



**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:** **8311 Tasman Highway, Triabunna**  
CT105652/3; 107205/1; 185993/1; 245072/1

**PROPOSAL:** **Subdivision – Four (4) Lot boundary re-organisation**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail ([planning@freycinet.tas.gov.au](mailto:planning@freycinet.tas.gov.au)) addressed to the Chief Executive Officer. Representations must be received before midnight on 25 March 2026.

**APPLICANT:** **John Medbury**  
**DATE:** **12/09/2025**  
**APPLICATION NO:** **SA 2025 / 020**

## 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:	J B Medbury		
Contact person: (if different from applicant)			
Address:	159 Cilwen Road		
Suburb:	Cambridge	Post Code:	7170
Email:	medburyjohn@gmail.com	Phone: / Mobile:	62485083
<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:	8311 Tasman Highway		
Suburb:	Triabunna	Post Code:	7190
Size of site: (m <sup>2</sup> or Ha)	280 Ha		
Certificate of Title(s):	105652/3; 107205/1; 185993/1; 245072/1		
Current use of site:	Agriculture		

<b>General Application Details <i>Complete for All Applications</i></b>	
Description of proposed use or development:	Proposed Boundary Re-organisation
Estimated value of works: (design & construction) The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.	\$
Is the property on the State Heritage Register? (Circle one)	<input type="checkbox"/> Yes / No <input checked="" type="checkbox"/>
<b>For all Non-Residential Applications</b>	
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	
<b>Personal Information Protection Statement</b>	

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:	9/9/2025
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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.

SEARCH OF TORRENS TITLE

VOLUME 105652	FOLIO 3
EDITION 2	DATE OF ISSUE 19-Feb-2008

SEARCH DATE : 23-Dec-2025

SEARCH TIME : 09.41 am

DESCRIPTION OF LAND

Parish of TRIABUNNA, Land District of PEMBROKE  
 Lot 3 on Sealed Plan 105652  
 (formerly Lots 1 & 2 on Sealed Plan No.105652)  
 Derivation : Part of Lot 2842 Granted to P.Seal and Whole of  
 Lot 17963 Granted to C.Ackerly.Lot 27949 Granted to A.J.Drake.  
 Prior CTs 2450/55 and 4679/85

SCHEDULE 1

C741529 TRANSFER to Registered  
 19-Feb-2008 at 12.01 pm

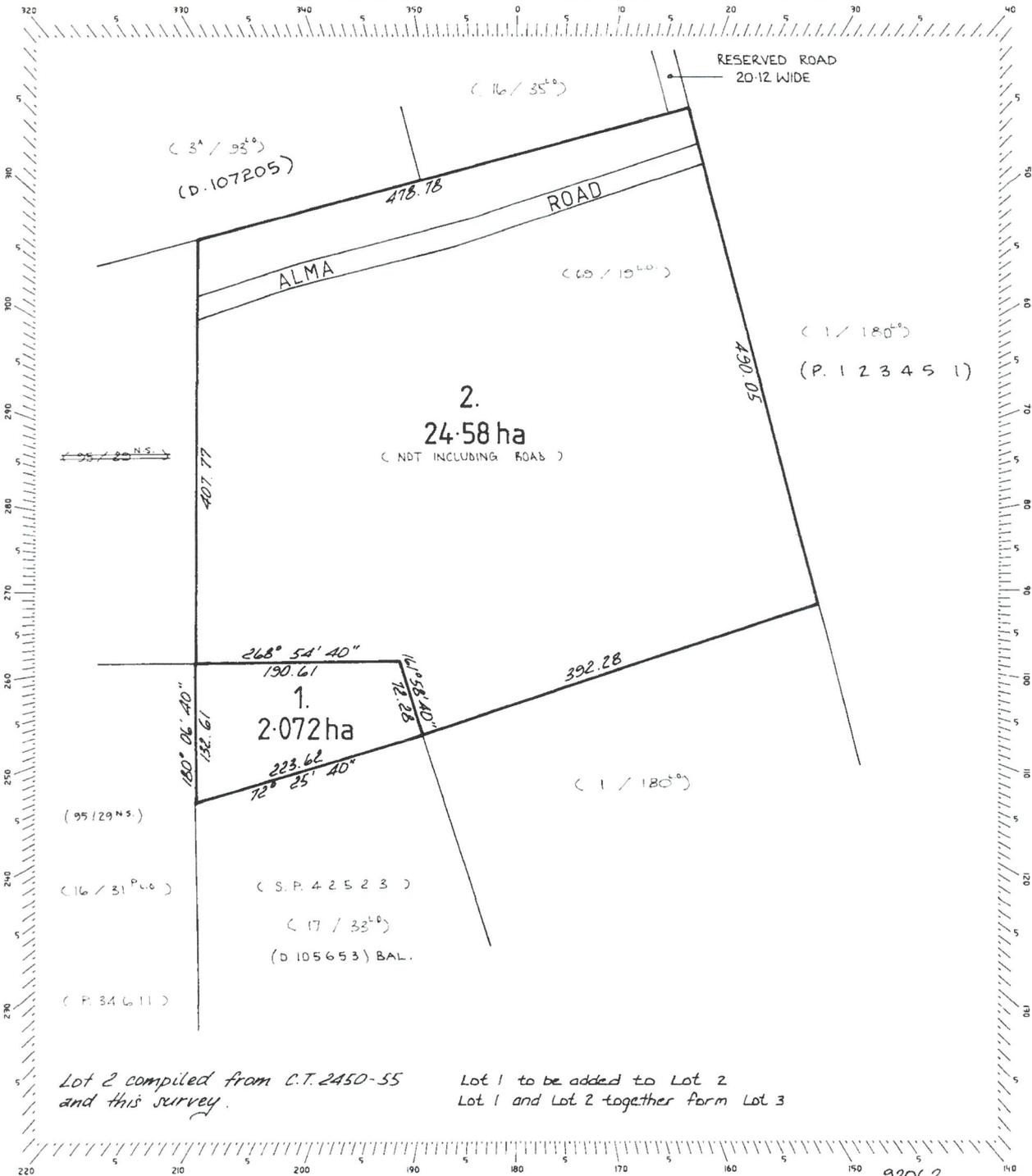
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP 42523 FENCING COVENANT in Schedule of Easements  
 SP 105652 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER <i>Orford Golf Club Inc. (Lot 1)</i> <i>Woodstock P/L (Lot 2)</i>	<b>PLAN OF SURVEY</b>	REGISTERED NUMBER
FOLIO REFERENCE <i>C.T. 4679-85</i> <i>C.T. 2962-47 (Lot 1)</i> <i>C.T. 2450-55 (Lot 2)</i>		BY SURVEYOR <i>A. A. Connor</i> <i>J. B. MEDBURY PL., SURVEYORS</i> <i>OF 22A CAMPBELL ST., HOBBART.</i>
GRANTEE <i>Part of Lot 17963 granted to Charlotte Ackerley. 27949</i> <i>Whole of Lot <del>27948</del> granted to Allan James Drake.</i>	LOCATION <b>LAND DISTRICT PEMBROKE</b> <b>PARISH OF TRIABUNNA</b>	APPROVED EFFECTIVE FROM <i>7 NOV 2014</i>
STATE MUNICIPAL CODE No. 30	LAST UPI No. <b>257 4 347</b>	LAST SURVEY PLAN No. <b>S.P. 42523</b>
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



*Lot 2 compiled from C.T. 2450-55 and this survey.*

*Lot 1 to be added to Lot 2  
Lot 1 and Lot 2 together form Lot 3*

SEARCH OF TORRENS TITLE

VOLUME 107205	FOLIO 1
EDITION 3	DATE OF ISSUE 19-Feb-2008

SEARCH DATE : 23-Dec-2025

SEARCH TIME : 09.49 am

DESCRIPTION OF LAND

Parish of TRIABUNNA, Land District of PEMBROKE  
 Lot 1 on Diagram 107205  
 Derivation : Whole of 100 acres Granted to John Rudd  
 Derived from A12192

SCHEDULE 1

C741529 TRANSFER to Registered  
 19-Feb-2008 at 12.01 pm

SCHEDULE 2

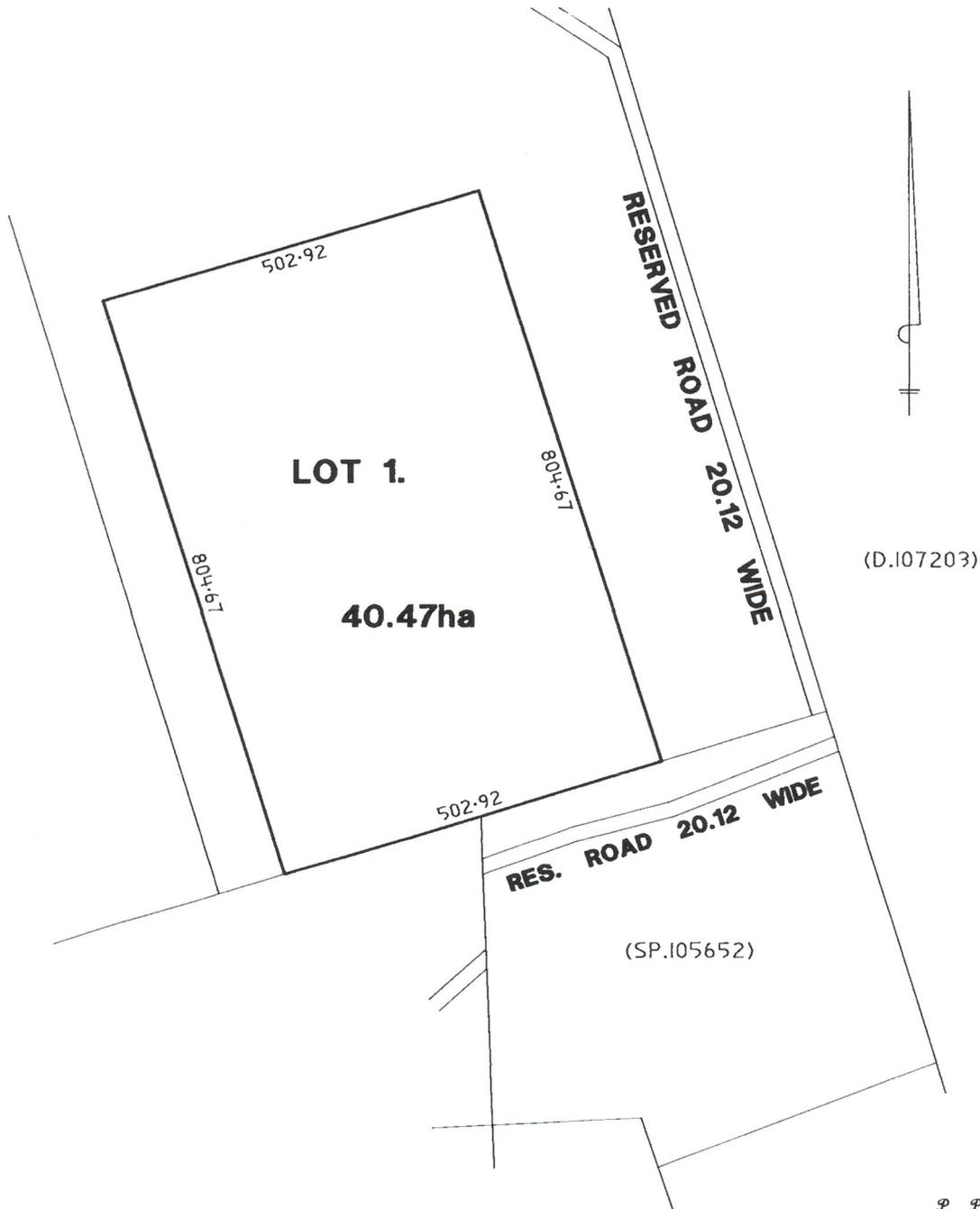
Reservations and conditions in the Crown Grant if any  
 SP 26460 BENEFITING EASEMENT: Right of Carriageway over the  
 Right of Way (Private) shown thereon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER L.T.ACT 1980		<b>PLAN OF TITLE</b>		<b>D.107205</b>
FOLIO REFERENCE A.12192				
GRANTEE		LOCATION		APPROVED - 6 SEP 1993
WHOLE OF 100-0-0 GTD TO JOHN RUDD		<b>PEMBROKE TRIABUNNA</b>		<i>Michael J. ...</i> Recorder of Titles
		COMPILED FROM <b>3A/93 L.O.</b>		
		COMPILED BY		
		SCALE 1: <b>6000</b> LENGTHS IN METRES		
STATE MUNICIPAL CODE No. <b>30</b>	LAST UPI No. <b>0245</b>	LAST SURVEY PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

**BALANCE PLAN**



P. PAGE  
2.9.93

SEARCH OF TORRENS TITLE

VOLUME 185993	FOLIO 1
EDITION 1	DATE OF ISSUE 03-Mar-2025

SEARCH DATE : 23-Dec-2025

SEARCH TIME : 09.49 am

DESCRIPTION OF LAND

Parish of TRIABUNNA Land District of PEMBROKE  
 Lot 1 on Plan 185993  
 Being the land marked ABCD & DEFD and the land secondly  
 described in Conveyance No. 34/914  
 Excepting thereout Notn. 25/3242 (194R/22 LO) 0A-2R-23.3P &  
 0A-2R-3.7P, Lots 3, 4 & 5 (P143006), 5898m<sup>2</sup>, 2493m<sup>2</sup> & 4434m<sup>2</sup>,  
 Lot 1 (P179777), 2142m<sup>2</sup> and Lot 1 (P185992), 19.69ha  
 Derivation : Part of 2560 Acres Gtd. to Peter McLaine, Whole  
 of Lots 41403 & 41404 Gtd. to Woodstock Pty. Ltd.  
 Derived from A12192  
 Prior CT 179778/1

SCHEDULE 1

C741529 TRANSFER to Registered  
 19-Feb-2008 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 57/2347 & 65/8939 CONVEYANCE: Burdening Easement: a Pipeline  
 Right with conditions for The Warden Councillors and  
 Electors of The Municipality of Glamorgan/Spring Bay  
 over the land marked Pipeline Easement 4.57 wide on  
 Plan 185993  
 57/2347 & 65/8939 INDENTURE: BURDENING EASEMENT: a Right of  
 Carriageway with conditions for The Warden  
 Councillors Electors of The Municipality of  
 Glamorgan/Spring Bay over the land marked Right of  
 Way 4.50 wide on Plan 185993  
 SP 26460 BENEFITING EASEMENT: a Right of Carriageway over the  
 land marked Right of Way (Private) 20.00 wide on  
 Sealed Plan 26460  
 E130805 BURDENING WAYLEAVE EASEMENT with the benefit of a  
 restriction as to user of land in favour of Tasmanian  
 Networks Pty Ltd over the land marked Wayleave  
 Easement 12.00 wide on Plan 185993 Registered  
 23-July-2018 at noon

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B841822 ADHESION ORDER under Section 110 of the Local  
Government (Building and Miscellaneous Provisions)  
Act 1993 Registered 19-Mar-1996 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

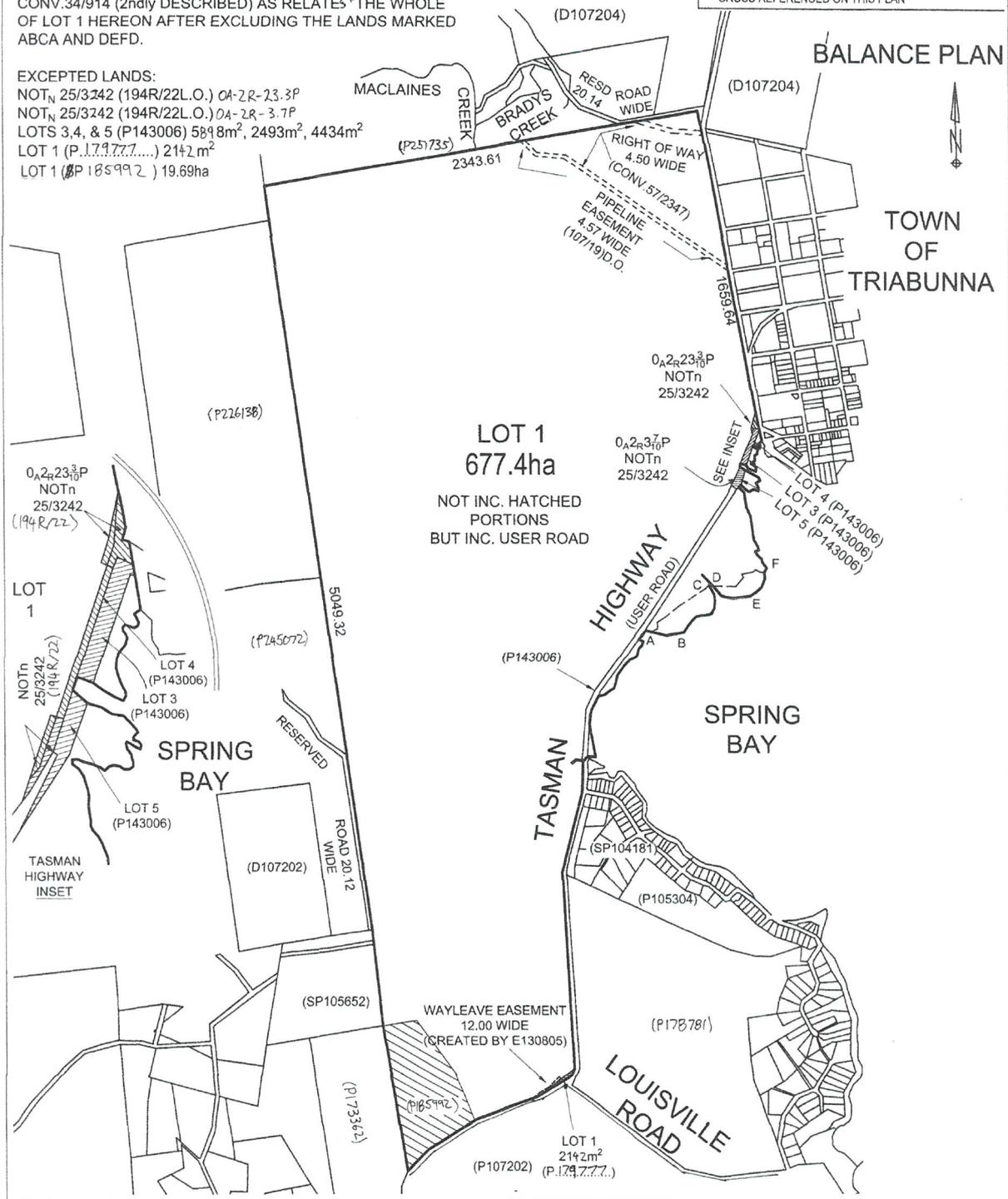
OWNER: JOHN BARTON SALMON	<b>PLAN OF TITLE</b>	Registered Number
FOLIO REFERENCE: 179778 - 1		LOCATION: LAND DISTRICT OF PEMBROKE PARISH OF TRIABUNNA
GRANTEE: PART OF 2560 ACRES GRANTED TO PETER McLAINE WHOLE OF LOTS 41403 & 41404 GRANTED TO WOODSTOCK PTY. LTD.	CONVERTED BY PLAN No. D107203	APPROVED 18 FEB 2025
	COMPILED BY: LEARY, COX & CRIPPS SURVEYORS	<i>Deary</i>
	NOT TO SCALE LENGTHS IN METRES	Recorder of Titles

SKETCH BY WAY OF ILLUSTRATION ONLY DERIVED FROM CONV.34/914 (2ndly DESCRIBED) AS RELATES TO THE WHOLE OF LOT 1 HEREON AFTER EXCLUDING THE LANDS MARKED ABCA AND DEFD.

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

**EXCEPTED LANDS:**

- NOT<sub>N</sub> 25/3242 (194R/22L.O.) OA-2R-23.3P
- NOT<sub>N</sub> 25/3242 (194R/22L.O.) OA-2R-3.7P
- LOTS 3, 4, & 5 (P143006) 5818m<sup>2</sup>, 2493m<sup>2</sup>, 4434m<sup>2</sup>
- LOT 1 (P.179777.....) 2142m<sup>2</sup>
- LOT 1 (P185992) 19.69ha



SEARCH OF TORRENS TITLE

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

SEARCH DATE : 23-Dec-2025

SEARCH TIME : 09.50 am

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 Registered  
 19-Feb-2008 at 12.01 pm

SCHEDULE 2

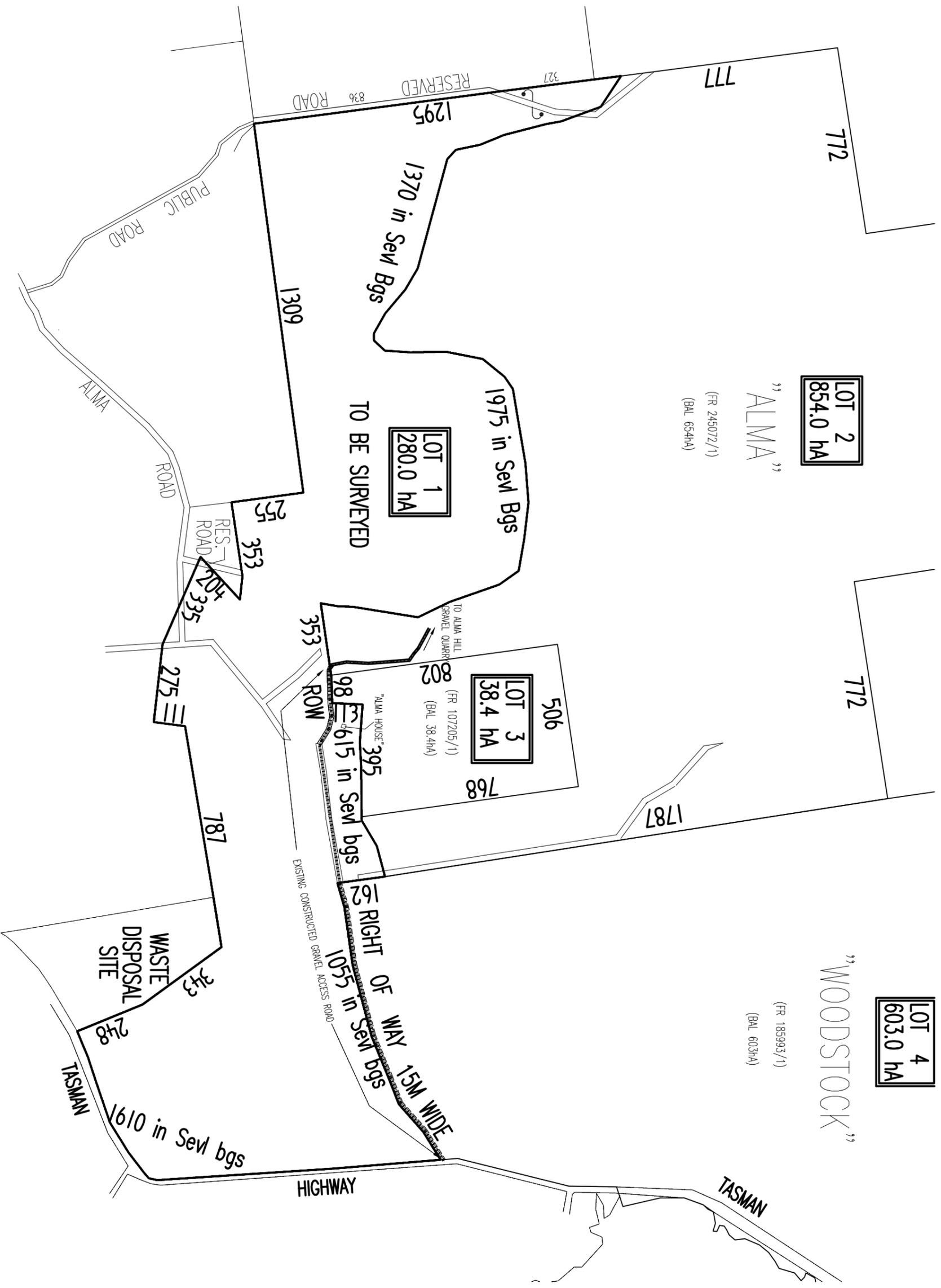
Reservations and conditions in the Crown Grant if any  
 B97146 ADHESION ORDER under Section 477A of the Local  
 Government Act 1962 affecting all of the said land  
 within described Registered 28-Apr-1987 at noon  
 C84392 Modification of Adhesion Order B97146 Registered  
 31-Mar-1998 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations







ALL DIMENSIONS ARE SUBJECT TO FIELD SURVEY

ENLARGEMENT – SCALE 1:1500

# **Bushfire Risk Assessment and Management Measures**

Proposed Subdivision

'Woodstock' 8311 Tasman Highway, Triabunna  
Land comprised in Folio References 105652/3,  
107205/1, 185993/1 & 245072/1

**December 2025**

*AVK Environmental Management*

# Bushfire Risk Assessment and Management Measures

## Proposed Subdivision

'Woodstock' 8311 Tasman Highway, Triabunna  
Land comprised in Folio References 105652/3,  
107205/1, 185993/1 & 245072/1

Owner: J. B. Salmon

**Site inspected by:** Axel von Krusenstierna **On:** 14 November 2025

**Plan prepared by:** Axel von Krusenstierna **Date:** 21 December 2025

**TFS Accreditation No:** BFP-100

*AVK Environmental Management*

ABN 53 202 252 651

Mobile: 041 2141955

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## Appendices: Plan of boundary change

### Bushfire hazard management plan

### Certificate of Compliance with the Bushfire-Prone Areas Code

#### LIMITATIONS

- If correctly implemented and maintained for the life of the development, the bushfire risk reduction measures in this report will reduce the bushfire risk to the proposed development to a level considered acceptable by the Tasmania Fire Service. They will not guarantee that buildings will not be damaged or destroyed by bushfire in all circumstances, particularly when the Fire Danger Rating is Severe or higher. The bushfire risk can be further reduced by increasing the width of hazard management areas, constructing buildings to a higher Bushfire Attack Level in Australian Standard 3959 – 2018 and reducing nearby fire hazards.
- The BAL classification may change if the conditions on and surrounding the site change from those described in this report.
- This report may only be used for the purpose for which it was commissioned.
- This report is not an authority to clear land. Vegetation clearing for bushfire protection recommended in this report may require permits and approvals from various authorities.

## **EXECUTIVE SUMMARY**

### **DEVELOPMENT LOCATION**

Woodstock, 8311 Tasman Highway, Triabunna, comprised of Folio References (FR) 105652/3, 107205/1, 185993/1 & 245072/1.

### **PROPOSED DEVELOPMENT**

Enlargement of existing FR 105652/3 (26.65ha) through the addition of portions of FR 107205/1, FR 185993/1 & FR 245072/1 to create a new Lot 1 with an area of 280.0ha (see attached subdivision plan)

New Lot 1 would have a frontage on the Tasman Highway. Access to the remainders of FR 107205/1 and FR 245072/1 would be provided by a new right of way through new Lot 1. FR 185993/1 would retain its existing access from the Tasman Highway. The two existing residences on FR 185993/1 would be retained on this lot. The existing residence on FR 107205/1, "Alma " would be included in new Lot 1. All the dwellings are currently occupied.

The proposed subdivision is not for residential purposes; however this may occur in the future. Therefore bushfire risk reduction measures have been determined to illustrate that the subdivision complies with the Bushfire-Prone Areas Code in the Tasmanian Planning Scheme (V14, 2025) and *Australian Standard (AS) 3959-2018 construction of buildings in bushfire-prone areas*.

### **SITE DESCRIPTION**

FR 105652/3, FR 107205/1, FR 185993/1 & FR 245072/1 are located on the western side of the Tasman highway to the southwest of Triabunna (see location plan in Section 4). FR 185993/1 is relatively flat, mostly cleared and used for grazing and cropping. FR 107205/1 is also flat, mostly cleared but only used for grazing. Most of FR 245072/1 is hilly and covered with native bushland except for the flatter south-eastern portion adjoining FR 185993/1 and FR 107205/1 which is cleared and used for grazing.

FR 105652/3, FR 107205/1, FR 185993/1 and the southern portion of FR 245072/1 are zoned "Agriculture" in the Tasmanian Planning Scheme – Glamorgan-Spring Bay. The northern portion of FR 245072/1 is zoned "Rural". All four lots are covered by the Bushfire-Prone Areas Code overlay.

### **FLORA, FAUNA AND PLANT COMMUNITIES OF CONSERVATION VALUE**

FR 185993/1 and FR 107205/1 are mostly cleared with native vegetation confined to creek lines and low rises. Most of FR 245072/1 is hilly and covered native forest and woodland, except for the flatter south-eastern portion adjoining FRs 185993/1 and 107205/1 which is cleared.

FR 105625/3 was covered with a eucalypt plantation but this, and an adjoining area of plantation on FR 245072/1 to the south of the Alma house, have recently been cleared and the landowner advised that the plantations will not be replanted and the land converted to pasture.

The dominant vegetation in uncleared areas is *Eucalyptus amygdalina* forest and woodland on sandstone (DAS) and (DPU) *Eucalyptus pulchella* forest and woodland (DPU) with small patches of *Eucalyptus ovata* forest and woodland (DOV) and *Eucalyptus amygdalina* coastal forest and woodland (DAC). FR 245072/1

also includes small patches of *Callitris rhomboidea* forest (NCR), *Eucalyptus globulus* dry forest and woodland (DGL) and Broad-leaf scrub (SBR).

Threatened native vegetation communities include the patches of *Eucalyptus amygdalina* forest and woodland on sandstone (DAS) on all four lots, the small patch of *Callitris rhomboidea* forest (NCR) on FR 245072/1 and a small wetland at the southern end of FR 185993/1 as well as a small patch of *Eucalyptus ovata* forest and woodland (DOV) along a watercourse near the northern end of this lot. None of these threatened native vegetation communities are affected by any of the indicative building envelopes and associated hazard management areas shown on the attached bushfire hazard management plan.

There are no records of any threatened flora or fauna species on FR 105652/3, FR 107205/1, or FR 245072/1 in the Natural Values Atlas and only two records on FR 185993/1; the masked owl (*Tyto novaehollandiae*) and the orchid *Caladenia filamentosa*. The larger lots include suitable habitat for a number of threatened species recorded nearby including the Tasmanian devil (*Sarcophilus harrisii*), eastern quoll (*Dasyurus viverrinus*) and Tasmanian wedge-tailed eagle (*Aquila audax* subsp. *fleayi*). The indicative building envelopes shown on the bushfire hazard management plan are all in existing cleared areas and unlikely to affect any threatened species likely to occur in the area.

## **BUSHFIRE RISK**

All four lots are within the Bushfire-Prone Areas overlay of the Tasmanian Planning Scheme – Glamorgan-Spring Bay and are therefore subject to the requirements of the Bushfire-Prone Areas Code in the Tasmanian Planning Scheme.

Major bushfires are most likely to approach from the north-west through to south-east. The dry eucalypt forest on FR 245072/1 is the major bushfire hazard on the four lots, however major fires are likely to approach downslope reducing their intensity. The grassland on all four lots can support fast moving fires when the grass is fully cured in late summer and autumn.

The proposed subdivision would not alter the bushfire risk to the existing dwellings on FR 185993/1 and FR 245072/1, nor would it affect the ability of the Tasmania Fire Service to access and control bushfires in the area.

## **COMPLIANCE WITH THE BUSHFIRE-PRONE AREAS CODE**

(SEE SECTION 6 FOR FURTHER DETAILS)

### **Hazard Management Areas**

1. Although the proposed subdivision is not for residential purposes, building areas and hazard management areas are shown on the attached bushfire hazard management plan for all four lots to show that the proposed subdivision is compliant with the Bushfire-Prone Areas Code. The illustrative 10m by 15m building areas on the portions of FR 245072/1 and FR 107205/1 remaining after the subdivision show the required hazard management areas for BAL-19. For new Lot 1 and the remaining area of FR 185993/1 the illustrative building areas are based on existing dwellings on these lots. As these dwellings were not constructed to AS3959:2018, the hazard management areas for BAL-12.5 have

been shown. As the subdivision involves large lots there are many potentially locations for compliant building areas.

#### **Access for Fire Brigade Vehicles**

2. The indicative building area on the portion of FR 185993/1 remaining after subdivision (existing dwelling) is accessed from the Tasman Highway along an existing driveway approximately 120m long. The indicative building areas on proposed Lot 1 the portions of FR 245072/1 and FR 107205/1 remaining after subdivision would be accessed from the Tasman Highway along an existing unsealed private road which would be incorporated into a 15m wide right of way centred on the existing road. Indicative driveway and fire appliance turning area, compliant with the Bushfire-Prone Areas Code, have been shown on the attached bushfire hazard management plan.

#### **Water Supply for Fire Fighting**

3. Any future habitable buildings within the proposed subdivision would need to rely on stored water supplies for firefighting. To illustrate compliance with the Bushfire-Prone Areas Code indicative locations for static water supplies, compliant with the Bushfire-Prone Areas Code, have been shown on the attached bushfire hazard management plan. These have been located adjacent to the indicative fire appliance turning areas that would provide the hardstand.

#### **Building Construction**

4. Construction standards for any new Class 1 to 9 buildings (and any new Class 10 buildings within 6m of a Class 1 to 9 building) within the proposed subdivision are set out in *Australian Standard 3959-2018, construction of buildings in bushfire-prone areas*. The Bushfire Attack Level (BAL) for the site chosen would be determined at the building permit stage but should be either BAL-12.5 or BAL-19.

# 1 Introduction

This report has been prepared for J. B. Salmon of "Woodstock", 8311 Tasman Highway, Triabunna, by AVK Environmental Management. It evaluates the bushfire risks associated with a proposed subdivision that would change the boundaries of land comprised in Folio References (FR) 105652/3, 107205/1, 185993/1 & 245072/1 due to any bushfire hazard on, or surrounding, the lots.

This report includes an assessment of the bushfire hazard on the site of the proposed subdivision, and recommended measures to reduce the risk of loss of life and property during bushfires. The report also takes into account any constraints on the siting of building areas due to natural values or hazards.

## 1.1 Proposed Development

The proposed development involves the enlargement of existing FR 105652/3 (26.65ha) through the addition of portions of FR 107205/1, FR 185993/1 & FR 245072/1 to create a new Lot 1 with an area of 280.0ha. New Lot 1 would have a frontage on the Tasman Highway. Access to the remainders of FR 107205/1, and FR 245072/1 would be provided by a new 15m wide right of way through new Lot 1 centred on an existing gravel road. FR 185993/1 would retain its existing access from the Tasman Highway. The two existing residences on FR 185993/1 would be retained on this lot. The existing residence on FR 107205/1, "Alma", would be included in new Lot 1. All the dwellings are currently occupied.

## 1.2 Location and Site Description

FR 105652/3, FR 107205/1, FR 185993/1 & FR 245072/1 are located on the western side of the Tasman highway to the southwest of Triabunna (see location plan in Section 4).

FR 185993/1 is relatively flat, mostly cleared and used for grazing and cropping. FR 107205/1 is also flat, mostly cleared but only used for grazing. Most of FR 245072/1 is hilly and covered with native bushland except for the flatter south-eastern portion adjoining FR 185993/1 and FR 107205/1 which is cleared and used for grazing. FR 245072/1 includes a quarry used by Glamorgan Spring Bay Council. The access road to this quarry also provides the access to the "Alma" house. FR 105625/3 was covered with a eucalypt plantation but this, and an adjoining area of plantation on FR 245072/1 to the south of Alma, have recently been cleared and the owner advised that the plantations will not be replanted and the land converted to pasture (see picture in Section 5).

FR 105652/3, FR 107205/1, FR 185993/1 and the southern portion of FR 245072/1 are zoned "Agriculture" in the Tasmanian Planning Scheme – Glamorgan-Spring Bay. The northern portion of FR 245072/1 is zoned "Rural". All four lots are covered by the Bushfire-Prone Areas Code overlay. The drainage lines running through all the lots are covered by the Waterway and Coastal Protection Area overlay of the Natural Assets Code. The northern portion of FR 245072/1 is covered by the Priority Vegetation Area overlay of the Natural Assets Code and the steeper areas of this lot are covered by various landslip hazard bands of the Landslip Hazard Code.

### 1.2.1 Vegetation

FR 185993/1 is mostly cleared and used for grazing and cropping. Native vegetation is confined to creek lines and low rises and consists predominantly of *Eucalyptus amygdalina* forest and woodland on sandstone (DAS) and (DPU) *Eucalyptus pulchella* forest and woodland (DPU) with small patches of *Eucalyptus ovata* forest and woodland (DOV) and *Eucalyptus amygdalina* coastal forest and woodland (DAC). FR 107205/1 is similar, mostly cleared but only used for grazing. It includes small stands of DAS and DPU.

Most of FR 245072/1 is hilly and covered with *Eucalyptus pulchella* forest and woodland (DPU), except for the flatter south-eastern portion adjoining FRs 185993/1 and 107205/1 which is cleared and used for grazing. FR 245072/1 also includes small patches of *Callitris rhomboidea* forest (NCR), *Eucalyptus globulus* dry forest and woodland (DGL) and Broad-leaf scrub (SBR).

FR 105625/3 was covered with a eucalypt plantation but this, and an adjoining area of plantation on FR 245072/1 to the south of the Alma house, have recently been cleared and the owner advised that the plantations will not be replanted and the land converted to pasture (see photo in Section 5).

### 1.3 Natural Values

Threatened native vegetation communities include the patches of *Eucalyptus amygdalina* forest and woodland on sandstone (DAS) on all four lots, the small patch of *Callitris rhomboidea* forest (NCR) on FR 245072/1 and a small wetland at the southern end of FR 185993/1 as well as a small patch of *Eucalyptus ovata* forest and woodland (DOV) along a watercourse near the northern end of this lot. None of these threatened native vegetation communities are affected by any of the nominal building envelopes and associated hazard management areas shown on the attached bushfire hazard management plan.

There are no records of any threatened flora or fauna species on FR 105625/3, FR 107205/1, or FR 245072/1 in the Natural Values Atlas and only two records on FR 185993/1; the masked owl (*Tyto novaehollandiae*) and the orchid *Caladenia filamentosa*. The lack of records is most likely due to a lack of survey as the larger lots include suitable habitat for a number of threatened species recorded nearby including the Tasmanian devil (*Sarcophilus harrisi*), eastern quoll (*Dasyurus viverrinus*) and Tasmanian wedge-tailed eagle (*Aquila audax* subsp. *fleayi*). These species are all likely to occur throughout the area, however the indicative building envelopes shown on the bushfire hazard management plan are all in existing cleared areas and unlikely to affect any threatened species.

Except for the northern portion of FR 245072, none of the four lots are subject to the Natural Areas Code of the Tasmanian Planning Scheme – Glamorgan-Spring Bay.

## 2 Bushfire-Prone Land

All four lots are within the Bushfire-Prone Areas overlay of the Tasmanian Planning Scheme – Glamorgan-Spring Bay and are therefore subject to the requirements of the Bushfire-Prone Areas Code in the Tasmanian Planning Scheme.

Due to the bushfire hazard on the four lots, the proposed subdivision is not considered to be exempt from the Bushfire-Prone Areas Code under Clause 13.4.1(a) of the Code.

The Bushfire-Prone Areas Code provides development standards for subdivisions that include acceptable solutions for:

- hazard management areas
- roads and property access
- fire trails
- water supply for fire fighting purposes.

Compliance with these requirements is addressed in Section 6 of this report and the attached bushfire hazard management plan.

### **3 Bushfire Hazard and Risk Assessment**

#### **Fire History**

The south western portion of FR 245072/1 was affected by one of the black Tuesday fires in 1967 and there have been small fires on FR 185993/1 in 2014 and 2020 . There is no record of any bushfires on FR 107205/1 or FR 105652/3.

#### **Bushfire Hazard**

Bushfire hazard is a combination of slope and fine fuel loads. The dry eucalypt forest on FR 245072/1 is the major bushfire hazard on the four lots, however major fires are likely to approach downslope reducing their intensity. The grassland on all four lots can support fast moving fires when the grass is fully cured in late summer and autumn.

#### **Bushfire Attack**

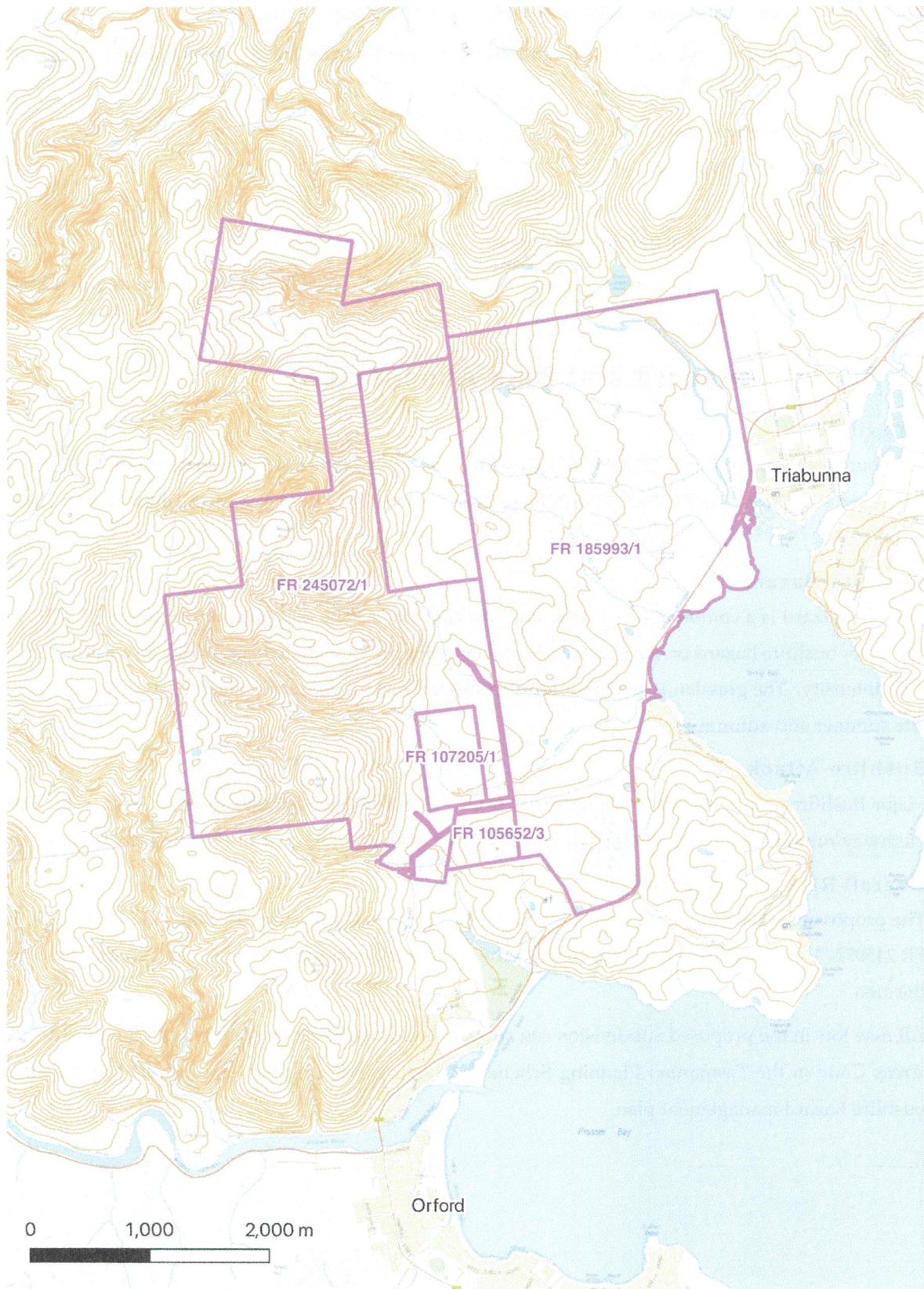
Major bushfires are most likely to approach from the north-west through to south-east. The Tasman Highway running along the eastern side of FR 185993/1 is a possible bushfire ignition site in the area.

#### **Overall Risk Assessment**

The proposed subdivision would not alter the bushfire risk to the existing dwellings on FR 185993/1 and FR 245072/1, nor would it affect the ability of the Tasmania Fire Service to access and control bushfires in the area.

All new lots in the proposed subdivision can support building areas that comply with the Bushfire-Prone Areas Code in the Tasmanian Planning Scheme – Glamorgan-Spring Bay as illustrated in the attached bushfire hazard management plan.

## 4 Site Location Map

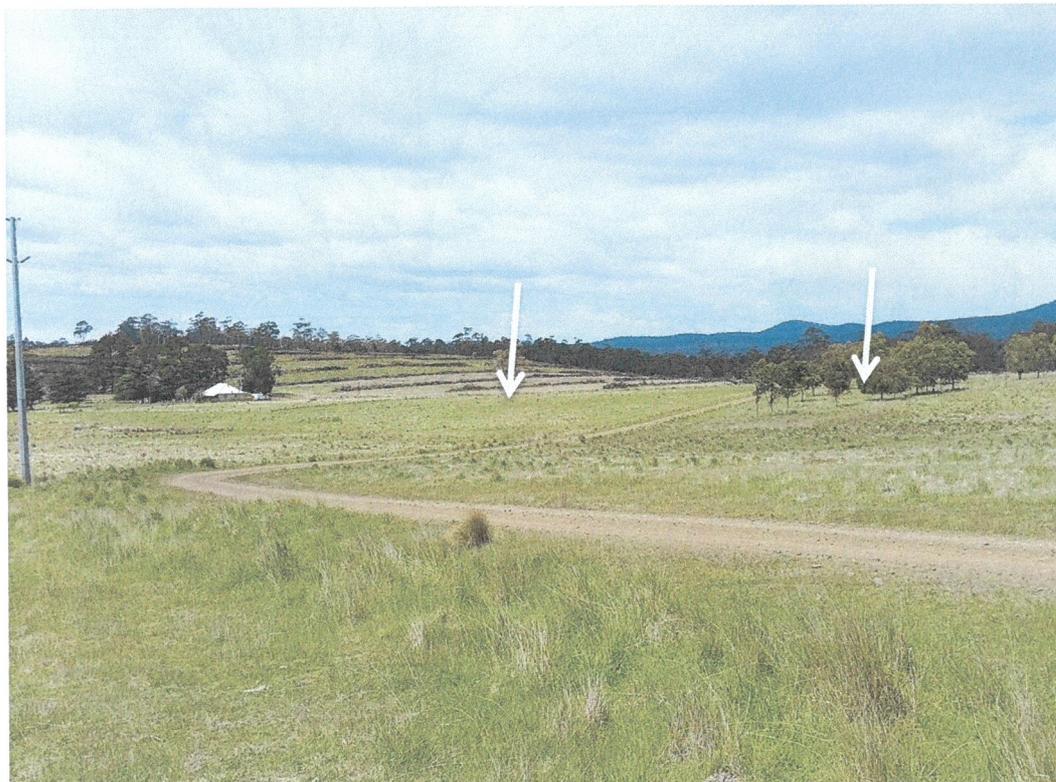


Location of FR 105652/3, FR 107205/1, FR 185993/1 & FR 245072/1

## 5 Photos of the Site



View looking west from "Alma".



Looking towards "Alma" from the northwest. Arrows show the approximate location of the indicative building areas for FR 107205/1 and FR 245072/1 in the attached bushfire hazard management plan



Recently cleared eucalypt plantation to the south of "Alma".



Access road to "Alma".

## 6 Bushfire Protection Measures for Proposed Subdivision

Although the proposed subdivision is not for residential purposes this may occur in the future. Therefore bushfire risk reduction measures have been determined to illustrate that the subdivision complies with the Bushfire-Prone Areas Code in the Tasmanian Planning Scheme (V14, 2025) and *Australian Standard (AS) 3959-2018 Construction of buildings in bushfire-prone areas*.

### 6.1 Hazard Management Area

#### Explanation

The objective for hazard management areas in table C13.6.1 of the Bushfire-Prone Areas Code is that a 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."

The hazard management area extends outwards from the walls of the building being protected and provides a space around the building with minimal fine fuel and other hazards (e.g. wood piles) that protects it from direct flame contact and intense radiant heat thereby allowing it to be defended from lower intensity bushfires. Fine fuel consists of dead plant matter less than 6 mm in diameter and live plant matter less than 2 mm in diameter (including grasses, bracken, leaves, bark, and twigs and branches). The hazard management area also reduces the risk of wind-blown burning debris from bushfires starting spot fires close to buildings.

#### Acceptable Solution

The relevant acceptable solution for hazard management areas in new subdivisions in Clause 13.6.1A1(b) of the Bushfire-Prone Areas Code is that 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
- (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*."

The attached bushfire hazard management plan shows indicative 10m by 15m building areas on the portions of FR 245072/1 and FR 107205/1 remaining after the subdivision and the required hazard management areas for BAL-19. To illustrate compliance with the Bushfire-Prone Areas Code for new Lot 1 and the remaining area of FR 185993/1 the nominal building areas are based on existing dwellings on

these lots. As these dwellings were not constructed to AS3959:2018, the hazard management areas for BAL-12.5 have been shown.

The landowner has advised that the proposed subdivision is not for residential purposes and building envelopes have been shown merely to illustrate that compliance with the Bushfire-Prone Areas Code is possible should residential development occur in the future. There are many other possible locations for building envelopes for the four lots in the subdivision that would comply with the Bushfire-Prone Areas Code.

The hazard management areas for each indicative building area have been determined using Method 1 as described in Section 2 of AS 3959-2018. Using this method the required minimum width of the hazard management area varies with the surrounding vegetation class and slope as set out in Table 2.6 of AS 3959-2018.

The minimum widths of the hazard management areas required for BAL-19 construction for different hazard (fuel) types and effective slopes (Figure 2.3 of AS 3959:2018) is shown below:

VEGETATION (HAZARD) TYPE	EFFECTIVE SLOPE OF THE HAZARD RELATIVE TO THE BUILDING				
	Upslope or flat land	Downslope >0° to 5°	Downslope >5° to 10°	Downslope >10° to 15°	Downslope >15° to 20°
Forest	23 m	27 m	34 m	41 m	51 m
Woodland	15 m	18 m	23 m	28 m	36 m
Shrubland	13 m	15 m	17 m	19 m	22 m
Scrub	19 m	22 m	24 m	28 m	31 m
Grassland	10 m	11 m	13 m	15 m	17 m

The minimum widths of the hazard management areas required for BAL-12.5 construction for different hazard (fuel) types and effective slopes (Figure 2.3 of AS 3959:2018) is shown below:

VEGETATION (HAZARD) TYPE	EFFECTIVE SLOPE OF THE HAZARD RELATIVE TO THE BUILDING				
	Upslope or flat land	Downslope >0° to 5°	Downslope >5° to 10°	Downslope >10° to 15°	Downslope >15° to 20°
Forest	32 m	38 m	46 m	56 m	67 m
Woodland	22 m	26 m	32 m	40 m	48 m
Shrubland	19 m	22 m	25 m	28 m	31 m
Scrub	27 m	31 m	35 m	39 m	43 m
Grassland	14 m	16 m	19 m	22 m	25 m

The vegetation surrounding the two indicative building envelopes (FR 245072/1 and FR 107205/1) and the existing dwellings on new Lot 1 and FR 185993/1 is predominantly grassland. A large eucalypt plantation to the south of the two indicative building envelopes and the existing dwelling on new Lot 1 has recently been removed and the area converted to pasture (see photo in Section 5).

**Hazard management area (HMA) widths for existing dwellings and indicative building areas**

Lot number	Direction	Hazard type	Effective slope	HMA width
New Lot 1 BAL-12.5 (existing dwelling)	N	grassland	flat land	14m
	S	grassland	flat land	14m A large eucalypt plantation to the south has recently been removed and the area converted to pasture.
	E	grassland	flat land	14m
	W	grassland	upslope	14m
FR 185993/1 BAL-12.5 (existing dwelling)	N	grassland	flat land	14m
	S	grassland	flat land	14m
	E	grassland	flat land	14m
	W	grassland	upslope	14m
FR 245072/1 BAL-19 (nominal 10m by 15m building area)	N	grassland	flat land	10m
	S	grassland	flat land	10m A large eucalypt plantation to the south has recently been removed and the area converted to pasture.
	E	grassland	flat land	10m
	W	grassland	upslope	10m
FR 107205/1 BAL-19 (nominal 10m by 15m building area)	N	grassland	flat land	10m
	S	grassland	flat land	10m A large eucalypt plantation to the south has recently been removed and the area converted to pasture.
	E	grassland	flat land	10m
	W	grassland	upslope	10m

**6.1.1 Establishing and Managing Hazard Management Areas**

Future landscaping to create hazard management areas should aim to achieve a living fuel component which is both discontinuous and of low flammability. General recommendations for landscaping the hazard management area include:

- use only mown lawn, bare ground (driveways, paths etc.) or non-flammable succulent ground cover plants immediately adjacent to buildings (within 2 to 5 metres)
- maximum tree canopy cover should be less than 30%, and maximum shrub canopy cover less than 20%
- trees and shrubs should be isolated or in small clumps; avoid continuous canopies
- trees should not be planted closer to buildings than their expected full height
- avoid planting or retaining trees and shrubs with rough fibrous bark, or which retain shed bark in long strips (ribbon bark) (e.g. any of the stringybark group of eucalypts)
- avoid planting or retaining trees and shrubs that retain dead material in their canopies (e.g. most conifers, and most *Melaleuca* and *Leptospermum* species)

- avoid planting or retaining shrubs under trees
- avoid planting or retaining trees and shrubs that deposit large quantities of litter in a short period, particularly in spring and summer
- canopies of trees and shrubs should not touch walls or overhang the dwelling
- avoid vines on walls and pergolas
- use non flammable mulches such as gravel.
- do not plant adjacent to combustible walls and decks or within 2m of glazed elements.
- do not use pine bark and other flammable mulches within 2m of glazed elements and combustible parts of buildings.
- locate any combustible materials, such as woodpiles, flammable fuel stores etc., away from buildings.

Landscaping the hazard management area with indigenous and/or introduced species of relatively low flammability would be ideal. This would ensure that the vegetation itself is of relatively low flammability, and reduce the amount of maintenance required to maintain fuel free conditions. The Victorian Country Fire Authority publication *Landscaping for Bushfire: Garden Design and Plant Selection* includes an easy to use key for selecting relatively low flammability plants suitable for planting in a hazard management area.

To maintain a hazard management area:

- regularly remove ground fuels including leaves, bark, fallen branches, mown grasses etc.
- prune low-hanging tree branches; prune trees and shrubs to maintain a horizontal separation between canopies to create discontinuous rows and clumps.
- do not store combustible materials, such as firewood, next to walls or under decks.
- regularly remove accumulated leaf and other debris from roof gutters.
- slash or mow grass as required to keep height <100mm.

## 6.2 Vehicle Access

### Explanation

Clause C13.6.2 of the Bushfire-Prone Areas Code has the 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 Solution

The relevant acceptable solution for public and fire fighting access in new subdivisions in Clause 13.6.2A1(b) of the Bushfire-Prone Areas Code is that:

“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 access will comply with C13.2 and proposed fire trails will comply with Table C13.3 and
- (ii) is certified by the TFS or an accredited person.”

There are no public roads within the proposed subdivision and no fire trails are required to provide bushfire protection. The requirements for property access in Table C13.2 are:

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

The indicative building area on the portion of FR 185993/1 remaining after subdivision (existing dwelling) would be accessed from the Tasman Highway along an existing driveway approximately 120m long. For this access Element B would apply. A compliant driveway and fire appliance turning area has been shown on the attached bushfire hazard management plan.

The indicative building areas on proposed Lot 1 and the portions of FR 245072/1 and FR 107205/1 remaining after subdivision would be accessed from the Tasman Highway along an existing unsealed private road which would be incorporated into a 15m wide right of way centred on the exiting road. This is currently an all-weather road with width varying from 3.5m to 4m (see photo in Section 5). As the access length is more than 200m, Elements B and C of Table C13.2 would apply. If residences are built on all 3 lots in the future, as illustrated in the attached bushfire hazard management plan, Element D of Table C13.2 would also apply. This access road would take would take evacuating residents away from the most likely bushfire approach direction (northeast to southwest).

### **6.3 Water Supply**

#### **Explanation**

A plentiful water supply is essential for defending property from bushfires and for fighting internal (structural) fires. Clause C13.6.3 of the Bushfire-Prone Areas Code has the 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.” This can be provided from a fire hydrant if the proposed development has a reticulated supply, or from a water storage on site dedicated for fire fighting. The requirements for fire hydrants and stored water supplies are set out in Clause C13.6.3 of the Bushfire-Prone Areas Code.

#### **Acceptable Solution**

As the proposed subdivision would not be provided with a reticulated water supply the relevant acceptable solution is provided in Clause 13.6.3A2 of the Bushfire-Prone Areas Code:

“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.”

The requirements for stored water supplies for fire fighting in Table C13.5 of the Bushfire-Prone Areas

Code are:

Element	Requirement
Distance between building area to be protected and water supply.	<p>The following requirements apply:</p> <ul style="list-style-type: none"> <li>(a) the building area to be protected must be located within 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>
Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> <li>(a) may have a remotely located off take connected to the static water supply;</li> <li>(b) may be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times;</li> <li>(c) must be a minimum of 10,000l per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems;</li> <li>(d) must be metal, concrete or lagged by non-combustible materials if above ground; and</li> <li>(e) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of <i>Australian Standard AS 3959-2018 Construction of buildings in bushfire-prone areas</i>, 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>
Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a firefighting water point for a static water supply must:</p> <ul style="list-style-type: none"> <li>(a) have a minimum nominal internal diameter of 50mm;</li> <li>(b) be fitted with a valve with a minimum nominal internal diameter of 50mm;</li> <li>(c) be metal or lagged by non-combustible materials if above ground;</li> <li>(d) if buried, have a minimum depth of 300mm;</li> <li>(e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to firefighting equipment;</li> <li>(f) ensure the coupling is accessible and available for connection at all times;</li> <li>(g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);</li> <li>(h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and</li> <li>(i) if a remote off take is installed, ensure the off take is in a position that is: <ul style="list-style-type: none"> <li>(i) visible;</li> <li>(ii) accessible to allow connection by firefighting equipment;</li> <li>(iii) at a working height of 450 – 600mm above ground level; and</li> <li>(iv) protected from possible damage, including damage by vehicles.</li> </ul> </li> </ul>
Signage for static water connections.	<p>The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:</p> <ul style="list-style-type: none"> <li>(a) comply with water tank signage requirements within Australian Standard AS 2304:2019 Water storage tanks for fire protection systems; or</li> <li>(b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.</li> </ul>
Hardstand	<p>A hardstand area for fire appliances must be:</p> <ul style="list-style-type: none"> <li>(a) no more than 3m from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);</li> <li>(b) no closer than 6m from the building area to be protected;</li> <li>(c) a minimum width of 3m constructed to the same standard as the carriageway; and</li> <li>(d) connected to the property access by a carriageway equivalent to the standard of the property access.</li> </ul>

To illustrate compliance with the Bushfire-Prone Areas Code indicative locations for static water supplies, compliant with Table C13.5, have been shown on the attached bushfire hazard management plan. They have been located adjacent to the indicative fire appliance turning areas that would provide the hardstand.

#### **6.4 Building Construction**

Construction standards for any new Class 1 to 9 buildings (and any new Class 10 buildings within 6m of a Class 1 to 9 building) within the proposed subdivision are set out in *Australian Standard 3959-2018, Construction of buildings in bushfire-prone areas*. The Bushfire Attack Level (BAL) for the site chosen would be determined at the building permit stage but should be either BAL-12.5 or BAL-19.

#### **6.5 Limitations and Maintenance**

The bushfire protection measures specified in this report are the minimum required to ensure a building has a reasonable level of protection from a bushfire on a day when the forest fire danger index is less than 50.

It should be emphasised that no development in a bushfire prone area, however well it is designed or sited, is entirely safe from bushfires. Any additional bushfire protection measures incorporated into the proposed development, as well as active protection of buildings during a bushfire, will increase their chances of surviving a major bushfire. It should be noted that a building provided with the level of protection recommended in this report will not necessarily be considered defensible by the Tasmania Fire Service, especially when the forest fire danger index exceeds 50.

The effectiveness of the bushfire protection measures incorporated into the proposed subdivision and future dwellings will be reduced if they are not properly maintained. Inspection and maintenance of bushfire protection measures should be carried out each year before the beginning of the bushfire danger period in November, and regularly during the bushfire danger period. Dead leaves, dry grass etc. within the hazard management areas should be regularly removed to ensure that there is not enough fuel on the ground to sustain a fire under extreme conditions.

## 7 References

Australian Standard 3959-2018 *Construction of buildings in bushfire-prone areas*. Standards Australia, Sydney.

Country Fire Authority (2022) *Landscaping for Bushfire: Garden Design and Plant Selection*. Victorian Country Fire Authority, Melbourne.

Tasmanian Planning Scheme, Version 14 (2025) *Bushfire Prone-Areas Code*. Tasmanian Planning Commission, Hobart.

OWNER: J B SALMON  
FOLIO REF: SEE BELOW  
PROPOSED EASEMENTS as shown

LOCATION 8311 TASMAN HIGHWAY  
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: 24-09-2025	Ref No. ALMA/WOODSTOCK
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FOLIO REF: FR 105652/3  
FR 107205/1  
FR 185993/1  
FR 245072/1

PLAN SHOWING EXISTING TITLE BOUNDARIES & AREAS





# Bushfire Hazard Management Plan

PLAN 1: Subdivision extent, existing residences and access

Proposed subdivision

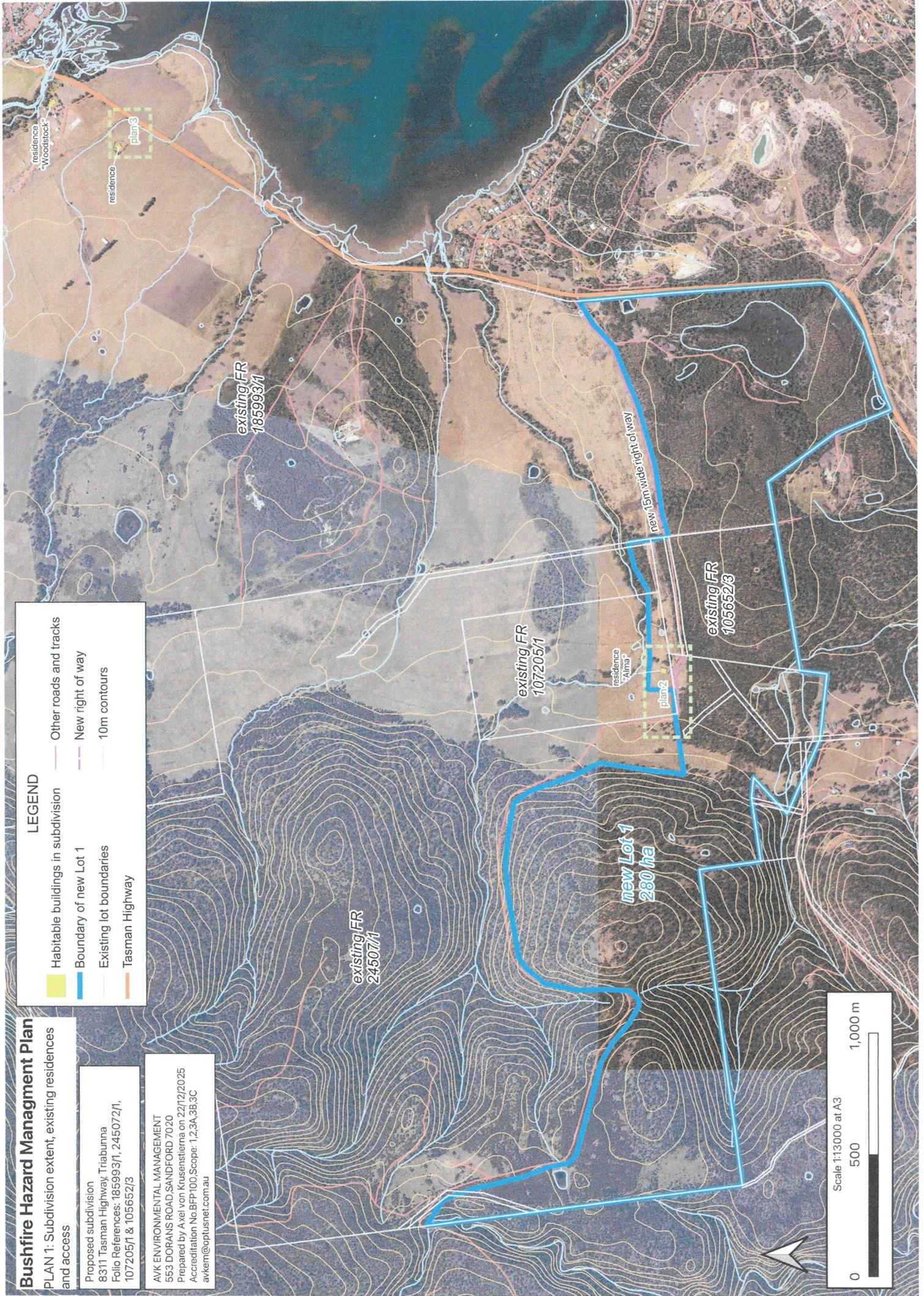
8311 Tasman Highway, Triabunna  
Folio References: 185993/1, 245072/1,  
107205/1 & 105652/3

AVK ENVIRONMENTAL MANAGEMENT

553 DORANS ROAD, SANDFORD 7020  
Prepared by Axel von Krusensterna on 22/12/2025  
Accreditation No.BFP-100 Scope: 1,2,3A,3B,3C  
avkern@optusnet.com.au

## LEGEND

- Habitable buildings in subdivision
- Boundary of new Lot 1
- Existing lot boundaries
- Tasman Highway
- Other roads and tracks
- New right of way
- 10m contours





**Bushfire Hazard Management Plan**  
 PLAN 2: Indicative building areas, hazard management areas, access and water supply

Proposed subdivision  
 8311 Tasman Highway, Triabunna  
 Folio References: 185993/1, 245072/1,  
 107205/1 & 105652/3

AVK ENVIRONMENTAL MANAGEMENT  
 553 DORANS ROAD SANDFORD 7020  
 Prepared by Axel von Krusenstierna on 22/12/2025  
 Accreditation No.BFP100, Scope: 1,2,3A,3B,3C  
 avkern@optusnet.com.au

**LEGEND**

indicative building envelope	indicative water storage tank	new 15m wide right of way
HMA for BAL-19	indicative driveways	10m contours
HMA for BAL-12.5	existing lot boundaries	new Lot 1 boundary
indicative vehicle turning area		

**SCHEDULE OF REQUIREMENTS**

- Habitable building Design and Construction**
  - Specified separation distances shown on this plan provide for BAL-19 and BAL 12.5 solutions as shown.
  - New habitable buildings and new non habitable (Class 10) buildings within 6m of habitable buildings, must be designed and constructed to comply with AS 3959-2018 Section 3 for general requirements and Section 6 for BAL-19 requirements. Higher levels of construction are acceptable and encouraged.
- Property and Fire Fighting Access**
  - Design and construction of private and fire fighting vehicle access for new habitable buildings is to comply with Table C13.2(B) & (C) of the Bushfire-Prone Areas Code. C13.2(D) would also apply if there are more than 3 habitable buildings.
  - \*Turning areas for fire appliances with arms at least 8m long and 4m wide less than 90 m from the furthest part of the building are required for new habitable buildings.
- Static Water Supply for Fire Fighting**
  - Metal or concrete fire fighting water tanks with a minimum of 10,000 litres stored water are required for each new habitable building in the subdivision. The stored water supplies must be within 3m of a vehicle turning area which functions as the hardstand area.
  - Fittings and any pipework associated with the static water supplies must be in accordance with Table C13.5(C) of the Bushfire-Prone Areas Code.
  - 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 in accordance with Table C13.5(D) of the Bushfire-Prone Areas Code.
- Hazard Management Area (HMA)**
  - For new habitable buildings establish the HMAs required for the site of the building and maintain them in a low fuel condition in perpetuity ensuring fuels are reduced sufficiently and other hazards are removed such that the fuels and other hazards do not significantly contribute to the bushfire attack.
- Maintenance of HMAs**
  - Maintain hazard management areas in a minimal fuel condition and in which there are no other hazards present that will significantly contribute to the spread of a bushfire. See section 6.2.1 of the attached report for HMA establishment and management guidelines.

**GENERAL**  
 Bushfire Attack Level (BAL) has been determined using Method 1 in AS 3959-2018 Construction of buildings in bushfire-prone areas.

Plan to be read in conjunction with the Bushfire Risk Assessment and Management Measures report by AVK Environmental Management, 21/12/2025.

Ensure that all relevant consultants and contractors are provided with a full copy of this plan and the supporting report.



Minimum extent of hazard management area for BAL-12.5. Separation distances as shown. See section 4 for requirements.

FR 185993/1

Driveway

Tasman Highway

**SCHEDULE OF REQUIREMENTS**

**1. Habitable building Design and Construction**

- Specified separation distances shown on this plan provide for a BAL-12.5 solution (existing habitable building).
- New habitable buildings, and new non habitable (Class 10) buildings within 6m of habitable buildings, must be designed and constructed to comply with AS 3959-2018 Section 3 for general requirements and Section 6 for BAL-19 requirements. Higher levels of construction are acceptable and encouraged.

**2. Property and Fire Fighting Access**

- Design and construction of private and fire fighting vehicle access for new habitable buildings is to comply with Table C13.2(B) of the Bushfire-Prone Areas Code. C13.2(C) would also apply if the future driveway is more than 200m long.
- "T" turning areas for fire appliances with arms at least 8m long and 4m wide less than 90 m from the furthest part of the building are required for new habitable buildings.

**3. Static Water Supply for Fire Fighting**

- Metal or concrete fire fighting water tanks with a minimum of 10,000 litres stored water are required for each new habitable building in the subdivision. The stored water supplies must be within 3m of a vehicle turning area which functions as the hardstand area.
- Fittings and any pipework associated with the static water supplies must be in accordance with Table C13.5(C) of the of the Bushfire-Prone Areas Code.
- 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 in accordance with Table C13.5(D) of the of the Bushfire-Prone Areas Code.

**4. Hazard Management Area (HMA)**

- For new habitable buildings establish the HMAs required for the site of the building and maintain them in a low fuel condition in perpetuity, ensuring fuels are reduced sufficiently and other hazards are removed such that the fuels and other hazards do not significantly contribute to the bushfire attack.

**5. Maintenance of HMAs**

- Maintain hazard management areas in a minimal fuel condition and in which there are no other hazards present that will significantly contribute to the spread of a bushfire. See section 6.2.1 of the attached report for HMA establishment and management guidelines.

**GENERAL**  
Bushfire Attack Level has been determined using Method 1 in AS 3959-2018 Construction of Buildings in Bushfire-prone Areas.

Plan to be read in conjunction with the Bushfire Risk Assessment and Management Measures report by AVK Environmental Management, 21/12/2025.

Ensure that all relevant consultants and contractors are provided with a full copy of this plan and the supporting report.

**Bushfire Hazard Management Plan**

PLAN 3: Indicative building area, hazard management area, access and water supply

Proposed subdivision  
8311 Tasman Highway Triabunna  
Folio References: 185993/1, 245072/1,  
107205/1 & 105652/3

AVK ENVIRONMENTAL MANAGEMENT  
553 DORANS ROAD, SANDFORD 7020  
Prepared by Axel von Krusenstierna on 22/12/2025  
Accreditation No.BFP100,Scope: 1,2,3A,3B,3C  
avkem@optusnet.com.au

**LEGEND**

- indicative building envelope
- HMA for BAL-12.5
- existing driveway
- indicative vehicle turning area
- indicative water storage tank

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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:**

8311 Tasman Highway, Triabunna, 7190

**Certificate of Title / PID:**

105652/3, 107205/1, 185993/1 & 245072/1

#### 2. Proposed Use or Development

**Description of proposed Use and Development:**

Non-residential subdivision; boundary reorganisation to enlarge FR 105652/3.

**Applicable Planning Scheme:**

Tasmanian Planning Scheme – Glamorgan-Spring Bay

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Risk Assessment and Management Measures, Proposed Subdivision "Woodstock" 8311 Tasman Highway, Triabunna. Land comprised in Folio References 105652/3, 107205/1, 185993/1 & 245072/1.	AVK Environmental Management	21 December 2025	
Bushfire Hazard Management Plan, Proposed subdivision 8311 Tasman Highway, Triabunna Folio References: 185993/1, 245072/1, 107205/1 & 105652/3.	AVK Environmental Management	22 December 2025	
Proposed Subdivision, J B Salmon, Folio Ref. FR 105652/3, FR 107205/1, FR 185993/1 & FR 245072/1, 8311 Tasman Highway, Triabunna.	J. B. Medbury, Surveyor, 159 Cilwen Road, Cambridge 7170	24 September 2025	

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

#### 4. Nature of Certificate

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

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

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

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

<input checked="" type="checkbox"/> <b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/> E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/> E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 or greater 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 checked="" type="checkbox"/> <b>E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access</b>		
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<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 checked="" type="checkbox"/> <b>E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes</b>		
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

## 5. Bushfire Hazard Practitioner

Name: Axel von Krusenstierna

Phone No: 0412141955

Postal Address: 553 Dorans Road, Sandford, 7020

Email Address: avkem@optusnet.com.au

Accreditation No: BFP – 100,

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

*A. von Krusenstierna*

Name:

Axel von Krusenstierna

Date:

22 December 2025

Certificate  
Number:

03/2025

(for Practitioner Use only)