



**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: RA151 Swanwick Drive, Coles Bay & 181
Hazards View Drive, Coles Bay
CT 143490/2, 27921/128 & 27921/129**

PROPOSAL: Subdivision - Three (3) Lots into Six (6) Lots

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 13 May 2026.

APPLICANT: 6ty Pty Ltd
DATE: 29/01/2026
APPLICATION NO: SA 2026 / 001

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:	6ty Pty Ltd		
Contact person: (if different from applicant)			
Address:	PO Box 63		
Suburb:	RIVERSIDE	Post Code:	7250
Email:	admin@6ty.com.au	Phone: / Mobile:	6332 3300

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

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

Details of Site *(Note: If your application is discretionary, the following will be placed on public exhibition)*

Address of proposal:	151 Swanwich Drive and 181 Hazards View Drive		
Suburb:	COLES BAY	Post Code:	7215
Size of site: (m ² or Ha)	8260m ²		
Certificate of Title(s):	27921/129, 27921/128, 143490/2		
Current use of site:	Existing dwelling and outbuilding and vacant lots.		

General Application Details *Complete for All Applications*

Description of proposed use or development:	6-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 / No	<input checked="" type="checkbox"/>

For all Non-Residential Applications

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

Personal Information Protection Statement

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

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

Applicant Declaration

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


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

I/we authorise the Council to:

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

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

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

Applicant Signature:		Date:	29/01/2026
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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 27921	FOLIO 128
EDITION 12	DATE OF ISSUE 31-July-2015

SEARCH DATE : 28-Jan-2026

SEARCH TIME : 09.52 am

DESCRIPTION OF LAND

Parish of MEREDITH, Land District of GLAMORGAN
 Lot 128 on Sealed Plan [27921](#)
 Derivation : Part of 665 Acres Gtd. to S.W. Roberts & Anor.
 Prior CT [4246/46](#)

SCHEDULE 1

[M521606](#) TRANSFER to KENNETH JOHN PADGETT Registered
 31-July-2015 at 12.02 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP [27921](#) COVENANTS in Schedule of Easements
 SP [27921](#) FENCING COVENANT in Schedule of Easements
 SP [6472](#) FENCING PROVISION in Schedule of Easements
[E11607](#) MORTGAGE to Australia and New Zealand Banking Group
 Limited Registered 31-July-2015 at 12.03 pm

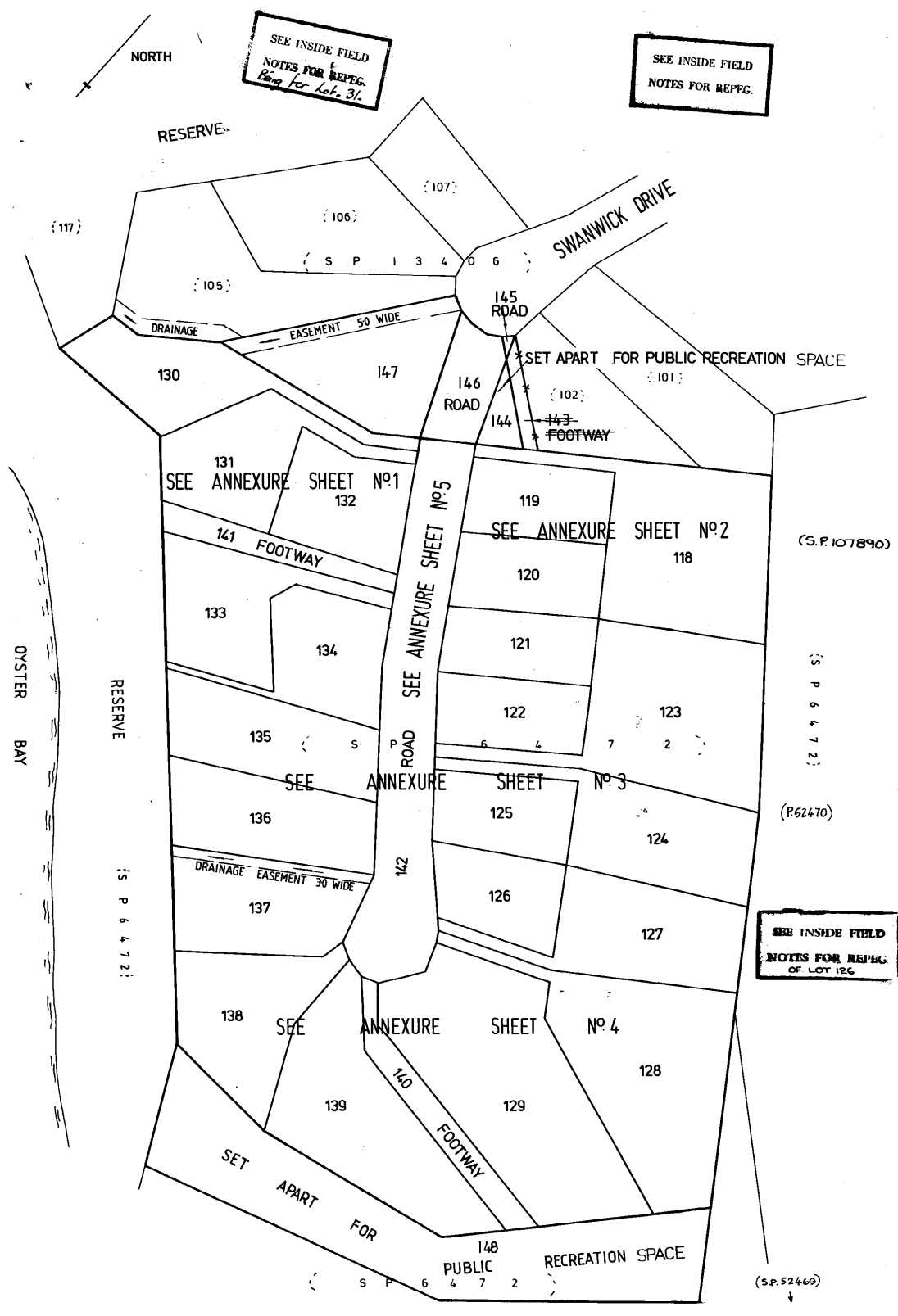
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SP 27921

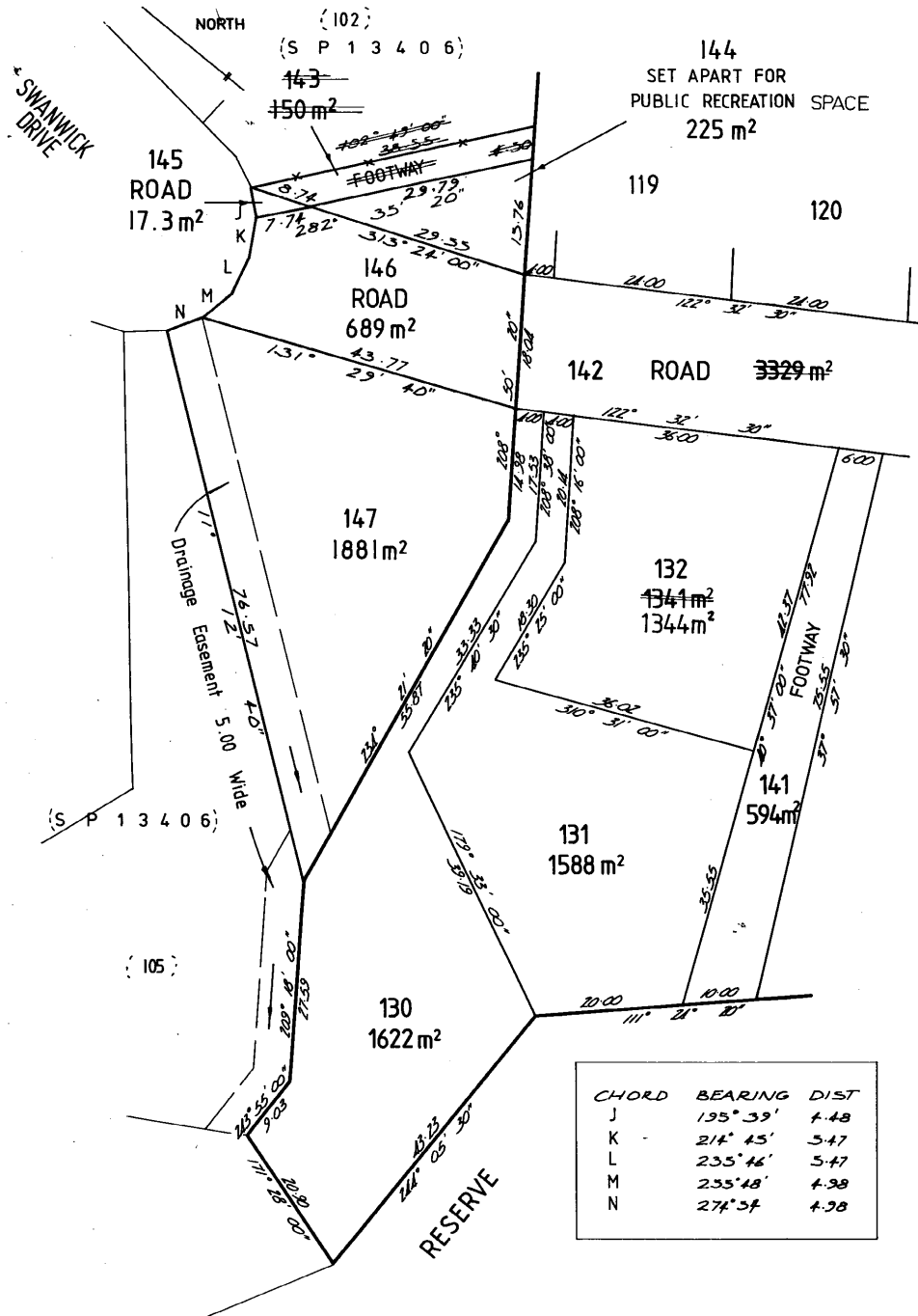
Owner: AREESE HOLDINGS PROPRIETARY LIMITED, & MICHAEL ALEXANDER O'KEEFE Title Reference: CT 3807 / 26, 27, 39, 41 Grantee: PART OF 665 ACRES GTD TO S.W. ROBERTS & P.I. SINCLAIR	PLAN OF SURVEY by Surveyor... G. J. WALKEM of land situated in the LAND DISTRICT OF GLAMORGAN PARISH OF MEREDITH SCALE 1: 1000 MEASUREMENTS IN METRES	Registered Number: S.P.27921 Approved: 17 MAR 1986 Effective from: Acting Recorder of Titles
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u/r snc 15/1/86



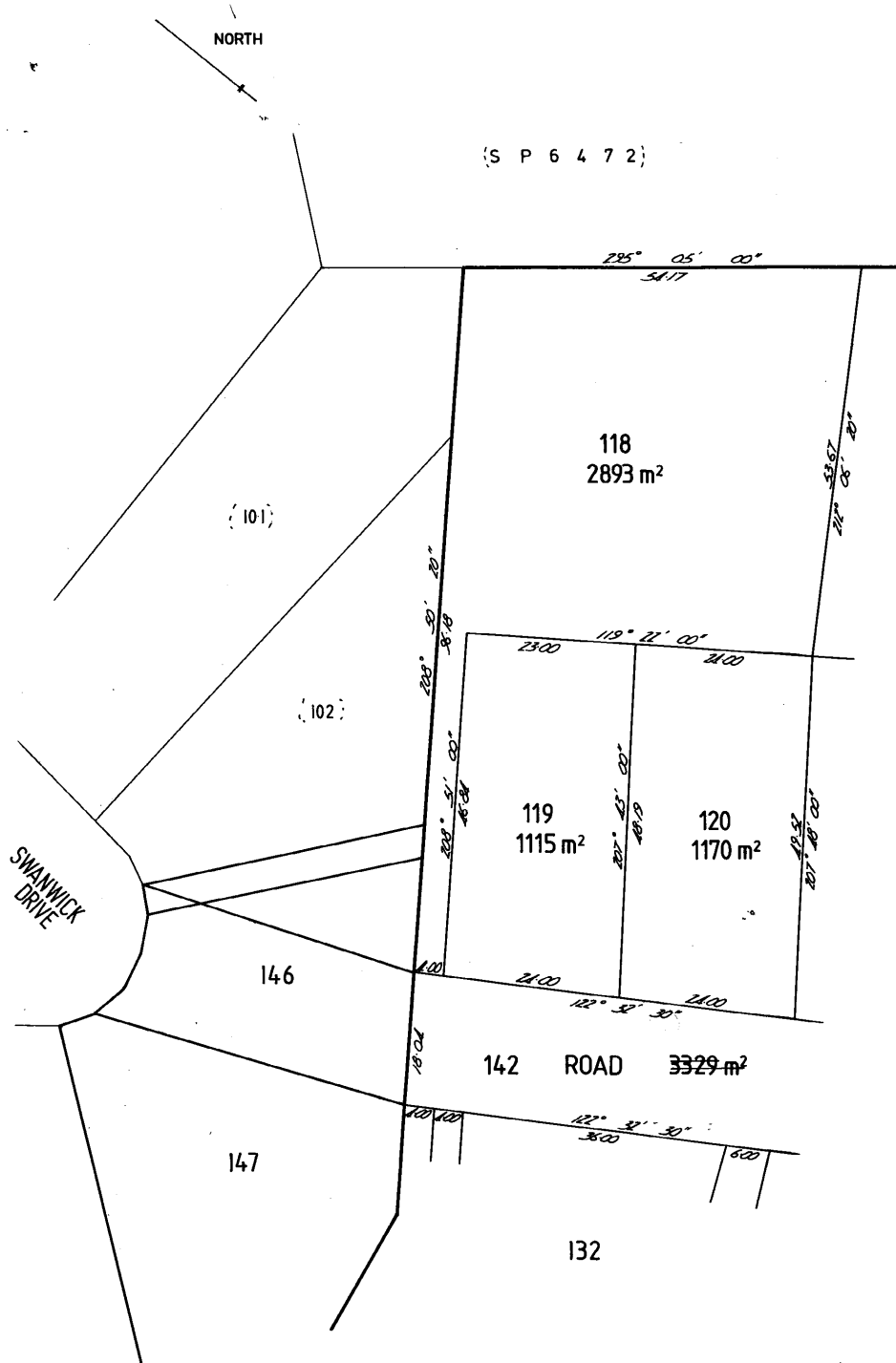
OSK 1109

<p>ANNEXURE SHEET No. 1 (of 5 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S.P27921</p>
<p>Signed for the purposes of identification</p>	<p>Surveyor... G. J. WALKEM</p>	<p>Scale 1: 500</p>
<p>Council Clerk: <i>X Walkem</i></p>	<p>Owner: AREESE HOLDINGS P/L & M. A. O'KEEFE</p> <p>Title Reference: C.T. 3801-26, 27, 39 & 41</p>	<p>Measurements in Metres</p>



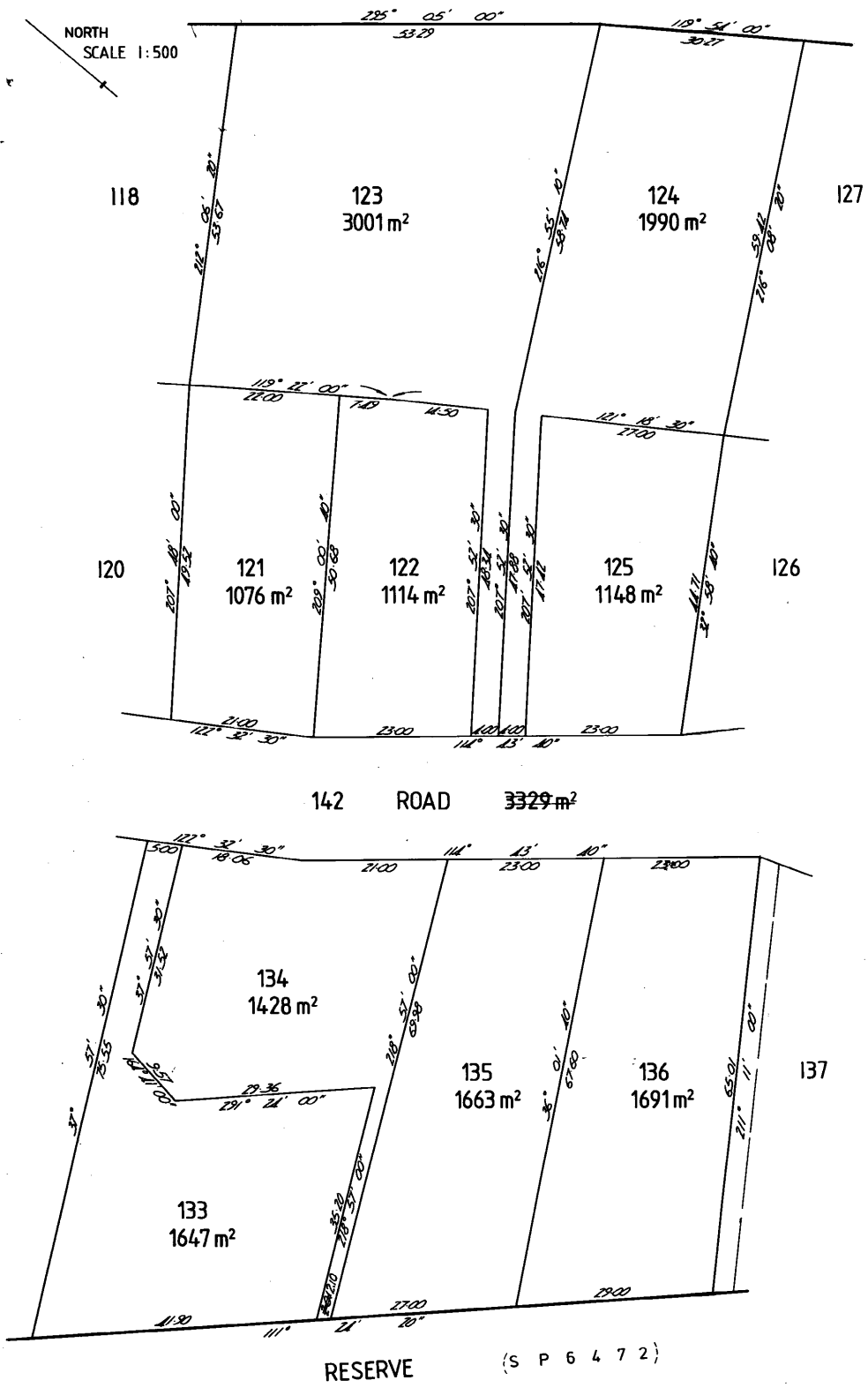
OSK 1109

<p>ANNEXURE SHEET No. 2 (of 5 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S.P27921</p>
<p>Signed for the purposes of identification</p>	<p>Surveyor: G. J. WALKEM</p>	<p>Scale 1: 500</p>
<p>Council Clerk: <i>X Walkem</i></p>	<p>Owner: ARRESE HOLDINGS P/L & M.A. O'KEEFE</p>	<p>Measurements in Metres</p>
<p>Title Reference: C.T. 3801 - 26, 27, 39 & 41</p>		



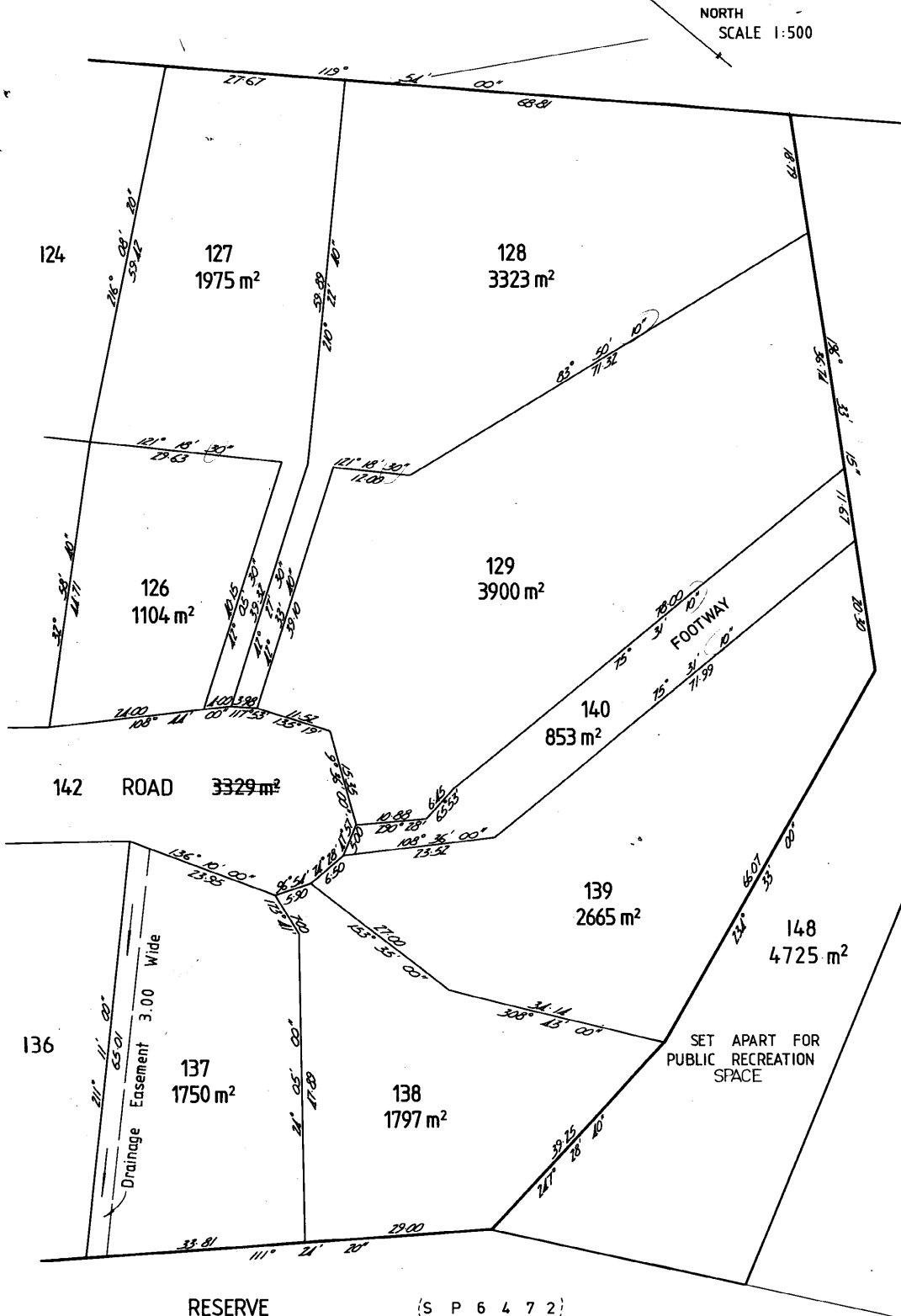
OS-K 1109

<p>ANNEXURE SHEET No. 3 (of 5 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S. P27921</p>
<p>Signed for the purposes of identification</p>	<p>Surveyor: G. J. WALKEM</p>	<p>Scale 1:</p>
<p>Council Clerk: <i>X [Signature]</i></p>	<p>Owner: AREESE HOLDINGS P/L & M.A. O'KEEFE</p>	<p>Measurements in Metres</p>
<p>Title Reference: C.T. 38.01 - 26, 27, 39 & 41</p>		



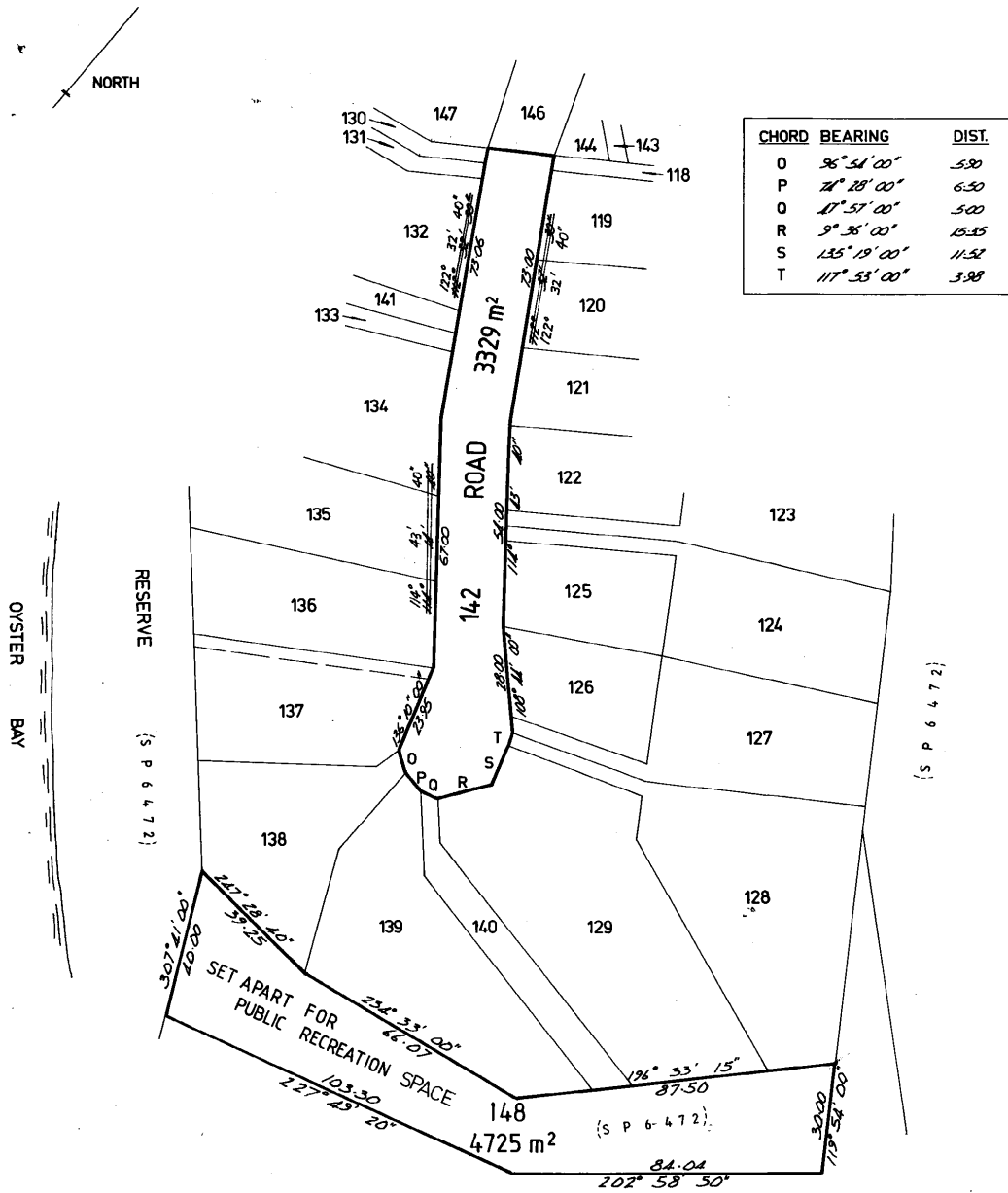
OSK 1109

<p>ANNEXURE SHEET No. 4 (of 5 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S.P27921</p>
<p>Signed for the purposes of identification Council Clerk: <i>X [Signature]</i></p>	<p>Surveyor: G. J. WALKEM Owner: AREESE HOLDINGS P/L & M. A. O'KEEFE Title Reference: C.T. 3607 - 26, 27, 39 & 41</p>	<p>Scale 1: Measurements in Metres</p>



OSK 1100

ANNEXURE SHEET No. 5 (of 5 annexures) to plan by Surveyor Signed for the purposes of identification Council Clerk: <i>X [Signature]</i>	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet. Surveyor: G. J. WALKEM	Registered Number: S. P27921
	Owner: AREESE HOLDINGS P/L & M. A. O'KEEFE Title Reference: C.T. 3807-26, 27, 39 & 41	Scale 1: 1000 Measurements in Metres



SEARCH OF TORRENS TITLE

VOLUME 27921	FOLIO 129
EDITION 12	DATE OF ISSUE 31-July-2015

SEARCH DATE : 28-Jan-2026

SEARCH TIME : 09.52 am

DESCRIPTION OF LAND

Parish of MEREDITH, Land District of GLAMORGAN
 Lot 129 on Sealed Plan [27921](#)
 Derivation : Part of 665 Acres Gtd. to S.W. Roberts & Anor.
 Prior CT [4246/47](#)

SCHEDULE 1

[M521606](#) TRANSFER to KENNETH JOHN PADGETT Registered
 31-July-2015 at 12.02 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP [27921](#) COVENANTS in Schedule of Easements
 SP [27921](#) FENCING COVENANT in Schedule of Easements
 SP [6472](#) FENCING PROVISION in Schedule of Easements
[E11607](#) MORTGAGE to Australia and New Zealand Banking Group
 Limited Registered 31-July-2015 at 12.03 pm

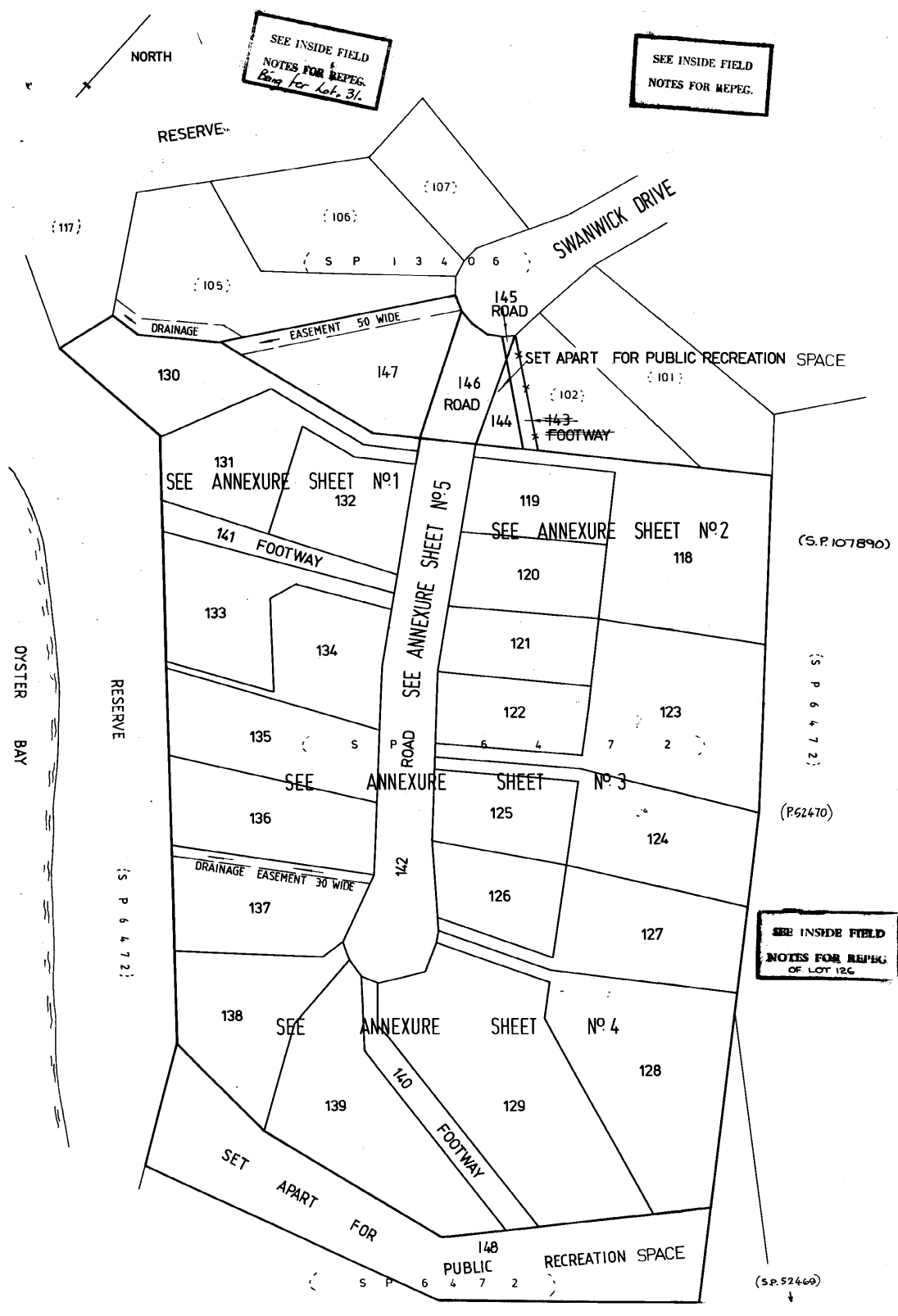
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SP 27921

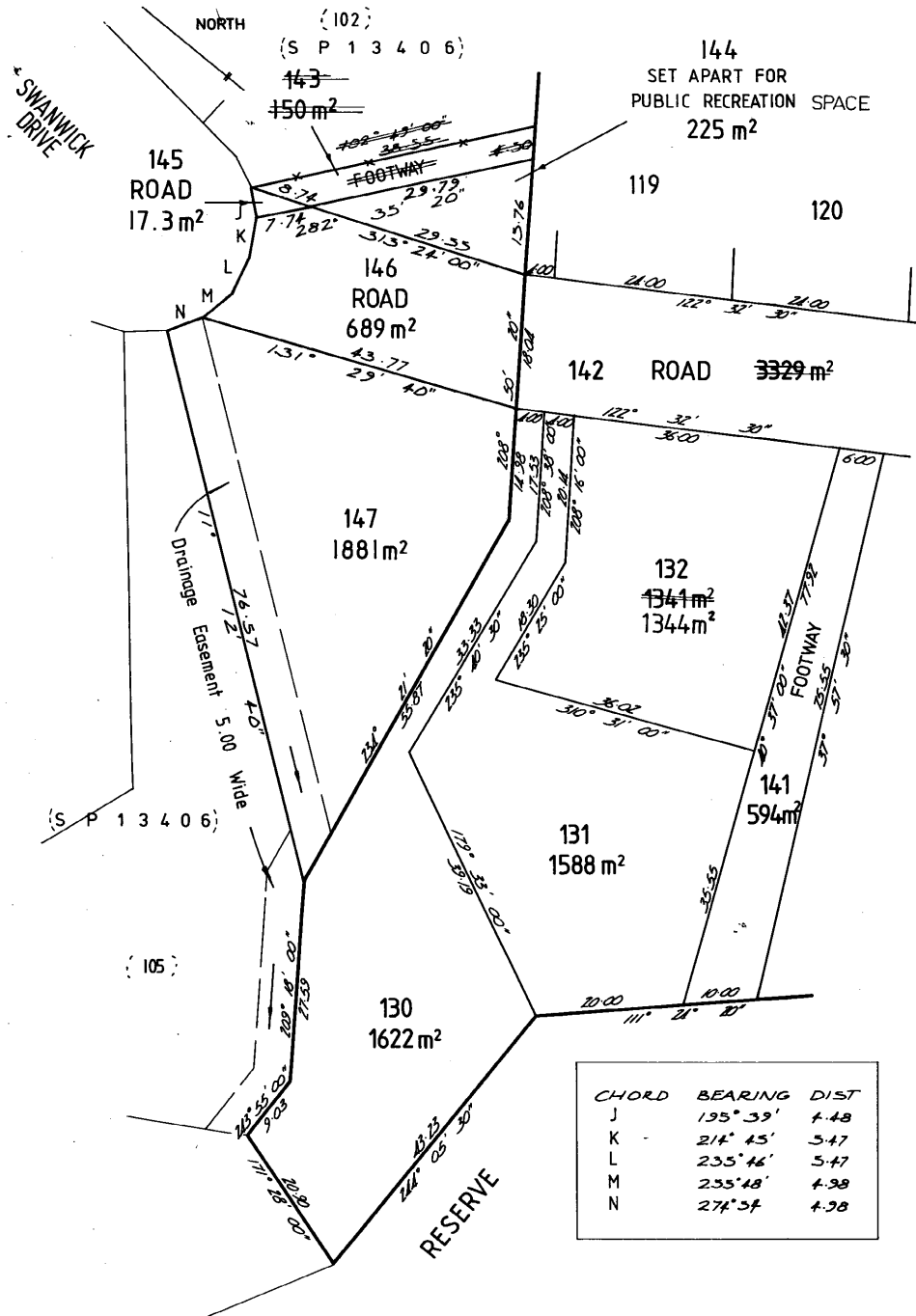
Owner: AREESE HOLDINGS PROPRIETARY LIMITED, & MICHAEL ALEXANDER O'KEEFE Title Reference: CT 3807 / 26, 27, 39, 41 Grantee: PART OF 665 ACRES GTD TO S.W. ROBERTS & P.I. SINCLAIR	PLAN OF SURVEY by Surveyor... G. J. WALKEM of land situated in the LAND DISTRICT OF GLAMORGAN PARISH OF MEREDITH SCALE 1: 1000 MEASUREMENTS IN METRES	Registered Number: S.P.27921 Approved: 17 MAR 1986 Effective from: Acting Recorder of Titles
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u/r snc 15/1/86



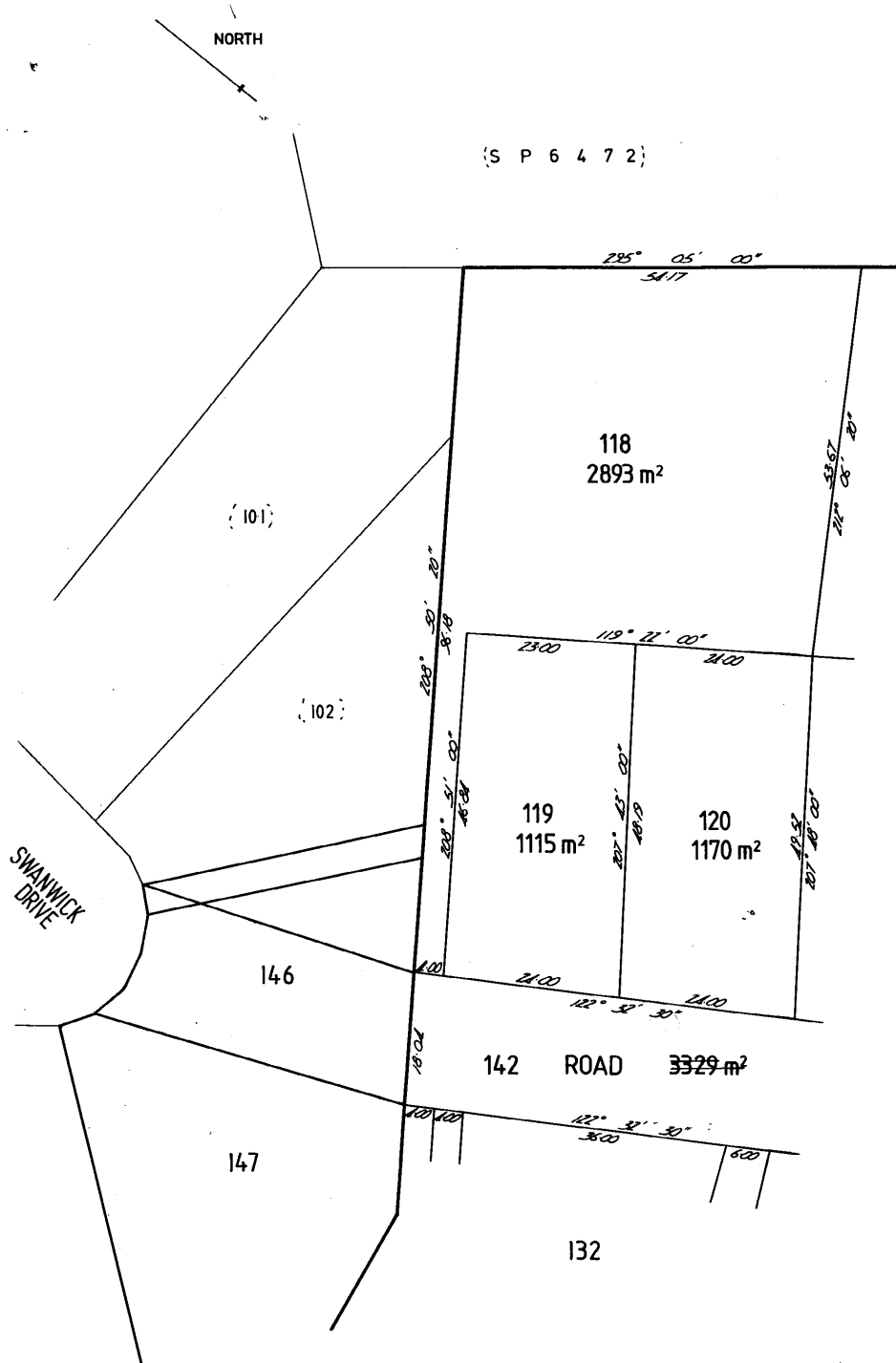
OSK 1109

<p>ANNEXURE SHEET No. 1 (of 5 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S.P27921</p>
<p>Signed for the purposes of identification</p>	<p>Surveyor... G. J. WALKEM</p>	<p>Scale 1: 500</p>
<p>Council Clerk: <i>X Walkem</i></p>	<p>Owner: AREESE HOLDINGS P/L & M. A. O'KEEFE</p>	<p>Measurements in Metres</p>
<p>Title Reference: C.T. 3801-26, 27, 39 & 41</p>		



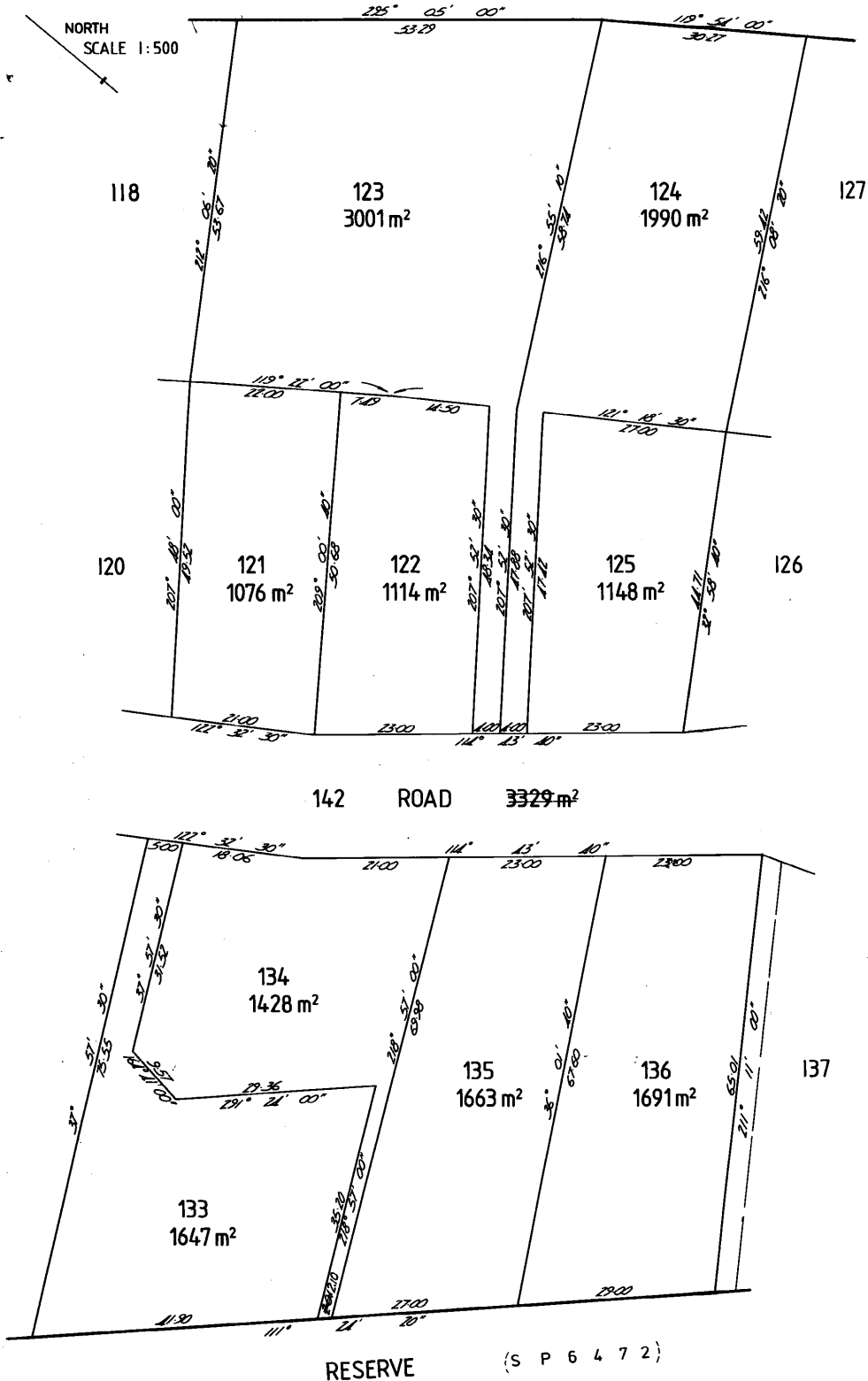
OSK 1109

<p>ANNEXURE SHEET No. 2 (of 5 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S.P27921</p>
<p>Signed for the purposes of identification</p>	<p>Surveyor: G. J. WALKEM</p>	<p>Scale 1: 500</p>
<p>Council Clerk: <i>X Walkem</i></p>	<p>Owner: ARRESE HOLDINGS P/L & M.A. O'KEEFE</p>	<p>Measurements in Metres</p>
<p>Title Reference: C.T. 3801 - 26, 27, 39 & 41</p>		



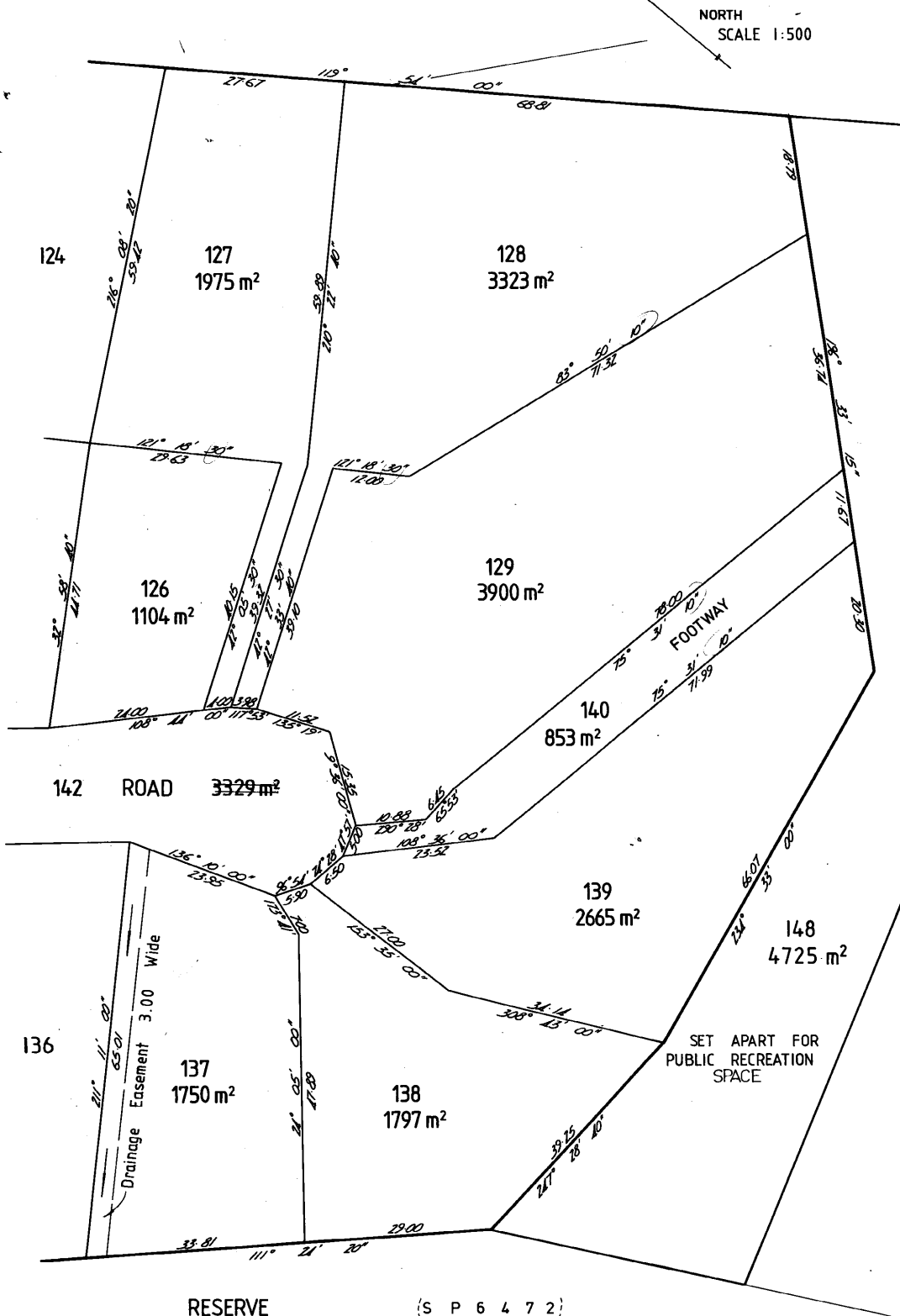
OS-K 1109

<p>ANNEXURE SHEET No. 3 (of 5 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S. P27921</p>
<p>Signed for the purposes of identification</p>	<p>Surveyor: <u>G. J. WALKEM</u></p>	<p>Scale 1:</p>
<p>Council Clerk: <i>X [Signature]</i></p>	<p>Owner: AREESE HOLDINGS P/L & M.A. O'KEEFE</p>	<p>Measurements in Metres</p>
<p>Title Reference: C.T. 38.01 - 26, 27, 39 & 41</p>		



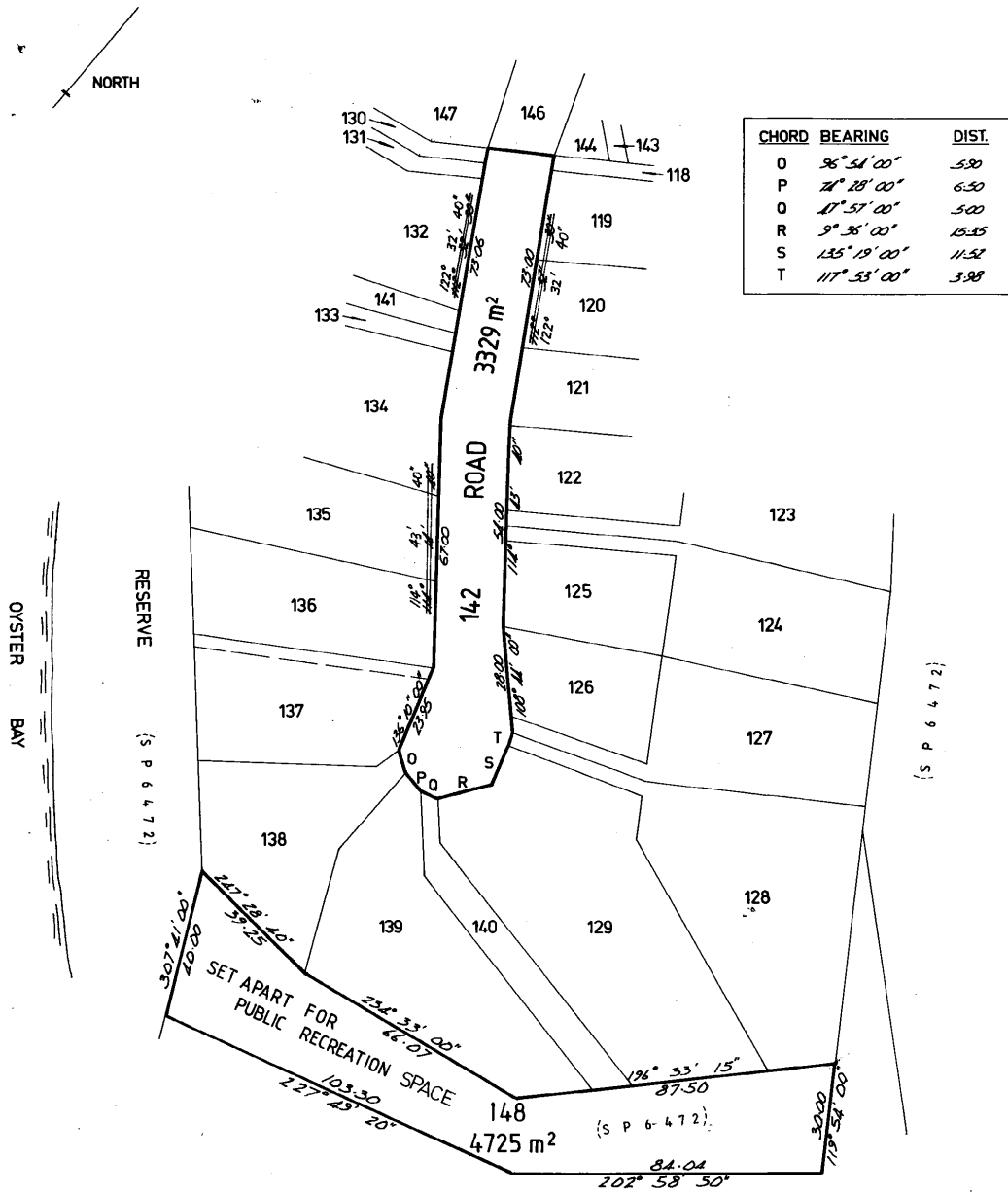
OSK 1109

<p>ANNEXURE SHEET No. 4 (of 5 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S.P27921</p>
<p>Signed for the purposes of identification Council Clerk: <i>X M. O'Keefe</i></p>	<p>Surveyor: G. J. WALKEM Owner: AREESE HOLDINGS P/L & M. A. O'KEEFE Title Reference: C.T. 3607 - 26, 27, 39 & 41</p>	<p>Scale 1: Measurements in Metres</p>



OSK 1100

ANNEXURE SHEET No. 5 (of 5 annexures) to plan by Surveyor	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet. Surveyor: <u>G. J. WALKEM</u>	Registered Number: S. P27921
		Scale 1: 1000
Signed for the purposes of identification Council Clerk: <u>X</u> <i>[Signature]</i>	Owner: <u>AREESE HOLDINGS P/L & M. A. O'KEEFE</u>	Measurements in Metres
Title Reference: <u>C.T. 3807-26, 27, 39 & 41</u>		



SEARCH OF TORRENS TITLE

VOLUME 143490	FOLIO 2
EDITION 4	DATE OF ISSUE 09-Nov-2018

SEARCH DATE : 28-Jan-2026

SEARCH TIME : 09.52 am

DESCRIPTION OF LAND

Parish of MEREDITH Land District of GLAMORGAN
 Lot 2 on Sealed Plan [143490](#)
 Derivation : Part of 655 acres Gtd. to S. W. Roberts and
 Johnson Sinclair
 Prior CT [139308/104](#)

SCHEDULE 1


[M721783](#) TRANSFER to KENNETH GEORGE PADGETT and OLIVER JOHN
 PADGETT Registered 09-Nov-2018 at noon

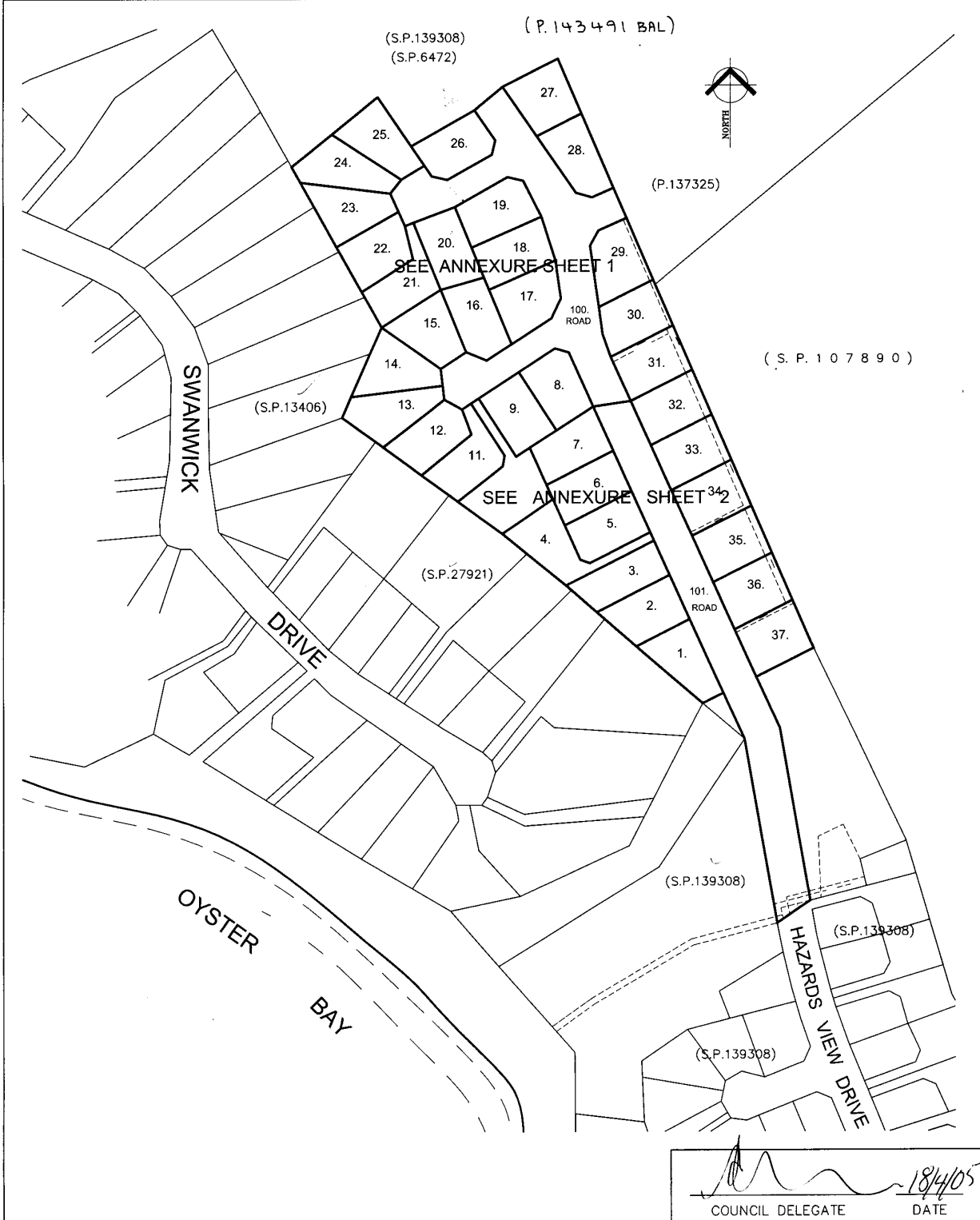
SCHEDULE 2

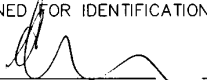
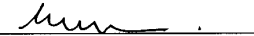
Reservations and conditions in the Crown Grant if any
 SP [143490](#) COVENANTS in Schedule of Easements
 SP [107890](#) SP [139308](#) & SP [143490](#) FENCING COVENANT in Schedule
 of Easements
 SP [6472](#) FENCING PROVISION in Schedule of Easements
[E157866](#) MORTGAGE to MyState Bank Limited Registered
 09-Nov-2018 at 12.01 pm

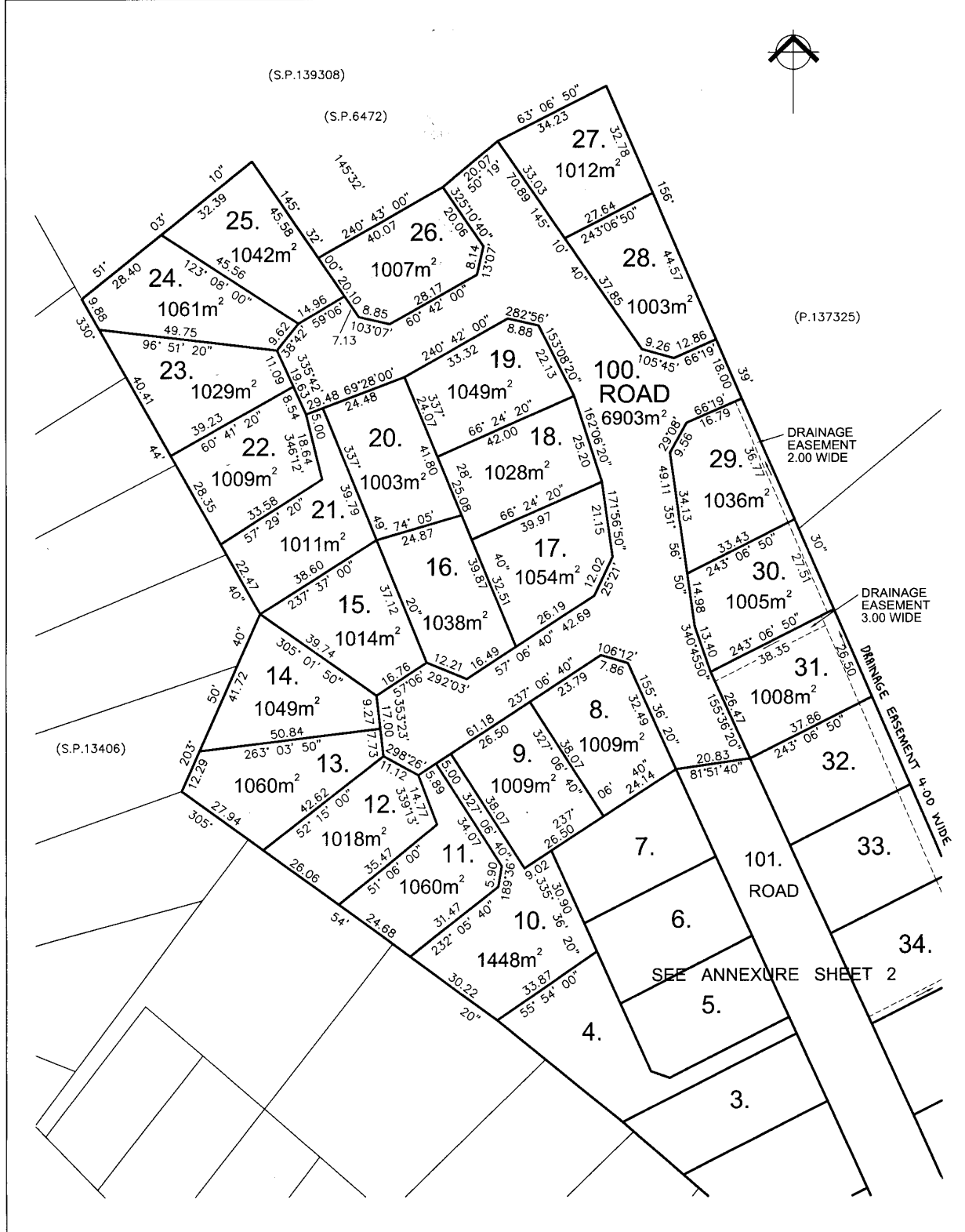
UNREGISTERED DEALINGS AND NOTATIONS

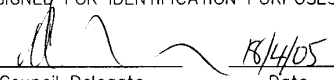
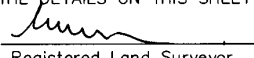
No unregistered dealings or other notations

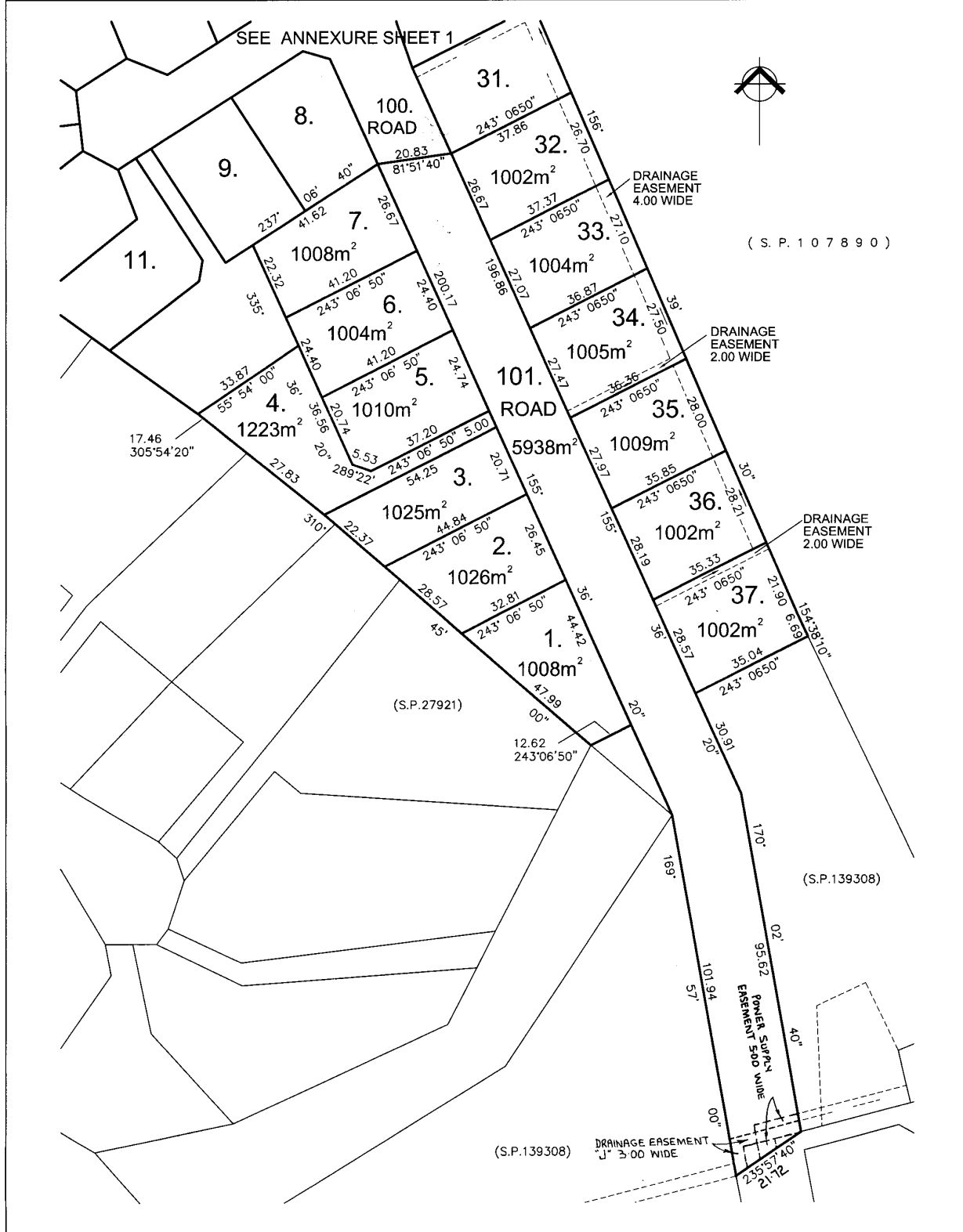
OWNER COOROOLINA PTY. LTD.		<p align="center">PLAN OF SURVEY</p> <p>BY SURVEYOR B.R. WOOLCOTT</p> <p>LOCATION</p> <p align="center">LAND DISTRICT OF GLAMORGAN PARISH OF MEREDITH</p>  <p align="center">G. J. WALKEM & CO.</p>		REGISTERED NUMBER SP143490
FOLIO REFERENCE C.T.139308-104				APPROVED EFFECTIVE FROM 22 APR 2005
GRANTEE PART OF 655 ACRES GRANTED TO SAMUEL WELLS ROBERTS AND JOHNSON SINCLAIR.		SCALE 1:2000	LENGTHS IN METRES	<p align="right"><i>Alice Kawa</i> Recorder of Titles</p>
MAPSHEET MUNICIPAL CODE No 112 (6033-11,21)	LAST UPI No FPB21	LAST PLAN No P.137325	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 2 SHEETS</p>	<p>OWNER COOROOLINA PTY. LTD. FOLIO REFERENCE C.T.139308-104 SCALE 1:1000 LENGTH IN METRES</p>	<p>Registered Number SP 143490</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES  Council Delegate Date 18/4/05</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET  Registered Land Surveyor Date 15.4.05</p>	<p>APPROVED EFFECTIVE FROM Recorder of Titles</p>



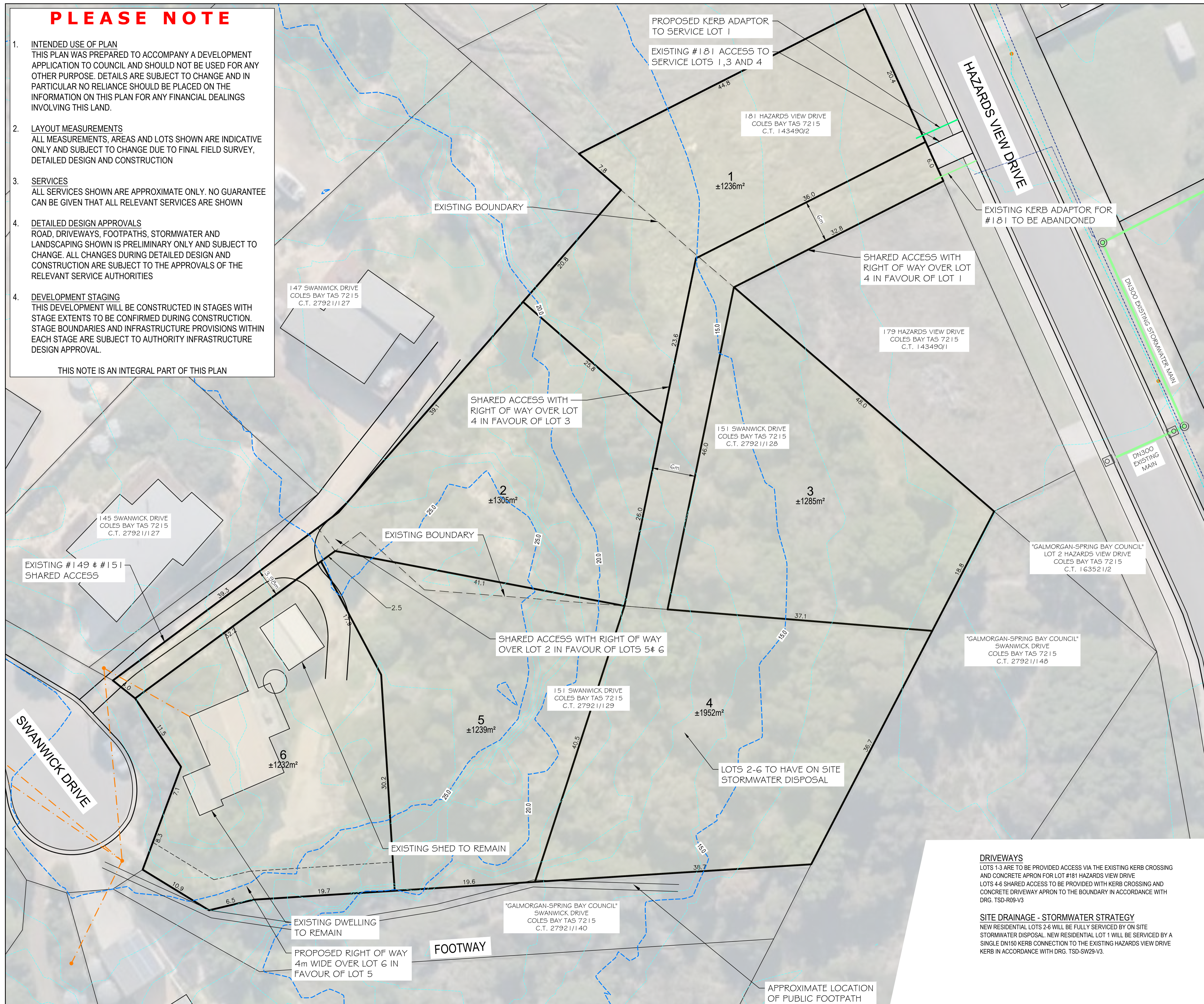
<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 2 SHEETS</p>	<p>OWNER COOROLINA PTY. LTD. FOLIO REFERENCE C.T.139308-104 SCALE 1:1000 LENGTH IN METRES</p>	<p>Registered Number SP143490</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES  Council Delegate Date 18/4/05</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN> THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET  Registered Land Surveyor Date 15.4.05</p>	<p>APPROVED EFFECTIVE FROM Recorder of Titles</p>



PLEASE NOTE

- INTENDED USE OF PLAN**
THIS PLAN WAS PREPARED TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. DETAILS ARE SUBJECT TO CHANGE AND IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THIS LAND.
- LAYOUT MEASUREMENTS**
ALL MEASUREMENTS, AREAS AND LOTS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO CHANGE DUE TO FINAL FIELD SURVEY, DETAILED DESIGN AND CONSTRUCTION
- SERVICES**
ALL SERVICES SHOWN ARE APPROXIMATE ONLY. NO GUARANTEE CAN BE GIVEN THAT ALL RELEVANT SERVICES ARE SHOWN
- DETAILED DESIGN APPROVALS**
ROAD, DRIVEWAYS, FOOTPATHS, STORMWATER AND LANDSCAPING SHOWN IS PRELIMINARY ONLY AND SUBJECT TO CHANGE. ALL CHANGES DURING DETAILED DESIGN AND CONSTRUCTION ARE SUBJECT TO THE APPROVALS OF THE RELEVANT SERVICE AUTHORITIES
- DEVELOPMENT STAGING**
THIS DEVELOPMENT WILL BE CONSTRUCTED IN STAGES WITH STAGE EXTENTS TO BE CONFIRMED DURING CONSTRUCTION. STAGE BOUNDARIES AND INFRASTRUCTURE PROVISIONS WITHIN EACH STAGE ARE SUBJECT TO AUTHORITY INFRASTRUCTURE DESIGN APPROVAL.

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN



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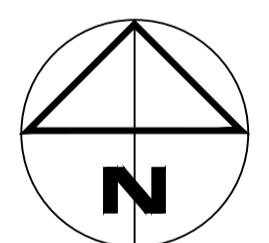
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QMS Certification Services

ISSUE	DATE	ISSUED FOR	REV.
01	15.07.25	FOR COMMENT	-
02	24.07.25	FOR DEVELOPMENT APPLICATION	A
03	05.09.25	FOR DEVELOPMENT APPLICATION	B
03	24.04.26	FOR DEVELOPMENT APPLICATION	C

LEGEND

- EXISTING UNDERGROUND ELECTRICAL (HV/LV)
- EXISTING OVERHEAD ELECTRICAL
- EXISTING STORMWATER MAIN



DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

PROJECT: PADGETT SUBDIVISION

AT: 151 SWANWICK DR & 181 HAZARDS VIEW DR COLES BAY
FOR: K.PADGETT

DRAWING: PROPOSAL PLAN

DESIGNED: E.A.S DRAWN: E.A.S CHECKED: M.C.V

SCALES: 1:250 AT A1 SIZE DRAWING SHEET

PROJECT No: 23.292 DRAWING No: Cp01 REV: C

DRIVEWAYS

LOTS 1-3 ARE TO BE PROVIDED ACCESS VIA THE EXISTING KERB CROSSING AND CONCRETE APRON FOR LOT #181 HAZARDS VIEW DRIVE
LOTS 4-6 SHARED ACCESS TO BE PROVIDED WITH KERB CROSSING AND CONCRETE DRIVEWAY APRON TO THE BOUNDARY IN ACCORDANCE WITH DRG. TSD-R09-V3

SITE DRAINAGE - STORMWATER STRATEGY

NEW RESIDENTIAL LOTS 2-6 WILL BE FULLY SERVICED BY ON SITE STORMWATER DISPOSAL. NEW RESIDENTIAL LOT 1 WILL BE SERVICED BY A SINGLE DN150 KERB CONNECTION TO THE EXISTING HAZARDS VIEW DRIVE KERB IN ACCORDANCE WITH DRG. TSD-SW29-V3.



Planning Report

6 Lot Subdivision

151 Swanwick Drive and 181
Hazards View Drive
Coles Bay



Document Control Record

Document prepared by:

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Document Control				6ty°			
Report Title:		Swanwick Subdivision					
Project Number:		23.292		Project Name:		Padgett Subdivision	
Client:		Padgett		Client Contact:		K. Padgett	
Revision:	Date:	Revision details:	Prepared by:	Reviewed by:			
1	21 January 2026	Draft V1	G. Walker	Client			
2	28 January 2026	Final	G. Walker				
3	19 February 2026	Response to RFI	J. Tyson				
4	10 April 2026	Response to RFI 2	G. Walker				
Current Revision:		4					

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1. Introduction

6ty° Pty Ltd has been engaged by **Kenneth Padgett** to prepare an application¹ for a 6-lot subdivision of land located at 151 Swanwick Drive and 181 Hazards View Drive, Coles Bay (**‘the site’**).

The purpose of this planning report is to provide a description and details of the proposed subdivision and an assessment of the application against the applicable standards of the *Tasmanian Planning Scheme* incorporating the Glamorgan Spring Bay *Local Provisions Schedule* (**‘the Scheme’**).

The planning report should be read in conjunction with the following plans prepared by 6ty° with **Project No. 23.292** and supporting reports listed in Table 1. Where there are discrepancies between the information included within this planning report and the drawings and documents listed in Table 1, the information contained in the drawings and documents listed in Table 1 prevails.

Table 1 - plans and supporting reports that form part of the application.

Drawing Title	Drawing No.	Revision	Date	Issue	Issued For
Proposal Plan	Cp01	B	5/9/2025	03	Development Application
Document	Prepared by		Date	Revision	Issued For
Bushfire Hazard Management Report	RMCG		1802/2026	3	Planning Approval
Preliminary On-site Wastewater and Stormwater Site Evaluation	GeoTon Pty Ltd		19/09/2025	Ab	Planning Approval

1.1 Planning Overview

The site² comprises a total of three (3) lots. Specific planning details associated with the site in Table 2 below.

Table 2 - Site specific planning details.

Address:	151 Swanwick Drive and 181 Hazards View Drive, Coles Bay		
Property Identification Number:	7288537 and 2602304		
Certificate of Title:	Volume	Folio	Figure 1 Reference
	27921	129	
	27921	128	
	143490	2	
Owner:	Kenneth John Padgett, Kenneth George Padgett and Oliver John Padgett		
Area:	8,260m ²		
Planning Instrument:	<i>Tasmanian Planning Scheme</i> - Glamorgan Spring Bay		
Applicable Zone:	Low Density Residential		
Applicable Overlay(s):	Bushfire-Prone Areas		
Applicable Code(s):	Bushfire-Prone Areas		
Applicable General Overlay(s):	Nil		

¹ means an application for a permit made under this planning scheme. Table 3.1, Scheme.

² means the lot or lots on which a use or development is located or proposed to be located. Table 3.1, Scheme.

Special Provisions:	7.10 Development Not Required to be Categorised into a Use Class
Proposed Use:	Nil
Proposed Development:	Subdivision of three (3) lots into six (6) lots
Application Status:	Discretionary

1.2 Site and Surrounding Area

1.2.1 Site Characteristics

All lots that comprise the site are illustrated and described in Figure 1 and Table 3.

Figure 1 - aerial image illustrating the location and spatial extent of each lot that together form the site.



Source: image and base data retrieved from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

Table 3 - details of each lot that together form the site.

Lot Reference	Title	Area	Condition	Gradient
	27921/129	3,894m ²	Existing dwelling and outbuilding with balance area comprising native coastal vegetation.	7-20° downhill in an easterly direction.
	27921/128	3,333m ²	Vacant lot comprising native coastal vegetation.	7-20° downhill in an east to south-easterly direction.

Lot Reference	Title	Area	Condition	Gradient
	143490/2	1,033m ²	Vacant lot comprising managed grassland.	4-6° downhill in a north-easterly direction

1.2.2 Surrounding Area

Land surrounding the site to the north, north-east, west and south-west comprises residential land including Swanwick Drive and Hazards View Drive which form part of the Swanwick which is a low density residential (unserviced) coastal hamlet. It adjoins a vacant lot to the north (183 Hazards View Drive) and two (2) single lots that each contain a (single) dwelling to the north-west (145 and 147 Swanwick Drive).

The site is positioned between Hazards View Drive to the north-east and the southern cul-de-sac bowl of Swanwick Drive to the south-west. Adjoining land to the south-west comprises a footway and adjoining land to the south-east comprises undeveloped and vegetated public reserve land. All adjoining land to the south of the site is under the authority of Glamorgan-Spring Bay Council and is used for pedestrian connectivity between Hazards View Drive and Swanwick Drive which are not otherwise connected.

2. Proposed Use and Development

The application is seeking planning approval for the subdivision of 3 lots into 6 lots. The configuration of the proposed new lots relative to the configuration of the existing 3 lots is indicatively illustrated in Figure 2. The proposed new lots are further described in Table 4.

Figure 2 - aerial image illustrating the indicative configuration of the proposed new lots relative to the configuration of the existing lots.



Source: image and base data retrieved from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

Table 4 - key features and characteristics of proposed lots.

Lot No.	Area	Frontage and Access			Stormwater Management	Wastewater Management
		Frontage	ROW	Width		
1	1,236m ²	✓	☒	20.4m	kerb adaptor	onsite
2	1,306m ²	✓	☒	4m	onsite	onsite
3	1,285m ²	☒	✓	6m	onsite	onsite
4	1,952m ²	✓	☒	6m	onsite	onsite
5	1,239m ²	☒	✓	4m	onsite	onsite
6	1,232m ²	✓	☒	26.9m	onsite	onsite

2.1 Staging

The most amount of flexibility with respect to the order in which lots are created and sealed is sought. In this regard, it is requested that each lot represents a single stage in its own right.

Notwithstanding this, it is likely that the proposed subdivision will be undertaken in a main stage that will include the following 'super lots':

- Super lot 1: comprised of proposed Lots 1, 3 and 4;
- Super lot 2: comprised of proposed Lots 2, 5 and 6.

These stages are illustrated in Figure 3. The super lots have been considered within the Bushfire Hazard Management Report.

Figure 3 - aerial image illustrating the configuration of the staging for the two 'super lots'.



Source: image and base data retrieved from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

It is envisaged that any of the remaining 3 lots in each 'super lot' of Stages 1 and 2 can be created and sealed at any time thereafter.

The creation and sealing of any lot (in any stage) would be subject to satisfactorily complying with all servicing (or other) conditions required by the grant of any permit by Council.

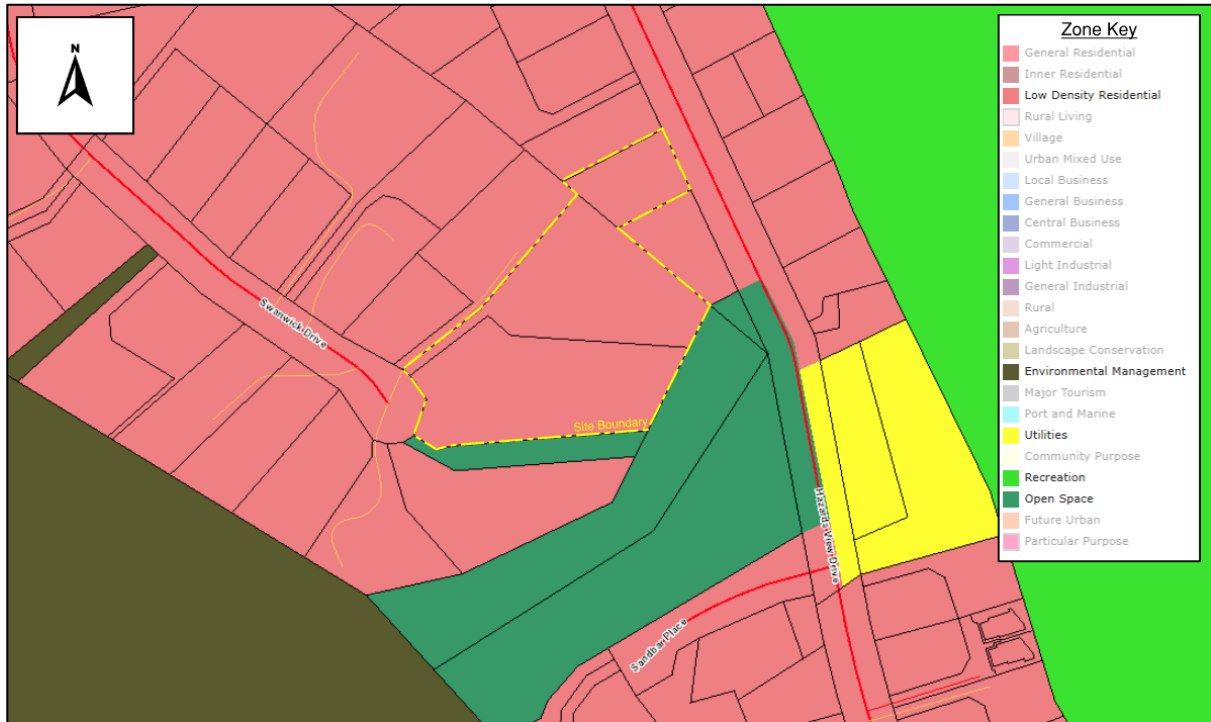
Regarding the access for lots 2, 5 & 6, the BHMP requires a minimum access width of 5m. As the access strip that forms part of Lot 2 is only 3.98m-4m wide, it will be necessary for the shared right of way for these lots to extend over part of Lot 6 to achieve the 5m width. A section of the access ramp to the existing dwelling (CT27921/129) and the shed will need to be removed to accommodate this. These works are included in this application. Access over the adjoining property (147 Swanwick Drive) is not required or included in the application.

3. Scheme Controls

3.1 Zone

The zoning of the site and surrounding land is illustrated in Figure 4.

Figure 4 - zone map illustrating the land zone of the site and surrounding area.

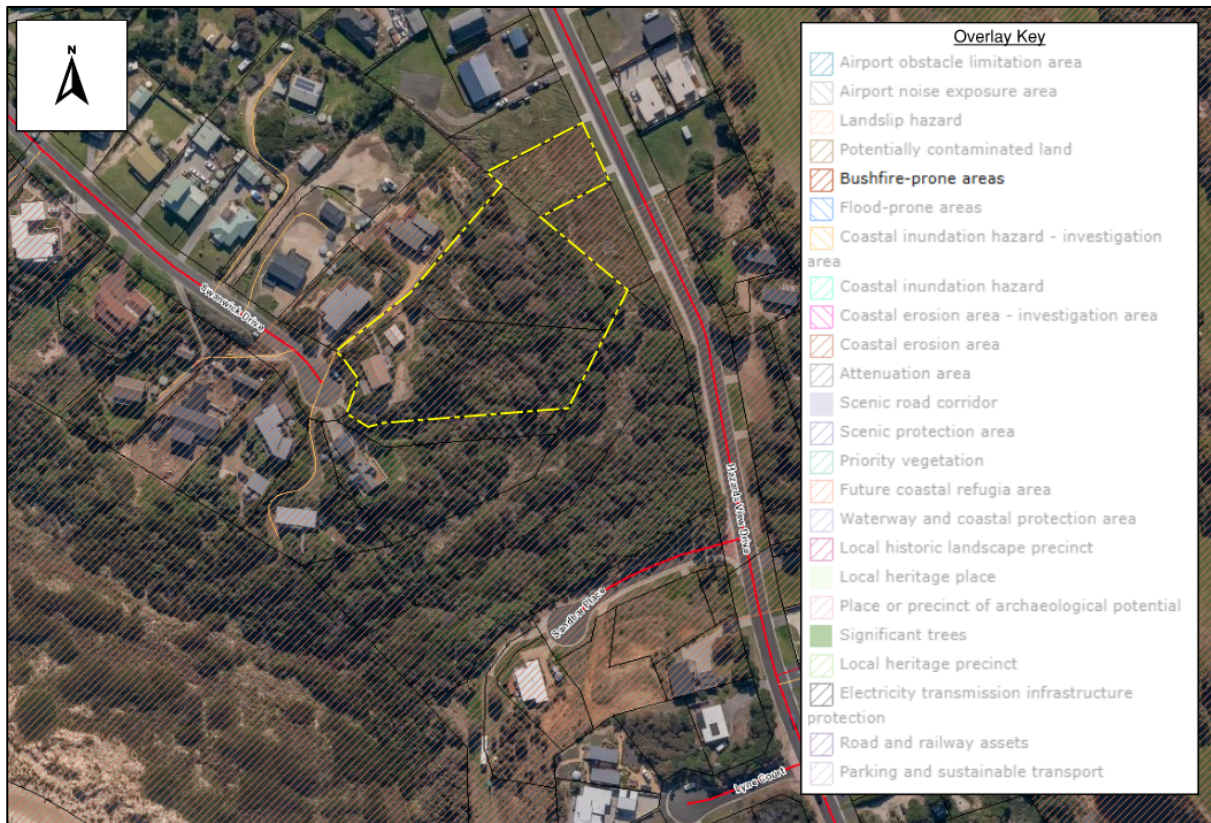


Source: image and base data retrieved from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

3.2 Scheme Overlays

The extent to which the Scheme overlay maps apply, or are in proximity to the site is illustrated in the figures under respective overlay headings.

3.2.1 Bushfire-Prone Areas



Source: image and base data retrieved from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

3.2.2 Priority Vegetation and Waterway and Coastal Protection Area



Source: image and base data retrieved from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

4. Statutory Planning Assessment

The following section provides a detailed assessment of the proposed development against applicable standards of the *Tasmanian Planning Scheme* incorporating the *Glamorgan Spring Bay Local Provisions Schedule*.

4.1 Categorisation of Use

Pursuant to clause 6.2.6 of the Scheme, development for the purposes of subdivision is not required to be categorised into a Use Class listed in Table 6.2 of the Scheme.

4.2 General Provisions

4.2.1 Clause 7.10 Development not required to be categorised into a use class

7.10 Development Not Required to be Categorised into a Use Class	
7.10.2	An application must only be approved under sub-clause 7.10.1 if there is no unreasonable detrimental impact on adjoining uses or the amenity of the surrounding area.
<p>Response:</p> <p>The application involves the subdivision of existing lots within the coastal hamlet of Swanwick. The proposed subdivision represents infill development (or consolidation) of an established residential settlement.</p> <p>The proposed subdivision involves subdivision of land to create 6 residential lots. Whilst the proposed subdivision is not required to be categorised into a Use Class pursuant to clause 6.2.6 of the Scheme, the new lots are intended to be developed for residential use in the form of either single or multiple dwellings.</p> <p>The future use of the proposed new lots will therefore be compatible with adjoining uses and the amenity of the surrounding area which is predominately characterised by residential use and development.</p>	
7.10.3	In exercising its discretion under sub-clauses 7.10.1 and 7.10.2 of this planning scheme, the planning authority must have regard to:
Subclause	Response
(a) the purpose of the applicable zone.	<p><u>Low Density Residential Zone</u></p> <p>The proposed subdivision is consistent with the purpose of the Low Density Residential zone insofar as it will create new lots that are capable of accommodating residential use and development where full infrastructure services are not available. The proposed lots will create further opportunity for a range of dwelling types within a residential consolidated form of the coastal hamlet of Swanwick.</p>
(b) the purpose of any applicable code.	<p><u>Bushfire-Prone Areas Code</u></p> <p>The proposed subdivision is consistent with the purpose of the Bushfire-Prone Areas Code insofar</p>

	as the bushfire hazard management, prepared by an accredited person, satisfies the acceptable solutions of the applicable Standards of the Bushfire-Prone Areas Code ensuring that the proposed subdivision has been appropriately designed, located and serviced to reduce the risk to human life and property, and the cost to the community, caused by bushfires.
(c) any relevant local area objectives.	The site is not subject to any local area objectives.
(d) the purpose of any applicable specific area plan.	The site is not subject to a specific area plan.

4.3 Low Density Residential Zone

4.3.1 Table 10.2

The application does not involve use.

4.3.2 Use Provisions

The application does not involve use.

4.3.3 Development Provisions for Dwellings

The application does not involve development for dwellings.

4.3.4 Development Provisions for Non-Dwellings

The application does not involve development for non-dwellings.

4.3.5 Development Provisions for Subdivision

10.6 Development Standards for Subdivision			
Standard	Assessment	Compliance	
10.6.1 Lot design			
A1	Each lot, or a lot proposed in a plan of subdivision must: <ul style="list-style-type: none"> (a) have an area of not less than 1,500m²: (i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> a. all setbacks required by clause 10.4.3 A1 and A2; and b. easements or other title restrictions that 	<p>All lots, except for proposed Lot 4 (1,952m²) will have an area less than 1,500m².</p> <p>Each proposed lot is able to contain a 10m by 15m building envelope within an area of each lot that has a gradient not steeper than 1 in 5 (20%) (refer to Figure 5). The building envelopes can be contained within a position on each lot that complies with all setbacks required by clause 10.4.3 A1 and A2 and that will be located outside all future title restrictions (such as the proposed right of ways).</p>	<p>Relies on Performance Criteria</p> <p>Complies with Acceptable Solution</p>

10.6 Development Standards for Subdivision

Standard		Assessment	Compliance
	<p>limit or restrict development; and</p> <p>(ii) existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2;</p> <p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>The existing buildings to be contained on proposed Lot 6 will be setback from proposed new boundaries distances that are consistent with the setback required by clause 10.4.3 A1 and A2 (refer to Figure 5).</p> <p>The proposed subdivision is not required for public use by the Crown, a council or a State authority.</p> <p>The proposed subdivision is not required for the provision of Utilities.</p> <p>The proposed subdivision is not for the consolidation of a lot with another lot.</p>	<p>Complies with Acceptable Solution</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>
A2	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 20m.	Only proposed Lots 1 and 6 will be provided with a frontage boundary that will have a minimum width of 20m.	Relies on Performance Criteria
A3	Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	Each proposed lot will be serviced with an existing access that has been constructed to the satisfaction of Council being the road authority for Swanwick Drive and Hazards View Drive.	Complies with Acceptable Solution
11.5.2 Roads			
A1	The subdivision includes no new roads.	The proposed subdivision does not involve a new road.	Not Applicable
11.5.3 Services			
A1	<p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:</p> <p>(a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or</p> <p>(b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service,</p>	<p>The site is not located within 30m of a full water supply service.</p> <p>The site is not located within 30m of a limited water supply service.</p>	<p>Not Applicable</p> <p>Not Applicable</p>

10.6 Development Standards for Subdivision		
Standard	Assessment	Compliance
	unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.	Not Applicable
A2	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	Relies on Performance Criteria
A3	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	Relies on Performance Criteria

Figure 5 - aerial image illustrating proposed subdivision compliance with Acceptable Solution 10.6.1 A1(a)(i)(a).



Source: image and base data retrieved from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

4.4 Code Applicability Overview

An overview as to the applicability of Scheme codes is provided below.

Scheme Code Applicability Overview			
Clause	Code Application	Assessment	Applicability
C1.0 Signs Code			
C1.2.1	Unless otherwise stated in a particular purpose zone, this code applies to all development for signs, unless the following clauses apply: (a) C1.4.2; or (b) C1.4.3.	The application does not involve any signage.	Not Applicable
C2.0 Parking and Sustainable Transport Code			
C2.2.1	Unless stated otherwise in a particular purpose zone, or sub-clause C2.2.2, C2.2.3 or C2.2.4, this code applies to all use and development.	The Parking and Sustainable Transport Code applies to all use and development. On the other hand, the application does not include any new vehicle access or car parking infrastructure. Accordingly, the standards within the Car Parking and Sustainable Transport Code do not deal with matters that could affect or could be affected by the application. It is therefore submitted that the standards of the Car Parking and Sustainable Transport Code are not applicable standards in accordance with clause 5.6.2(c) of the Scheme.	Not Applicable
C3.0 Road and Railway Assets Code			
C3.2.1	This code applies to a use or development that: (a) will increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an existing vehicle crossing or private level crossing; (b) will require a new vehicle crossing, junction or level crossing; or (c) involves a subdivision or habitable building within a road or railway attenuation area if for a sensitive use.	The application does not involve use and will not result in an increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an existing vehicle crossing or private level crossing. The application does not require a new vehicle crossing, junction or level crossing. The site is not located within a road or railway attenuation area.	Not Applicable Not Applicable Not Applicable
C4.0 Electricity Transmission Infrastructure Protection Code			
C4.2.1	This code applies to use or development of land within the following areas: (b) electricity transmission corridor, and if for:	The application does not involve development within an electricity transmission corridor.	Not Applicable

Scheme Code Applicability Overview			
Clause	Code Application	Assessment	Applicability
	<ul style="list-style-type: none"> (i) buildings or works; (ii) a sensitive use contained within a building; (iii) use listed in Table 4.1; or (iv) subdivision; and 		
	<p>(c) communications station buffer area, and if for:</p> <ul style="list-style-type: none"> (i) buildings or works; or (ii) subdivision; and 	The application does not involve development within a communications station buffer area.	Not Applicable
	<p>(d) substation facility buffer area, and if for:</p> <ul style="list-style-type: none"> (i) a sensitive use contained within a building; (ii) a use listed in Table C4.1; (iii) buildings or works within 5m of a substation facility; or (iv) subdivision. 	The application does not involve development within a substation facility buffer area.	Not Applicable
C5.0 Telecommunications Code			
C5.2.1	Unless otherwise stated in a particular purpose zone, this code applies to all development for telecommunication facilities.	The application does not involve development for a telecommunications facility.	Not Applicable
C6.0 Local Historic Heritage Code			
C6.2.1	<p>This code applies to:</p> <p>(a) development on land within any of the following, as defined in this code:</p> <ul style="list-style-type: none"> (i) a local heritage place; (ii) a local heritage precinct; (iii) a local historic landscape precinct; 	<p>The site is not identified as a local heritage place.</p> <p>The site is not located within a local heritage precinct.</p> <p>The site is not located within a local historic landscape precinct.</p>	<p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>

Scheme Code Applicability Overview			
Clause	Code Application	Assessment	Applicability
	(iv) for excavation only, a place or precinct of archaeological potential; and	The site is not identified as a place or precinct of archaeological potential.	Not Applicable
	(b) the lopping, pruning, removal or destruction of a significant tree as defined in this code.	The application does not involves the lopping, pruning, removal or destruction of a significant tree.	Not Applicable
C7.0 Natural Assets Code			
C7.2.1	This code applies to development on land within the following areas:		
	(a) a waterway and coastal protection area;	The site is not subject to a waterway and coastal protection area.	Not Applicable
	(b) a future coastal refugia area; and	The site is not subject to a future coastal refugia area.	Not Applicable
	(c) a priority vegetation area only if within the following zones.	The site is not subject to a priority vegetation area.	Not Applicable
C9.0 Attenuation Code			
C9.2.1	This code applies to:		
	(a) activities listed in Tables C9.1 and C9.2;	The application does not involve an activity listed in Tables C9.1 or C9.2.	Not Applicable
	(b) sensitive uses; and	The application does not involve use pursuant to clause 6.2.6 of the Scheme.	Not Applicable
	(c) subdivision if it creates a new lot where a sensitive use could be established, within an attenuation area.	The application involves subdivision of land for the purposes of facilitating future sensitive uses. Notwithstanding this, the site is not located within a known attenuation area.	Not Applicable
C10.0 Coastal Erosion Hazard Code			
C10.2.1	This code applies to:		
	(a) use and development of land within a coastal erosion hazard area; or	The site is not located within a coastal erosion hazard area.	Not Applicable
	(b) development identified in a report, that is lodged with an application, or required in response to a request under section 54 of the Act, as located on an actively mobile landform within the coastal zone.	The site is not located within the coastal zone.	Not Applicable
C11.0 Coastal Inundation Hazard Code			

Scheme Code Applicability Overview			
Clause	Code Application	Assessment	Applicability
C11.2.1	This code applies to use and development of land within a coastal inundation hazard area.	The site is not located within a coastal erosion hazard area.	Not Applicable
C12.0 Flood-Prone Areas Hazard Code			
C12.2.1	This code applies to development of land within a flood-prone hazard area.	the area of the site that involves the creation of proposed new residential lots is not located within a flood-prone hazard area.	Not Applicable
C12.2.2	This code applies to use of land within a flood-prone hazard area if for: (a) a change of use that converts a non-habitable building to a habitable building; or (b) a new habitable room within an existing building.	the area of the site that involves the creation of proposed new residential lots is not located within a flood-prone hazard area.	Applicable
C13.0 Bushfire-Prone Areas Code			
C13.2.1	This code applies to: (a) subdivision of land that is located within, or partially within, a bushfire-prone area; and (b) a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use.	The application involves the subdivision of land within a bushfire-prone area. The application does not involve use of land pursuant to clause 6.2.6 of the Scheme.	Applicable Not Applicable
C14.0 Potentially Contaminated Land Code			
C14.2.1	This code applies to a sensitive use, a use listed in a Use Class in Table C14.1 as one of the specified uses, or development, on land that: (a) is shown on an overlay map in the relevant Local Provisions Schedule as within an area of potentially contaminated land; (b) the planning authority knows to have been used for a potentially contaminating activity, by reference to: (i) a notice issued in accordance with Part 5A of the <i>Environmental Management and</i>	The site is not shown on an overlay map as within an area of potentially contaminated land. The site is not known to have been used for a potentially contaminating activity.	Not Applicable Not Applicable

Scheme Code Applicability Overview			
Clause	Code Application	Assessment	Applicability
	<p><i>Pollution Control Act 1994</i>; or</p> <p>(ii) a previous permit;</p> <p>(c) the planning authority reasonably suspects may be contaminated by reference to:</p> <p>(i) a notice in accordance with Part 5A of the <i>Environmental Management and Pollution Control Act 1994</i>; or</p> <p>(ii) advice from the Director that it is likely that contamination has migrated onto the land; or</p> <p>(d) has been identified as having been used, or may have been used, for a potentially contaminating activity, or as land onto which it is likely that contamination from a potentially contaminating activity has migrated:</p> <p>(i) in a report lodged with the application; or</p> <p>(ii) in a report prepared by a site contamination practitioner in response to a request under section 54 of the Act.</p>	<p>The site is not known to have been used for a potentially contaminating activity.</p> <p>The site is not known to have been used for a potentially contaminating activity.</p>	<p>Not Applicable</p> <p>Not Applicable</p>
C15.0 Landslip Hazard Code			
C15.2.1	<p>This code applies to:</p> <p>(a) use or development of land within a landslip hazard area;</p>	<p>The site is not subject to a landslip hazard area.</p>	<p>Not Applicable</p>
C16.0 Safeguarding of Airports Code			
C16.2.1	<p>This code applies to:</p> <p>(a) a sensitive use within an airport noise exposure area; and</p>	<p>The application does not involve use pursuant to clause 6.2.6 of the Scheme and the site is not located within an airport noise exposure area.</p>	<p>Not Applicable</p>

Scheme Code Applicability Overview			
Clause	Code Application	Assessment	Applicability
	(b) development within an airport obstacle limitation area.	The site is not located within an airport obstacle limitation area.	Not Applicable

4.5 Bushfire-Prone Areas Code

An assessment of the applicable standards of the Bushfire-Prone Areas Code is provided below.

4.5.1 Use Provisions

The application does not involve use.

4.5.2 Development Provisions for Subdivision

The application is accompanied by a Bushfire Hazard Management Report ('**BHMR**') which incorporates a Bushfire Hazard Management Plan ('**BHMP**') prepared by Michael Tempest who is an accredited person ('**Accredited Person**') under Part 4A of the *Fire Service Act 1979* (Accreditation No. BFP-153).

C13.6 Development Standards for Subdivision			
Standard	Assessment	Compliance	
C13.6.1 Provision of hazard management areas			
A1	(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or	An Accredited Person has not certified that there is an insufficient risk from bushfire to warrant the provision of hazard management areas as part of the proposed subdivision.	Not Applicable
	(b) The proposed plan of subdivision:		
	(i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage or a staged subdivision;	The entire area of the site that involves the creation of new residential lots is located within a bushfire-prone area. The BHMR and BHMP has been prepared on the basis that the proposed subdivision will be completed in a single stage. Notwithstanding this, contingencies have been built into the BHMP to provide flexibility with respect to completing the subdivision in the two 'super lot' stages in order to manage bushfire risk on a temporary basis.	Complies with Acceptable Solution
	(ii) shows the building area for each lot;	The BHMP shows a building area for each proposed residential lot.	Complies with Acceptable Solution

C13.6 Development Standards for Subdivision

Standard	Assessment	Compliance
<p>(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 AS 3959: 2018 <i>Construction of buildings in bushfire-prone areas</i>; and</p>	<p>The BHMP has determined that HMA's are unable to be achieved via the Acceptable Solution.</p>	<p>Relies on Performance Criteria</p>
<p>(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 AS 3959: 2018 <i>Construction of buildings in bushfire-prone areas</i>; and</p>	<p>The BHMP has determined that HMA's are unable to be achieved via the Acceptable Solution.</p>	<p>Relies on Performance Criteria</p>
<p>(c) if hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</p>	<p>Hazard management areas are not required to be located on land external to the proposed subdivision.</p>	<p>Not Applicable</p>

C13.6.2 Public and fire fighting access

A1	<p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or</p>	<p>An Accredited Person has not certified that there is an insufficient risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting.</p>	<p>Not Applicable</p>
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C13.6 Development Standards for Subdivision

Standard	Assessment	Compliance
<p>(b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas, is included in the bushfire hazard management plan that:</p> <p>(i) demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3; and</p> <p>(ii) is certified by the TFS or an accredited person.</p>	<p>The BHMP shows the layout of the location of property accesses to building areas of individual lots.</p> <p>Regarding the access for lots 2, 5 & 6, the BHMP requires a shared Right of Way (ROW) that is 5m wide. As the access strip that forms part of Lot 2 is only 3.98-4m wide, it will be necessary for the shared ROW to extend over part of Lot 6 to achieve the 5m width. A section of the access ramp to the existing dwelling (CT27921/129) and at least part of the shed will need to be removed to accommodate construction of the new shared access to a 5m width. Access over the adjoining property (147 Swanwick Drive) is not required.</p> <p>The BHMP certifies that all proposed roads comply with the requirements of Table C13.1 and all proposed property accesses comply with the requirements of Table C13.2</p> <p>The BHMP is certified by an Accredited Person.</p>	<p>Complies with Acceptable Solution</p> <p>Complies with Acceptable Solution</p> <p>Complies with Acceptable Solution</p>

C13.6.3 Provision of water supply for fire fighting purposes

A1	<p>In areas serviced with reticulated water by the water corporation:</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes;</p> <p>(b) A proposed plan of subdivision showing the layout of hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table C13.4; or</p>	<p>The site is not located within an area that is serviced with reticulated water by TasWater.</p>	<p>Applies</p> <p>Not Applicable</p> <p>Not Applicable</p>
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C13.6 Development Standards for Subdivision

Standard	Assessment	Compliance
<p>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</p>		Not Applicable
<p>A2</p> <p>In areas that are not serviced by reticulated water by the water corporation:</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes;</p> <p>(b) 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</p> <p>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</p>	<p>The site is located within an area that is not serviced with reticulated water by TasWater.</p> <p>An Accredited Person has not certified that there is an insufficient risk from bushfire to warrant the provision of a water supply for fire fighting purposes.</p> <p>An Accredited Person has certified that the demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table C13.5.</p> <p>The BHMP demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</p>	<p>Not Applicable</p> <p>Complies with Acceptable Solution</p> <p>Complies with Acceptable Solution</p>

5. Performance Criteria Assessment

5.1 Performance Criteria 10.6.1 P1

10.6.1 Lot design	
Objective That each lot: <ul style="list-style-type: none"> (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; and (c) contains areas which are suitable for residential development. 	
Performance Criteria P1	Assessment
Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: <ul style="list-style-type: none"> (a) the relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) adequate provision of private open space; (e) the pattern of development existing on established properties in the area; and 	Each proposed residential lot within the plan of subdivision will have sufficient useable area and dimensions suitable of their intended residential use, having regard to the following: <ul style="list-style-type: none"> Each proposed residential lot will be provided with sufficient area to contain a 10m by 15m building envelope (being representative of a building area for a future dwelling) within a position that will satisfy the building setback requirements prescribed by Acceptable Solution 10.4.3 P1 and P2 which will allow buildings to be sited within a location that is intended for the relevant requirements of buildings on each respective lot. The intended location for buildings on typical rectangular or oblong lots will generally be forward of the centre of respective lots whereas the intended location for buildings on internal lots will generally be centrally within the body of respective lots. Each proposed lot will be provided with a building area with a gradient not steeper than 1:5 which complies with Acceptable Solution 10.6.1 A1(a)(i). The topography of the site is therefore sufficient for the intended use of each proposed residential lot in this regard. Each proposed lot will have sufficient useable area and dimensions suitable for the provision of private open space commensurate to the size and scale of a future dwelling. The proposed subdivision will create development that will be compatible with the pattern of development existing on established residential properties in the area which include a mixture of internal and standard lot shapes with lot sizes that are less than the requisite 1,500m² required by Acceptable Solution 10.6.1 A1(a). Such lots include 185 Hazards View Drive (1,253m²), 183 Hazards View Drive (1,007m²), 179 Hazards View Drive (1,016m²), 145 Swanwick Drive (1,112m²) and 143 Swanwick Drive (1,474m²).

(f) any constraints to development.	No constraints to future residential development have been identified within the context of the area and dimensions of each proposed lot.
(and) must have an area not less than 1,200m ² .	Each proposed lot will have an area that is greater than 1,200m ² .

5.2 Performance Criteria 10.6.1 P2

10.6.1 Lot design	
Objective	
That each lot:	
<ul style="list-style-type: none"> (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; and (c) contains areas which are suitable for residential development. 	
Performance Criteria P1	Assessment
Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:	Proposed Lots 2 and 4 will be provided with a frontage less than 20m and proposed Lots 3 and 5 will not be provided with a frontage. The site correlates with the Swanwick Drive cul-de-sac heads and land to the rear of Hazards View Drive (i.e. behind lots with direct frontage to Hazards View Drive) which (typically) constrains the ability to provide the frontage width required by the acceptable solution. Use of internal lots, or lots with narrower frontages (than prescribed by the acceptable solution), make efficient use of land for residential purposes in terms of maximising or optimising lot yield within areas where the land is constrained for the purposes of providing frontage boundaries.
(a) the width of frontage proposed, if any;	In this instance, each proposed residential lot with a frontage of less than 20m (or no frontage) will be provided with frontage to a road that is sufficient for the intended residential use of each lot having regard to the following: The frontage width of proposed Lots 2 and 4 will be 4m and 6m, respectively with proposed Lots 3 and 5 obtaining access from the access strips (and associated frontages) of these lots. Thi width satisfies the minimum frontage width required by this Performance Criteria of 3.6m. The width of frontage for each proposed lot is therefore considered sufficient for residential use including for the purposes of emergency vehicle access.
(b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;	In essence, only one lot is reliant upon access across each proposed right of way for their sole and principal means of access with proposed Lots 1 and 6 having direct frontage to corresponding roads (in which to obtain vehicle access if required), although these lots will also benefit from respective rights of way.

<p>(c) the topography of the site;</p>	<p>The topography of land contained within the site is variable with an elevated area located centrally within the site. From the elevated area, land falls away to the east, west and south. The proposed access strips generally align to correspond with the topography of land within the site where they generally avoid steeper sections of land. The majority of access infrastructure will therefore be close to existing surface levels. The topography within the site therefore does not impose a constraint on the provision of access to the lots.</p>
<p>(d) the functionality and useability of the frontage;</p>	<p>The frontage for each proposed lot will be functional and useable for residential purposes. In this regard, the frontages that correspond with the access strips to proposed lots 2 and 4 are currently provided with vehicle crossings which have been constructed for residential purposes.</p>
<p>(e) the ability to manoeuvre vehicles on the site; and</p>	<p>The main body (excluding access strips) of each proposed lot that will have a frontage width of less than 20m will have sufficient dimensions (width and depth) to locate a dwelling in a position that will enable vehicles to manoeuvre within the site in order to exit in a forward direction.</p>
<p>(f) the pattern of development existing on established properties in the area.</p>	<p>The location and configuration of lots that will have a frontage width of less than 20m will be compatible with the pattern of subdivision development in the area. In this regard, there are several examples of adjoining and adjacent lots which have frontages less than 20m and which include internal lots with access strips.</p>
<p>(and) is not less than 3.6m wide.</p>	<p>All frontages and corresponding rights of way will have a width greater than 3.6m.</p>

5.3 Performance Criteria 10.6.3 P2

10.6.3 Services	
Objective	
That the subdivision of land provides services for the future use and development of the land.	
Performance Criteria P2	Assessment
Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.	The Preliminary On-site Wastewater and Stormwater Site Evaluation concluded that each proposed lot is capable of accommodating a domestic on-site wastewater treatment system in accordance with AS/NZS 1547: 2012.

5.4 Performance Criteria 10.6.3 P3

10.6.3 Services
Objective

That the subdivision of land provides services for the future use and development of the land.

Performance Criteria P2	Assessment
<p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</p> <ul style="list-style-type: none"> (a) the size of the lot; (b) topography of the site; (c) soil conditions; (d) any existing buildings on the site; (e) any area of the site covered by impervious surfaces; and (f) any watercourse on the land. 	<p>Apart from proposed Lot 1, each proposed lot will be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land (contained within each proposed lot), having regard to the following:</p> <p>The Preliminary On-site Wastewater and Stormwater Site Evaluation concluded that each proposed lot will have sufficient size and area to accommodate a stormwater disposal area.</p> <p>The Preliminary On-site Wastewater and Stormwater Site Evaluation did not identify any topographical constraints to the provision of a stormwater disposal area on each proposed lot.</p> <p>The Preliminary On-site Wastewater and Stormwater Site Evaluation determined that the soil conditions including the soil type and depth is sufficient to accommodate a stormwater disposal area suitable for a residential dwelling.</p> <p>Proposed Lot 6 will contain the existing buildings with all other lots remaining vacant.</p> <p>The calculations for the proposed stormwater disposal areas has been based on an impervious area of around 300m².</p> <p>The site does not contain a watercourse.</p>

5.5 Performance Criteria C13.6.1 P1

Please refer to response provided within the BHMP.

6. Conclusion

The application is seeking planning approval for the subdivision of three (3) lots into six (6) lots located at 151 Swanwick Drive and 181 Hazards View Drive, Coles Bay. The preceding assessment demonstrates that the proposed subdivision satisfies all applicable standards of the Scheme including the following performance criteria:

- **Performance Criteria 10.6.1 P1 (Lot area);**
- **Performance Criteria 10.6.1 P2 (Frontage);**
- **Performance Criteria 10.6.3 P2 (Sewer connection);**
- **Performance Criteria 10.6.3 P3 (Stormwater connection);**
- **Performance Criteria C13.6.1 P1 (Hazard management areas).**

It is therefore contended that a planning permit is able to be issued in accordance with clause 6.8.1 of the Scheme and sections 51 and 57 of the *Land Use Planning and Approvals Act 1993*.

31 MARCH 2026

Bushfire Hazard Management Report: 151 Swanwick Dr & 181 Hazards View Dr

Report for: 6ty^o

Property location: 151 Swanwick Drive & 181 Hazards View Drive, Coles Bay

Prepared by: Michael Tempest
RMCG
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Launceston, TAS 7250


Version: 3.0

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Executive summary

Table ES-1: Summary

SUMMARY	
Client:	6ty°
Property identification:	151 Swanwick Dr & 181 Hazards View Dr, Coles Bay Current zoning: Low Density Residential CT 27921/129 and CT 27921/128, PID 7288537 & CT 143490/2, PID 2602304
Proposal:	A 6-lot subdivision is proposed from 3 existing titles.
Assessment comments:	A field inspection of the site was conducted on the 27th February 2024 by RMCG to determine the Bushfire Risk and Attack Level. R. Fenwick also undertook a site assessment in 2024 to confirm vegetation type for Method 2 calculations.
Conclusion:	<p>The land is within a mapped Bushfire-prone Area under the <i>Tasmanian Planning Scheme – Glamorgan-Spring Bay</i> (the Planning Scheme); hence, the <i>Bushfire-prone Areas</i> code is relevant for the site. There is sufficient area on the subject land and adjacent titles to provide the proposed lots with sufficient area to allow for future construction of dwellings and associated buildings (within 6m) to BAL 19 standards. All land within the subdivision area (Lots 1-6) must be managed in a low fuel state before the subdivision plan is sealed and then be managed in perpetuity, regardless of it the subdivision is developed in stages or not. The vegetation must be managed and maintained by the developer in the first instance and then by lot owners as each lot is sold. Setbacks between the existing dwelling and adjacent bushfire vegetation will not be reduced as a result of the subdivision.</p> <p>Where access to a lot is greater than 30m, it must be constructed to the standards set out in Element B of Table C13.2 of the <i>Bushfire-Prone Area Code</i> of the Planning Scheme.</p> <p>A static water supply that is compliant with all elements of Table C13.5 of the <i>Bushfire-Prone Area Code</i> of the Planning Scheme must be installed to service each lot as part of the development of the subdivision.</p>
Assessment by:	 <hr/> <p>Michael Tempest Senior Consultant Accredited Person under Part 4A of the Fire Service Act 1979, Accreditation # BFP-153</p>

1 Introduction

It is a requirement under the *Land Use Planning and Approval Act* that a proposed subdivision that occurs either wholly or partially within a bushfire-prone area is assessed by an accredited person who will provide a Bushfire Hazard Management Report and a Bushfire Hazard Management Plan.

1.1 PROPOSAL

RMCG was engaged to undertake a bushfire assessment of 151 Swanwick Drive and 181 Hazards View Drive, Coles Bay. The assessment was requested in relation to a proposed 6-lot subdivision from three existing titles. The subdivision is proposed to be conducted in two stages, and this assessment covers both stages. The land is within the Low Density Residential zone and is mapped as bushfire-prone under the *Tasmanian Planning Scheme – Glamorgan-Spring Bay* (the Planning Scheme).

1.2 SCOPE

This Bushfire Hazard Management Report has been commissioned to meet the requirements under the *Land Use Planning and Approval Act* for a proposed 6-lot subdivision at 151 Swanwick Drive and 181 Hazards View Drive, Coles Bay.

This report provides a Bushfire Attack Level (BAL) and a Bushfire Hazard Management Plan (BHMP) for all lots within the proposed subdivision. All advice is compliant with the *Bushfire-Prone Areas Code* of the Planning Scheme and the *Australian Standard, AS3959-2018, Construction of buildings in bushfire-prone areas*.

1.3 LIMITATIONS

This report only deals with potential bushfire risk and does not consider any other potential statutory, building, or planning requirements. This report classifies type of vegetation at time of inspection and cannot be relied upon for future development outside of the assessed area.

2 Site description

151 Swanwick Drive is comprised of two titles, CT 27921/129 (3,894m²) and CT 27921/128 (3,333m²) that share a northern / southern boundary. There are an existing dwelling and associated sheds and access in the west of CT 27921/129. The balance of the two lots is unmanaged dry forest vegetation. The land has a moderate northeasterly aspect. Both titles are accessed via Swanwick Drive to the southwest. The site is currently accessed via a shared drive with 147 Swanwick Drive.

181 Hazards View Drive, CT 143490/2, is 1,033m² in area and managed as grassland vegetation. This title has a gentle northeasterly aspect and is accessed via Hazards View Drive to the northeast. The majority of the southwestern boundary of CT 143490/2 is shared with the northeastern boundary of CT 27921/128.

The proposal will see the northern and eastern portions of the land developed into 3 lots for residential development under Stage 1, with the western portion of the land forming a Balance lot. The Balance Lot will then be developed into 3 lots be under Stage 2. See Appendix 2 for site maps and Appendix 3 for the subdivision site plan.

2.1 SURROUNDING AREA

The majority of adjacent land is mapped as bushfire-prone under the Planning Scheme, however, land to the northwest and northeast of 181 Hazards View Dr (CT 143490/2) is not mapped as bushfire-prone.

To the southeast of CT 143490/2 and northeast of CT 27921/128 is 179 Hazards View Drive (1,016m²), which is currently undeveloped and managed as grassland vegetation. To the northeast of this title is Hazards View Drive which has managed verges comprised of mown grass.

Immediately to the east and south of the Swanwick Dr titles is Council land that includes an informal pathway between Hazards View Drive and Swanwick Drive. To the east, this Council land extends to Hazards View Drive (and further southwest) and to the south is approx. 10m wide. This Council land is all classed as forest vegetation (AS3959:2018).

Further east, beyond the managed land associated with Hazards View Drive, is two residential lots, and Council owned land with the primarily managed land of the Freycinet Golf Club to the east. The residential lots are a mix of woodland vegetation (undeveloped) and managed land and grassland (developed). The Council land is primarily managed as forest. Land in this direction is generally flat.

To the south of the informal pathway is 150 Swanwick Drive, CT 27921/139, which has an existing dwelling in the east and unmanaged scrub vegetation over the balance. The Council owned land is further south.

Adjacent to the west is Swanwick Drive roadway and associated developed residential land. To the northwest are two developed residential titles comprised of managed land.

Bushfire threat occurs from the east / southeast and south. The prevailing wind is from the west.

3 Bushfire attack level assessment

The land is within a mapped Bushfire-prone Area under the Planning Scheme; hence, the *Bushfire-prone Areas* code is relevant for the site.

A Bushfire Attack Level (BAL) assessment has been conducted by Roger Fenwick (BFP-162) using the Method 2 calculation (as per AS3959-2018). This method utilises a Fire Danger Index (FDI) which is a measure of the probability of; a bushfire starting, its rate of speed, intensity, and the difficulty of suppression. The FDI is influenced by combinations of air temperature, relative humidity, wind speed, and both the long and short-term effects of drought. The FDI for Tasmania is **50** (Clause 2.2.2 of AS 3959-2018). For the Method 2 calculation, the adjacent forest vegetation was classed as Dry Tasmanian Forest (Marsden-Smedley et al) and grassland, see Appendix 5 for calculations.

The size and zoning of the proposed lots means that the new lots will be managed as low threat vegetation. As a result, the adjacent vegetation and slope was assessed for the entire development as one, rather than for individual lots (see Table 3-1). Existing vegetation within the subdivision has been assessed as grassland and forest but will be required to be managed in a low fuel state when the subdivision occurs. This includes the management of the balance lot during Stage 1 of the subdivision.

Table 3-1: Vegetation and slope assessments from development site boundary

	NORTH	EAST	SOUTH EAST	SOUTH	SOUTH WEST	WEST
Slope	Downslope 0-5°	Downslope 1°	Upslope 1°	Downslope 9°	Downslope 5-10°	Downslope 5-10°
Vegetation type	Managed land	Grassland (managed land further east)	Dry Tasmanian forest	Dry Tasmanian forest	Managed land	Managed land
Distance	0	0	0	0	0	0

The Method 2 calculation demonstrates that based on the characteristics of adjacent land (slope, vegetation type, and distance to the vegetation), and an FDI of 50 the level of exposure to an approaching fire in the forest and grass vegetation does not exceed a radiant heat flux of 19 kWm⁻¹ if the defined setbacks are put in place. See Appendix 5.

The Method 2 calculation has identified reduced setback requirements from the adjacent forest and grassland vegetation, compared to the predefined setbacks provided by the Method 1 calculation as defined in Table 2.6 of AS3959:2018. See Section 4.1 for further information regarding setback requirements.

4 Bushfire protection measures

4.1 BAL REQUIREMENTS FOR CONSTRUCTION

The BAL ratings applied are in accordance with the Australian Standard AS3959-2018, *Construction of Buildings in Bushfire Prone Areas*. To meet the requirements of this report, it is a minimum requirement that any new habitable building or building within 6m of a habitable building be constructed to the BAL ratings specified in this document. If an alternate solution is sought in future, an additional BAL assessment will be required.

The applicable BAL ratings for future proposed new dwellings within the subdivision is **BAL 19** for all lots.

A dwelling can be located anywhere within the BAL 19 areas identified on the Bushfire Hazard Management Plan (BHMP), see Appendix 4. If an extension is proposed for the existing dwelling on the site in the future, this would need to be assessed under the bushfire requirements of the Tasmanian Building Code 2016, specifically the Director's Determination – Bushfire Hazard Areas.

A Class 10a structure (such as a shed or carport) can be constructed outside of the defined BAL building areas, and without a BAL rating, provided it is greater than 6m from any habitable buildings or associated buildings on a lot.

Setback distances of future dwellings to bushfire-prone vegetation for the specified BAL Rating (BAL 19) have been calculated based on the vegetation that will exist after development and management of land within the subdivision, including consideration of effective slope. Distances are based on the Method 2 calculations shown in Appendix 5. No setbacks are required to adjacent land that is managed in a low fuel state.

Table 4-1: BAL 19 setbacks, Method 2

SLOPE	GRASSLAND	FOREST
Upslope	Not calculated	13m
Downslope 1°	10	Not calculated
Downslope 9°	Not calculated	20m

Where no setback is required for bushfire protection, other Planning Scheme setbacks may need to be applied.

4.2 HAZARD MANAGEMENT AREA

As per C13.6.1 of the Bushfire-prone Areas Code in the Planning Scheme, the subdivision must provide for hazard management areas (HMAs) for lots that are within or partly within a mapped bushfire-prone area.

HMAs are the areas between a habitable building, associated buildings (within 6m of the dwelling), and bushfire-prone vegetation which provide access to a fire front for firefighting. The HMA must be maintained in a low fuel state at all times.

At the time of the site visit, the subject title was classed as grassland and forest (AS3959:2018). Before the subdivision is approved, this vegetation must be managed in a low fuel state (grass maintained below 100mm), this includes the Balance Lot during Stage 1 of the subdivision. This will ensure that there are no setback requirements from undeveloped lots within the subdivision. This means the entirety of the development area is the HMA for all lots. Maintaining the HMA is the responsibility of the proponent until each Lot is sold. The responsibility then passes to the lot owner. To ensure that vegetation is managed a mechanism such as a

vegetation easement or Part V Agreement could be placed on lots requiring vegetation is managed in a low fuel state.

The HMA requirement for each lot as well as minimum setbacks for future dwellings from adjacent vegetation to achieve BAL requirements are shown in Table 4-2.

Table 4-2: No build areas (BAL setbacks) for lots and Hazard Management Area requirements for proposed lots within the subdivision

LOT	BAL	BAL SETBACK AREA	HMA REQUIREMENTS
1	19	4m no build area from the southern boundary	Entire lot to be managed as the HMA
2	19	No setback requirements	Entire lot to be managed as the HMA including the shared access
3	19	10m no build area from the north eastern boundary 13m no build area from the eastern boundary	Entire lot to be managed as the HMA
4	19	13m no build area from the eastern boundary 20m no build area from the southern boundary	Entire lot to be managed as the HMA including the shared access
5	19	20m no build area from the southern boundary	Entire lot to be managed as the HMA
6	19	Existing dwelling on title 20m from southern boundary for new dwellings or associated buildings Future alterations/extensions to the dwelling must be assessed under the Director's Determination: Bushfire Hazard Areas.	Entire lot to be managed as the HMA

Strategies for maintaining the HMA in a low fuel condition include:

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

4.3 ACCESS

As per C13.6.2 of the *Bushfire-prone Areas Code* in the Planning Scheme, if access to a future dwelling on any lot is proposed to be greater than 30m, then it must be constructed to the following standards:

- a) All-weather construction
- b) Load capacity of at least 20t, including for bridges and culverts
- c) Minimum carriageway width of 4m
- d) Minimum vertical clearance of 4m
- e) Minimum horizontal clearance of 0.5m
- f) Cross falls of $<3^\circ$
- g) Dips $<7^\circ$
- h) Curves with a minimum inner radius of 10m
- i) Maximum gradient of 15° for sealed roads and 10° for unsealed road; and
- j) Terminate with a turning area for fire appliances provided by one of the following
 - i. A turning circle with a minimum outer radius of 10m
 - ii. A property access encircling the building; or
 - iii. A hammerhead "T" or "Y" turning 4m wide and 8m long.

Where access is greater than 30m and access is provided to 3 or more properties, in addition to the above, the access must also include passing bays of 2m additional carriageway width and 20m length provided every 100m.

The Stage 1 lots, Lots 1, 3, and 4, will be accessed via a shared access from Hazards View Drive. The Right of Way (RoW) will be over Lot 4 in favour of Lots 1 and 3. The proposed panhandle access on Lot 4 is 6m wide and 82m long. As the proposed access is greater than 30m, it will be constructed to the standards a) – j) above. No passing bays will be required as part of this shared access.

Similarly, the Stage 2 lots, Lots 2, 5, and 6 (with the existing dwelling), will be accessed via a RoW over Lot 2 in favour of Lots 5 and 6. The proposed panhandle access from Swanwick Drive on Lot 2 is approximately 35m in length and is 3.98m wide. As the proposed access is greater than 30m, it will be constructed to the standards a) – j) above. This means that land that the access and associated clearances will need to be extended in width by 1m on to the northern section of Lot 6. This will require a RoW to be placed on this part of Lot. The total length of the shared access will be approximately 55m. No passing bays associated with the Stage 2 access will be required.

It is recommended that shared accesses are constructed as part of the subdivision development for each stage.

4.4 WATER SUPPLY FOR FIREFIGHTING

As per C13.6.3 of the *Bushfire-prone Areas Code* in the Planning Scheme, each lot must contain a static water supply that has a firefighting access point within 90m from the furthest part of the habitable building (as the hose lays). A hardstand area for fire appliances must be located no more than 3m from the water supply, have a minimum width of 3m, be connected to the property access and of equivalent standard. The hardstand must not be any closer than 6m from the building area. A compliant static water supply must be installed on each lot when a dwelling is constructed and prior to occupancy being granted as well as on the lot that will accommodate the existing dwelling.

A static water supply:

- a) May have a remotely located offtake connected to the static water supply;
- a) 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;
- b) Must be a minimum of 10,000L per building area that is to be protected. This volume of water must not be used for any other purpose, including firefighting sprinkler or spray systems;
- c) Must be metal, concrete or lagged by non-combustible materials if above ground; and
- d) If a tank can be located so it is shielded in all directions in compliance with section 3.5 of *Australian Standard AS 3959-2018 Construction of buildings in bushfire-prone areas*, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:
 - i. Metal;
 - ii. Non-combustible material; or fibre-cement with a minimum 6mm thickness
 - iii. Fibre-cement a minimum of 6mm thickness.

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) If buried, have a minimum depth of 300mm;
- e) Provide a DIN or NEN standard forged Storz 65mm 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 220mm length);
- h) Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this list; and
- i) If 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.

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 comply with:

- a) Water tank signage requirements within *Australian Standard AS 2304-2019 Water storage tanks for fire protection systems*; or
- b) *Water Supply Signage Guideline*, version 1.0, Tasmania Fire Service, February 2017.

5 Statutory compliance

The applicable bushfire requirements, as per the *Bushfire-prone Areas Code* (the Bushfire Code) of the *Tasmanian Planning Scheme – Glamorgan-Spring Bay*, detailed in this report are summarised below in Table 5-1. See Appendix 4 for the Bushfire Hazard Management Plan.

Table 5-1: Compliance schedule

C13.6 DEVELOPMENT STANDARDS	ACCEPTABLE SOLUTION	COMPLIANCE
C13.6.1 Provision of hazard management areas	A1.b	<ul style="list-style-type: none"> ▪ The entirety of all lots must be managed in a low fuel state as part of the overall hazard management area, as well as for individual lot hazard management area. ▪ If the subdivision is completed in stages, then the entirety of the balance lot must still be managed in a low fuel state as part of the overall hazard management area. ▪ Existing setbacks to adjacent vegetation for the dwelling on Lot 6 will not be reduced by the proposed subdivision. ▪ The Hazard Management Area on each residential lot must be managed in a low-fuel state by the lot owner from sealing of the subdivision and in perpetuity. This can be managed with a vegetation easement (or similar mechanism) on each lot if required by Council. ▪ If the subdivision is developed in stages, the entirety of the balance lot must be maintained in a low fuel state by the owner. This can be managed with a vegetation easement (or similar mechanism) on each lot if required by Council. ▪ Lot 2 will achieve BAL 19 Setback Standards (AS 3959-2018, Table 2.6). ▪ The Bushfire Hazard Management Plan (BHMP) and this compliance schedule must be attached to future subdivision titles to show the available building areas and HMA requirements.
	P1	<p><i>A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to:</i></p> <p>(a) <i>The dimensions of hazard management areas</i></p> <p>As per Method 2 calculations, there is a reduced setback requirement from adjacent dry forest and grassland vegetation (when compared to Method 1 as per AS3959:2018, Table 2.6) on lots 1, 3, 4, 5 and 6. When considering the Method 2 calculation these lots will meet BAL 19 setbacks requirements, or in the case of Lot 6, the existing dwelling will be no closer than is currently the case from the existing off site vegetation.</p> <p>(b) <i>a bushfire risk assessment of each lot at any stage of staged subdivision;</i></p> <p>By ensuring all vegetation across all lots is managed in a low fuel state from when the subdivision is sealed regardless of whether the lots are developed in stages or not the risk or each lot is managed. Ensuring each lot and/or stage of the subdivision has its vegetation managed can be managed with a vegetation easement</p>

		<p>(or similar mechanism) on each lot if required by Council.</p> <p>(c) <i>the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability;</i></p> <p>The method 2 calculation considers vegetation type, fuel load, structure and flammability and demonstrates that BAL 19 setbacks can be achieved for future dwellings.</p> <p>(d) <i>the topography, including site slope</i></p> <p>The method 2 calculation considers topography/slope and demonstrates that BAL 19 setbacks can be achieved.</p> <p>(e) <i>any other potential forms of fuel and ignition sources;</i></p> <p>Adjacent vegetation fuels are considered as part of this assessment.</p> <p>(f) <i>separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development;</i></p> <p>Each lot can achieved BAL 19 setbacks via the Method 2 calculations and has scope to develop a 10x15m building at a minimum.</p> <p>(g) <i>an instrument that will facilitate management of fuels located on land external to the subdivision; and</i></p> <p>NA</p> <p>(h) <i>any advice from the TFS.</i></p> <p>At request from Council</p>
C13.6.2 Public and firefighting access	A1.a	<ul style="list-style-type: none"> The existing access within proposed lot 6 associated with the existing dwelling is considered adequate and thus there is an insufficient increase in risk.
	A1.b	<ul style="list-style-type: none"> Access must be compliant with Element B of Table C13.2 of the Bushfire-prone Areas Code where access is greater than 30m. All shared accesses must have a right of way over them ensuring all reliant lots have legal access and be constructed before the reliant lots have new dwellings constructed.
C13.6.3. Provision of water supply for firefighting purposes	A2.b	<ul style="list-style-type: none"> A static water supply that is compliant with all elements of Table C13.5 of the Bushfire-prone Areas Code of the Planning Scheme must be installed on each lot when a dwelling is constructed and prior to occupancy being granted. A static water supply that is compliant with all elements of Table C13.5 of the Bushfire-prone Areas Code of the Planning Scheme must be installed on Lot 6 where there is an existing dwelling prior to the subdivision being sealed.

6 Conclusions

The land is within a mapped Bushfire-prone Area under the *Tasmanian Planning Scheme – Glamorgan-Spring Bay* (the Planning Scheme); hence, the *Bushfire-prone Areas* code is relevant for the site. There is sufficient area on the subject land and adjacent titles to provide the proposed lots with sufficient area to allow for future construction of dwellings and associated buildings (within 6m) to BAL 19 standards. All land within the subdivision area (Lots 1-6) must be managed in a low fuel state before the subdivision plan is sealed and then be managed in perpetuity, regardless of if the subdivision is developed in stages or not. The vegetation must be managed and maintained by the developer in the first instance and then by lot owners as each lot is sold. Setbacks between the existing dwelling and adjacent bushfire vegetation will not be reduced as a result of the subdivision.

Where access to a lot is greater than 30m, it must be constructed to the standards set out in Element B of Table C13.2 of the *Bushfire-Prone Area Code* of the Planning Scheme.

A static water supply that is compliant with all elements of Table C13.5 of the *Bushfire-Prone Area Code* of the Planning Scheme must be installed to service each lot as part of the development of the subdivision.

7 References

Glamorgan-Spring Bay (2022). *Tasmanian Planning Scheme – Glamorgan-Spring Bay*.

Standards Australia (2018). *AS 3959-2018 Construction of Buildings in Bushfire-Prone Areas*.

Appendix 1: Photos

All photos taken by Sally Scrivens 27 February 2024



Figure A1-1: Existing dwelling on the site. The dwelling will be located on Lot 6.



Figure A1-2: Existing shared access from Swanwick drive. Access must be upgraded to comply with bushfire standards before any new dwellings are constructed that are reliant on this access.



Figure A1-3: Example of adjacent dry forest vegetation.



Figure A1-4: Adjacent informal pathway and associated forest vegetation.



Figure A1-5: Example of vegetation on the subject site.



Figure A1-6: Adjacent grassland to the east on Hazards View Drive.

Appendix 2: Maps

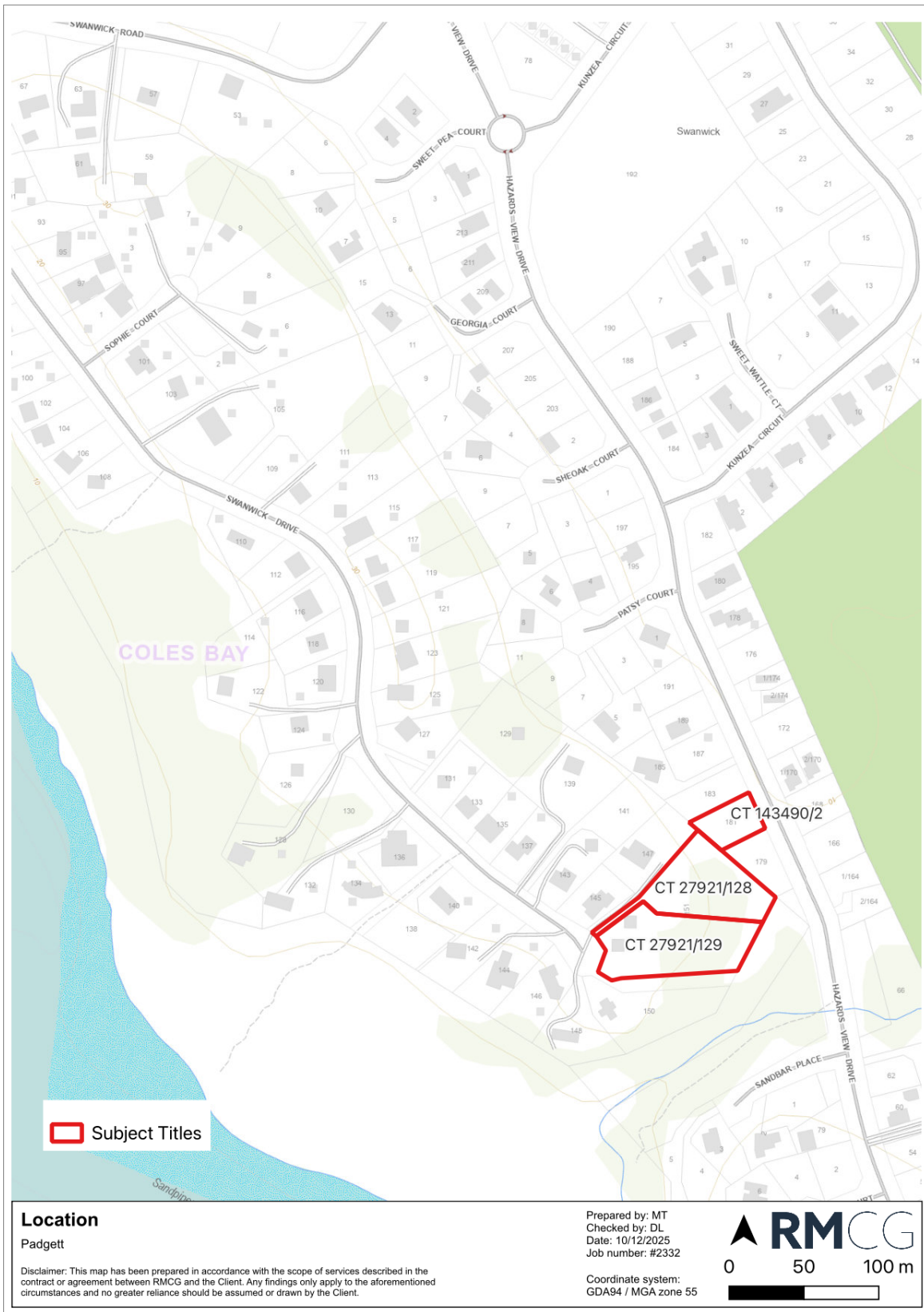


Figure A2-1: Location.



Figure A2-2: Aerial image.

Appendix 3: Site plan

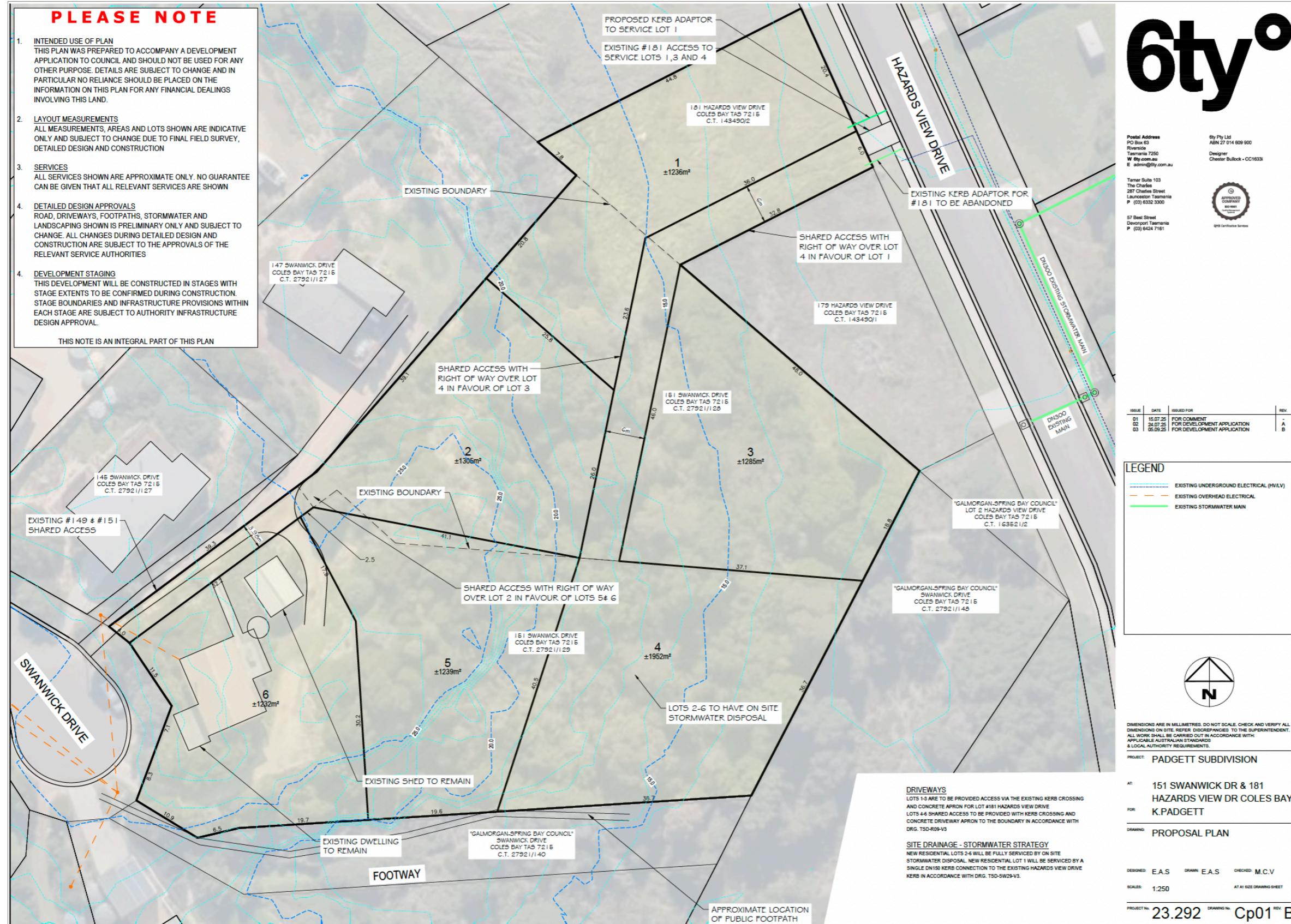


Figure A3-1: Site plan.

Appendix 4: Bushfire hazard management plan

Bushfire Hazard Management Plan: 151 Swanwick Dr (PID 7288537, CT 27921/128 & CT 27921/129) & 181 Hazards View Dr (PID 2602304, CT 143490/2)

1.0 HAZARD MANAGEMENT AREA

Hazard management areas (HMA) include the areas to protect the buildings as well as the access and water supplies. Vegetation in the hazard management area is to be managed and maintained in a minimum fuel condition. See the table below for minimum (BAL 19) setback requirements for the HMA on each lot. Refer to the Bushfire Hazard Management Area section of the Bushfire Hazard Management Report for Hazard Management Area minimum fuel requirements.

2.0 ACCESS

Refer to Table 5-1 of the Bushfire Hazard Management Report where proposed site access is described. The proposed access will support firefighter access to buildings and water points.

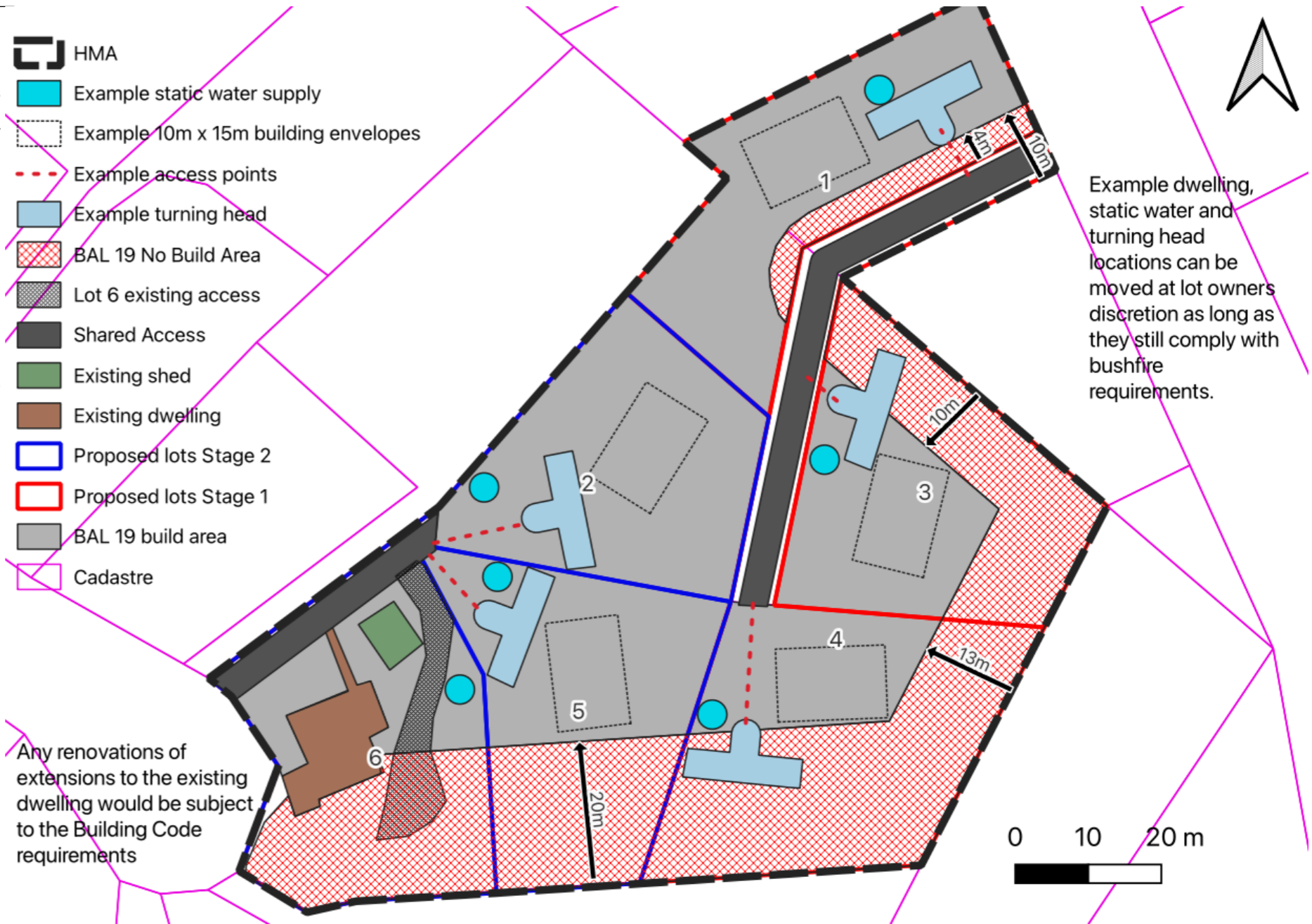
3.0 WATER SUPPLY

Refer to Table 5-1 of the Bushfire Hazard Management Report for water supply requirements. The map to the right shows potential locations for water supply for each lot. These locations can be altered at the proponent's discretion, as long as the final location is still compliant with Table 5-1.

4.0 CONSTRUCTION: BAL 19

Buildings in Bushfire-Prone Areas are to be built in accordance with the Building Code of Australia and Australian Standard AS5939

LOT	BAL	BAL SETBACK AREA	HMA REQUIREMENTS
1	19	4m no build area from the southern.	Entire lot to be managed as the HMA
2	19	No setback requirements	Entire lot to be managed as the HMA including the shared access.
3	19	10m no build area from the north eastern boundary 13m no build area from the eastern boundary.	Entire lot to be managed as the HMA
4	19	13m no build area from the eastern boundary 20m no build area from the southern boundary.	Entire lot to be managed as the HMA including the shared access.
5	19	20m no build area from the southern boundary.	Entire lot to be managed as the HMA
6	19	Existing dwelling on title 20m from southern boundary for new dwellings or associated buildings Future alterations/extensions to the dwelling must be assessed under the Director's Determination: Bushfire Hazard Areas	Entire lot to be managed as the HMA



Example dwelling, static water and turning head locations can be moved at lot owners discretion as long as they still comply with bushfire requirements.

- The Subdivision is a 6-Lot Subdivision from 3 existing titles as described on: Concept Site Plan. See Appendix 3 of Bushfire Report for Site Plans.
- This BHMP must be read in conjunction with the Bushfire Hazard Management Report: 151 Swanwick Dr & 181 Hazards View Dr, Michael Tempest, V3, 3 March 2026.
- This BHMP has been prepared to satisfy the requirements of the Bushfire-Prone Area Code of the Tasmanian Planning Scheme – Glamorgan-Spring Bay

Michael Tempest
Accreditation: BFP – 153 : 1, 2, 3A, 3B, 3C
Plan No: MT21/160Sv3 Date 31/03/2026

NOTE: It should be borne in mind that the measures contained in this Bushfire Management Plan cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire and extreme weather conditions

It is important to prepare your Bushfire Survival Plan, read your Community Protection Plan and know your Nearby Safer Place. These can be obtained from your Council or the Tasmanian Fire Service. For more information, visit www.fire.tas.gov.au

Appendix 5: Method 2 calculations

AS 3959 Method 2 calculations							
Address	151 Swanwick Drive, Coles Bay						
PID	7288537		Title ref	27921/128 & 129			
	Inputs	derived figures	outputs				
FDI	50	w	ros				
Vegetation	D	12	0.7				
Veg Slope		derived figures		degrees	-1	Forest	F
HMA slope		22	F length	degrees	0	Dry Tasmanian Forest	D
HMA width	13	R slope	7.0			Rainforest	R
Flame width	100	0.7	7.0	Elevation receiver	3	Woodland	W
		W	7.0			Low heath	L
		22	7.0			Heath	H
			7.0			Grass	G
			7.0			forest wetland	fw
			7.0				
			7.0				
		R (slope)	F length	Intensity		Radiation	17.43 kWm ⁻²
Forest & Woodland		0.67	7.01	7638			
Shrub, Heath, Scrub		0.67	4.9	8184	temp (1090, 1200)	1090	
Grass		0.67	3.3	7638			
flame angle	75						
The variable inputs to this spreadsheet appear in the yellow-highlighted boxes.							
The derived values w and W are as they appear in AS 3959, apart from individually allocated figures for D vegetation types, taken from Marsden-Smedley <i>et al</i> , Fuel in Tasmanian Dry Eucalypt Forests, Fire 2022, 5, 103. Table 4							
The usual output is Radiation in kWm ⁻² but the program can be forced to find input values matching a desired outcome.							
Simulations of the shielding effect of fences are made by manually adjusting the F length value							
If that has been done, the first column of F length values will show mis-matching numbers							

Figure A5-1: Method 2 for vegetation to the south east.

AS 3959 Method 2 calculations						
Address	151 Swanwick Drive, Coles Bay					
PID	7288537	Title ref	27921/128 & 129			
	Inputs	derived figures	outputs			
FDI	50	w	ros			
Vegetation	D	12	0.7			
Veg Slope		derived figures		degrees	9	Forest F
HMA slope		22	F length	degrees	0	Dry Tasmanian Forest D
HMA width	20	R slope	11.3			Rainforest R
		1.3	11.3	Elevation receiver	3	Woodland W
Flame width	100	W	11.3			Low heath L Shrubland
		22	11.3			Heath H Scrub
			11.3			Grass G
			11.3			forest wetland fw
			11.3			
			11.3			
		R (slope)	F length	Intensity		Radiation 17.32 kWm ⁻²
Forest & Woodland		1.34	11.35	15229		
Shrub, Heath, Scrub		1.34	4.9	8184	temp (1090, 1200)	1090
Grass		1.34	4.7	15229		
flame angle	70					
The variable inputs to this spreadsheet appear in the yellow-highlighted boxes.						
The derived values w and W are as they appear in AS 3959, apart from individually allocated figures for D vegetation types, taken from Marsden-Smedley <i>et al</i> , Fuel in Tasmanian Dry Eucalypt Forests, Fire 2022, 5, 103. Table 4						
The usual output is Radiation in kWm ⁻² but the program can be forced to find input values matching a desired outcome.						
Simulations of the shielding effect of fences are made by manually adjusting the F length value						
If that has been done, the first column of F length values will show mis-matching numbers						

Figure A5-2: Method 2 calculation for vegetation to the south.

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:

151 Swanwick Drive & 181 Hazards View Drive

Certificate of Title / PID:

PID 7288537, CT 27921/128, CT 27921/129 & PID 2602304, CT 143490/2

2. Proposed Use or Development

Description of proposed Use and Development:

Six lot subdivision from three existing titles

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: 151 Swanwick Dr & 181 Hazards View Dr	M. Tempest, RMCG	31/03/2026	3
Bushfire Hazard Management Plan: 151 Swanwick Dr & 181 Hazards View Dr, Certificate number MT25/160Sv3	M. Tempest, RMCG	18/31/03/2026	3

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 checked="" type="checkbox"/> E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/> E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/> E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (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"/>	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 checked="" 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 fire fighting 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:

Michael Tempest

Phone No:

0467 452 155

Postal Address:

Level 2, 102-104 Cameron Street
Launceston
TAS 7250

Email Address:

michaelt@rmcg.com.au

Accreditation No:

BFP – 153

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:

Michael Tempest

Date:

31/03/2026

Certificate
Number:

MT25/160Sv3

(for Practitioner Use only)

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Owner /Agent
 Address
 Suburb/postcode

Form **55**

Qualified person details:

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

Qualifications and Insurance details: *(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

Speciality area of expertise: *(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

Details of work:

Address: Lot No:

 Certificate of title No:

The assessable item related to this certificate: *(description of the assessable item being certified)*
Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: *(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)*

This certificate is in relation to the above assessable items, at any stage, as part of – *(tick one)*

building work, plumbing work or plumbing installation or demolition work

OR

a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:

Bushfire Hazard Management Report: 151 Swanwick Dr & 181 Hazards View Dr, M. Tempest, V3, 31/03/2026

Bushfire Hazard Management Plan: 151 Swanwick Dr & 181 Hazards View Dr, M. Tempest, V3, 31/03/2026

Relevant

AS 3959:2018 - Method 2 BAL assessment. Completed by Roger Fenwick, accredited person (BFP-162)

calculations:

References:

AS 3959:2018 Construction of Buildings in Bushfire Prone Areas
Director's Determination – Bushfire Hazard Areas v1.2

Substance of Certificate: (what it is that is being certified)

- The proposed building work – if designed and constructed in accordance with the bushfire hazard management plan referred to in this certificate – will comply with the applicable Deemed-to-Satisfy requirements of the Director's Determination – Bushfire Hazard Areas v1.2.
- The applicable Bushfire Attack Level (BAL) determined using AS 3959:2018 for design and construction is BAL 19.

Scope and/or Limitations

Scope:

The scope of this certification is limited to compliance with the requirements of the Director's Determination – Bushfire Hazard Areas v1.2.


Limitations:

The inspection has been undertaken and report provided on the understanding that:-

1. The report only deals with the potential bushfire risk. All other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume, and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.
4. The effectiveness of the measures prescribed in the bushfire hazard management plan and supporting report are dependent on their correct implementation and maintenance for the life of the development.
5. No guarantee can be provided that the building work will survive every bushfire event.

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I certify the matters described in this certificate.

Qualified person:	<p style="text-align: center;"><i>Signed:</i></p> 	<p style="text-align: center;"><i>Certificate No:</i></p> MT25/160S v3	<p style="text-align: center;"><i>Date:</i></p> 31/03/26
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This report has been prepared by:



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Document review and authorisation

Project Number: #2332

Doc Version	Final/Draft	Date	Author	Project Director review	BST QA review	Release approved by	Issued to
1.0	Final	16/12/2025	M. Tempest	D. Lucas	J. Longford	M. Tempest	6ty & K. Padgett
2.0	Final	18/02/2026				M. Tempest	6ty & K. Padgett
3.0	Final	31/03/2026	M. Tempest		L. McKenzie	M. Tempest	6ty & K. Padgett