



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: **Buckland**
CT 167013/1

PROPOSAL: **Subdivision 1 Lot Plus Balance**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received before midnight on 07 November 2025.

APPLICANT: **PDA Surveyors, Engineers & Planners**
DATE: **25/09/2025**
APPLICATION NO: **SA 2025 / 00022**

Application for Planning Approval

Advice:

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

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

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

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

Details of Applicant and Owner			
Applicant:	PDA Surveyors, Enginners & Planners obo Paul Sutcliffe		
Contact person: (if different from applicant)	Allan Brooks		
Address:	127 Bathurst Street		
Suburb:	Hoabrt	Post Code:	7000
Email:	allan.brooks@pda.com.au	Phone: / Mobile:	0448 453 971
<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:	Montgomerys Road		
Suburb:	Buckland	Post Code:	7190
Size of site: (m ² or Ha)	450.7ha		
Certificate of Title(s):	167013/1		
Current use of site:	Rural		

General Application Details *Complete for All Applications*

Description of proposed use or development:	2 Lot Subdivision	
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 / <input type="checkbox"/> No	

For all Non-Residential Applications

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

Personal Information Protection Statement

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

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

Applicant Declaration

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

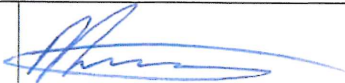
- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application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

I/we authorise the Council to:

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

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

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

Applicant Signature:		Date:	25/9/25
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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.

SEARCH OF TORRENS TITLE

VOLUME 167013	FOLIO 1
EDITION 2	DATE OF ISSUE 09-Jul-2022

SEARCH DATE : 28-Sep-2023

SEARCH TIME : 01.49 PM

DESCRIPTION OF LAND

Parish of KILMANAHAN Land District of PEMBROKE
Parish of BUCKLAND Land District of PEMBROKE
Lot 1 on Plan 167013
Derivation : The whole of Lots 29235 and 29236 - Gtd. to J.A.
Bellete. The whole of Lots 17583, 21827 - Gtd. to H. Cornish.
The whole of Lot 27060 - Gtd. to P.E.Cornish.
Prior CT 215873/1

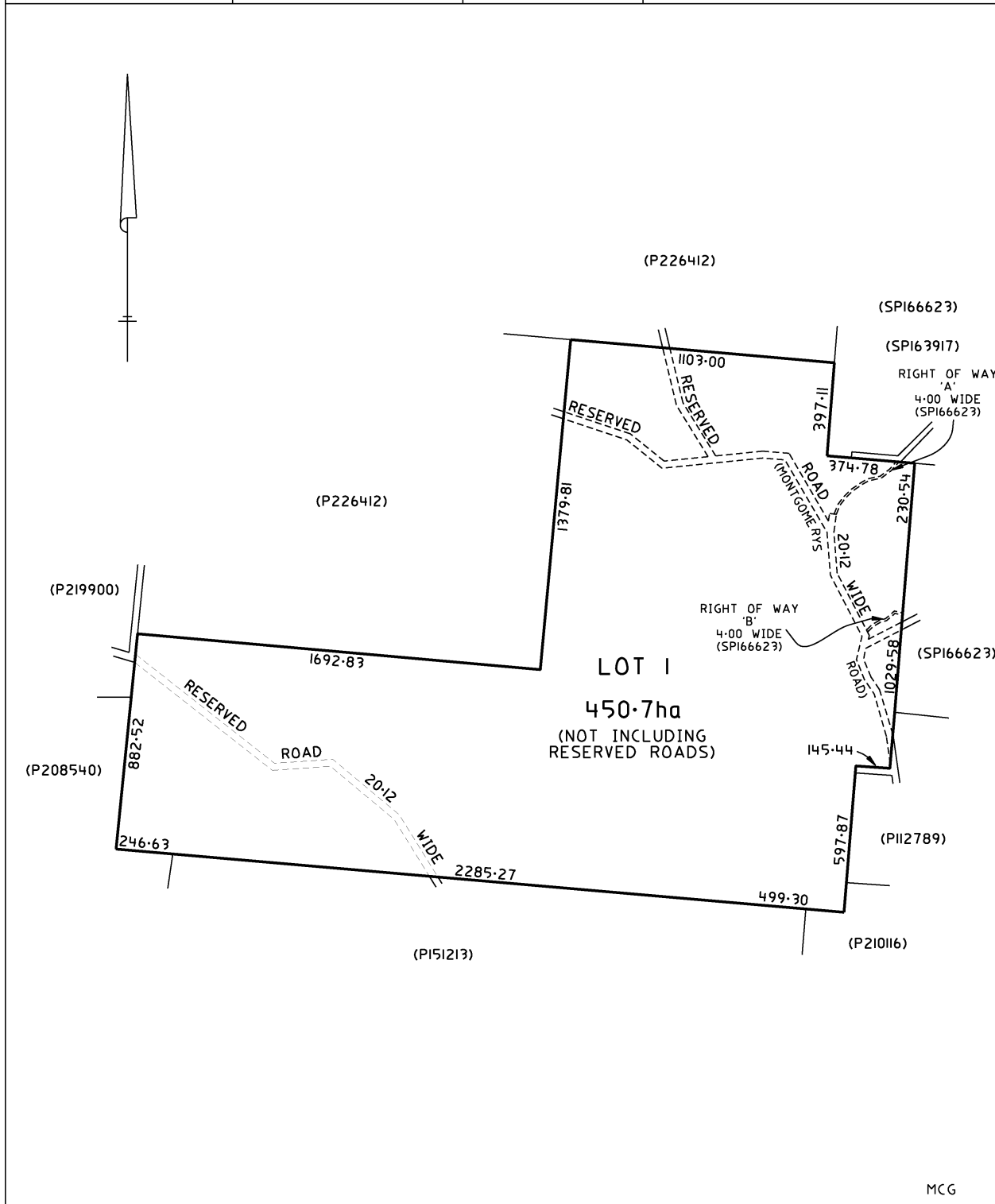
SCHEDULE 1SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP166623 BURDENING EASEMENT: Right of Carriageway (appurtenant
to Lot 1 on SP166623) over the Right of Way 'B' 4.00
wide on P167013
SP166623 BURDENING EASEMENT: Right of Carriageway (appurtenant
to Lot 2 on SP166623) over Right of Way 'A' 4.00 wide
on P167013
C193104 PRIVATE TIMBER RESERVE pursuant to Section 15(1) of
the Forest Practices Act 1985 Registered
30-Aug-2000 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

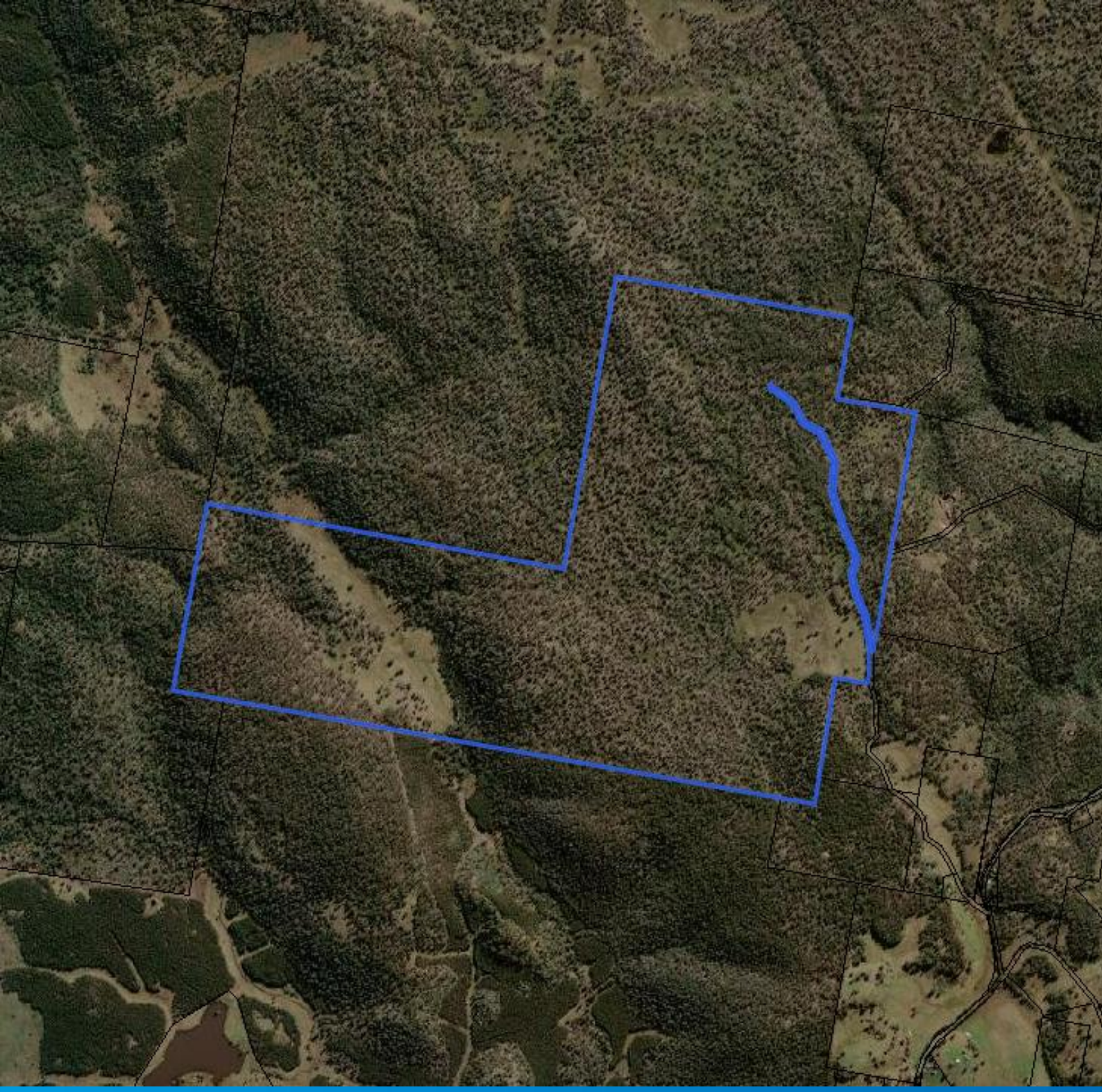
OWNER FOLIO REFERENCE 215873/1 GRANTEE WHOLE OF LOTS 29235 & 29236 GTD. TO JAMES ALBERT BELLETTE. WHOLE OF LOTS 17583, 21287 GTD. TO HANNAH CORNISH & THE WHOLE OF LOT 27060 GTD. TO PERCY EDGAR CORNISH.		PLAN OF TITLE LOCATION PEMBROKE-BUCKLAND-KILMANAHAN FIRST SURVEY PLAN No. 42/18, 66/6, 32/2 37/6, 67/14 COMPILED BY LTO SCALE 1: 15,000 LENGTHS IN METRES		Registered Number P.167013 APPROVED 9 DEC 2013 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 112 (5428)	LAST UPI No FNZ39	LAST PLAN No. 215873	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	





PDA

SURVEYORS, ENGINEERS & PLANNERS



Planning Compliance Report

Montgomery Road, Buckland

Subdivision: 1 Lot and Balance

54671 | 25/09/2025

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PDA Contributors

Planning	Allan Brooks	26/09/2025
Review & Approval		

Revision History

Revision	Description	Date
0	First Issue	26/09/2025

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EXECUTIVE SUMMARY

Council approval is sought for the 1 Lot and Balance Subdivision at Montgomerys Road, Buckland. This Planning assessment, combined with supplementary documentation has been provided in support of the proposed development.

Development Details:

Property Address	Montgomerys Road, Buckland TAS 7190	
Proposal	1 Lot and Balance Subdivision	
Land Area	450.72ha	
Land Owner/s		
Client		

PID / CT	5983368	167013/1
Planning Ordinance	<i>Tasmanian Planning Scheme - Glamorgan-Spring Bay</i>	
Land Zoning	20.0 Rural Zone	
Specific Areas Plans	None	
Code Overlays	<i>C7 Natural Assets Code - Priority vegetation Area</i> <i>C7 Natural Assets Code - Waterway and Coastal Protection Area</i> <i>C13 Bushfire Prone Areas Code</i> <i>C15 Landslip Hazard Code (Low/Medium)</i>	

1. Introduction/Context

Council approval is sought for a 1 Lot and Balance Subdivision at Montgomerys Road, Buckland. In support of the proposal the following associated documents have been provided in conjunction with this planning assessment:

- The Title Plan and Folio: 167013/1
- Proposed Plan of Subdivision: PDA-54671CT-1
- Bushfire Hazard Report and Management Plan
- Natural Values Report

1.1. The Land



Figure 1. Existing aerial image of the subject land (LISTmap, 2022)

The subject land is located at the end of Montgomerys Road, Buckland (CT167013/1). The subject land comprises of a relatively large area of bushland and pasture, with a total area of 450.72ha, as illustrated in figure 1. The land comprises of both steep and gentle hills, a small creeks and small dams. The land is adjoined by large rural properties to the north and south, and smaller rural properties to the east.

1.2. Existing Development

The subject land does not contain any existing development.

1.3. Natural Values

Natural Values are identified are covered by priority habitat overlay. The vegetation on site is primary *Eucalyptus pulchella* per Tasveg.

2. The Proposal

A Planning Permit for a 1 lot and Balance Subdivision is sought, in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and Clause 6.8.1 (b) of the *Tasmanian Planning Scheme – Glamorgan-Spring Bay*.

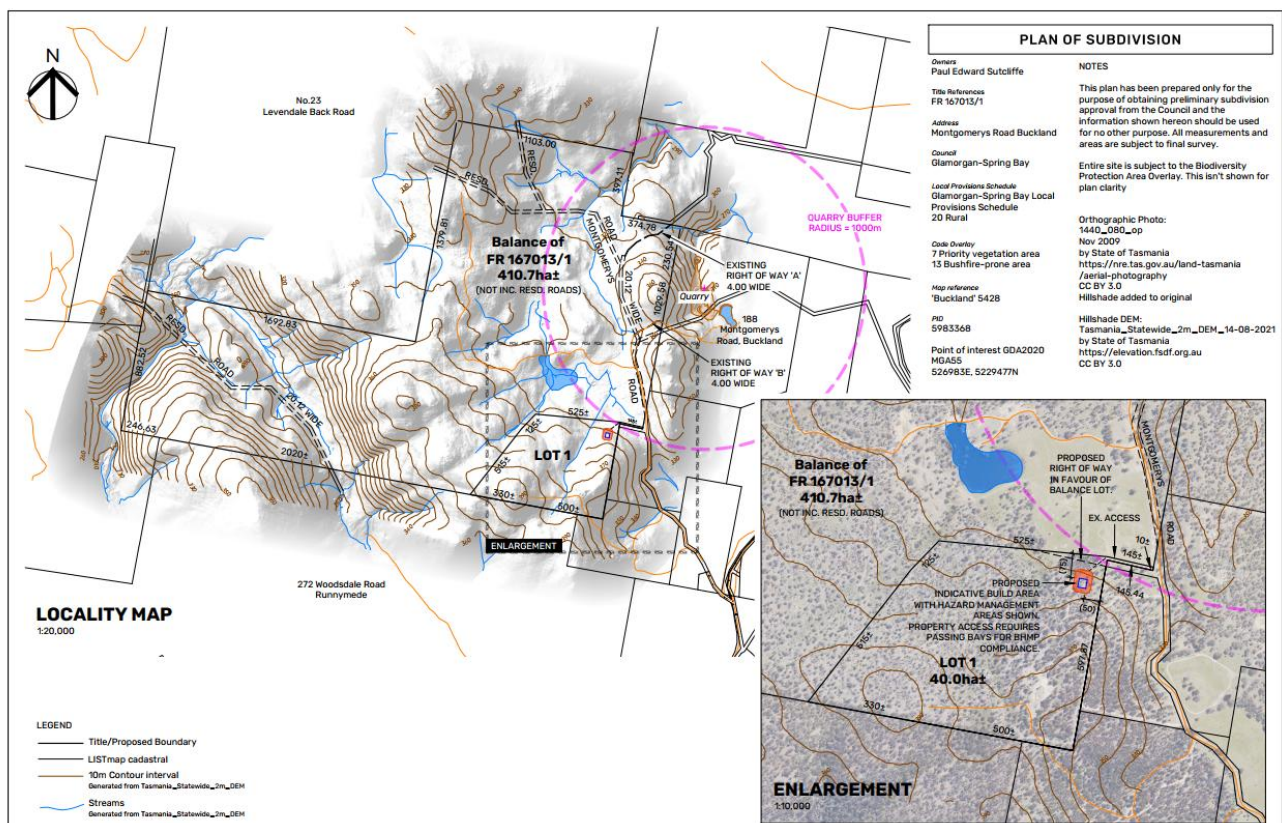


Figure 2. Proposed Plan of Subdivision

It is proposed that the land of title CT167013/1 be subdivided to provide 1 additional lot, please refer to proposed Plan of Subdivision PDA-49807CT-2, as illustrated in Figure 2 above.

It is proposed that Lot 1 is to have an area of 23.42ha and be provided with access from Montgomerys Road. Whilst, it is proposed that the Balance have an area of 427.3ha and is to utilise the existing access.

3. Planning Assessment

This current proposal for subdivision has been developed in accordance with *Tasmanian Planning Scheme – Glamorgan-Spring Bay*.

3.1. Use Class

Existing use class – Rural.

3.2 Zoning

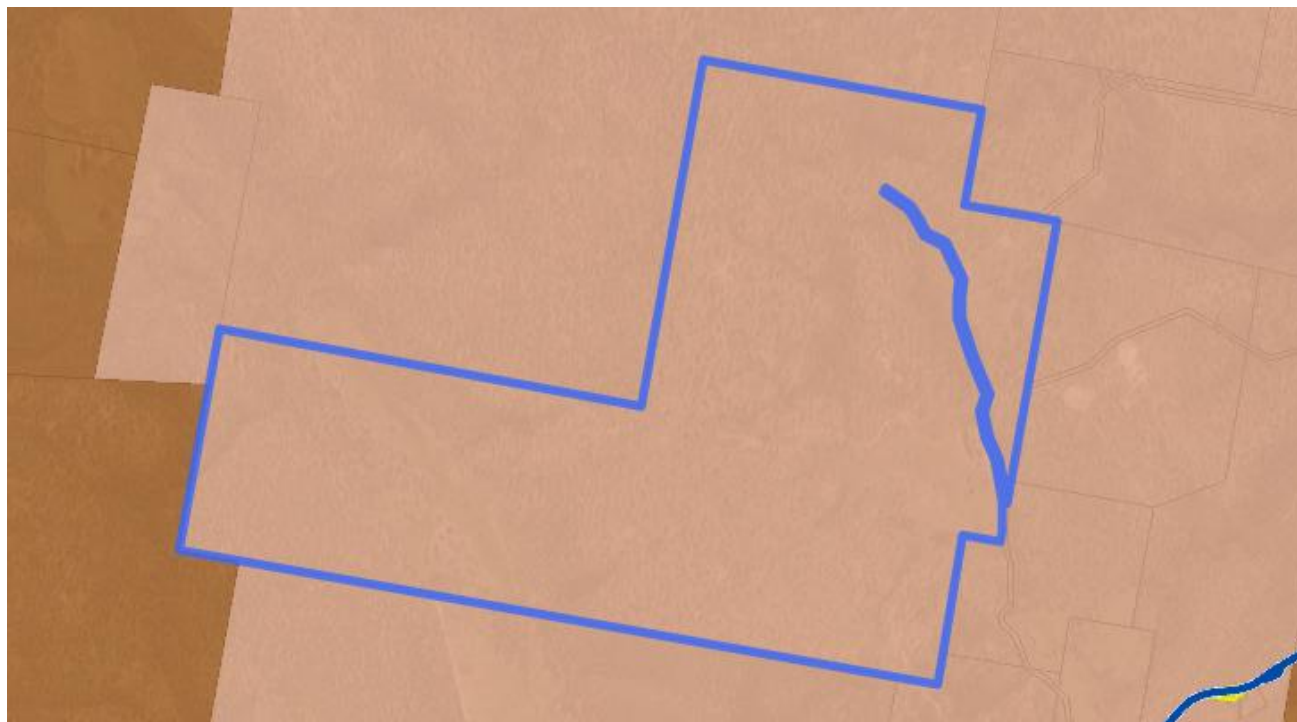


Figure 3. Zoning identification of the subject land and surrounds (LISTmap, 2025)

The subject land is located within the Rural Zone and is adjacent to land zoned Rural and Agriculture.

3.3 Zone Standards

20.5 Development Standards for Subdivision

20.5.1 Lot design

Objective:	
To provide for subdivision that:	
(a) relates to public use, irrigation or Utilities; or	
(b) facilitates use and development for allowable uses in the zone.	
Acceptable Solutions	Performance Criteria

A1

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

- (a) be required for public use by the Crown, a council or a State authority;
- (b) be required for the provision of Utilities or irrigation infrastructure;
- (c) be for the consolidation of a lot with another lot provided each lot is within the same zone; or
- (d) be not less than 40ha with a frontage of no less than 25m and existing buildings are consistent with the setback and separation distance required by clause 20.4.2 A1 and A2.

P1

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

- (a) have sufficient useable area and dimensions suitable for the intended purpose, excluding Residential or Visitor Accommodation, that:
 - (i) requires the rural location for operational reasons;
 - (ii) minimises the conversion of agricultural land for a non-agricultural use;
 - (iii) minimises adverse impacts on non-sensitive uses on adjoining properties; and
 - (iv) is appropriate for a rural location; or
- (b) be for the excision of an existing dwelling or Visitor Accommodation that satisfies all of the following:
 - (i) the balance lot provides for the sustainable operation of a Resource Development use, having regard to:
 - a. not materially diminishing the agricultural productivity of the land;
 - b. the capacity of the balance lot for productive agricultural use; and
 - c. any topographical constraints to agricultural use;
 - (ii) an agreement under section 71 of the Act is entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot;
 - (iii) the existing dwelling or Visitor Accommodation must meet the setbacks required by subclause 20.4.2 A2 or P2 in relation to setbacks to new boundaries;

	<ul style="list-style-type: none"> (iv) it is demonstrated that the new lot will not unreasonably confine or restrain the operation of any adjoining site used for agricultural use; and (c) be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: <ul style="list-style-type: none"> (i) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (ii) the topography of the site; (iii) the functionality and useability of the frontage; (iv) the anticipated nature of vehicles likely to access the site; (v) the ability to manoeuvre vehicles on the site; (vi) the ability for emergency services to access the site; and (vii) the pattern of development existing on established properties in the area.
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Comment:

A1 is met: as the proposed subdivision meets the following criteria –
 Each lot is greater than 40ha and has frontage of greater than 25m. No buildings are present on the site.

<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, is provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic, including pedestrians; and (d) the pattern of development existing on established properties in the area.
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Comment:

A2 is met: Access will be provided in accordance with the requirements of the road authority.

3.4 Codes

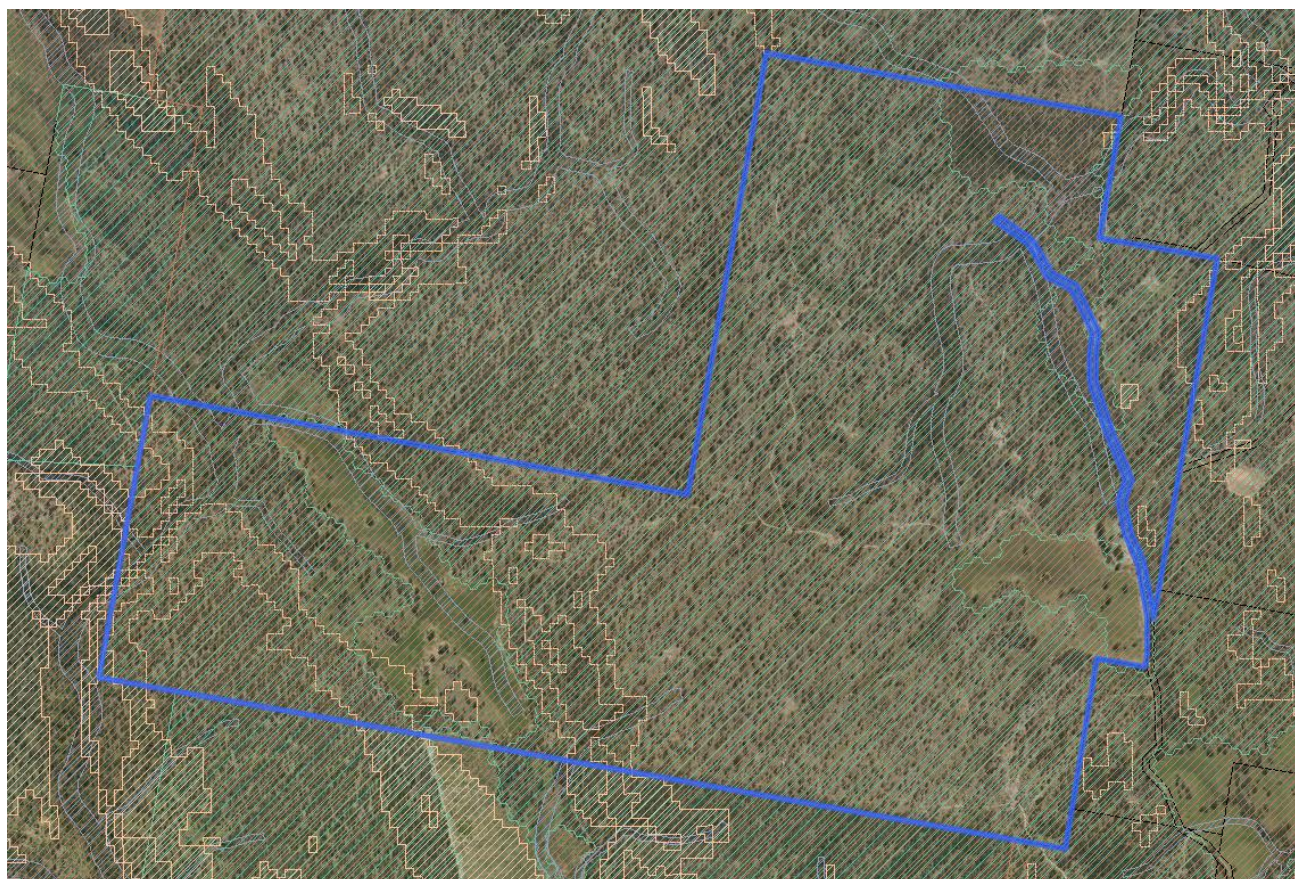


Figure 4. Scheme Overlay identification of the subject land and surrounds (LISTmap, 2022)

The subject land is overlaid with the Natural Assets Code – Priority vegetation Area & Waterway and Coastal Protection Area, Bushfire Prone Areas Code and Landslip Hazard Code (Low/Medium), as illustrated in Figure 4. The proposed 1 lot and balance subdivision requires the assessment of the following codes, under the *Tasmanian Planning Scheme – Glamorgan-Spring Bay*.

Code	Comments:
C1.0 Signs Code	N/A
C2.0 Parking and Sustainable Transport Code	<i>Applicable – please refer to planning compliance assessment below.</i>
C3.0 Road and Railway Assets Code	N/A
C4.0 Electricity Transmission Infrastructure Protection Code	N/A
C5.0 Telecommunications Code	N/A

C6.0 Local Historic Heritage Code	N/A
C7.0 Natural Assets Code	<i>Applicable – please refer to planning compliance assessment below.</i>
C8.0 Scenic Protection Code	N/A
C9.0 Attenuation Code	N/A
C10.0 Coastal Erosion Hazard Code	N/A
C11.0 Coastal Inundation Hazard Code	N/A
C12.0 Flood-prone Areas Hazard Code	N/A
C13.0 Bushfire-prone Areas Code	<i>Please refer to the Bushfire Hazard Report.</i>
C14.0 Potentially Contaminated Land Code	N/A
C15.0 Landslip Hazard Code	<i>Exempt from this code as per clause C15.4.1 (e) as this application is for the subdivision of land within a low landslip hazard band and does not involve significant works within any Landslide Hazard Area.</i>
C16.0 Safeguarding of Airports Code	N/A

3.5 Code Standards

C2.0 Parking and Sustainable Transport Code

C2.5.1 Car parking numbers

Objective:	
That an appropriate level of car parking spaces are provided to meet the needs of the use.	
Acceptable Solutions	Performance Criteria
A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if: <ul style="list-style-type: none"> (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (b) the site is contained within a parking precinct plan and subject to Clause C2.7; (c) the site is subject to Clause C2.5.5; or (d) it relates to an intensification of an existing use or development or a change of use where: <ul style="list-style-type: none"> (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or 	P1

- (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:

$$N = A + (C - B)$$

N = Number of on-site car parking spaces required

A = Number of existing on site car parking spaces

B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1

C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.

Comment:

A1 is met: as the proposal complies with criterion (d)(ii). The site relates to an intensification of an existing use. Proposed Lot 1 contains an existing parking area that has capacity to contain more than the required parking specified in table C2.1. The proposed Balance lot is vacant, however there is sufficient area for a future residential development to meet the requirements of table C2.1.

C2.6.3 Number of accesses for vehicles

Objective:

That:

- (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;
- (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and
- (c) the number of accesses minimise impacts on the streetscape.

Acceptable Solutions

Performance Criteria

A1

The number of accesses provided for each frontage must:

- (a) be no more than 1; or
- (b) no more than the existing number of accesses, whichever is the greater.

P1

Comment:

A1 is met: no more than 1 access is provided per lot and the accesses to both Lot 1 and the Balance Lot exist.

C7.7 Development Standards for Subdivision

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

Objective:

That:

- (a) works associated with subdivision within a waterway and coastal protection area or a future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets; and
- (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural assets.

Acceptable Solutions

Performance Criteria

A1

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

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

P1

Comment:

A1 is met: as no works are required in the waterway and coastal protection overlay.

C7.7.2 Subdivision within a priority vegetation area

Objective:

That:

- (a) works associated with subdivision will not have an unnecessary or unacceptable impact on priority vegetation; and
- (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority vegetation.

Acceptable Solutions

Performance Criteria

A1

Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area **must:**

- (a) be for the purposes of creating separate lots for existing buildings;
- (b) be required for public use by the Crown, a council, or a State authority;
- (c) be required for the provision of Utilities;
- (d) be for the consolidation of a lot; or

P1

Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for:

- (a) subdivision for an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person;

(e) not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area.

- (b) subdivision for the construction of a single dwelling or an associated outbuilding;
- (c) subdivision in the General Residential Zone or Low Density Residential Zone;
- (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;
- (e) subdivision involving clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or
- (f) subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.

P1.2

Works associated with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:

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

Comment:

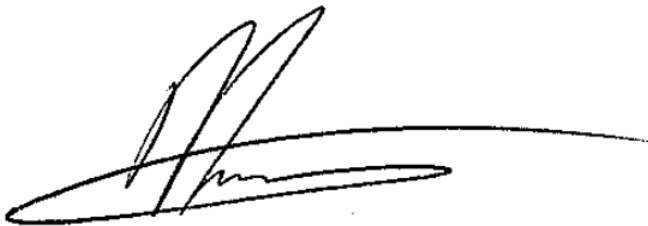
P1 is met: the scale of clearance proposed within the area is limited relative to the extent of the site, the title is over 400ha and the site location are located in an area relatively clear from vegetation.

P1.2 is met: Building area shown to minimise the extent of work required to facilitate the subdivision, site shown is clear from any topography constraints and hazards. The area is partially cleared area resulting in minimal impact in regards to bushfire management area. No mitigation or offset is proposed.

Conclusion

The planning assessment and supporting documentation provided, demonstrates that the development proposal for the 1 Lot and Balance Subdivision at Montgomerys Road, meets all requirements of the *Tasmanian Planning Scheme - Glamorgan-Spring Bay*. We therefore request that Council support this application and recommend for approval.

Yours faithfully,



Allan Brooks

On behalf of
PDA Surveyors, Engineers and Planners

Contact

For any enquiries, please contact one of our offices:

HOBART

A: 127 Bathurst Street, Hobart Tasmania 7000

P: (03) 6234 3217

E: pda.hbt@pda.com.au

HUONVILLE

A: 8/16 Main Street, Huonville, TAS 7109 - (By appointment)

P: (03) 6264 1277

E: pda.huon@pda.com.au

EAST COAST

A: 3 Franklin Street, Swansea TAS 7190 - (By appointment)

P: (03) 6130 9099

E: pda.east@pda.com.au

LAUNCESTON

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PLAN OF SUBDIVISION

NOTES

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

Entire site is subject to the Biodiversity Protection Area Overlay. This isn't shown for plan clarity

Orthographic Photo:

1440_080_op
Nov 2009
by State of Tasmania
<https://nre.tas.gov.au/land-tasmania/aerial-photography>
CC BY 3.0
Hillshade added to original

Hillshade DEM:
Tasmania_Statewide_2m_DEM_14-08-2021
by State of Tasmania
<https://elevation.fsdf.org.au>
CC BY 3.0

Title References
FR 167013/1

Address
Montgomerys Road Buckland

Council
Glamorgan-Spring Bay

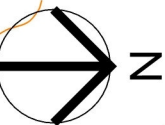
Local Provisions Schedule
Glamorgan-Spring Bay Local Provisions Schedule
20 Rural

Code Overlay
7 Priority vegetation area
13 Bushfire-prone area

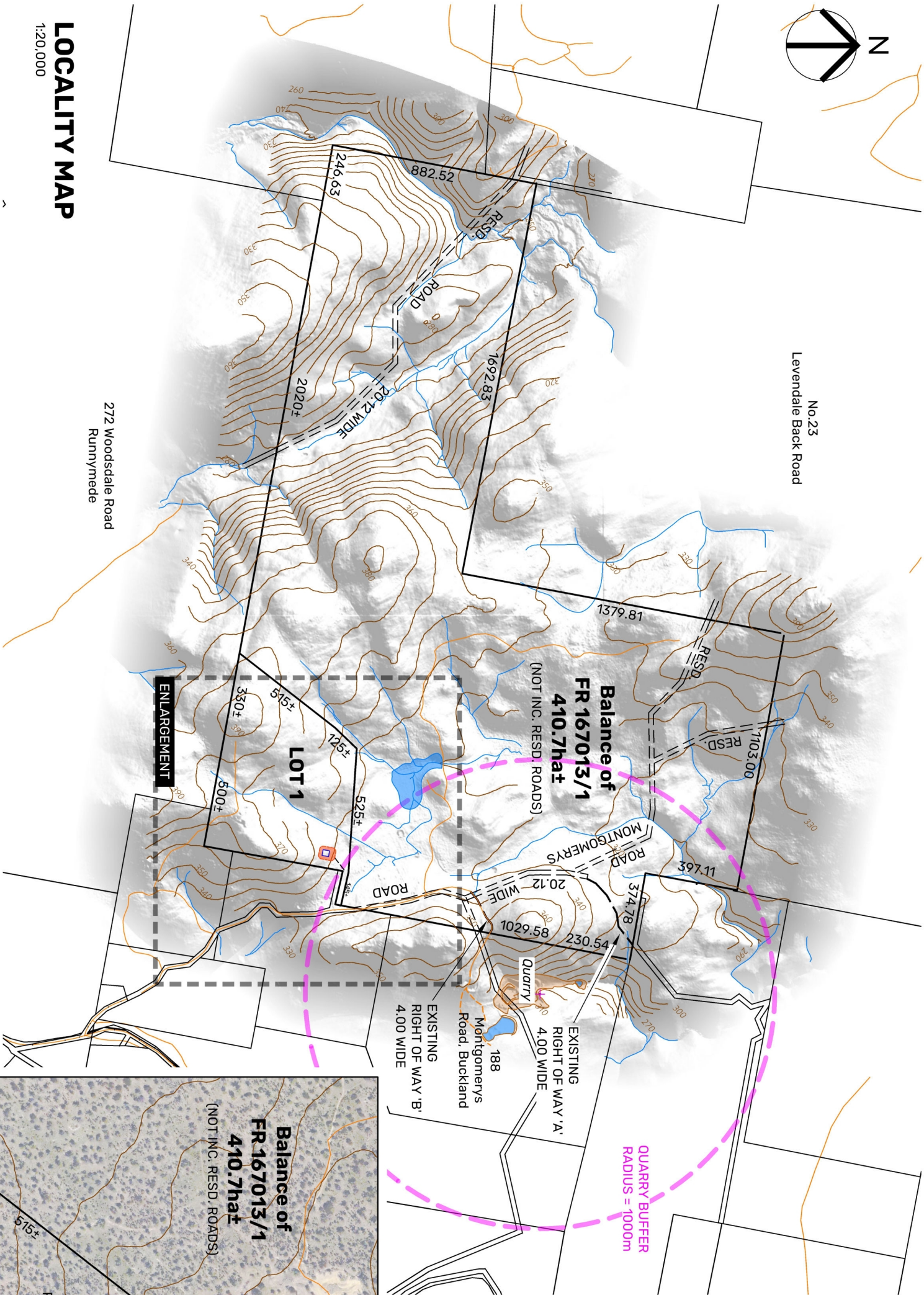
Map reference
Buckland' 5428

PID
5983368

Point of Interest GDA2020
MGA55
526983E, 5229477N



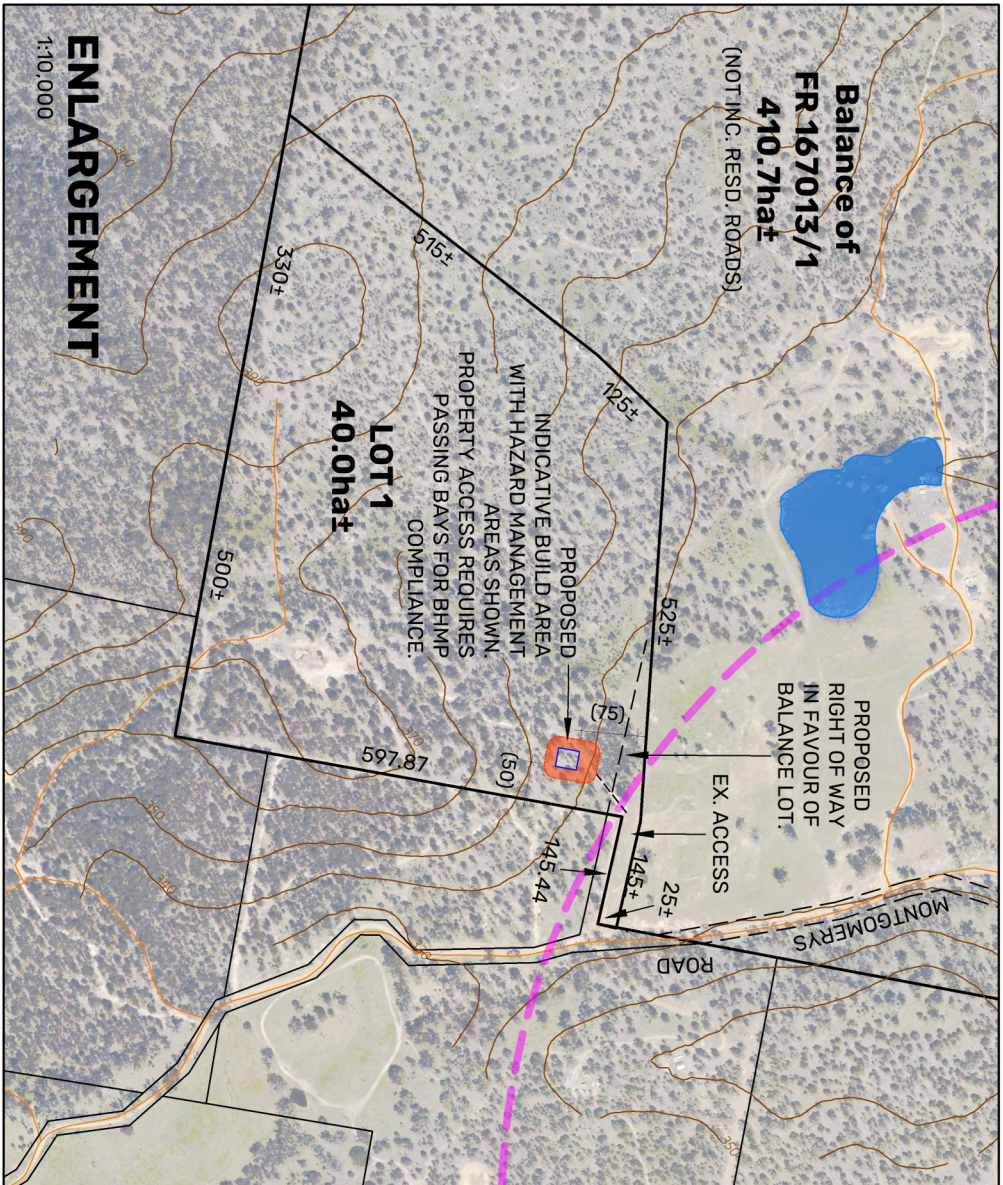
No 23
Levendale Back Road



- LEGEND
- Title/Proposed Boundary
 - L1STmap cadastral
 - 10m Contour Interval
 - Generated from Tasmania_Statewide_2m_DEM
 - Streams
 - Generated from Tasmania_Statewide_2m_DEM

LOCALITY MAP

1:20,000



D					
C					
B					
A					
0	FIRST ISSUE	PK	16.06.25	CMT	
REV	AMENDMENTS	DRAWN	DATE	APPR	

NOTES:					
SURVEYOR		GEOCIVIL			
DRAWN		CHECKED			
MK		CMT			
DATE					
16 JUNE 2025					

PLAN OF SUBDIVISION
MONTGOMERYS ROAD, BUCKLAND



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SCALE	PAPER
1:20,000	(A3)
JOB NUMBER	DRAWING
54671CT-1	



Bushfire Hazard Report



Location: Lot 1 Montgomerys Road, Buckland
Applicant: PDA Surveyors, Engineers & Planners
Date: September 2025
Certification number: BW098v2
Author: Mark Van den Berg – BFP-108

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Disclaimer:

The measures contained in Australian Standard 3959-2009 cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the unpredictable nature and behaviour of fire and extreme weather conditions. Reasonable steps have been taken to ensure that the information contained within this report is correct and reflects the conditions on and around the proposal at the time of assessment. The assessment has been based on the information provided by you or your designer.

Authorship: This report was prepared by Mark Van den Berg BSc. (Hons.) FPO (planning) of BushfireWise. Base data for mapping including digital and aerial photography: TasMap, LIST, GoogleEarth, Mark Van den Berg.

1.0 Introduction

This Bushfire Hazard Report has been completed to form part of supporting documentation for a planning permit application for a proposed subdivision. The proposed subdivision occurs in a Bushfire-prone Area defined by the Tasmanian Planning Scheme – Glamorgan-Spring Bay (the Scheme). This report has been prepared by Mark Van den Berg, a qualified person under Part 4a of the *Fire Service Act 1979* of BushfireWise for PDA Surveyors, Engineers & Planners.

The report considers all the relevant standards of Code C13 of the Scheme, specifically.

- The requirements for appropriate Hazard Management Areas (HMA's) in relation to building areas.
- The requirements for Public and Private access.
- The provision of water supplies for firefighting purposes.
- Compliance with Code C13, and
- Provides a Bushfire Hazard Management Plan to facilitate appropriate compliant future development.

2.0 Proposal

The proposal is for the subdivision of land resulting in one new lot, as described on the proposed plan of subdivision in appendix A. Public access to new lots will be provided by existing public roadways. The development is proposed to occur as a single stage. Both lots are undeveloped.

3.0 Site Description

The subject site comprises private land on one title at Lot 1 Montgomerys Road, Buckland, CT: 167013/1 (figure 1). The site occurs in the municipality of the Glamorgan-Spring Bay, this application is administered through the Tasmanian Planning Scheme – Glamorgan- Spring Bay which makes provision for subdivision. The proposed development occurs within the Rural zone. The site is located approximately 8 kilometers west of the Buckland settled area, west of and adjacent to Mount Calder (figure 1). The proposal occurs within a landscape scale vegetation unit which is dominated by woodland and forest vegetation, a relatively small area of grassland vegetation occurs near the building area on the balance lot (figure 2). Both proposed lots carry woodland and forest vegetation, the building areas on the Balance Lot and Lot 1 occur within woodland vegetation.

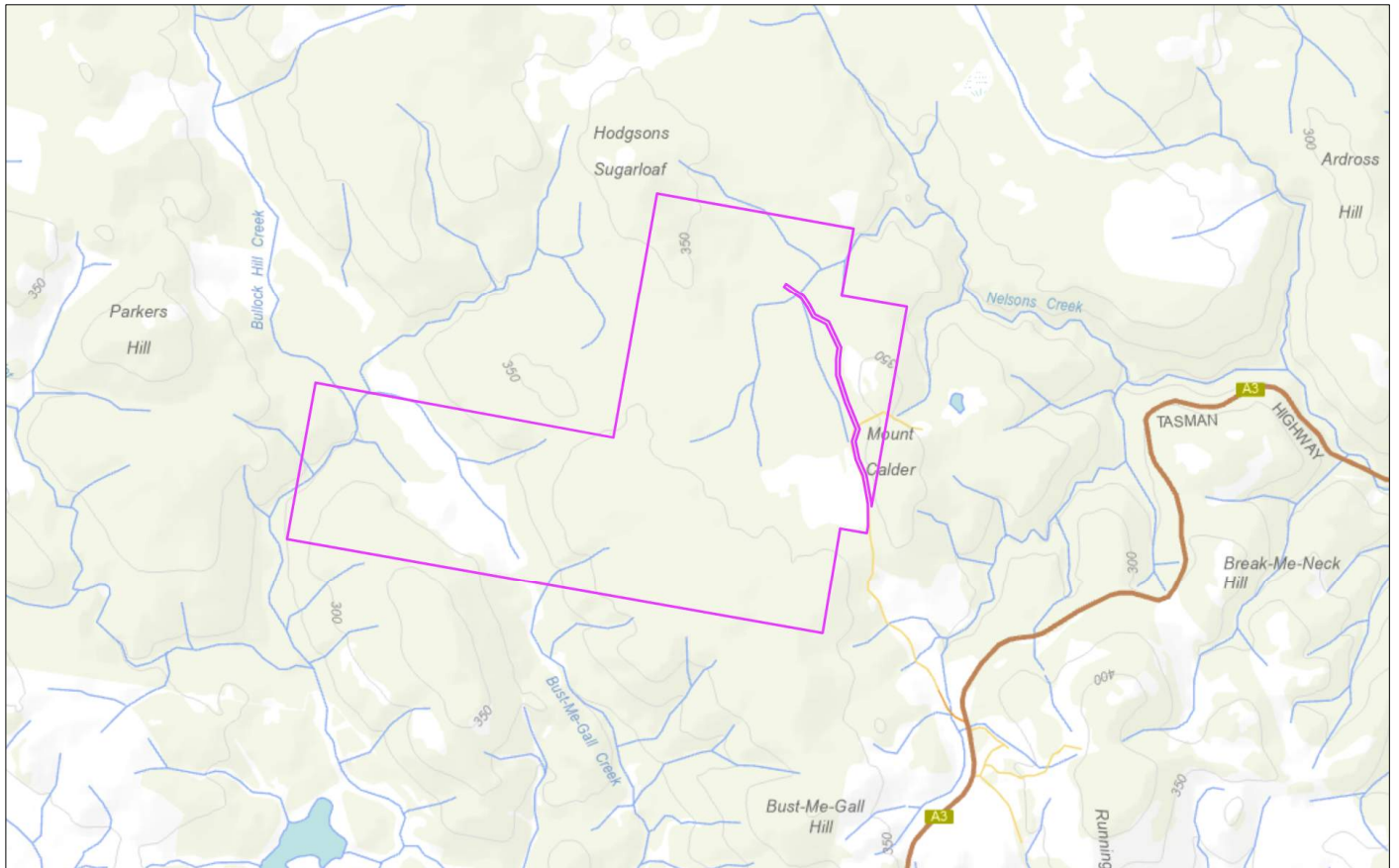


Figure 1. The parent lot in a topographical context, pink line defines the subdivision area (approx.).



Figure 2. Aerial photo of the subject lot, pink line defines the parent title (approximate).

4.0 Bushfire Hazard Assessment

4.1 Vegetation

The site and adjacent lands within 100 metres of the proposed building areas carry Grassland, Woodland and forest vegetation (figures 3 to 4) with landscape scale forests and woodlands extending from the sites in all directions. The highest risk vegetation occurs to the north and north-west of the sites.

4.2 slope

Slope influences how fast a fire moves, how intensely the fire burns and the amount of radiant heat that is given off by the burning vegetation. An 'effective slope' is the slope of the land underneath the vegetation that has the potential to burn. The effective slopes with the potential to influence the bushfire attack on the building areas are gentle (<5 degrees).



Figure 3. Woodland and forest vegetation extending into grassland vegetation looking north from the building area on Lot 1.



Figure 4. Woodland vegetation within and adjacent to the building area on lot 1 looking south.



Figure 5. Forest vegetation within and adjacent to the building area on the Balance Lot looking north-west.

4.3 Bushfire Attack Level

An assessment of vegetation and topography was undertaken within and adjacent to the building areas. A bushfire attack level assessment as per AS3959-2018 was completed (Appendix B) which has determined setbacks for building areas from bushfire-prone vegetation such that subsequent development does not exceed BAL-19 of AS3959-2018 (appendix B). The building area and bushfire attack level is marked on the BHMP.

5.0 Bushfire Prone Areas Code

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

5.1 Stage Management

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

5.2 Hazard Management Areas

Hazard management areas (HMA) will be required to be established and/or maintained for both lots, they provide an area around new and existing building work within which fuels are managed to reduce the impacts of direct flame contact, radiant heat and ember attack on the site.

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

The Balance Lot has existing residential development, the hazard management around the existing dwelling is to be established prior to the sealing of titles and maintained on an ongoing basis. The hazard management area for Lot 1 is not required until the commencement of building work.

5.2.2 Building areas

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

5.2.3 Hazard Management Area requirements

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

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

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

5.3 Public and firefighting Access

5.3.1 Public Roads

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

5.3.2 Property access

Property access will be required to be established to access a static water supply connection points for both lots. Property access will comply with the following standards:

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

5.3.3 Fire Trails

There is no proposal for the construction of fire trails as part of this subdivision. In this circumstance there are no applicable standards for the construction of fire trails.

5.4 Water supplies for firefighting

The lots are not serviced by a reticulated water supply system. In this circumstance dedicated static firefighting water supplies will be provided in accordance with table 1 below for new residential development.

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

Element		Requirement
A.	Distance between building area to be	The following requirements apply:

Element		Requirement
	protected and water supply	(a) The building area to be protected must be located within 90 metres of the firefighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area
B.	Static Water Supplies	A static water supply: (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems; (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959:2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a firefighting water point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm; (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: (i) Visible; (ii) Accessible to allow connection by firefighting equipment; (iii) At a working height of 450 – 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles.
D.	Signage for static water connections	The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: (a) comply with water tank signage requirements within AS 2304:2019; or (b) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.
E.	Hardstand A hardstand area for fire appliances must be provided:	(a) No more than three metres from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

6.0 Compliance

6.1 Measures required prior to sealing titles

In this circumstance there are no specific actions to be taken prior to the sealing of titles for this proposal.

6.2 Planning Compliance

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

Table 2. Compliance with Code C13 of the Tasmanian Planning Scheme – Glamorgan-Spring Bay

Clause	Compliance
C13.4 Use or development exempt from this code	The proposal is not exempt from Code C13.
C13.5 1 Vulnerable Uses	The proposal is not classified as Vulnerable Use. Not applicable.
C13.5.2 Hazardous Uses	The proposal is not classified as Hazardous Use. Not applicable.
C13.6.1 Subdivision: Provision of hazard management areas	The Bushfire Hazard Management Plan is certified by an accredited person. Both lots have a building area and associated hazard management area shown which do not exceed BAL-19 construction standards. There is no requirement for part 5 agreements to facilitate hazard management. Both lots are compliant with the acceptable solution at A1(b).
C13.6.2 Subdivision: Public and firefighting access	There is no proposal for the construction of new public roadways or fire trails as part of this development. Property access have been specified for lot 1 and the balance lot consistent with table C13.2. The Bushfire Hazard Management Plan is certified by an accredited person. The proposal is compliant with the acceptable solution at A1(b).
C13.6.3 Subdivision: Provision of water supply for firefighting purposes	In this circumstance the requirements for dedicated static firefighting water supplies for both lots have been provided on the BHMP in accordance table C13.5. The proposal is compliant with the acceptable solution at A2(b)

6.3 Building Compliance (for future development)

If future building work is undertaken in compliance with the Bushfire Hazard Management Plan associated with this report, a building surveyor may rely upon it for building compliance purposes if it is not more than 6 years old.

7.0 Summary

The proposed development occurs within a bushfire-prone area. The vegetation is classified as grassland, woodland and forest with the highest bushfire risk presented by vegetation to the north and north-west of the building areas.

A bushfire hazard management plan has been developed and shows hazard management areas with building areas and construction standards, the location proposed property access and requirements for the provision of firefighting water supplies.

Hazard Management Areas, Property Access specifications and Firefighting Water Supplies are not required to be implemented and or provided until the construction of a habitable building has been approved.

8.0 References

Building Amendment (Bushfire-Prone Areas) Regulations 2014 Building Regulations 2016.

Directors Determination – Bushfire Hazard Areas, version 1.2, 16th July 2024.

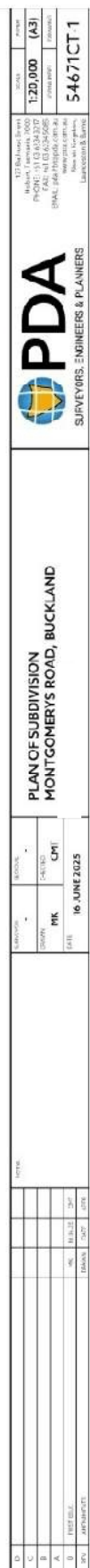
Standards Australia 2018, *Construction of buildings in bushfire prone areas*, Standards Australia, Sydney.

Tasmanian Planning Commission 2017, *Planning Directive No.5.1 – Bushfire prone Areas Code*. Tasmanian Planning Commission, Hobart. 1st September 2017.

The Bushfire Planning Group 2005, *Guidelines for development in bushfire prone areas of Tasmania – Living with fire in Tasmania*, Tasmania Fire Service, Hobart.

Tasmanian Planning Scheme – Glamorgan-Spring Bay

Bushfire Hazard Report – Lot 1 Montgomerys Road Buckland. September 2025. BW097v2.



Appendix B – BAL assessment

Table 1. Bushfire Attack Level Assessment – Balance Lot

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Forest [^]	>0 to 5° downslope	0 to 100 metres	27 metres	BAL-19
	--	--	--		
	--	--	--		
	--	--	--		
East	Forest [^]	>0 to 5° downslope	0 to 100 metres	27 metres	BAL-19
	--	--	--		
	--	--	--		
	--	--	--		
South	Forest [^]	>0 to 5° downslope	0 to 50 metres	27 metres	BAL-19
	Grassland [^]	>0 to 5° downslope	50 to 100 metres		
	--	--	--		
	--	--	--		
West	Forest [^]	>0 to 5° downslope	0 to 100 metres	27 metres	BAL-19
	--	--	--		
	--	--	--		
	--	--	--		

[^] Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).

^{*} Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

^{^^} Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 2. Bushfire Attack Level Assessment – Lot 1

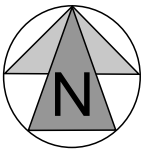
Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Forest [^]	>0 to 5° downslope	0 to 100 metres	27 metres	BAL-19
	--	--	--		
	--	--	--		
	--	--	--		
East	Woodland [^]	flat 0°	0 to 100 metres	15 metres	BAL-19
	--	--	--		
	--	--	--		
	--	--	--		
South	Woodland [^]	upslope	0 to 100 metres	15 metres	BAL-19
	--	--	--		
	--	--	--		
	--	--	--		
West	Woodland [^]	flat 0°	0 to 100 metres	15 metres	BAL-19
	--	--	--		
	--	--	--		
	--	--	--		

[^] Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).

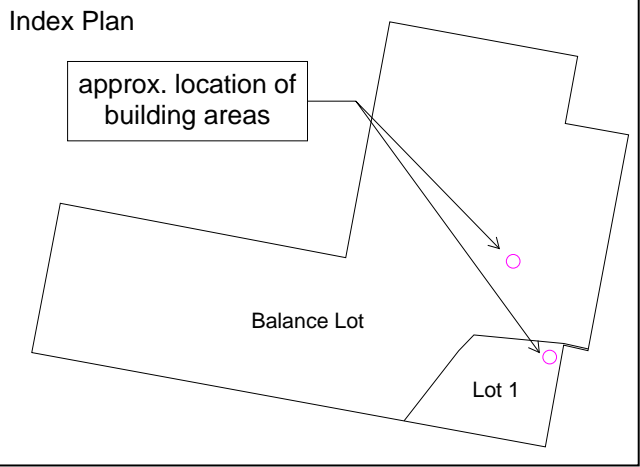
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

^{^^} Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Appendix C – Bushfire Hazard Management Plan



Mark Van den Berg BFP-108 0407 294 240
mark@bushfirewise.com.au



Compliance Requirements

Property Access

- Property access must have an all-weather surface, support a 20-tonne load (including bridges and culverts), and provide a minimum 4m carriageway width, 4m vertical clearance, and 0.5m horizontal clearance (excluding gate posts) and passing bays of an additional 2m carriageway width and 20m length provided every 200 metres.
- Cross falls must be less than 3°, dips less than 7°, and curves must have a 10m inner radius. Maximum gradients are 15° for sealed roads and 10° for unsealed roads.
- The access must terminate with a turning area for fire appliances provided by one of the following: a 10m outer-radius turning circle, a property access encircling the building, or a 4m x 8m hammerhead “T” or “Y” turning head.

Water Supplies for Firefighting

- The building area must be within a 90 m hose lay of a static water supply’s firefighting water connection point. This supply may include a remote offtake and serve multiple uses, provided 10,000 L per building area is always reserved for firefighting (excluding sprinklers/spray systems). Aboveground tanks must be metal, concrete, or lagged with non-combustible materials; if shielded per AS 3959:2018, they may be any material, provided the lowest 400 mm is protected by metal, non-combustible material, or 6 mm fibre-cement.
- Fittings and pipework must have a 50 mm nominal diameter (including the valve) and be metal or lagged above ground, or buried at least 300 mm. They must include a DIN/NEN standard forged Storz 65 mm coupling with suction washer, blank cap, and a 220 mm chain. Underground tanks need an opening ≥250 mm or a compliant coupling; any remote offtake must be visible, placed 450–600 mm above ground, and protected from damage.
- A permanent sign must identify the firefighting water point in line with AS 2304:2019 or Tasmania Fire Service guidelines.
- A hardstand must be within 3 m (hose lay) of the water connection point, at least 6 m from the building area, at least 3 m wide and constructed to the same standard as the carriageway to which it is connected.

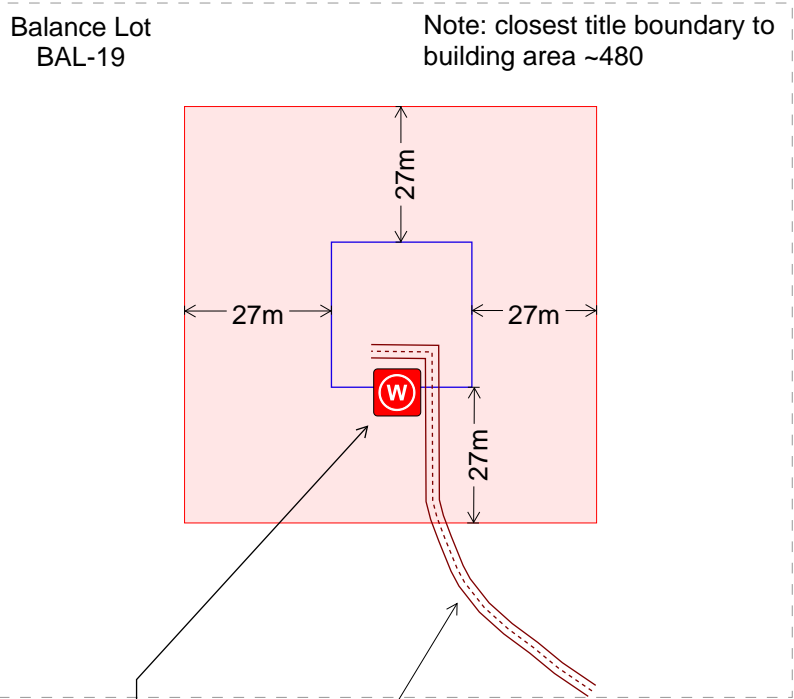
Hazard Management Area

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

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

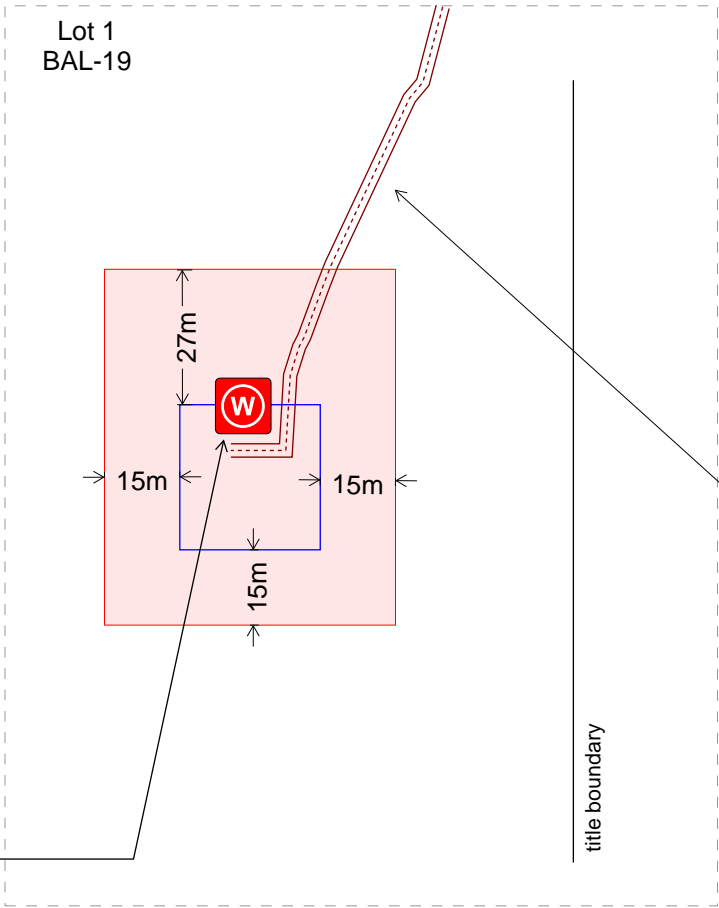
- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;
- Remove pine bark and other flammable mulch (especially from against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m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

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



indicative static
water supply
connection point &
hardstand

proposed property access requires
passing bays every 200 metres between
the site and the public road crossover



indicative static
water supply
connection point &
hardstand

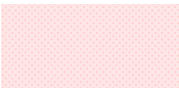
proposed property access requires
passing bays every 200 metres between
the site and the public road crossover



Building Area



Static Water Supply Point



Hazard Management Area

Do not scale from this drawing, use dimensions only. Written specifications to take precedence over diagrammatic representations. To be read in conjunction with associated Bushfire Hazard Report.

Date : 16/09/2025

CT: 167013/1

PDA Surveyors, Engineers & Planners
127 Bathurst Street,
Hobart, Tas., 7000

Bushfire Hazard Management Plan

Lot 1 Montgomerys Road, Buckland. September 2025. BW098V2
Tasmanian Planning Scheme - Glamorgan-Spring Bay

Building Specifications to
BAL-19
of AS3959-2018

Certification No. BW098v2
Mark Van den Berg
Acc. No. BFP-108
Scope 1, 2, 3A, 3B, 3C.

Appendix D – Planning Certificate

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

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

Street address:

Lot 1 Montgomerys Road, Buckland

Certificate of Title / PID:

167013/1

2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision of land resulting in 2 lots.

Applicable Planning Scheme:

Tasmanian Planning Scheme – Glamorgan-Spring Bay

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Report Lot 1 Montgomerys Road, Buckland. September 2025. BW098v2.	Mark Van den Berg	16/09/2025	2
Bushfire Hazard Management Plan Lot 1 Montgomerys Road, Buckland. September 2025. BW098v2.	Mark Van den Berg	16/09/2025	2
Plan of Subdivision	PDA Surveyors, Engineers & Planners	16/06/2025	54671CT-1

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

4. Nature of Certificate

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

<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	<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"/>	E1.5.2 / C13.5.2 – Hazardous Uses	
	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"/>	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	<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, applicable to Lot 66 only.
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for 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 (existing part 5)

<input checked="" type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<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"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for firefighting purposes	
	Acceptable Solution	Compliance Requirement
<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:

Mark Van den Berg

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Accreditation No:

BFP – 108

Scope:

1, 2, 3A, 3B & 3C

6. Certification

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

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

Signed:
certifier



Name:

Mark Van den Berg

Date:

16/06/2025

Certificate
Number:

BW098v1.

(for Practitioner Use only)