</b>
8311 Tasman Highway, Triabunna CT's 209955/1, 105652/3, 107205/1, 107204/3, 213424/1, 226138/1, 245072/1, 251735/1, 251735/2 179778/1	2 Lot Subdivision and Balance SA2025/001

The application documents will be available to view on Council's website at [www.gsbc.tas.gov.au/services-facilities/public-notices/](http://www.gsbc.tas.gov.au/services-facilities/public-notices/) and at Council's offices at 9 Melbourne Street Triabunna.

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

Representations must be received before midnight on 7 February 2025

DATED: 23/01/2025 **that the Mercury Notice will be published**

**James Bonner**  
**Senior Planner**

## 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:	John B Salmon		
Contact person: (if different from applicant)	J. B. Medbury		
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	
<i>Note: All correspondence with the applicant will be via email unless otherwise advised</i>			
Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	
Details of Site <i>(Note: If your application is discretionary, the following will be placed on public exhibition)</i>			
Address of proposal:	Off Alma Road		
Suburb:	Orford	Post Code:	7190
Size of site: (m <sup>2</sup> or Ha)	832.0 hA		
Certificate of Title(s):	FR 245072/1		
Current use of site:	grazing		

**General Application Details Complete for All Applications**

Description of proposed use or development:	Subdivision of two (2) Lots and Balance	
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.	\$	N/A
Is the property on the State Heritage Register? (Circle one)	<input type="checkbox"/> Yes / No	<input checked="" type="checkbox"/>

**For all Non-Residential Applications**

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

**Personal Information Protection Statement**

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

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

### Applicant Declaration

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


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

I/we authorise the Council to:

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

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

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

Applicant Signature:		Date:	06-01-25
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### 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:	
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If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

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

**Checklist of application documents:**  
*Taken from Section 6 of the Planning Scheme*

An application must include:

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

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

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

OWNER  
FOLIO REFERENCE C.T.4363/28  
GRANTEE

**PLAN OF TITLE**  
LOCATION PEMBROKE - TRIABUNNA  
FIRST SURVEY PLAN No. 95/29 N.S.  
COMPILED BY L.T.O.  
SCALE 1: 20,000 LENGTHS IN METRES

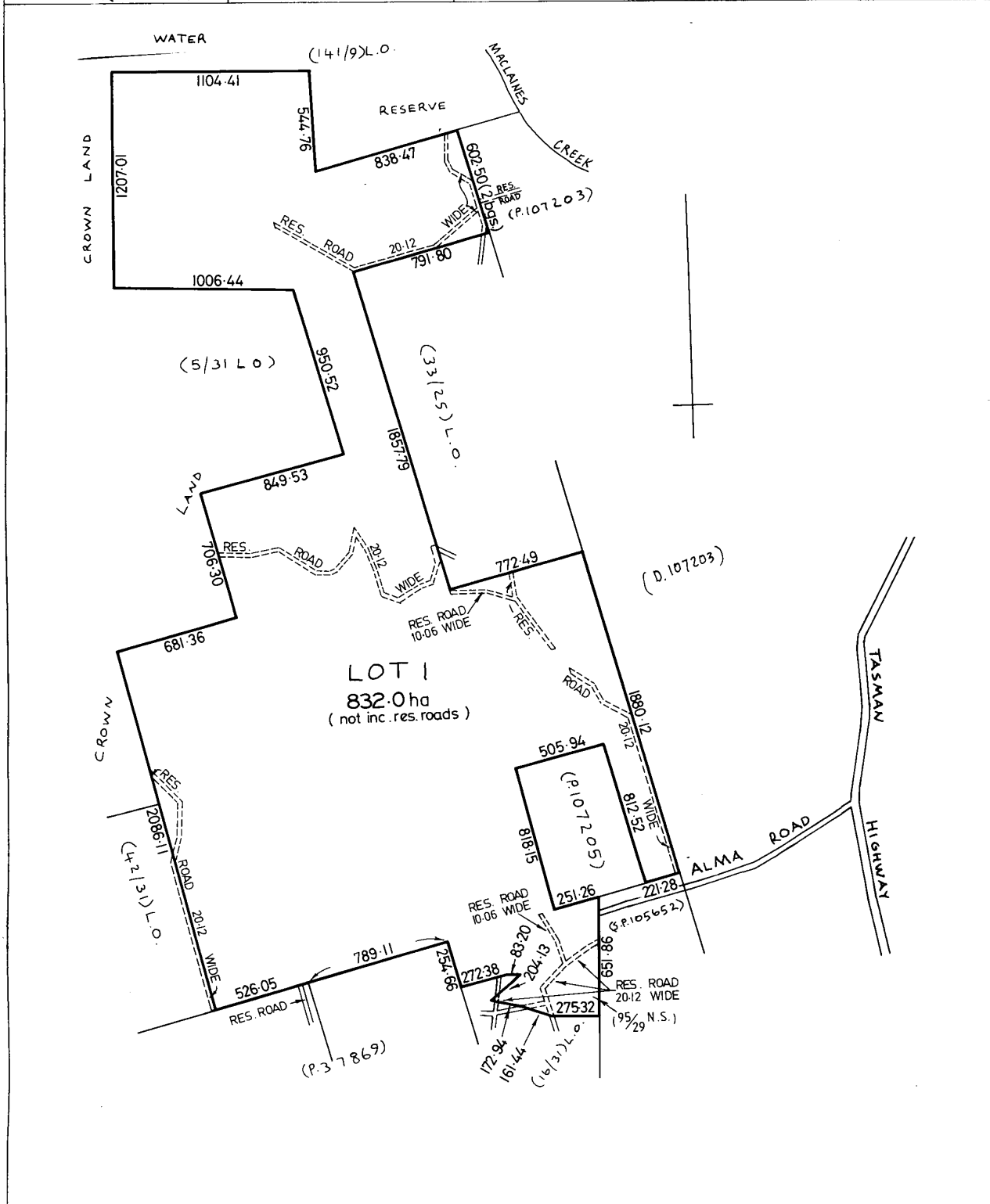
Registered Number  
**P245072**  
APPROVED 3.1 MAR 1998  
*Michael J. ...*  
Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 112(5628&9)

LAST UPI No FPE 79

LAST PLAN No. ---

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



AC A-143

SEARCH OF TORRENS TITLE

VOLUME 245072	FOLIO 1
EDITION 3	DATE OF ISSUE 19-Feb-2008

SEARCH DATE : 06-Jan-2025

SEARCH TIME : 03.03 PM

DESCRIPTION OF LAND

Parish of TRIABUNNA, Land District of PEMBROKE  
 Lot 1 on Plan 245072  
 Derivation : For grantees see plan  
 Prior CT 4363/28

SCHEDULE 1

C741529 TRANSFER to JOHN BARTON SALMON Registered  
 19-Feb-2008 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 B97146 ADHESION ORDER under Section 477A of the Local  
 Government Act 1962 affecting all of the said land  
 within described Registered 28-Apr-1987 at noon  
 C84392 Modification of Adhesion Order B97146 Registered  
 31-Mar-1998 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: J B SALMON  
FOLIO REF: FR 245072/1  
PROPOSED EASEMENTS as shown

LOCATION "ALMA"  
TRIABUNNA  
GRANTEE

IMPORTANT NOTE

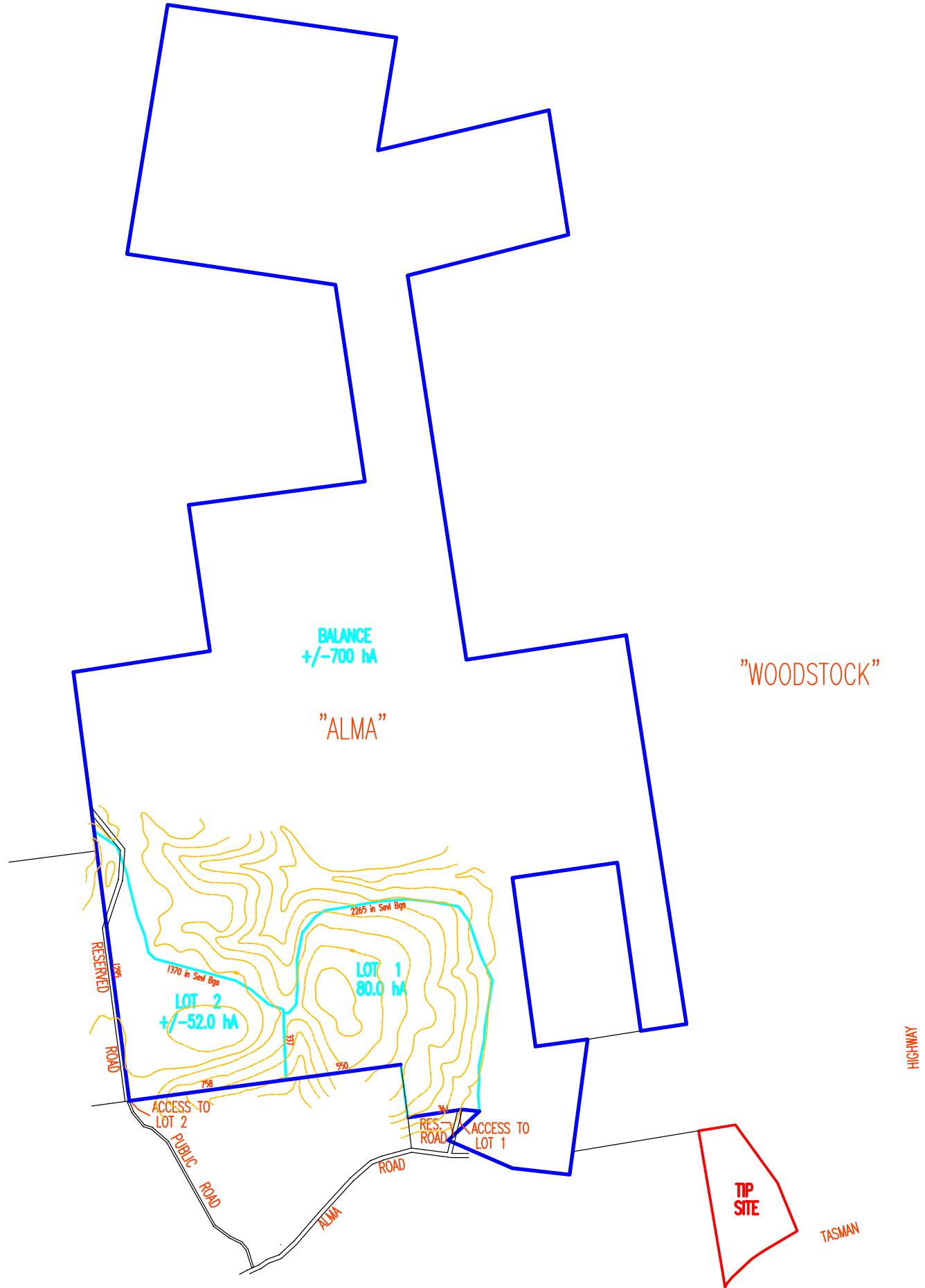
This plan was prepared for J B Salmon as a proposed subdivision application to the Glamorgan/Spring Bay and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.

Scale: 1:2500

Municipality: GLAM/SPRING BAY

Date: 02-01-2025

Ref No. JBS\_ALMA





*Complete Agricultural Consulting Services*

**Agricultural Assessment**

**Relating**

**To**

**Proposed Subdivision  
Within**

**Agricultural Zone**

**8311 Tasman Highway**

**Triabunna**

**Tasmania 7190**

*Prepared for J B Salmon*

*By*

*Complete Agricultural Consulting Services*

*December, 2024.*

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## **Report Purpose**

The focus of the report is on the agricultural environment of the subject property to provide information for the Glamorgan Spring Bay Council in making a determination on a proposal to create two allotments. The report is not available for other purposes.

## **Introduction**

This report, prepared by Mr Frank W Walker, Manager, Complete Agricultural Consulting Services, was commissioned to provide expert comment to accompany a Subdivision Proposal to the Glamorgan Spring Bay Council.

An assessment has been made of the Land Classes and Capability of the property. Guidelines for the Classification of Agricultural Land in Tasmania, as prescribed in the Land Capability Handbook (Ref. 1) have been followed in the assessment process. Land Classes have been identified as per the guidelines.

The report reviews the present land use and that which may apply to the proposed allotments.

Matters are addressed relating to the GSBC Planning Scheme, 2022, specifically to land use/agricultural production within the Agricultural Zone.

The report summarises the assessment findings following a site visit made in the company of Mr J Salmon, property owner, who confirmed the land boundaries and farming operations.

*Disclaimer: Complete Agricultural Consulting Services, in drawing on data from various sources to develop the report, does not accept responsibility for the final outcomes as detailed.*

## **Summary**

The Agricultural Assessment reveals a very constrained agricultural environment for the proposed allotments within the Agricultural Zone, particularly the land within the proposed 80 hectare (ha) Lot 2.

Providing for the proposed allotments does not adversely impact on productivity of the balance of the property.

Only a small section of arable Class 5 land across Lot 1 is suited to farming.

The proposed subdivision format can facilitate optimum land use, especially providing for effective use of the land resource within Lot 1.

The proposed subdivision meets the Performance Criteria applying to the Agricultural Zone.

It is recommended Council endorse the proposed subdivision as presented in Appendix 1.

# **Agricultural Assessment Of Proposed Two Lot Subdivision**

## **1. Background**

An agricultural assessment has been undertaken on a proposal to create two allotments in rugged bushland within the Agricultural Zone. The assessment reviews the agricultural environment and addresses relevant matters pertaining to the Glamorgan Planning Scheme.

## **2. Property Location**

The subject land, within the property “Alma”, depicted in Appendix 1, is accessed from the Tasman Highway some 3km south of Triabunna.

## **3. Property Environment**

### **3.1 Climate**

#### **3.1.1 Rainfall**

The land is in a low rainfall area of approximately 550 mm per annum, with a predominant winter-spring distribution.

#### **3.1.2 Temperatures**

Temperatures experienced throughout the year are conducive to a range of cool -temperate enterprises. Severe frosts are experienced throughout the region with late winter/early spring particularly in lower, sheltered areas, containing land use.

#### **3.1.3 Aspect and Prevailing Wind**

Much of the land within the allotments is exposed to prevailing West and North West winds.

### **3.2 Soil Type**

The proposed allotments are within the Stonehurst Sugarloaf Land System No. 312744 (Ref 2) with the crests/higher land comprising shallow stony duplex soils with a loam surface over clay; the mid and lower arable slopes carry a shallow duplex soil of clay loams over a dark brown clay.

### **3.3. Topography**

The land forms range from steep and stony slopes across much of the allotments, principally within the proposed 80 ha allotment, as depicted in Photo 1, with more gently undulating slopes on the Western sector of Lot 2 (Photo 2).

### **3.4 Drainage**

Drainage is satisfactory across the allotments.

#### **4. Water Supply**

Water holes are required for stock needs and tanks for residential supplies.

#### **5. Land Capability and Classification**

Land capability assessment takes into account the physical nature of the land (eg. Geology, soils, slope, stoniness) and other factors such as climate, erosion hazard, drainage and the land management practices required for sustainable operations.

Land capability assessment should not be confused with a suitability assessment which takes into account economic and social issues in reviewing the best use options.

Under the Tasmanian Land Capability Classification System (Ref.3) the land across the allotments is primarily Class 7/6 with some Class 5 on Lot 2.

The subject land areas are not considered within the Classification System to be prime agricultural land (i.e. Class 1, 2, or 3, well suited to intensive agriculture) as there are major limitations, notably the stony soils and topography.

#### **6. Zoning Anomaly**

The land form is incorrectly zoned Agriculture. The steep and stony land at best meets the criteria for a Rural classification.

#### **7. Land Use**

The property environment as noted above effectively limits the property to grazing sheep and cattle across the arable areas.

The land form within some two thirds of the allotments, being steep and stony, has negligible agricultural capacity. The Class 5 land within Lot 2, recently cleared of a failed *Eucalyptus nitens* plantation, can be returned to pasture. However, with a carrying capacity of some 10 Dry Sheep Equivalents (DSE's) per ha it has allotment has limited agricultural significance.

Subdividing approximately 132 ha from the property "Alma" has minimal impact on the overall productivity of the property.

#### **7. Council Planning Scheme**

##### **7.1 Glamorgan Spring Bay Planning Scheme 2022**

Agricultural matters relating to the Development Application and pertinent to the State Planning Provisions of the Council Planning Scheme are addressed as follows:

##### ***20.0 Agricultural Zone***

##### ***Clause 21.5 Development Standards for Subdivision.***

### **21.5.1 Lot Design**

#### **Performance Criteria**

**P1** Each lot, or a lot proposed in a plan of subdivision must:

(a) provide for the operation of an agricultural use, having regard to:

(1) *not materially diminishing the agricultural productivity of the land.*

The land to form the 52 ha allotment at least maintains the existing production capacity and potential. With the arable land being returned to pasture agricultural production increases.

There is no diminishing impact on production capacity of the land within the proposed 80 ha holding as it remains in bush.

(2) *the capacity of the new lots for productive agricultural use.*

The proposed 52 ha allotment has the potential to provide for greater productivity, grazing sheep and or cattle once returned to pasture.

The 80 ha allotment has negligible capacity for agricultural production.

(3) *any topographical constraints to agricultural use*

Topographical constraints within the proposed 80 ha area are significant, being a major constraint to agricultural use along with stony soil areas across much of the Lot. The same applies for the area in bush on Lot 2.

(4) *Current irrigation practices and the potential for irrigation.*

This criteria is not applicable.

### **8. State Policy on the Protection of Agricultural Land**

*Purpose: To protect prime agricultural land from development which would reduce potential production value.*

The Land Capability Assessment shows the subject land to be mainly Class 7 and Class 6, whereas prime agricultural land is regarded as Class 1 to Class 3 inclusive.

It is confirmed the agricultural potential and production is at least maintained across most of the land within the allotments and enhanced within with the arable area of Lot 2.

### **9. Conclusion**

The steep slopes and stony soils across most of the subject land allotments provide or a very constrained environment with minimal agricultural production/potential.

From an agricultural perspective the proposed the subdivision meets the Performance Criteria applying to the Agricultural Zone.

## 10. Recommendation

The subdivision as proposed in Appendix 1 be approved.



F W Walker HAD, GDE, FAIAST.  
Manager  
Complete Agricultural Consulting Services

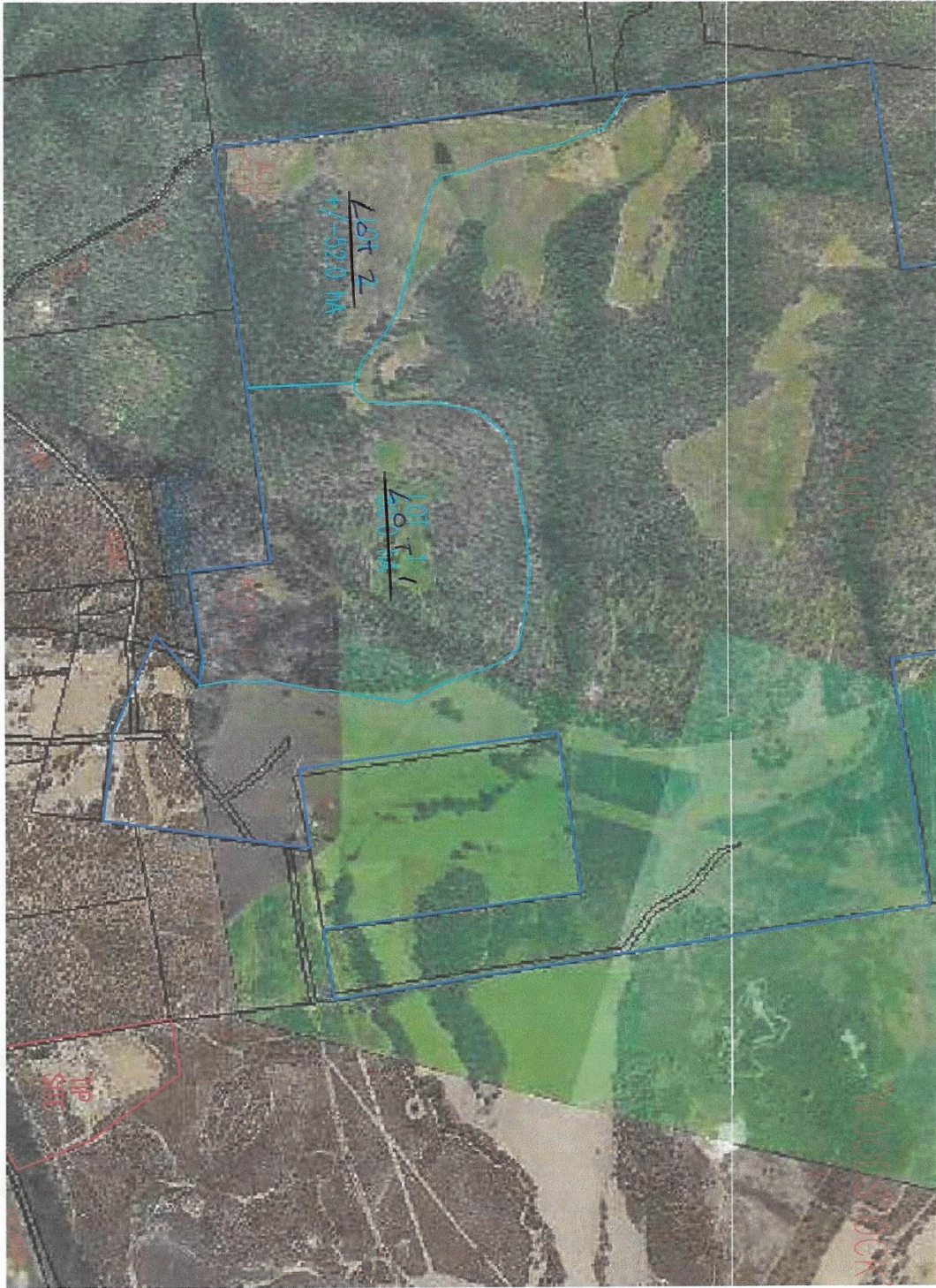
Reference 1: Land Capability Handbook, Guidelines for Classes of Agricultural Land in Tasmania, second edition, DPIWE 1999.

Reference 2: Land Systems South, East and Midlands (region 6) DPIWE. A Resource Classification Survey, Dept. Agriculture, 1988.

Reference 3: DeRose R.C. and Todd D.J. (2000) Land Capability Survey of Tasmania Nugent Report. Department of Primary Industries Water and Environment, Tasmania, Australia.



<b>J.B. MEDBURY</b> 159 CILWEN ROAD, CAMBRIDGE		<b>PROPOSED SUBDIVISION</b>		Ph. (03) 82 4850893 Email: medbury@optusnet.com.au
OWNER: J B SALMON FOLIO REF: FR 245072/1 PROPOSED EASEMENTS as shown		LOCATION "ALMA" TRIABUNNA GRANTEE		<b>IMPORTANT NOTE</b> This plan was prepared for J B Salmon as a proposed subdivision application to the Glenelg/Spring Bay and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.
Scale: 1:2500	Municipality: GLAM/SPRING BAY	Date:	Ref No.	
				



## Photos of Land Form



Photo No. 1  
Section of Class 7/6 Land typical across both allotments.



Photo No. 2  
Class 5 land across Western section of Lot 2.

## *Consultants Credentials Summary*

### **Experience to Undertake the Agricultural Assessment**

Twenty years with the Department of Primary Industry Water and Environment (DPIWE) as an agricultural adviser working across the northern midlands, Tamar Valley, Flinders Island, Midlands, Derwent Valley and the Highlands/Lake country.

As an adviser continually undertaking farm assessments and reviews with property owners.

Manager of DPIWE five Research Stations overseeing all R&D operations including commercial farming programs.

Reviewed management of DPIWE Land Care operations across Tasmania.

Farm Business Adviser, for Southern Tasmania with the DPIWE

Twenty five years as Manager of Complete Agricultural Consulting Services providing inputs as outlined in the data.

In summary, a high level of expertise to assess agricultural matters relating to the Tasmanian Planning Scheme managed by Council Planners.

*F W Walker*

*December, 2024.*

# *Complete Agricultural Consulting Services*

## ***SPECIALISING IN:***

**FARM APPRAISAL AND ENTERPRISE SUITABILITY/ASSESSMENT**

**FINANCIAL PLANS AND MANAGEMENT**

**WHOLE FARM MANAGEMENT AND RISK ASSESSMENT**

**LAND USE CAPABILITIES AND CLASSIFICATION**

**COMPARATIVE FINANCIAL ANALYSIS**

**DAMAGE AND LOSS ASSESSMENT**

**LITIGATION - RECOVERY OF LOSSES AND INCOME FOREGONE**

**DEVELOPMENT OF RESEARCH AND DEVELOPMENT PROPOSALS**

**DEVELOPMENT AND PRESENTATION OF BUSINESS PROPOSALS**

**DEVELOPMENT OF INDUSTRY PLANS**

Manager: Frank W Walker, HDA, GDE, FAIAST.

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Mobile 0417 543 057

E-mail: [fwalker5@bigpond.com](mailto:fwalker5@bigpond.com)

ABN 39234 855 763

***CONFIDENTIALITY ASSURED IN ALL BUSINESS OPERATIONS***



## **Farm Appraisal & Assessment**

- Establishes the suitability of the farm to various livestock enterprises, intensive operations (including vineyards) extensive cropping programs and business opportunities.
- Development of farm programs within constraints of the farm to suit personal needs/lifestyle.

## **Financial Plans & Management**

- Development of enterprise and farm cash flow budgets.
- Management of financial operations on behalf of owners and financiers.
- Development of data for loan applications; assistance in arranging finance.

## **Whole Farm Planning & Risk Management**

- Assistance to develop a Whole Farm Plan for intensive and extensive systems.
- Development of Risk Outlines for existing and new farming systems.

## **Land Classification**

- Assessment of land use and classification for Councils, reports for subdividers; potential for rezoning.

## **Comparative Financial Analysis**

- Establish how you rate in terms of returns per hectare, \$ profit per livestock unit carried, profit per labour unit employed and return to capital.
- Assessment of your farming system to improve operations in line with your interests and preferred income level and lifestyle.

## **Loss & Damage Assessment**

- Assessment of losses incurred and income foregone through inappropriate action of a second party (eg. incorrect advice).
- Crop damage from spray drift, inappropriate contractor operations.
- Independent insurance assessments for livestock and crop losses, including fire damage.

## **Litigation**

- Recovery of damages through special arrangements with experienced barristers.
- Representation as expert witness in legal proceedings.

## **Development of Research & Development Proposals**

- Advice on the formulation of proposals to meet the needs of R&D Corporations and other agencies. Optimum extension program design.

## **Development and Presentation of Business Proposals**

Professional presentations to business and finance institutions.

## **Assistance in Development of Industry Plans**

Assist in identification of industry needs and development of industry programs.







Unit 2, 1 Liverpool St  
Hobart, Tas. 7000

P 03 6146 0334  
E [info@hed-consulting.com.au](mailto:info@hed-consulting.com.au)

## **BUSHFIRE HAZARD REPORT & BUSHFIRE HAZARD MANAGEMENT PLAN**



**SUBDIVISION (ONE LOT INTO THREE LOTS)**

**'WOODSTOCK' 8311 TASMAN HIGHWAY  
TRIABUNNA 7190**

**JOHN SALMON**

**6 DECEMBER 2024 – VERSION 1.0**

## **EXECUTIVE SUMMARY**

The subject land is located at 'Woodstock' 8311 Tasman Highway, Triabunna (C.T. 245072/1). The development proposal includes a subdivision of one lot into three lots. The proposed subdivision is assessed and deemed to comply with the requirements of C13.0 Bushfire-Prone Areas Code of the Tasmanian Planning Scheme.

## **LIMITATIONS**

This report is based on findings concluded from a desktop and field investigation of the subject property. Classification of vegetation has been based on the site inspection does not account for any further modification to the existing vegetation (planting, clearing etc.)

The assessment is based on information provided at the time of the report and location shown on the Bushfire Hazard Management Plan (BHMP). If the location of the proposed development (indicative building area) differs from the location shown on the BHMP a new assessment will be required.

The BAL assessment is based on the Fire Danger Index (FDI) of 50. The FDI will exceed 50 when the Australian Fire Danger Ratings System (AFDRS) level is Extreme or Catastrophic.

The forward of AS3959 – 2018, *Construction of buildings in bushfire prone areas* states that "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."

Due to the unpredictable nature and behaviour of fire, compliance with AS359-2018 does not guarantee a dwelling will survive a bushfire event.

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## **1.0 INTRODUCTION**

### **1.1 SCOPE**

To assess the proposed subdivision against the requirements of C13.0 Bushfire-Prone Areas Code of the Tasmanian Planning Scheme.

### **1.2 PROPOSAL**

Subdivision one lot into three lots.

Lot 1 – 80.0 ha

Lot 2 - ± 52.0 ha

Balance Lot - >100 ha

### **1.3 GENERAL INFORMATION**

#### **SITE ADDRESS**

‘Woodstock’ 8311 Tasman Highway, Triabunna

#### **OWNER**

John Salmon

#### **TITLE REFERENCE**

C.T. 245072/1

#### **PROPERTY ID NUMBER**

9468337

#### **CURRENT USE:**

Vacant lot – Agricultural purposes.

#### **MUNICIPALITY**

Glamorgan Spring Bay Council

## 2.0 SITE DESCRIPTION

### 2.1 LOCALITY

The subject land is located at 'Woodstock' 8311 Tasman Highway. The site exists as a large lot comprising of grazing paddocks, old eucalypts plantation and remanent bushland and is situated between Orford and Triabunna. The landform is undulating with small hills Alma Hill and Black Joe dissected by Alma Creek and Bogan Creek. There are no residential dwellings located on any part of the existing lot. The subdivision will create three lots, Lot 1, Lot 2 and the balance Lot. Lot 1 and 2 shall be accessed from Alma Road whilst the balance lot shall be accessed from the existing property access off the Tasman Highway. The proposed plan of subdivision is provided in the appendix of this report.

The closest Nearby Safer Place (NSP) is located at One Tree Point Barton Avenue, Louisville Complex and Orford Golf Course. All NSP's are within 12-minute drive indicative building areas for Lot 1 and Lot 2 and the balance lot.

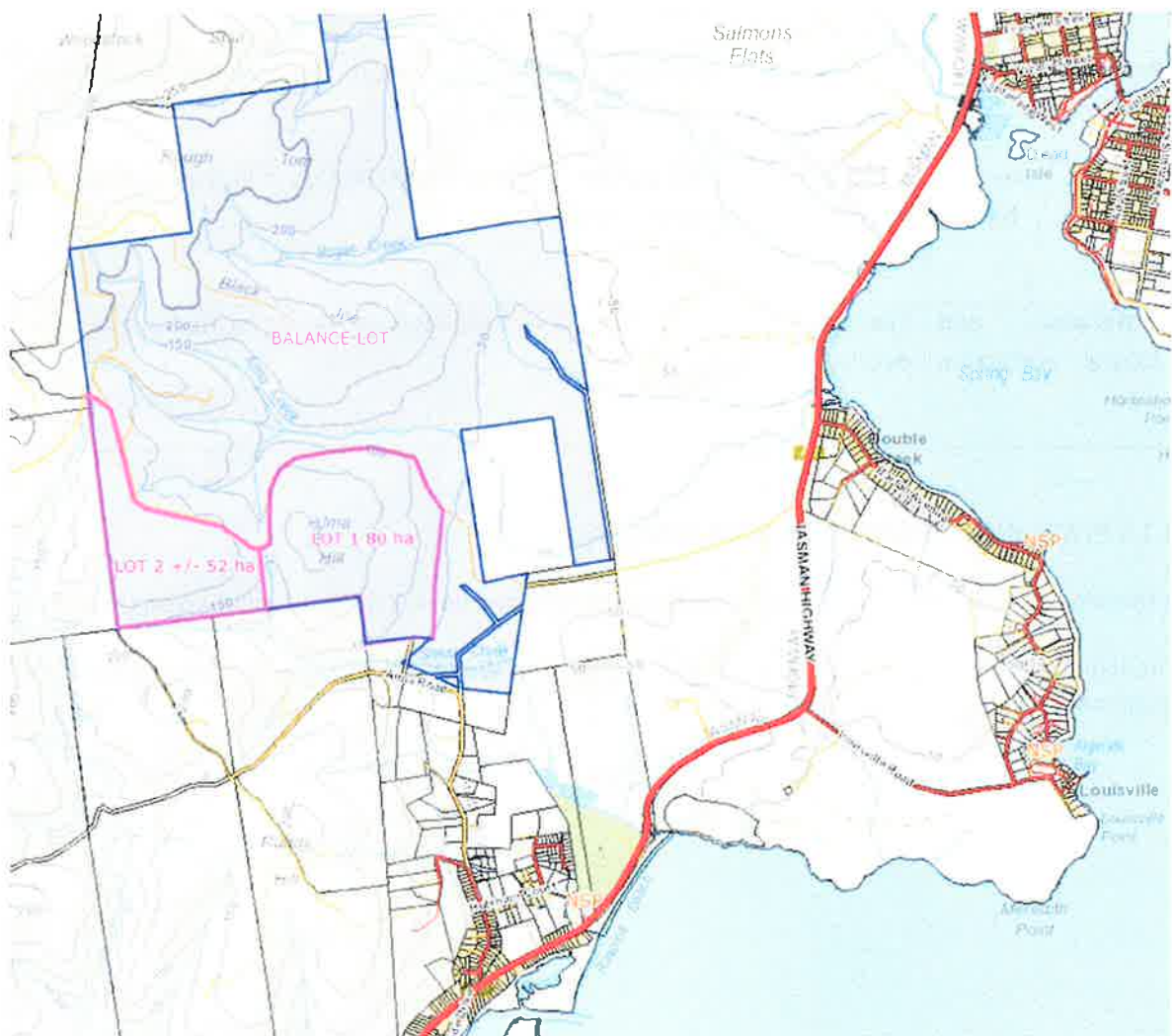


Figure 1: Locality map of the area with existing lot (partial) shown with blue fill. Proposed lots are also shown with pink property boundaries (approximate). Nearby Safer Places also shown as NSP. Source: Land Information System Tasmania, <http://www.thelist.tas.gov.au>

### 2.1.2 FIRE HISTORY

Recent bushfire and / or planned burns were identified within the property boundaries of the existing lot. Data collected from LIST Map 'Fire History Layer'<sup>1</sup>.

<b>Ignition date</b>	<b>Fire / Planned burn name</b>	<b>Type</b>	<b>Size</b>
15/4/2019	Station Creek	Planned burn	435 ha
7/2/1967	1967 Fire	Bushfire	198781 ha

### 2.1.2 PLANNING – ZONING & TENURE

Lot 1, Lot 2 and the southern part of the balance lot is zoned as Agriculture and is privately owned.

### 2.1.3 PLANNING – OVERLAYS

<b>Overlay</b>	<b>Development Response</b>
<b>Bushfire-prone areas</b>	The Bushfire Hazard Report and Bushfire Hazard Management Plan (BHMP) satisfy the requirements of this code.
<b>Low &amp; Medium landslide hazard band</b>	The indicative building areas and associated HMA's are located outside the low and medium hazard bands.
<b>Waterway and coastal protection area</b>	The indicative building areas and associated HMA's are located outside this overlay.

### 2.1.4 PLANNING – THREATENED FLORA AND FAUNA

A threatened flora and fauna search<sup>2</sup> revealed no threatened flora and fauna identified on the site.

The indicate building area for Lot 1 is within a potential Wedge-tailed Eagle Nesting Habitat (Low Likelihood).

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<sup>1</sup> LIST Map Data is incomplete and majority of fire history is not shown on the LIST.

<sup>2</sup> Threatened species search using Land Information Systems Tasmania. This is not a complete search and other information may be available from other agencies.

## 2.2 TOPOGRAPHY

Indicative building areas with 100m radius and classified vegetation shown in figure below.

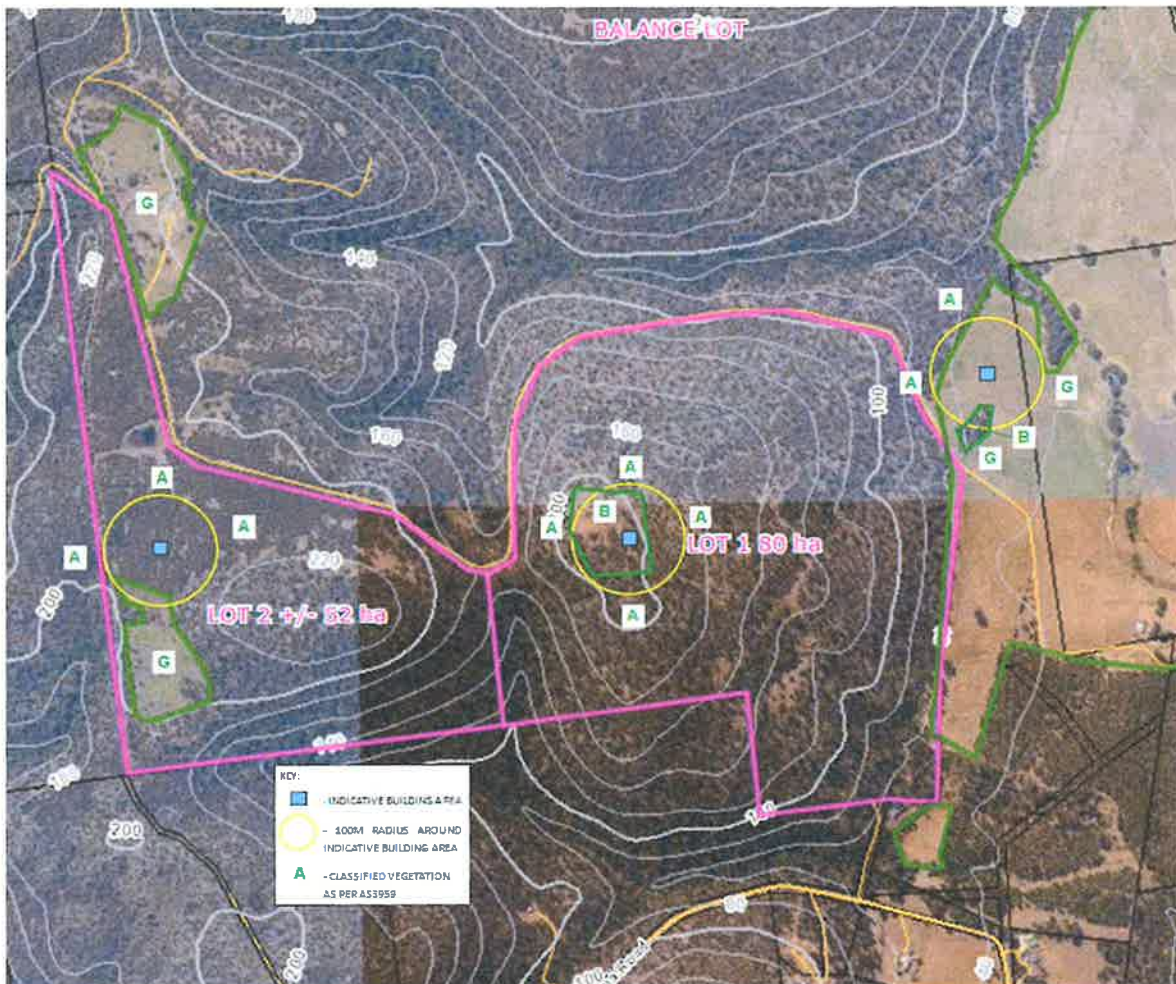


Figure 2: Aerial images showing indicative building areas. Green line shows borders between classified vegetation. Source: Land Information System Tasmania, <http://www.thelist.tas.gov.au>.

TASVEG 4.0 indicates that the vegetated area is considered DPU – Eucalyptus pulchella forest and woodland. Grazing paddocks are mapped as FAG – Agricultural land and old eucalyptus plantation is mapped as FPH – Plantations for silviculture – hardwood.



Vegetation types and effective slope shown below from the edge of the indicative building area to a minimum 100m distance.

Lot 1 (indicative building area):

<b>Direction</b>	<b>Existing Vegetation Description</b>	<b>Effective slope</b>
<b>North</b>	0m: Over storey of eucalyptus trees with height of 15m. Under storey of grass and isolated shrubs. Overall foliage cover estimated to be between 10-30%.  <b>Classified vegetation: B: Woodland</b>	<b>Down slope &gt;5° – 10°</b>
	30m: Over storey of eucalyptus trees with height of 15m. Under storey of grass and shrubs. Overall foliage cover estimated to be between 30-70%.  <b>Classified vegetation: A: Forest</b>	<b>Down slope &gt;5° – 10°</b>
<b>East</b>	0m: Over storey of eucalyptus trees with height of 15m. Under storey of grass and isolated shrubs. Overall foliage cover estimated to be between 10-30%.  <b>Classified vegetation: B: Woodland</b>	<b>Down slope &gt;10° – 15°</b>
	20m: Over storey of eucalyptus trees with height of 15m. Under storey of grass and shrubs. Overall foliage cover estimated to be between 30-70%.  <b>Classified vegetation: A: Forest</b>	<b>Down slope &gt;10° – 15°</b>
<b>South</b>	0m: Over storey of eucalyptus trees with height of 15m. Under storey of grass and isolated shrubs. Overall foliage cover estimated to be between 10-30%.  <b>Classified vegetation: B: Woodland</b>	<b>Down slope &gt;5° – 10°</b>
	40m: Over storey of eucalyptus trees with height of 15m. Under storey of grass and shrubs. Overall foliage cover estimated to be between 30-70%.  <b>Classified vegetation: A: Forest</b>	<b>Down slope &gt;5° – 10°</b>
<b>West</b>	0m: Over storey of eucalyptus trees with height of 15m. Under storey of grass and isolated shrubs. Overall foliage cover estimated to be between 10-30%.  <b>Classified vegetation: B: Woodland</b>	<b>Down slope &gt;10° – 15°</b>

	<p>80m: Over storey of eucalyptus trees with height of 15m. Under storey of grass and shrubs. Overall foliage cover estimated to be between 30-70%.</p> <p><b>Classified vegetation: A: Forest</b></p>	<b>Down slope &gt;10° – 15°</b>
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Lot 2 (indicative building area):

<b>Direction</b>	<b>Existing Vegetation Description</b>	<b>Effective slope</b>
<b>North</b>	<p>0m: Recently cleared eucalyptus plantation. Some trees remain. Grassy under storey. Vegetation likely to regenerate into similar to remanent bushland (Forest).</p> <p><b>Classified vegetation: A: Forest</b></p>	<b>Down slope &gt;0° – 5°</b>
<b>East</b>	<p>0m: Recently cleared eucalyptus plantation. Some trees remain. Grassy under storey. Vegetation likely to regenerate into similar to remanent bushland (Forest).</p> <p><b>Classified vegetation: A: Forest</b></p>	<b>Upslope / 0°</b>
<b>South</b>	<p>0m: Recently cleared eucalyptus plantation. Some trees remain. Grassy under storey. Vegetation likely to regenerate into similar to remanent bushland (Forest).</p> <p><b>Classified vegetation: A: Forest</b></p> <p>80m: Grassy paddock with isolated shrubs and trees. Over storey foliage over less than 10%</p> <p><b>Classified vegetation: G: Grassland</b></p>	<p><b>Down slope &gt;0° – 5°</b></p> <p><b>Down slope &gt;0° – 5°</b></p>
<b>West</b>	<p>0m: Recently cleared eucalyptus plantation. Some trees remain. Grassy under storey. Vegetation likely to regenerate into similar to remanent bushland (Forest).</p> <p><b>Classified vegetation: A: Forest</b></p>	<b>Down slope &gt;0° – 5°</b>

Balance lot (indicative building area):

<b>Direction</b>	<b>Existing Vegetation Description</b>	<b>Effective slope</b>
<b>North</b>	0m: Dense pasture.  <b>Classified vegetation: G: Grassland</b>	<b>Upslope / 0°</b>
<b>East</b>	0m: Dense pasture.  <b>Classified vegetation: G: Grassland</b>	<b>Down slope &gt;0° – 5°</b>
<b>South</b>	0m: Dense pasture.  <b>Classified vegetation: G: Grassland</b>  50m: Over storey of eucalyptus trees with height of 15m. Under storey of grass and isolated shrubs. Overall foliage cover estimated to be between 10-30%.  <b>Classified vegetation: B: Woodland</b>	<b>Down slope &gt;0° – 5°</b>  <b>Down slope &gt;0° – 5°</b>
<b>West</b>	0m: Dense pasture.  <b>Classified vegetation: G: Grassland</b>  70m: Over storey of eucalyptus trees with height of 15m. Under storey of grass and shrubs. Overall foliage cover estimated to be between 30-70%.  <b>Classified vegetation: A: Forest</b>	<b>Upslope / 0°</b>  <b>Upslope / 0°</b>

### 3.0 BUSHFIRE SITE ASSESSMENT

#### 3.1 EXISTING BUSHFIRE HAZARD ASSESSMENT

<p><b>3.2.1 CONSTRUCTION</b></p> <p>No buildings exist on any lot.</p>
<p><b>3.2.2 PROPERTY ACCESS</b></p> <p>Lot 1: Proposed access for Lot 1 will be from Alma Road. The existing access provides currently to 194 Alma Road. The existing access has a length of 170m from Alma Road to the existing property. The access will need to be extended by 50m to provide access to Lot 1.</p> <p>Lot 2: Proposed access for Lot 2 will also be a public road that extends off the end of Alma Road. The public road is currently used as a private access for 300 and 303 Alma Road. This part of the access is gravel and has a length of 350m. From 350m to Lot 2 the access becomes a FWD track / fire trail. The existing property access would need to extend by 660m to provide access to Lot 2.</p> <p>Both Lot 1 and Lot 2 can also be accessed from the existing property access to the balance lot.</p> <p>Balance Lot: Use the existing property access from the Tasman Highway. Access is gravel with a length of &gt;2.5km.</p>
<p><b>3.2.3 WATER SUPPLY</b></p> <p>Lot 1, Lot 2 and balance lot does not have a reticulated water supply.</p> <p>Dams exist on all lots and each dam would exceed 10,000 litres capacity.</p>
<p><b>3.2.4 HAZARD MANAGEMENT AREA</b></p> <p>No existing hazard management areas exist on the subject land.</p>
<p><b>3.2.5 EMERGENCY PLAN</b></p> <p>No emergency plan exists for either lot.</p>

### 3.2 BUSHFIRE ATTACK LEVEL ASSESSMENT

#### Lot 1 (from edge of indicative building area):

	North	East	South	West
Vegetation classification as per AS3959:2018	Woodland & Forest	Woodland & Forest	Woodland & Forest	Woodland & Forest
Exclusions (where applicable from clause 2.2.3.2 of AS3959 - 2018)				
Distance to classified vegetation (m) from proposed / existing edge of building.	Woodland – 0 Forest – 30	Woodland – 0 Forest – 20	Woodland – 0 Forest – 40	Woodland – 0 Forest – 80
Classified vegetation	Forest	Forest	Forest	Forest
Effective slope under the classified vegetation	Down slope >5° to 10°	Down slope >10° to 15°	Down slope >5° to 10°	Down slope >10° to 15°
Bushfire Attack Level	<b>FZ</b>	<b>FZ</b>	<b>FZ</b>	<b>FZ</b>
Minimum separation distance to achieve BAL – 19.	<b>34m</b>	<b>41m</b>	<b>34m</b>	<b>41m</b>

#### Lot 2 (from edge of indicative building area):

	North	East	South	West
Vegetation classification as per AS3959:2018	Forest	Forest	Forest & Grassland	Forest
Exclusions (where applicable from clause 2.2.3.2 of AS3959 - 2018)				
Distance to classified vegetation (m) from proposed / existing edge of building.	0	0	Forest – 0 Grassland – 80	0
Classified vegetation	Forest	Forest	Forest	Forest
Effective slope under the classified vegetation	Down slope >0° to 5°	Upslope / 0°	Down slope >0° to 5°	Down slope >0° to 5°
Minimum separation distance to achieve BAL – 19.	<b>27m</b>	<b>23m</b>	<b>27m</b>	<b>27m</b>

**Balance lot (from edge of indicative building area):**

	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
Vegetation classification as per AS3959:2018	Grassland	Grassland	Grassland & Woodland	Grassland & Forest
Exclusions (where applicable from clause 2.2.3.2 of AS3959 - 2018)				
Distance to classified vegetation (m) from proposed / existing edge of building.	0	0	Grassland – 0 Woodland – 50	Grassland – 0 Forest – 70
Classified vegetation	Grassland	Grassland	Grassland	Grassland
Effective slope under the classified vegetation	Upslope / 0°	Down slope >0° to 5°	Down slope >0° to 5°	Upslope / 0°
Minimum separation distance to achieve BAL – 19.	<b>10m</b>	<b>11m</b>	<b>11m</b>	<b>10m</b>

If the minimum setback distance between the indicative building areas and the classified vegetation are maintained, the bushfire attack level for is assessed as BAL – 19. The assessment is based on a FDI of 50. The FDI will exceed 50 when the AFDRS is Extreme or Catastrophic

## 4.0 PLANNING SCHEME COMPLIANCE

The following bushfire hazard management requirements required to comply with C13.0 Bushfire-Prone Areas Code.

### C13.6 Development Standards for Subdivision

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

<b>Objective:</b>
That subdivision provides for hazard management areas that:  (a) facilitate an integrated approach between subdivision and subsequent buildings on a lot; (b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce 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.
<b>Acceptable Solutions</b>
<b>A1</b>  (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 stage 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 <i>Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas</i> ; and (iv) is accompanied by a bushfire hazard management plan that address all the individual lots that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of <i>Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas</i> ; 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.
<b>Performance Criteria</b>
A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to:  (a) the dimensions of hazard management areas;  (b) a bushfire risk assessment of each lot at any stage of staged subdivision;  (c) the nature of the bushfire-prone vegetation including type, fuel load, structure and flammability;  (d) the topography, including site slope;  (e) any other potential forms of fuel and ignition source;

- (f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development;
- (g) an instrument that will facilitate management of fuels located on land external to the subdivision;
- (h) any advice from the TFS.

**Development response**

The Bushfire Hazard Report and BHMP satisfies the requirements of A1(b) for Lot 1, Lot 2 and the balance lot. Hazard Management Area is to be implemented when future building works are undertaken for on each lot.



## E1.6.2 Subdivision: Public and fire fighting access

<p><b>Objective:</b></p> <p>That access roads to, and the layout of roads, tracks and trails, in a subdivision:</p> <ul style="list-style-type: none"><li>(a) allow safe access and egress for residents, fire fighters and emergency service personnel;</li><li>(b) provide access to the bushfire-prone vegetation that enables both property to defend when under bushfire attack and for hazard management works to be undertaken;</li><li>(c) are designed and constructed to allow for fire appliances to be manoeuvred;</li><li>(d) provide access to water supplies for fire appliances; and</li><li>(e) are designed to allow connectivity, and where needed, offering multiple evacuation points.</li></ul>
<p><b>Acceptable Solutions</b></p> <p><b>A1</b></p> <ul style="list-style-type: none"><li>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or</li><li>(b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that:<ul style="list-style-type: none"><li>(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</li><li>(ii) is certified by the TFS or an accredited person.</li></ul></li></ul>
<p><b>Performance Criteria</b></p> <p><b>P1</b></p> <p>A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to:</p> <ul style="list-style-type: none"><li>(a) <i>appropriate design measures, including</i><ul style="list-style-type: none"><li>(i) two – way traffic;</li><li>(ii) all weather construction;</li><li>(iii) height and width of any vegetation clearances;</li><li>(iv) load capacity</li><li>(v) provision of passing bays;</li><li>(vi) traffic and control devices;</li><li>(vii) geometry, alignment and slope of roads, tracks and trails;</li><li>(viii) use of through roads to provide for connectivity;</li><li>(ix) limits on the length of cul-de-sacs and dead-end roads;</li><li>(x) provision of turning areas;</li><li>(xi) provision of parking areas;</li><li>(xii) perimeter access; and</li><li>(xiii) fire trails;</li></ul></li><li>(b) the provision of access to:<ul style="list-style-type: none"><li>(i) bushfire-prone vegetation to permit the undertaking of hazard management works; and</li><li>(ii) fire fighting water supplies; and</li></ul></li><li>(c) any advice from the TFS.</li></ul>

**Development response**

The Bushfire Hazard Report and BHMP satisfies the requirements of A1(b) for Lot 1, Lot 2 and the balance lot.

Lot 1, Lot 2 and balance lot property access to be designed and constructed to comply with Table C13.2 when future building works are undertaken.

Public road to be designed and constructed to comply with Table C13.1. to provide access to Lot 2.

**Table C13.1 Standards for roads**

Element		Requirement
<b>A.</b>	Roads	<p>Unless the development standards in the zone require a higher standard, the following apply:</p> <ul style="list-style-type: none"> <li>(a) two-wheel drive, all – weather construction</li> <li>(b) load capacity of at least 20t, including for bridges and culverts;</li> <li>(c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road;</li> <li>(d) minimum vertical clearance of 4m;</li> <li>(e) minimum horizontal clearance of 2m from the edge of the carriageway;</li> <li>(f) cross falls of less than 3 degrees (1:20 or 5%);</li> <li>(g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads;</li> <li>(h) curves with a minimum inner radius of 10m;</li> <li>(i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7m in width;</li> <li>(j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and</li> <li>(k) carriageways less than 7m width have 'No Parking' zones on one side, indicated by a road sign that complies with <i>Australian Standard AS1743:2018 Road signs-Specifications</i></li> </ul>
<b>Development response</b>		
		Pubic road to be designed and constructed to Table C13.1.

**Table C13.2 Standards for Property Access**

Element		Requirement
A.	Property access length is less than 30m; or access is not required for a fire appliance to access a firefighting water point	There are no specified design and construction requirements.
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(l) all – weather construction</li> <li>(m) load capacity of at least 20t, including bridges and culverts;</li> <li>(n) minimum carriageway width of 4m;</li> <li>(o) minimum vertical clearance of 4m;</li> <li>(p) minimum horizontal clearance of 0.5m from the edge of the carriageway;</li> <li>(q) cross falls of less than 3 degrees (1:20 or 5%);</li> <li>(r) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;</li> <li>(s) curves with a minimum inner radius of 10m;</li> <li>(t) maximum gradient of 15 degrees (13.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and</li> <li>(u) terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> <li>(j) a turning circle with a minimum outer radius of 10m; or</li> <li>(ii) a property access encircling the building; or</li> <li>(iii) a hammerhead 'T' or 'Y' turning head 4m wide and 8m long.</li> </ul> </li> </ul>
C.	Property access length is 200m or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) the requirements for B above; and</li> <li>(b) passing bays of 2m additional carriageway width and 20m length provided every 200m.</li> </ul>
D.	Property access length is greater than 30m, and access is provided to 3 or more properties	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) the requirements for B above; and</li> </ul>

		(b) passing bays of 2m additional carriageway width and 20m length provided every 100m.
<b>Development response</b>		
Property access for Lot 1, Lot 2 and balance lot shall comply with the requirements of Table C13.2. Property access shall be designed and constructed when future building works are undertaken.		

### E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

<p><b>Objective:</b></p> <p>That an adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for protection of life and property associated with the subsequent use and development of bushfire-prone areas.</p>	
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>
<p><b>A1</b></p> <p>In areas serviced with reticulated water by the water corporation:</p> <ul style="list-style-type: none"> <li>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes;</li> <li>(b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by TFS or accredited person as being compliant with Table E4; or</li> <li>(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</li> </ul>	<p><b>P1</b></p> <p>No Performance Criterion.</p>
<p><b>A2</b></p> <p>In areas that are not serviced by reticulated water by the water corporation:</p> <ul style="list-style-type: none"> <li>(a) The TFS or an accredited person certifies that there is insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes;</li> <li>(b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table E5; or</li> <li>(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.</li> </ul>	<p><b>P2</b></p> <p>No Performance Criterion.</p>
<p><b>Development response</b></p> <p>Lot 1, Lot 2 and balance lot requires a static water supply for fire fighting purposes for each protected building. Static water supply for fire fighting purposes to comply with Table C13.5. Static water supply to be implemented when future building works are undertaken on each lot.</p>	

**Table C13.5 Static water supply for fire fighting**

Element	Requirement
<p><b>A.</b> Distance between building area to be protected and water supply.</p>	<p>The following requirements apply:</p> <ul style="list-style-type: none"> <li>(a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and</li> <li>(b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.</li> </ul>
<p><b>B.</b> Static Water Supplies</p>	<p>A static water supply:</p> <ul style="list-style-type: none"> <li>(a) may have a remotely located offtake connected to the static water supply;</li> <li>(b) may be supplied for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;</li> <li>(c) must be a minimum 10,000L 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;</li> <li>(d) must be metal, concrete or lagged by non-combustible material if above ground; and</li> <li>(e) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: <ul style="list-style-type: none"> <li>(i) metal;</li> <li>(ii) non-combustible material; or</li> <li>(iii) fibre-cement a minimum of 6mm thickness.</li> </ul> </li> </ul>
<p><b>C.</b> Fittings, pipework and accessories (including stands and tank supports)</p>	<p>Fittings and pipework associated with a fire fighting water point for a static water supply must:</p> <ul style="list-style-type: none"> <li>(a) have a minimum nominal internal diameter of 50mm;</li> <li>(b) be fitted with a valve with a minimum nominal internal diameter of 50mm;</li> <li>(c) be metal or lagged by non-combustible materials if above ground</li> </ul>

		<p>(d) if buried, have a minimum depth of 300mm;</p> <p>(e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;</p> <p>(f) ensure the coupling is accessible and available for connection at all times;</p> <p>(g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);</p> <p>(h) ensure underground tanks have either an opening at the top of no less than 250mm diameter or a coupling compliant with this Table; and</p> <p>(i) if a remote offtake is installed, ensure the offtake is in a position that is:</p> <p style="padding-left: 20px;">(i) visible;</p> <p style="padding-left: 20px;">(ii) accessible to allow connection by fire fighting equipment;</p> <p style="padding-left: 20px;">(iii) at a working height of 450 – 600mm above ground level; and</p> <p style="padding-left: 20px;">(iv) protected from possible damage, including damage by vehicles</p>
<b>D.</b>	Signage for static water connections.	<p>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:</p> <p>(a) comply with water tank signage requirements with Australian Standard AS 2304-2019 Water Storage tanks for fire protection systems; or</p> <p>(b) comply with the Tasmanian Fire Service Water Supply Guideline published by the Tasmania Fire Service.</p>
<b>E.</b>	Hardstand	<p>A hardstand area for a fire appliance must be:</p> <p>(a) no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);</p> <p>(b) no closer than 6m from the building area to be protected;</p> <p>(c) a minimum width of 3m constructed to the same standard as the carriageway; and</p> <p>(d) connected to the property access by a carriageway equivalent to the standard of the property access.</p>

**Development response**

Lot 1, Lot 2 & balance lot requires a static water supply for fire fighting purposes for each protected building area. Static water supply for fire fighting purposes to comply with Table C13.5. Static water supply to be installed when future building works are undertaken on each lot.



## **5.0 CONCLUSION**

A Bushfire Hazard Report has been completed for the proposed subdivision from one lot into three lots. This will create Lot 1 (80 ha), Lot 2 (52 ha±) and balance lot.

All lots are within the Bushfire-prone areas overlay. The Bushfire Hazard Report and certified BHMP shows compliance to C13.0 Bushfire-Prone Areas Code Tasmanian Planning Scheme.

This Bushfire Hazard Report and Bushfire Hazard Management Plan (BHMP) does not endorse the removal of any vegetation without the approval from the local government authority.

This Bushfire Hazard Report and BHMP are valid for any building constructed within the '30m x 30m compliance area' as shown on the BHMP. Any buildings or part of building located outside this area will require a Bushfire Hazard Report and BHMP to comply with the Director's Determination – Requirements for Bushfire Hazard Areas V1.2 or any subsequent Determination valid at the time of building.

It is the owners' responsibility to ensure that the requirements of the Bushfire Hazard Report and BHMP are implemented and maintained for the life of the development.

The BHMP is valid for a period of six years.

## **6.0 REFERENCES**

AS3959 – 2018 - Construction of Buildings in Bushfire Prone Areas

Bushfire Information Publications - Tasmania Fire Service.

The LIST - Department of Primary Industries Parks Water & Environment

Tasmanian Planning Scheme 2015

## 7.0 APPENDIX

### 7.1 PHOTOS



Photo 1: Field photo taken facing north from the indicative building area for lot 1. Classified vegetation: B: Woodland in the foreground and A: Forest in the background.



Photo 2: Field photo taken facing north from the indicative building area for lot 1. Classified vegetation: B: Woodland in the foreground and A: Forest in the background.



Photo 3: Field photo taken facing north from the indicative building area for lot 1. Classified vegetation: B: Woodland in the foreground and A: Forest in the background.



Photo 4: Field photo taken facing west from the indicate building area for lot 1. Classified vegetation: B: Woodland.



Photo 5: Field photo showing old eucalyptus plantation on Lot 1. At present the vegetation can be considered B: Woodland however will likely regenerate into A: Forest over time.



Photo 6: Field photo showing example of Classified vegetation: A: Forest on Lot 1.



Photo 7: Field photo showing recent eucalyptus plantation cleared on Lot 2. Over time area will likely regenerate into Classified vegetation: A: Forest as per the surrounding remanent bushland.



Photo 8: Field photo showing recent eucalyptus plantation cleared on Lot 2 (foreground). Over time area will likely regenerate into Classified vegetation: A: Forest as per the surrounding remanent bushland (background).



Photo 9: Field photo showing existing property access to 194 Alma Road. This access is the proposed property access for Lot 1. Photo taken from entrance at Alma Road.



Photo 10: Field photo showing existing culvert on the proposed property access to Lot 1.



Photo 11: Field photo showing existing access termination at the building area for 194 Alma Road. Property access to be extended to Lot 1 property boundary.



Photo 12: Field photo showing existing property access to Lot 2. Access is gravel from entrance to 400m distance.



Photo 13: Field photo showing existing property access to Lot 2. Access becomes a 4WD / Fire trail from 400m to the property boundary of Lot 2.

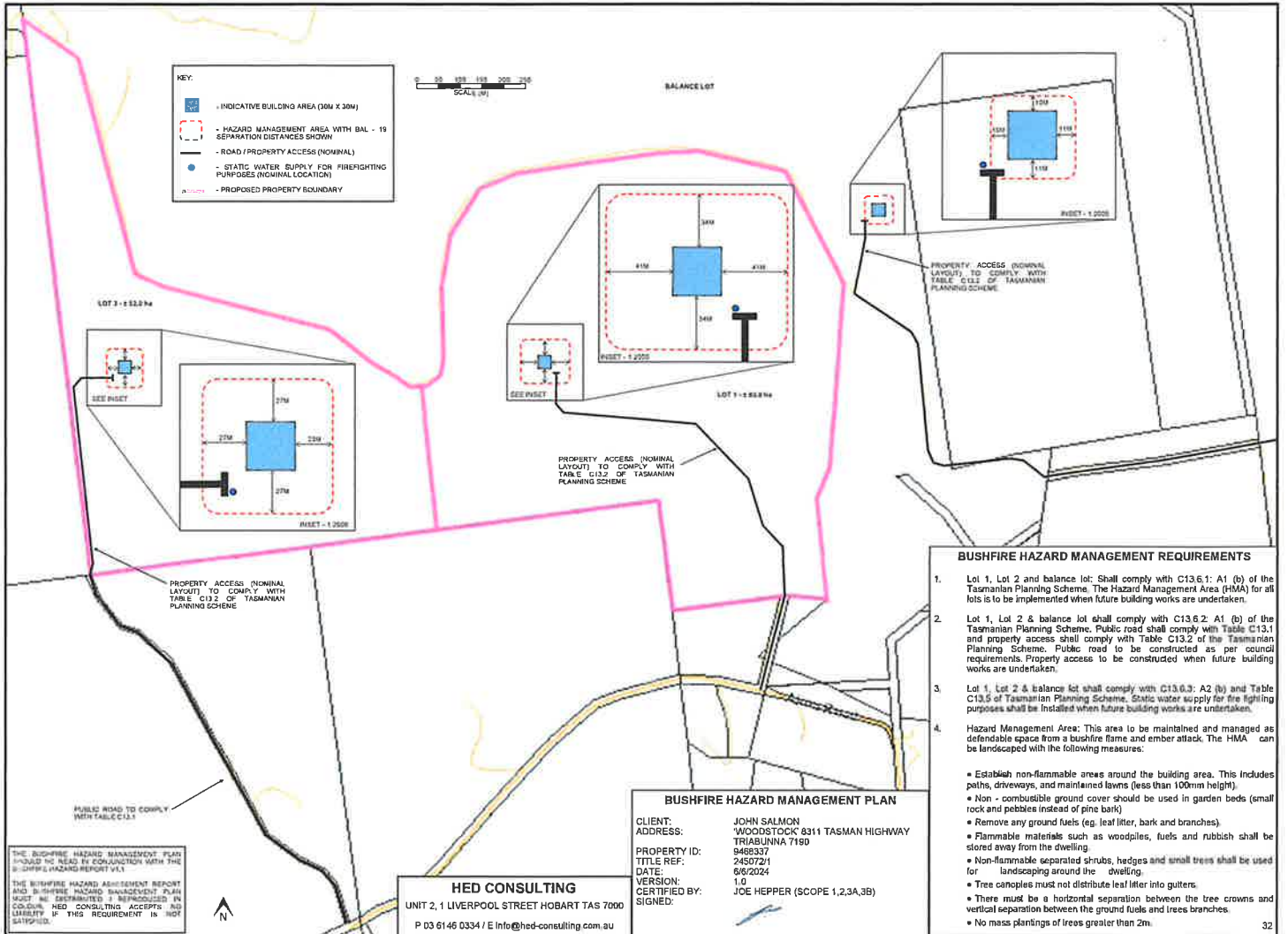


Photo 14: Field photo showing existing property access on the balance lot.





Photo 15: Field photo showing existing property access on the balance lot.



**KEY:**

- INDICATIVE BUILDING AREA (30M X 30M)
- HAZARD MANAGEMENT AREA WITH BAL - 19 SEPARATION DISTANCES SHOWN
- ROAD / PROPERTY ACCESS (NOMINAL)
- - STATIC WATER SUPPLY FOR FIREFIGHTING PURPOSES (NOMINAL LOCATION)
- PROPOSED PROPERTY BOUNDARY

0 50 100 150 200 250  
SCALE (M)

BALANCE LOT

LOT 2 - 1522.8 sqm

LOT 1 - 1588.4 sqm

**BUSHFIRE HAZARD MANAGEMENT REQUIREMENTS**

1. Lot 1, Lot 2 and balance lot: Shall comply with C13.6.1: A1 (b) of the Tasmanian Planning Scheme. The Hazard Management Area (HMA) for all lots is to be implemented when future building works are undertaken.
2. Lot 1, Lot 2 & balance lot shall comply with C13.6.2: A1 (b) of the Tasmanian Planning Scheme. Public road shall comply with Table C13.1 and property access shall comply with Table C13.2 of the Tasmanian Planning Scheme. Property access to be constructed when future building works are undertaken.
3. Lot 1, Lot 2 & balance lot shall comply with C13.6.3: A2 (b) and Table C13.5 of Tasmanian Planning Scheme. Static water supply for fire fighting purposes shall be installed when future building works are undertaken.
4. Hazard Management Area: This area to be maintained and managed as defensible space from a bushfire flame and ember attack. The HMA can be landscaped with the following measures:
  - Establish non-flammable areas around the building area. This includes paths, driveways, and maintained lawns (less than 100mm height).
  - Non-combustible ground cover should be used in garden beds (small rock and pebbles instead of pine bark).
  - Remove any ground fuels (eg. leaf litter, bark and branches).
  - Flammable materials such as woodpiles, fuels and rubbish shall be stored away from the dwelling.
  - Non-flammable separated shrubs, hedges and small trees shall be used for landscaping around the dwelling.
  - Tree canopies must not distribute leaf litter into gutters.
  - There must be a horizontal separation between the tree crowns and vertical separation between the ground fuels and trees branches.
  - No mass plantings of trees greater than 2m.

**BUSHFIRE HAZARD MANAGEMENT PLAN**

CLIENT: JOHN SALMON  
 ADDRESS: 'WOODSTOCK' 8311 TASMAN HIGHWAY TRIABUNNA 7190  
 PROPERTY ID: 9468337  
 TITLE REF: 245072/1  
 DATE: 6/6/2024  
 VERSION: 1.0  
 CERTIFIED BY: JOE HEPPER (SCOPE 1,2,3A,3B)  
 SIGNED: \_\_\_\_\_

**HED CONSULTING**  
 UNIT 2, 1 LIVERPOOL STREET HOBART TAS 7000  
 P 03 6146 0334 / E Info@hed-consulting.com.au

THE BUSHFIRE HAZARD MANAGEMENT PLAN SHOULD BE READ IN CONJUNCTION WITH THE BUSHFIRE HAZARD REPORT V1.1  
 THE BUSHFIRE HAZARD ASSESSMENT REPORT AND BUSHFIRE HAZARD MANAGEMENT PLAN MUST BE REPRODUCED & REPRODUCED IN COLOUR. HED CONSULTING ACCEPTS NO LIABILITY IF THIS REQUIREMENT IS NOT SATISFIED.

OWNER: J B SALMON  
FOLIO REF: FR 245072/1  
PROPOSED EASEMENTS as shown

LOCATION "ALMA"  
TRIABUNNA  
GRANTEE

**IMPORTANT NOTE**

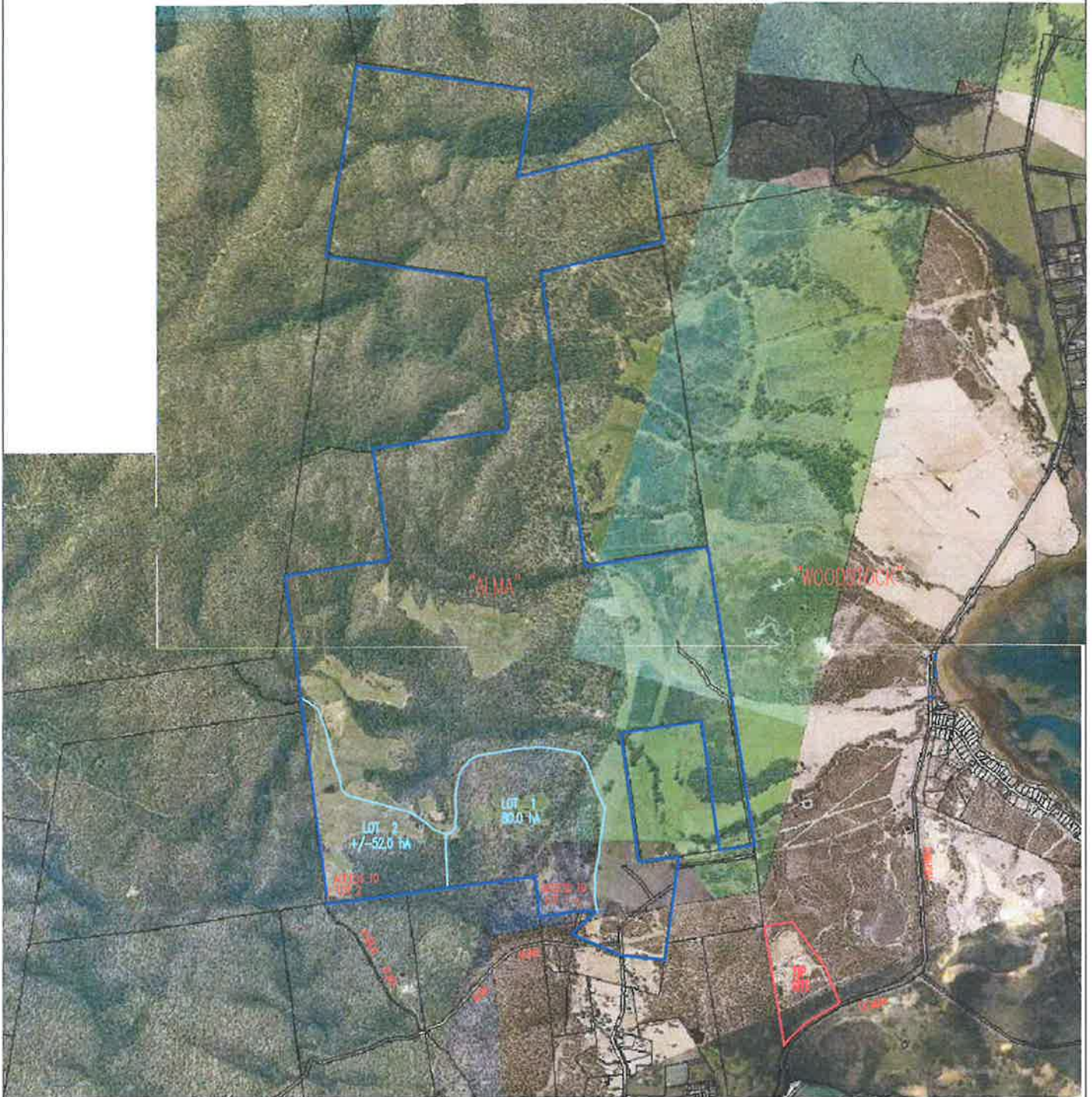
This plan was prepared for J B Salmon as a proposed subdivision application to the Glamorgan/Spring Bay and should not be used for any other purpose. The dimensions, area and total number of lots shown hereon are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.

Scale: 1:2500

Municipality: GLAM/SPRING BAY

Date:

Ref No.



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## BUSHFIRE-PRONE AREAS CODE

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

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#### 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:

'Woodstock' 8311 Tasman Highway Triabunna 7190

Certificate of Title / PID:

CT 245072/1 PID 9468337

#### 2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision – One lot into three lots

Applicable Planning Scheme:

Tasmanian Planning Scheme

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Report	HED Consulting	6/12/2024	1.0
Bushfire Hazard Management Plan	HED Consulting	6/12/2024	1.0
Proposed Subdivision	J. B. Medbury		

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

#### 4. Nature of Certificate

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

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

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

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

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

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

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

## 5. Bushfire Hazard Practitioner

Name: Joe Hepper

Phone No: 03 6146 0334

Postal Address: 1 Liverpool Street, Hobart 7000

Email Address: info@hed-consulting.com.au

Accreditation No: BFP – 148

Scope: 1,2,3A,3B

## 6. Certification

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

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

Signed:  
certifier



Name:

JOE HEPPER

Date: 6/12/2024

Certificate  
Number: H2916

(for Practitioner Use only)