



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: **1377 Coles Bay Road, Coles Bay**
CT 137208/1

PROPOSAL: **Subdivision into Two (2) 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 21 May 2026.

APPLICANT: **Woolcott Land Services**

DATE: **09/04/2026**

APPLICATION NO: **SA 2026 / 004**

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:			
Contact person: (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	
<i>Note: All correspondence with the applicant will be via email unless otherwise advised</i>			
Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	
Details of Site <i>(Note: If your application is discretionary, the following will be placed on public exhibition)</i>			
Address of proposal:			
Suburb:		Post Code:	
Size of site: (m ² or Ha)			
Certificate of Title(s):			
Current use of site:			

General Application Details *Complete for All Applications*

Description of proposed use or development:	
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Estimated value of works: (design & construction)	\$	
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Is the property on the State Heritage Register? (Tick one)	Yes	No
--	-----	----

For all Non-Residential Applications

Hours of Operation	
--------------------	--

Number of Employees	
---------------------	--

Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
--	--

Describe any hazardous materials to be used or stored on site	
---	--

Type & location of any large plant or machinery used (refrigeration, generators)	
--	--

Describe any retail and/or storage of goods or equipment in outdoor areas	
---	--

Personal Information Protection Statement

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

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

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:	
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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 137208	FOLIO 1
EDITION 3	DATE OF ISSUE 07-Dec-2006

SEARCH DATE : 09-Apr-2026

SEARCH TIME : 03.55 pm

DESCRIPTION OF LAND

Parish of MEREDITH, Land District of GLAMORGAN
 Lot 1 on Sealed Plan [137208](#)
 Derivation : Part of Lot 32676 Gtd. to H.P.T. Cusick, and part
 of Lot 40820 Gtd. to M. V. Nichols
 Prior CT [110558/2](#)

SCHEDULE 1

[C736276](#) TRANSFER to DAFT INVESTMENTS PTY. LTD. Registered
 07-Dec-2006 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP [137208](#) FENCING COVENANT in Schedule of Easements
 SP [137208](#) WATER SUPPLY RESTRICTION
 SP [137208](#) SEWERAGE AND/OR DRAINAGE RESTRICTION
[B675238](#) Private Timber Reserve pursuant to Section 15(1) of
 the Forest Practices Act 1985 affecting portion of
 the above land as formerly comprised in Folio of
 Register 2509/90 Registered 15-Mar-1994 at noon
[C931877](#) Partial Revocation of Private Timber Reserve [B675238](#)
 (affecting part of the said land within described as
 shown hatched on the plan annexed thereto)
 Registered 04-Nov-2009 at noon

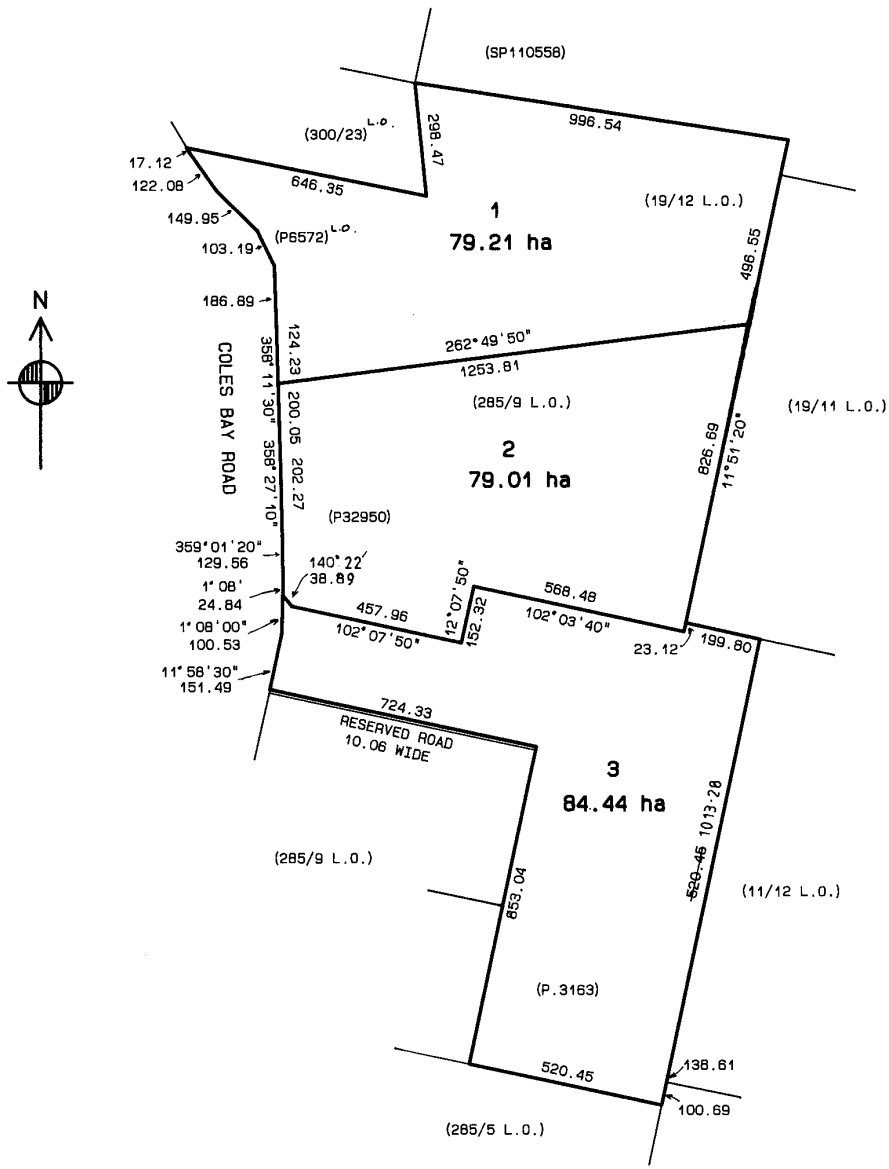
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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<p>OWNER WALLAROO PTY. LTD. & PHILIP JOSEPH NICHOLS</p> <p>FOLIO REFERENCE C.T. 110558-2, C.T.108848-1 C.T. 114975-1</p> <p>GRANTEE PARTS OF 366a.3r.26p. GTD. TO MARIE VIVIENNE NICHOLS, 244a.1r.38p. GTD. TO HENRY PATRICK THOMAS CUSICK, 73a.0r.27p. GTD. TO PHILIP JOSEPH NICHOLS & THE WHOLE OF LOT 41619, 160a.3r.36p. GTD. TO RONALD ANTHONY HURD</p>	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR A.D. MacGREGOR OF EAST COAST SURVEYING</p> <p>LOCATION LAND DISTRICT OF GLAMORGAN PARISH OF MEREDITH</p> <p>SCALE 1: 12,000 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER SP137208</p> <p>APPROVED EFFECTIVE FROM -7 MAR 2002 <i>Alice Kawa</i> Recorder of Titles</p>	
<p>MAPSHEET MUNICIPAL CODE No. 112 (6034)</p>	<p>LAST UPI No. EZY78 1601432 1601435</p>	<p>LAST PLAN D.108848 No. D.114975 SP110558</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>

LOT 1 COMPILED FROM C.T.110558-2 AND THIS SURVEY
LOT 3 COMPILED FROM C.T.108848-1, C.T.114975-1 AND THIS SURVEY



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 137208

PAGE 1 OF 1 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

No easements or profits a prendre are intended to be created to benefit or burden any lot on the plan.

Fencing Covenant

The owner of each Lot on the plan covenants with the Vendor Wallaroo Pty Ltd that the Vendor shall not be required to fence.

Dated this _____ day of _____ 2001

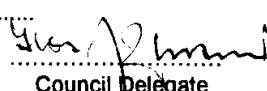
THE COMMON SEAL of **WALLAROO PTY LTD** (ACN 009 486 793) the Registered Proprietor of Certificates of Title Volume 110558 Folio 2, Volume 108848 Folio 1 and Volume 114975 Folio 1 was hereunto affixed in the presence of:

Cand Bath
Secretary.

Robt Marshall
DIRECTOR.



(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Wallaroo Pty Ltd FOLIO REF: C/T Volume 108848 Folio 1 SOLICITOR & REFERENCE: Clerk Walker & Stops AB:SEB	PLAN SEALED BY: Glamorgan/Spring Bay Council DATE: <u>1.5.01</u> REF NO. <u>SL 01/004</u>
 Council Delegate	
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	



March 2026

PLANNING REPORT

SUBDIVISION OF THE LAND - 2 LOTS

1377 Coles Bay Road COLES BAY



Prepared by
Woolcott Land Services Pty Ltd
ABN 63 677 435 924

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BUrbRegEnvPlan

Town Planner

Rev.no	Description	Date
1	Review	22 August 2025
2	Draft	26 March 2026
3	Final	31 March 2026

References

Annexures

Annexure 1 Copy of Title plan and Folio text

Annexure 2 Proposal Plan - subdivision

Annexure 3 Bushfire Assessment

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1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approvals Act 1993*.

Proposed development
Subdivision of the land to 2 lots.

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Proposal plan - subdivision	Woolcott Land Services
Bushfire Hazard Assessment	Woolcott Land Services

2. Subject site and proposal

2.1 Site details

Address	1377 Coles Bay Road, Coles Bay TAS 7215
Property ID	2100486
Title	137208/1
Land area	79.21ha
Planning Authority	Glamorgan Spring Bay Council
Planning Scheme	Tasmanian Planning Scheme – Glamorgan Spring Bay (Scheme)
Easements	None on folio plan B675238 & C931877 apply (Private Timber Reserve)
Application status	Discretionary application
Existing Access	2 x single access from Coles Bay Road
Zone	Rural
General Overlay	None
Overlays	Bushfire-prone areas Priority vegetation area Waterway and coastal protection area – Buffer area Low/medium landslide hazard band

	Scenic road corridor
Existing development	Single outbuilding.
Existing services and infrastructure	
Water	Not serviced
Sewer	Not serviced
Stormwater	Not serviced

2.2 Proposal

The proposal is for the subdivision of the land to 2 lots. Lot 1 as proposed will be used as existing, with an outbuilding and limited agricultural activity. Lot 1 will retain the access as existing from Coles Bay Road.

Lot 2 as proposed will be a vacant lot, with an existing access point from Coles Bay Road. No works are proposed.

Plans supplied at Annexure 2 provide further detail on the subdivision.

2.3 Subject site

The site is 79.21ha and irregular in shape. The site is bound by Coles Bay Road to west with a frontage of 733m.

The surrounding area is generally rural residential in character with the Rural Zone applied to the adjoining properties north and south. Residential use and development on adjoining and surrounding lots is evident. There are areas of both interrupted and uninterrupted vegetation in adjoining Environmental Management and Landscape Conservation zones to the west and east.

The site has been developed with an outbuilding and includes a sizable dam and a cleared area that supports a small agricultural pursuit (pasture). The site is varied in topography and largely vegetated. There is a creek partly within the boundaries (Isaac Creek).

The site has two access points as exiting from Coles Bay Road.



Figure 1 Aerial view of the subject site (Source: LIST)

3. Zoning and overlays

3.1 Zoning

The site is zoned Rural under the Scheme.

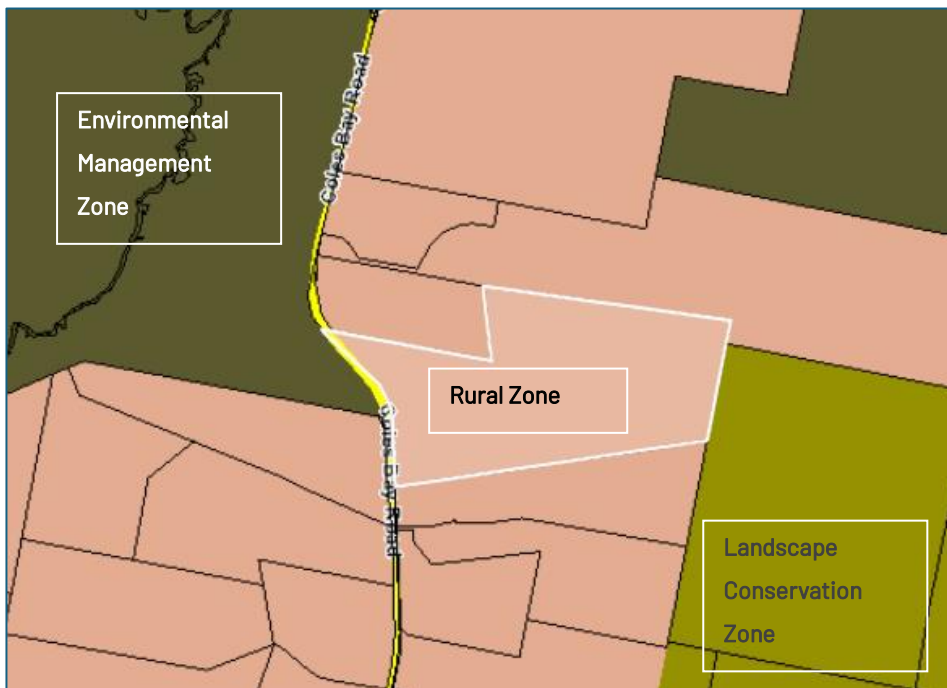


Figure 2 Zoning for the subject site (Source: LIST)

3.2 Overlays

The following images provide an indication of overlays as applied to the land. No General Overlays are applied.

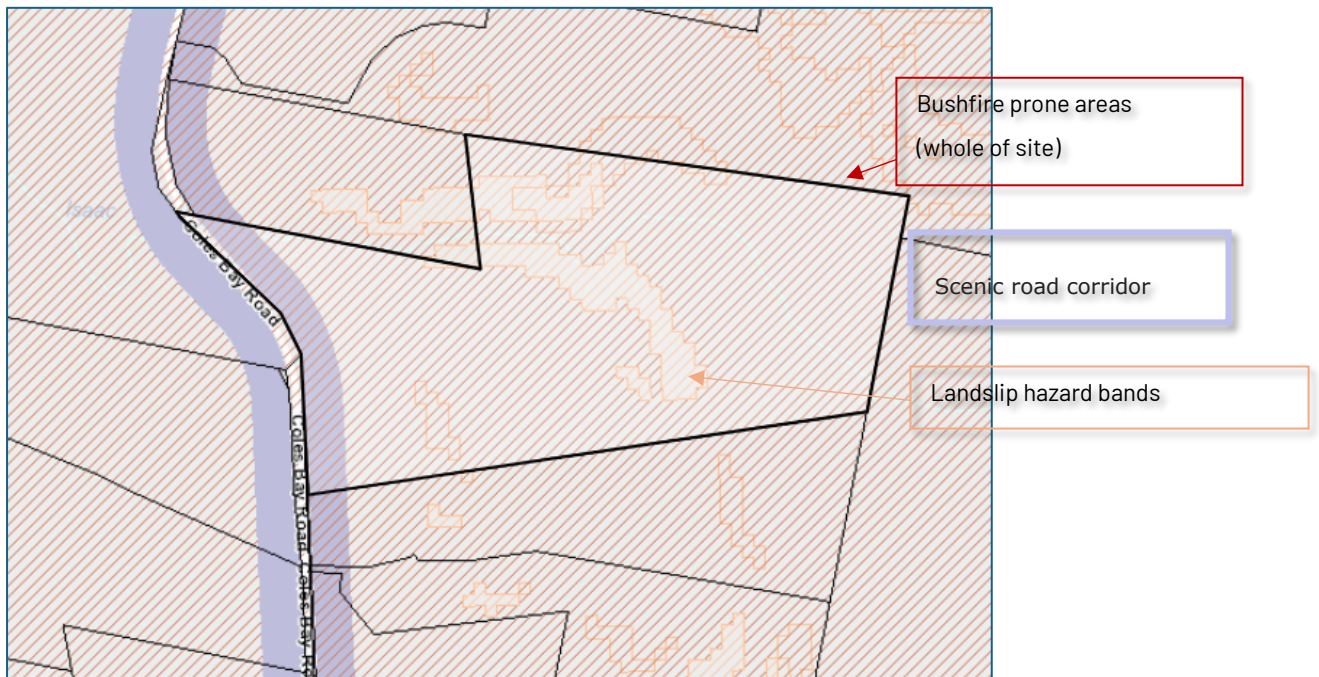


Figure 3 Overlays as they are applied to the subject site (Source: LIST)

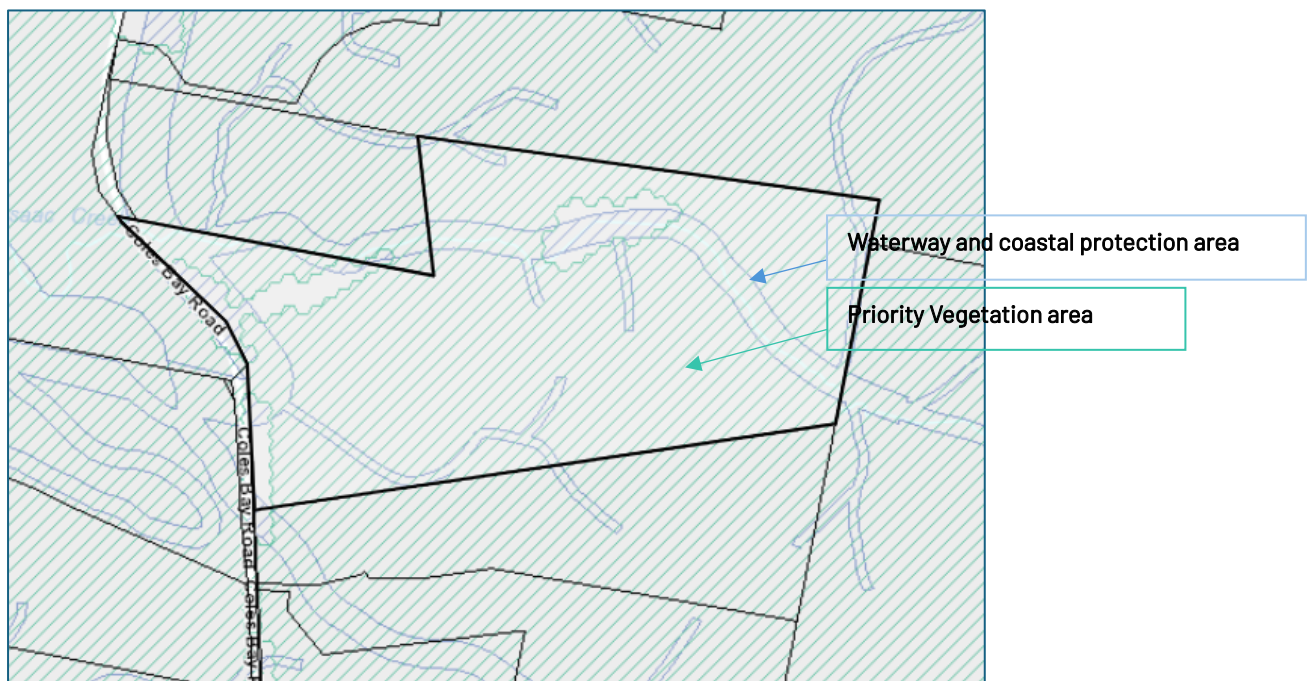


Figure 4 Overlays as they are applied to the subject site (Source: LIST)

4. Planning Scheme Assessment

4.1 Zone assessment

20.0 Rural Zone

20.1 Zone Purpose

20.1.1	To provide for a range of use or development in a rural location: <ul style="list-style-type: none">a. where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;b. that requires a rural location for operational reasons;c. is compatible with agricultural use if occurring on agricultural land; andd. minimises adverse impacts on surrounding uses.
20.1.2	To minimise conversion of agricultural land for non-agricultural use.
20.1.3	To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.

7.10 Development not Required to be Categorised into a Use Class

7.10.1 An application for development that is not required to be categorised into one of the Use Classes under subclause 6.2.6 of this planning scheme and to which 6.8.2 applies, excluding adjustment of a boundary under subclause 7.3.1, may be approved at the discretion of the planning authority.

6.2.6 Notwithstanding subclause 6.2.1 of this planning scheme, development which is for subdivision, a sign, land filling, retaining walls or coastal protection works does not need to be categorised into one of the Use Classes.

Response

The application for subdivision is not required to be defined under a Use, according to 7.10.1; the Use standards are not addressed.

20.5 Development Standards for Subdivision

20.5.1 Lot design

Objective	
To provide for subdivision that: <ul style="list-style-type: none">a) relates to public use, irrigation or Utilities; orb) facilitates use and development for allowable uses in the zone.	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: <ul style="list-style-type: none">a) be required for public use by the Crown, a	P1 Each lot, or a lot proposed in a plan of subdivision, must: <ul style="list-style-type: none">a) have sufficient useable area and dimensions suitable for the intended

<p>council or a State authority;</p> <ul style="list-style-type: none"> b) be required for the provision of Utilities or irrigation infrastructure; c) be for the consolidation of a lot with another lot provided each lot is within the same zone; or d) be not less than 40ha with a frontage of no less than 25m and existing buildings are consistent with the setback and separation distance required by clause 20.4.2 A1 and A2. 	<p>purpose, excluding Residential or Visitor Accommodation, that:</p> <ul style="list-style-type: none"> i. requires the rural location for operational reasons; ii. minimises the conversion of agricultural land for a non-agricultural use; iii. minimises adverse impacts on non-sensitive uses on adjoining properties; and iv. is appropriate for a rural location; or <ul style="list-style-type: none"> b) be for the excision of a dwelling or Visitor Accommodation existing at the effective date that satisfies all of the following: <ul style="list-style-type: none"> i. the balance lot provides for the sustainable operation of a Resource Development use, having regard to: <ul style="list-style-type: none"> a. not materially diminishing the agricultural productivity of the land; b. the capacity of the balance lot for productive agricultural use; and c. any topographical constraints to agricultural use; ii. an agreement under section 71 of the Act is entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot; iii. the existing dwelling or Visitor Accommodation must meet the setbacks required by subclause 20.4.2 A2 or P2 in relation to setbacks to new boundaries; iv. it is demonstrated that the new lot will not unreasonably confine or restrain the operation of any adjoining site used for agricultural use; and c) be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: <ul style="list-style-type: none"> i. the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; ii. the topography of the site; iii. the functionality and useability of
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		<p>the frontage;</p> <p>iv. the anticipated nature of vehicles likely to access the site;</p> <p>v. the ability to manoeuvre vehicles on the site;</p> <p>vi. the ability for emergency services to access the site; and</p> <p>vii. the pattern of development existing on established properties in the area.</p>
A2	Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	<p>P2 Each lot, or a lot proposed in a plan of subdivision, is provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <p>a) the topography of the site;</p> <p>b) the distance between the lot or building area and the carriageway;</p> <p>c) the nature of the road and the traffic, including pedestrians; and</p> <p>d) the pattern of development existing on established properties in the area.</p>

Response

P1 The performance criteria are addressed.

- a. Each lot will have an area of land suitable for an intended purpose. Lot 1 will sufficiently accommodate the existing use and development which consists of a storage shed and a car port (vehicle shelter). The land is generally used for resource development (small pasture area) and storage (assorted vehicles) as existing. Lot 1 is more than 40ha and has frontage greater than 25m, and so meets the acceptable solution.

Lot 2, as proposed, is superfluous to the owner's needs. The lot size at 21ha (+-) will be subject to the performance criteria, being below the acceptable solution lot size but meeting frontage length requirements. It is suited to and intended to be used for Passive Recreation. Due to the site's extensive vegetation and natural beauty, the site is ideal for informal leisure. No built form is proposed for the lot under this application. The Purpose of the zone is to provide for a range of use and development in a rural location, in particular, where agricultural use is limited or marginal. The proposed intended use is suited to the existing context of the lot on marginal agricultural land and within proximity to other areas known for outdoor recreation and highly valued landscape and natural setting.

- i. The land is suited to Passive Recreation, given the vegetation qualities of the land. Short walks, birdwatching and passive leisure activities (for private use)

are entirely suited to the site without any requirement for built form. The rural location allows visitation as a leisure and recreational site (a get-away).

- ii. The land is Class 5, which is limited somewhat in terms of agricultural use and development. An agricultural use commensurate with the land capability may occur, but will require clearing and significant soil improvement. As the land is included in the Priority Vegetation Area and Scenic Road Corridor overlays, clearing large areas may not be an optimal land development, notwithstanding, the land has a Private Timber Reserve Agreement in effect. The proposed use requires none to minimal clearing (vehicle access may be required to upgrade and some lopping may be required to achieve this). The proposed is fitting to the site and compliant with the context of the site. As no built form is proposed, there is no conversion of agricultural land potential.
 - iii. The subject site has sensitive uses on the north and south adjoining lots. No adverse impacts will be produced from the intended use.
 - iv. The proposed use is appropriate to the rural zone, and appropriate given the location of the site, being within proximity to other locations of passive recreation destination (multiple beaches and Freycinet National Park).
- c. The site has frontage to Coles Bay Road. The site has two existing access points that will allow connection to the road for each lot.

P2 The acceptable solution is achieved. Each lot will have vehicular access as existing.

4.2 Code Assessment

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

C2.5.1 Car parking numbers

Lot 1 has suitable parking commensurate to the use with storage buildings available for vehicles. Parking for Lot 2 has no parking requirement.

C2.6 Development Standards for Buildings and Works

No development is proposed.

C3.0 Road and Railway Assets Code

C3.5 Use Standards

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

Response

A1.4 The acceptable solution is achieved. Anticipated increase to the lots is within the limits of Table C3.1 as visits for a passive recreation use (without built form) are not expected to exceed 40 movements per day.

C3.7 Development Standards for Subdivision

C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area

Response

A1 The acceptable solution is achieved in that sensitive use is not proposed.

C7.0 Natural Assets Code

C7.7 Development Standards for Subdivision

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

Response

A1 The acceptable solution (e) is achieved. No works are proposed.

C7.7.2 Subdivision within a priority vegetation area

Response

A1 The subdivision includes no works.

- e. The subdivision includes no works. Vehicular access and internal tracks are also as existing with no proposal to further construct vehicle access at this time. The BHMP shows the area of clearance that may be required for a dwelling, but the dwelling is not proposed and no associated clearing is proposed. For the purpose of subdivision, no works or clearing are proposed as a part of this application.

C8.0 Scenic Protection Code

C8.4 Use or Development Exempt from this Code

C8.4.1 The following development is exempt from this code:

- (d) subdivision not involving any works;

Response

No works are proposed.

C13.0 Bushfire-Prone Areas Code

Response

Please refer to Annexure 3 for a response to this Code.

Note, the provided report refers to a location for a dwelling as a part of the overall assessment, but a dwelling is not proposed as a part of this application.

The Bushfire report and BHMP shows that an area for a sensitive use *can* be provided, not that it *will* be provided. Under this application, no works are proposed; no dwelling is proposed. A BHMP does not have the opportunity to allow for alternative use and development in a plan of subdivision. As per the Tasmanian Planning Scheme, State Planning Provisions, C13 Bushfire-Prone Areas Code, C13.6 Development Standards for Subdivision and specifically C13.6.1 Development Standards for Subdivision, a BHMP needs to prove the below, regardless of end use:

- (b) The proposed plan of subdivision:
- (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision;
 - (ii) shows the building area for each lot;
 - (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of *Australian Standard AS3959–2009 Construction of buildings in bushfire-prone areas*; and
 - (iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than the separation distances required for BAL 19 in Table 2.4.4 of *Australian Standard AS3959-2009 Construction of buildings in bushfire-prone Areas*; and

The bushfire hazard assessment and BHMP has been undertaken by an accredited person.

In accordance with s51(2)(d)

In determining an application for a permit, a planning authority –

(d) must accept –

(i) any relevant bushfire hazard management plan, or other prescribed management plan relating to environmental hazards or natural hazards, that has been certified as acceptable by an accredited person or a State Service Agency;

C15.0 Landslip Hazard Code

C15.2 Application of this Code

C15.2.1 This code applies to:

- (a) use or development of land within a landslip hazard area; or
- (b) use or development of land identified in a report, that is lodged with an application, or required in response to a request under section 54 of the Act, as having potential to cause or contribute to a landslip.

Response

No development is proposed within a landslip area.

C15.4 Use or Development Exempt from this Code

C15.4.1 The following use or development is exempt from this code:

- (a) use of land within a low or medium landslip hazard band, excluding for a critical use, hazardous use or vulnerable use;

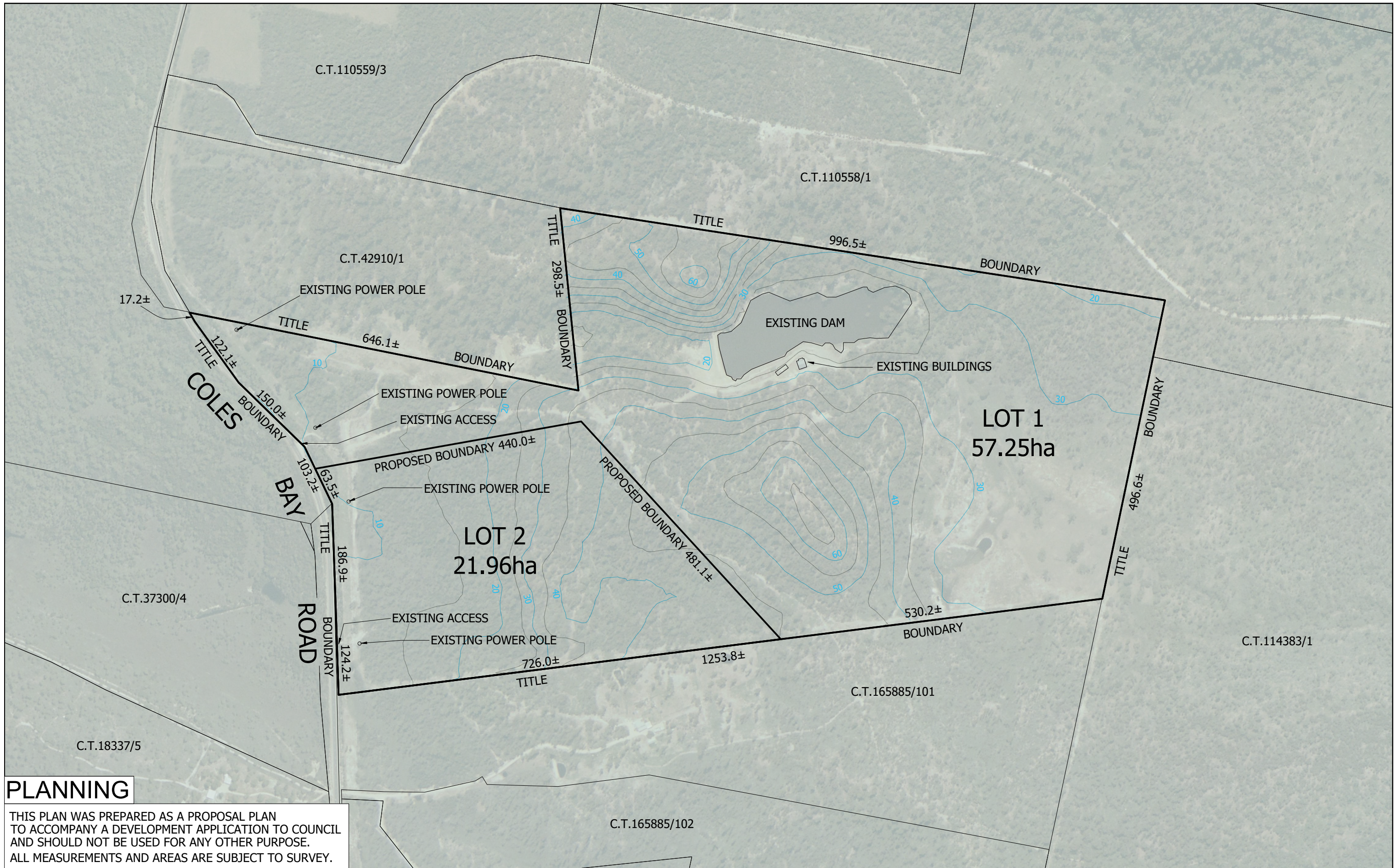
Response

Use of the land is not proposed. The intent of the use of the land is not a critical, hazardous or vulnerable use.

5. Conclusion

This proposal is for a 2 lot subdivision in the Rural Zone. No works are proposed. The proposal creates a vacant lot from land that is superfluous to the needs of owner. The proposed vacant lot will have use of the existing access. The existing built form (with separate access) will be contained to Lot 1 as proposed.

A permit for subdivision of the land to 2 lots is sought from Council according to the provisions of the Glamorgan-Spring Bay Local Provisions Schedule and the Tasmanian Planning Scheme.

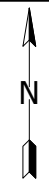


PLANNING

THIS PLAN WAS PREPARED AS A PROPOSAL PLAN TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.

Notes:
 Height datum is AHD83
 Contour interval is 5.00m
 Contour index is 10.00m
 Contours are a combination of LiDAR data (where available) and LISTmap data.

PROPOSED 2 LOT SUBDIVISION
 1377 Coles Bay Road, Coles Bay 7215
 C.T.137208/1



Woolcott
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Drawn ON	File name 250805_proposal_020326	Date 02/03/25	Scale 1:6000@A3	Edition v1.3	Sheet 1/1
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March 2026

BUSHFIRE HAZARD REPORT

2 Lot subdivision

1377 Coles Bay Road, Coles Bay.



Job Number: 250805

Prepared by: Geoff McGregor (geoff@woolcott.au)
Bushfire Hazard Practitioner BFP-176

Rev.no	Description	Date
1	Final	31 March 2026

References

Director of Building Control - Tasmanian Government, 2021. *Director's Determination - Bushfire Hazard Areas*, s.l.: Department of Justice.

Standards Australia Committee FP-020, 2018. *AS 3959:2018 Construction of buildings in bushfire prone areas*, s.l.: Standards Australia Limited 2018.

Tasmanian Planning Commission, 2024. *Tasmanian Planning Scheme - State Planning Provisions*, s.l.: Tasmanian Planning Commission.

Prepared by
Woolcott Land Services Pty Ltd
ABN 63 677 435 924

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Executive Summary

This report has been prepared for Daft Investments Pty Ltd in support of a proposed two-lot subdivision at 1377 Coles Bay Road, Coles Bay. Lot 1 will contain the existing shed and carport, while Lot 2 will remain vacant. Each lot will retain one of the two existing accesses from Coles Bay Road.

The site is located within the Bushfire-Prone Areas Overlay under the Tasmanian Planning Scheme – Glamorgan-Spring Bay. A bushfire event at or near the site has the potential to impact any buildings located on the property.

A Bushfire Hazard Management Plan has been prepared and is included as an appendix to this report. The plan outlines the owner’s responsibilities for maintaining the designated managed areas for each lot, in accordance with the relevant requirements of Australian Standard AS 3959:2018 – Construction of buildings in bushfire-prone areas.

Signed



Author: Geoff McGregor

Accreditation No: BFP 176

1. Introduction

A bushfire assessment is the process of analysing information to evaluate the potential impacts that a proposed development may experience during a bushfire hazard event.

A bushfire-prone area is defined as land where a bushfire is likely to occur and may result in significant adverse impacts on buildings and human life. In Tasmania, all local councils identify bushfire-prone areas through overlay maps within their respective planning schemes. Subdivision within a bushfire-prone area triggers the need for assessment under the provisions of the Bushfire-Prone Areas Code of the relevant planning scheme. This assessment requires the preparation and submission of a Bushfire Hazard Management Plan (BHMP) as part of the application.

The bushfire assessment determines the Bushfire Attack Level (BAL) applicable to both the proposed and existing lots. The BAL measures the potential exposure of a building to bushfire hazards, including radiant heat, flame contact, and ember attack. The BAL is assessed in accordance with Australian Standard AS 3959:2018 – Construction of buildings in bushfire-prone areas.

This assessment has been undertaken in accordance with Clause C13.0 Bushfire-Prone Areas Code to support a subdivision application under the Tasmanian Planning Scheme – Glamorgan-Spring Bay. It also identifies the fuel management requirements for the subject site and demonstrates that any future buildings on the proposed lots can be constructed to achieve a minimum Bushfire Attack Level of BAL-19, as required under the planning scheme.

2. Subject site

2.1 Site details

Property address	1377 Coles Bay Road Coles Bay 7215
Property ID (PID)	2100486
Certificate of title references	137208/1
Property Owner	DAFT INVESTMENTS PTY. LTD.
Existing Use	Agricultural, Recreation
Zoning	Rural
Municipality	Glamorgan-Spring Bay
Planning Scheme	Tasmanian Planning Scheme - Glamorgan-Spring Bay
Identified on a Bushfire Overlay Map	Yes
Proposal	2 Lot subdivision
Water Supply	Static water supply
Vehicular Access	Existing, Coles Bay Road

2.2 Site description and context

The subject site is located approximately 8 km north of the Swanwick turn-off along Coles Bay Road. The property contains a large shed and associated carport situated adjacent to a dam in the northern portion of the site. These structures appear to support agricultural activities and storage typical of properties in the locality.

The surrounding area is characterised by a mix of small-scale agricultural uses, residential dwellings with associated outbuildings, and areas of vacant land.

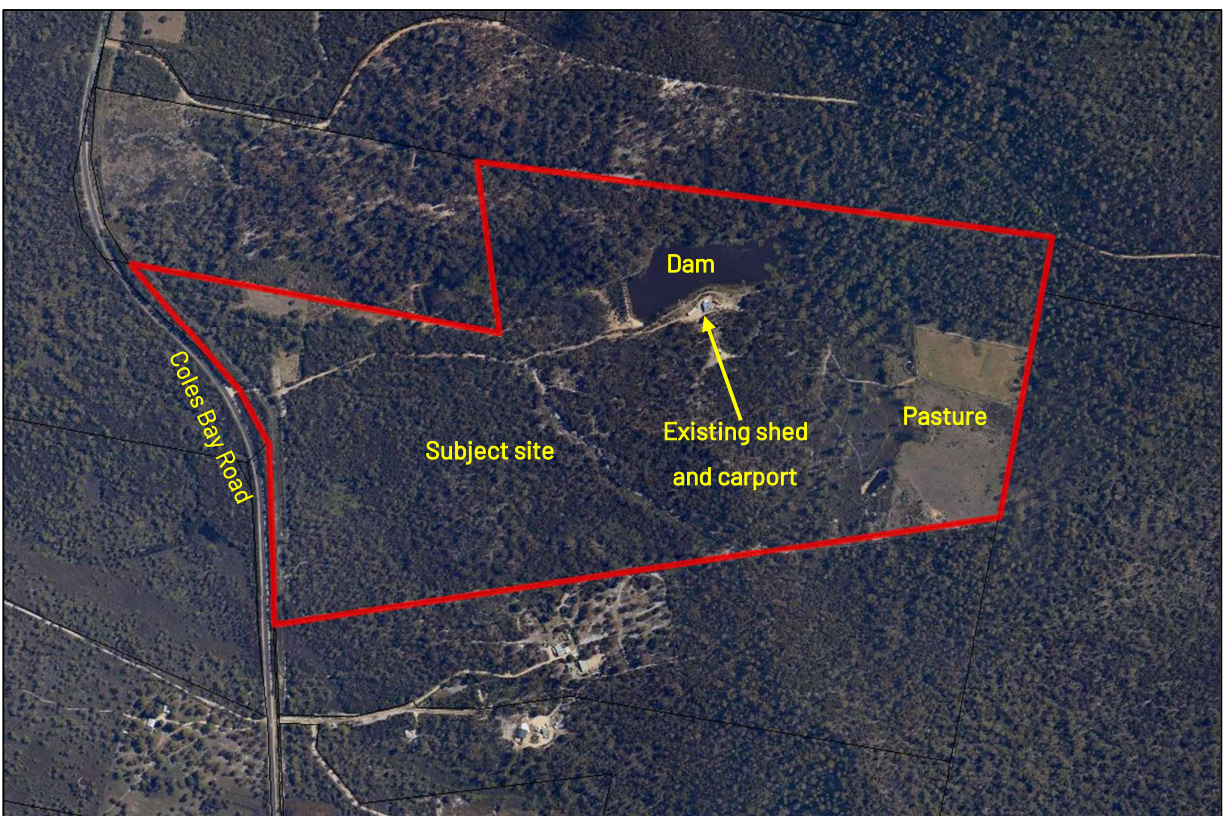


Figure 1 Aerial view of the subject site (Source: LIST)

The site is zoned Rural

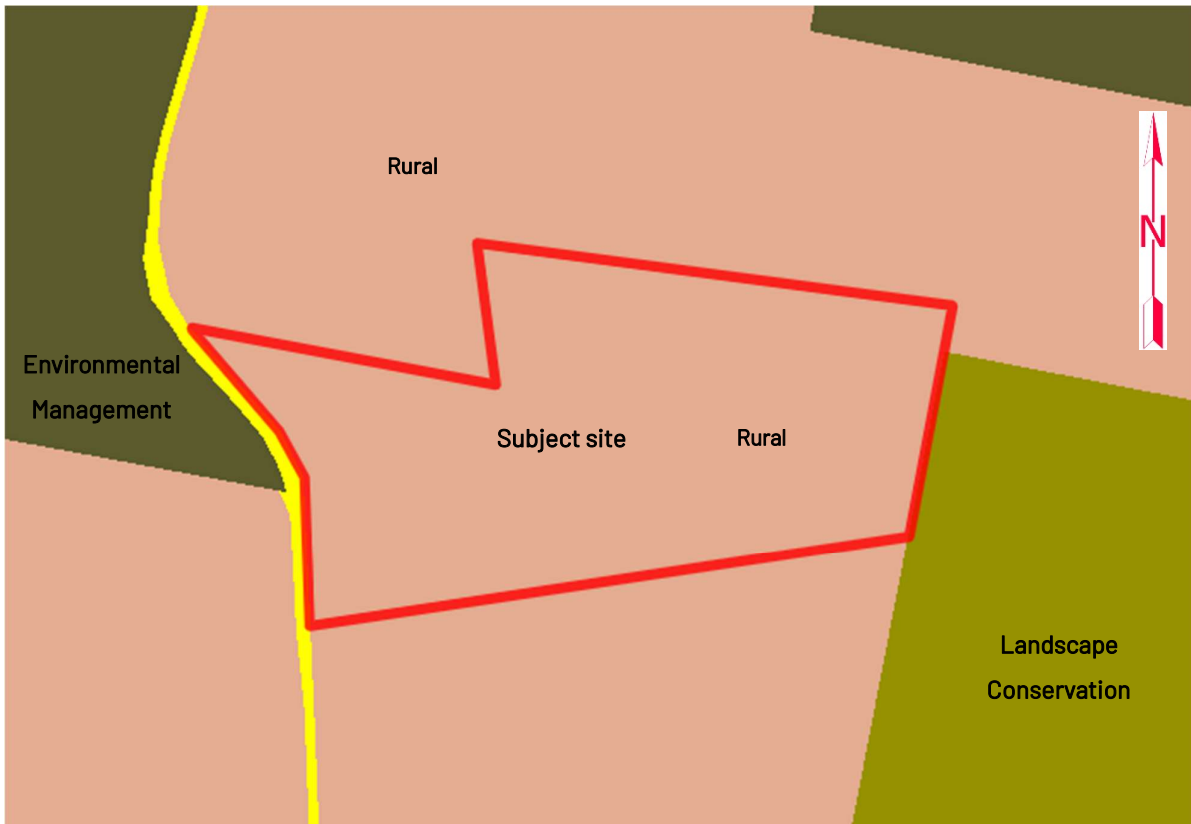


Figure 1 Zoning of surrounding area and the subject site (Source: LIST)

3. Proposal

The proposal seeks approval for a two-lot subdivision of the subject title.

Lot 1 will comprise approximately 57.25 hectares and will contain the existing shed and carport, as well as the on-site dam and established grazing pasture.

Lot 2 will have an area of approximately 21.96 hectares and will remain vacant, providing a separate title for future use or development.

An extract of the proposed subdivision plan is provided below for reference.

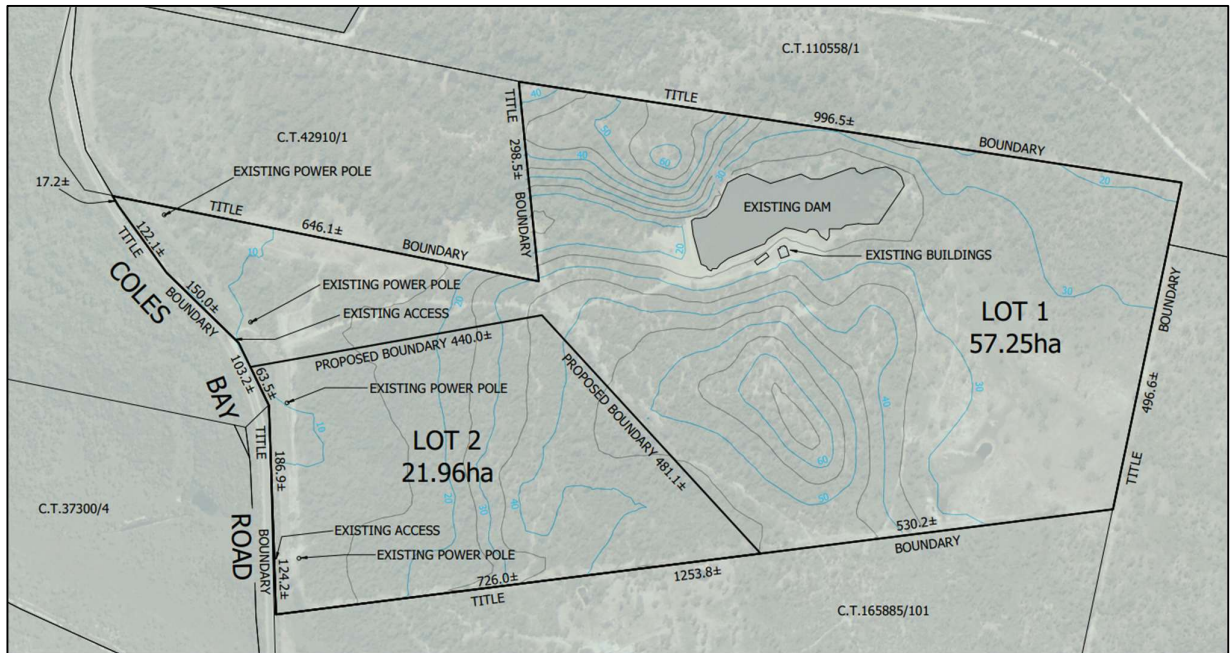


Figure 2 Proposed subdivision layout

4. Bushfire site assessment

4.1 Vegetation analysis

A site inspection was undertaken in March 2026. The subject land is predominantly vegetated with native forest, comprising eucalypt forest with scattered she-oaks and a dense bracken fern and grassy understory. This vegetation supports a heavy fuel load, including accumulated dead timber. The canopy is mostly continuous, with trees exceeding 20 m in height, consistent with Class A – Forest

A small section of very dense vegetation is present along the frontage to Coles Bay Road, characterised by coastal scrubland. This area includes a powerline easement, which is subject to ongoing maintenance to limit vegetation height and prevent interference with overhead infrastructure. Notwithstanding this management, the vegetation retains a dense and continuous shrub layer with very heavy fuel loads. Due to its structure and continuity, this area has been conservatively classified as Class A – Forest for the purposes of bushfire hazard assessment.

A smaller area on the eastern side of the site has been cleared and is maintained as pasture for grazing. The dam and cleared land surrounding the dam and existing shed and carport, comprises approximately 2.9 ha, the vegetation is predominantly consistent with Class G – Grassland in this area and presents a lower bushfire hazard, although it remains capable of supporting grassfire under dry conditions.

The lands surrounding the subject title is predominantly vegetated with similar dense dry eucalypt forest and coastal scrubland. Scattered areas of cleared land are present in the locality, generally associated with dwellings and outbuildings.

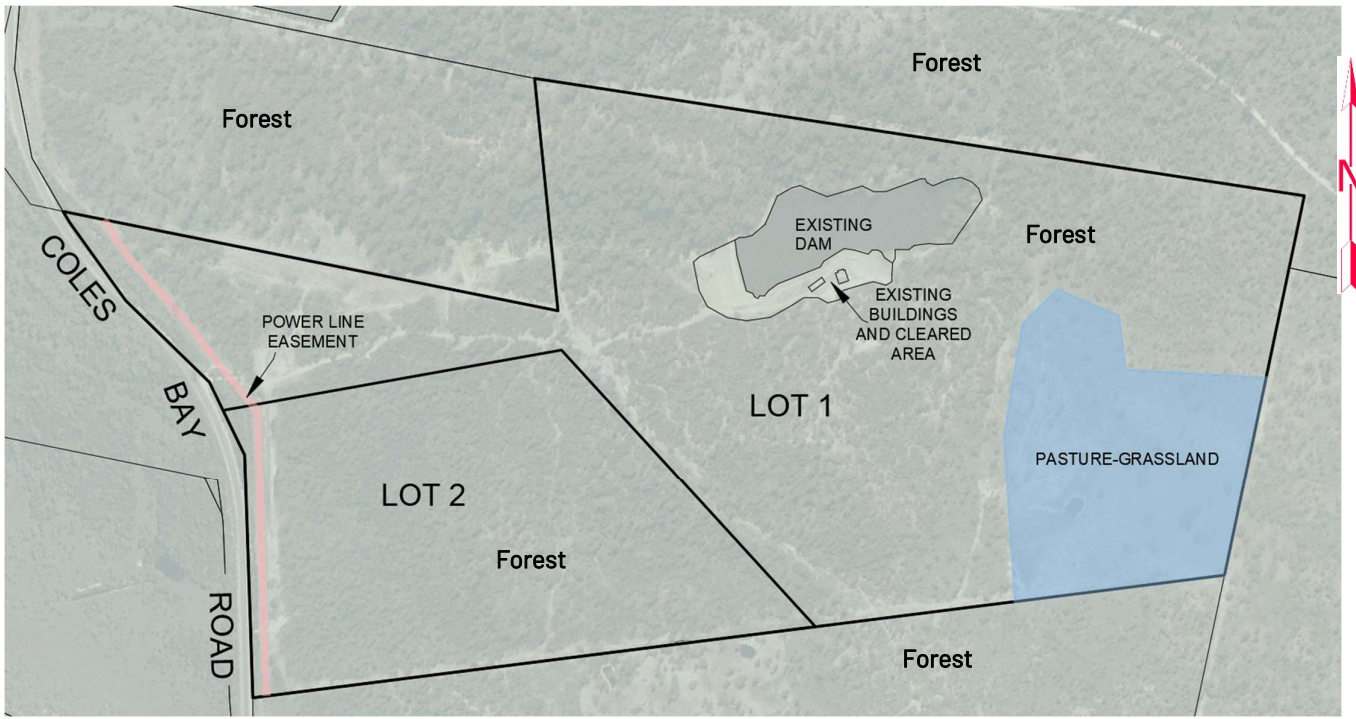


Figure 3 Vegetation analysis

4.2 Effective slope analysis

Figure 5 illustrates the slope of the land beneath the classified vegetation across the subject site and adjoining properties. The site and surrounding area are characterised by elevated and undulating terrain, with a combination of rising and falling landforms. The topography includes distinct ridgelines and saddles, interspersed with some relatively flatter areas.

Elevation across the site ranges from approximately 10 m AHD at Coles Bay Road to a high point of approximately 70 m AHD within the subject land. The existing shed and associated pasture area are situated at approximately 30 m AHD.

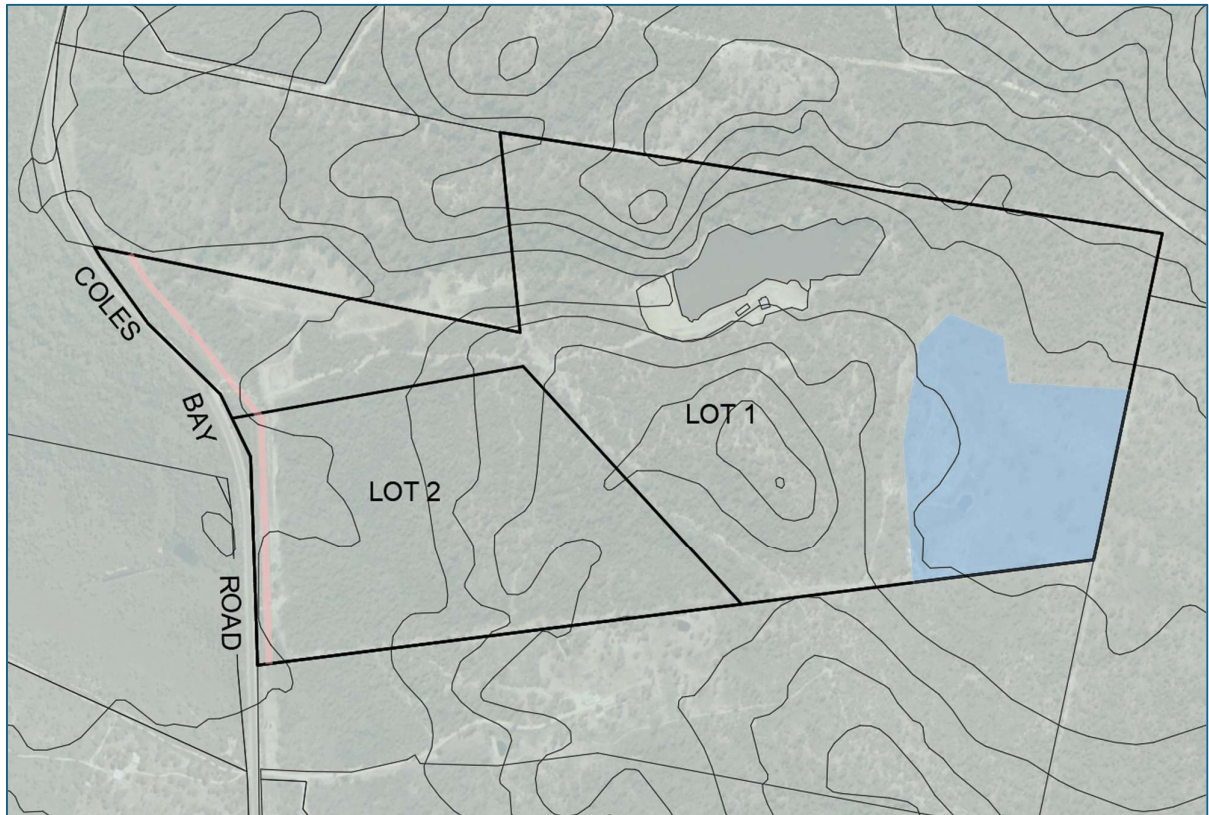


Figure 4 Effective slope of the site under the bushfire prone vegetation

4.3 Site photos



Figure 7 Existing shed in lot 1.



Figure 8 Dam in lot 1.



Figure 9 Access to lot 1



Figure 10 Access to lot 2



Figure 11 Looking over regrowth at the forest.



Figure 12 looking at the understory of the forest.

5. Bushfire protection measures

5.1 BAL Rating

The purpose of this BAL assessment is to prove that each proposed lot can achieve the minimum requirements of a BAL 19 building area as per the code. The definition of BAL 19 is highlighted as follows:

BUSHFIRE ATTACK LEVEL (BAL)	PREDICTED BUSHFIRE ATTACK AND EXPOSURE LEVEL
BAL-LOW	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m ²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m ²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m ²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m ²
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front.

Hazard Management Areas (HMAs) capable of achieving the separation distances required for BAL-19 can be provided on each lot. The HMAs shown on the Bushfire Hazard Management Plan and described in this report are indicative only and demonstrate that compliance with the code provisions can be achieved.

The future location, dimensions, and configuration of the Hazard Management Areas will vary subject to detailed site assessment following confirmation of the location of any future dwelling.

Hazard Management Areas must be established and maintained in accordance with the Director's Determination – Bushfire-Prone Areas v1.2 to achieve the intended bushfire risk mitigation outcomes.

LOT 1	NORTH	EAST	SOUTH	WEST
Vegetation within 100m of the indicative 15x10	0m-100m+ Forest	0m-100m+ Forest	0m-100m+ Forest	0m-100m+ Forest
Slope (degrees) over 100m)	Flat	Downslope 0°-5°	Flat	Flat
BAL 19 Setbacks	23m	27m	23m	23m

LOT 2	NORTH	EAST	SOUTH	WEST
Vegetation within 100m of the indicative 15x10	0m-100m+ Forest	0m-100m+ Forest	0m-100m+ Forest	0m-100m+ Forest
Slope (degrees) over 100m)	Flat	Downslope 0°-5°	Flat	Flat
BAL 19 Setbacks	23m	27m	23m	23m

5.2 Hazard management areas

A Hazard Management Areas meeting the separation distances required for BAL 19 can be achieved on each lot, these HMA shown on the HMP are indicative only and are shown to meet the requirements of the code. Hazard Management Areas will be subject to change with future assessment, depending on the location of a future dwelling.

The Hazard Management Areas must be maintained in accordance with the certified Hazard Management Plan and this report to achieve the following outcomes:

- to reduce the quantity of windborne sparks and embers reaching buildings
- to reduce radiant heat at the building; and
- prevent flame contact.

Maintenance of Hazard Management Areas

It is the responsibility of the property owner to maintain and manage the vegetation in accordance with the Bushfire Hazard Management Plan and this report.

This area is to be regularly managed and maintained. Vegetation in this area will be minimised:

- Grass maintained to a maximum height of 100mm, with fuel loads kept to less than 2 tonnes per hectare which will be maintained at this level.
- Trees and any undergrowth to be kept clear of buildings on all sides.
- All undergrowth and understorey of trees (up to 2m) will be removed within the hazard management area.
- Select larger trees can be retained within the HMA, ensuring a minimum 5m canopy separation is provided between each established tree.
- Pathways to 1 metre surrounding the buildings and landscaping material, must be non-combustible (stone, pebbles etc.).
- The total shrub cover will be a maximum of 20% of the available area.
- There will be a clear space from the buildings of at least four (4) times the mature height of any shrubs planted.
- Shrubs will not be planted in clumps, this is to avoid build-up of debris and dead vegetation materials.

Landscaping

- vegetation along the pathways to comprise low-flammable style succulent ground cover or plants (avoid plants that produce fine fuel which are easily ignited, plants that produce a lot of debris, trees and shrubs which retain dead material in branches or which shed long strips of bark, rough fibrous bark or drop large quantities of leaves in the spring and summer, vines on walls or tree canopies which overhang roofs)
- Timber woodchip and flammable mulches cannot be used, brush and timber fencing should be avoided where possible and not to be located within 6m of habitable buildings.

5.3 Access

The proposed locations of access roads shown on the Bushfire Hazard Management Plan (BHMP), providing access to the indicative BAL-19 building areas, are indicative only, the design, location and length all future accesses are subject the final location of future dwellings.

Given the topographical nature of the site, including undulating and elevated terrain and the overall size of each lot the final alignment and design of any access roads will require careful consideration to ensure compliance with the code

All access must be designed and constructed in accordance with the requirements outlined in Sections B and C of the below table C13.2 below.

Table C13.2: Standards for property access

Element		Requirement
A.	Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.	There are no specified design and construction requirements.
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (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 from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (j) terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> (i) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or (iii) a hammerhead "T" or "Y" turning head 4m wide and 8m long.
C.	Property access length is 200m or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.

5.4 Fire Fighting water supply

A static water supply will need to be provided for future habitable buildings located on lots 1 and 2, these will need to be a minimum of 10,000 litres however it is recommended to have as much water volume as possible, available for firefighting due the location and nature of the surrounding landscape. Static water supply and hardstand must comply with the following requirements.

Table C13.5: Static Water Supply for Fire Fighting

Element		Requirement
A.	Distance between building area to be protected and water supply.	The following requirements apply: (a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Static Water Supplies.	The static water supply: (a) may have a remotely located offtake connected to the static water supply; (b) may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (c) must be a minimum of 10,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (d) must be metal, concrete or lagged by non-combustible materials if above ground; and (e) if a tank can be located so it is shielded in all directions in compliance with Section 3.5 of <i>Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas</i> , the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports).	Fittings and pipework associated with a fire fighting water point for a static water supply must: (a) have a minimum nominal internal diameter of 50mm; (b) be fitted with a valve with a minimum nominal internal diameter of 50mm;

		<p>(c) be metal or lagged by non-combustible materials if above ground;</p> <p>(d) if buried, have a minimum depth of 300mm;</p> <p>(e) provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;</p> <p>(f) ensure the coupling is accessible and available for connection at all times;</p> <p>(g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);</p> <p>(h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and</p> <p>(i) if a remote offtake is installed, ensure the offtake is in a position that is:</p> <ul style="list-style-type: none"> (i) visible; (ii) accessible to allow connection by fire fighting equipment; (iii) at a working height of 450 – 600mm above ground level; and (iv) protected from possible damage, including damage by vehicles.
D.	Signage for static water connections.	<p>The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with:</p> <ul style="list-style-type: none"> (a) water tank signage requirements of <i>Australian Standard AS 2304:2019 Water storage tanks for fire protection systems</i>; or (b) <i>Water Supply Signage Guideline, version 1.0</i>, Tasmania Fire Service, February 2017.
E.	Hardstand.	<p>A hardstand area for fire appliances must be:</p> <ul style="list-style-type: none"> (a) no more than 3m from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) no closer than 6m from the building area to be protected; (c) a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

6. Bushfire-prone areas code assessment

The following provides an assessment against the provisions of C13.0 Bushfire-prone areas code, according to the Scheme.

C13.6 Development Standards for Subdivision

C13.6.1 Subdivision: Provision of hazard management areas

Objective	
Subdivision provides for hazard management areas that:	
<ul style="list-style-type: none"> a) facilitate an integrated approach between subdivision and subsequent building on a lot; b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and c) provide protection for lots at any stage of a staged subdivision. 	
Acceptable solutions	Proposed solutions
<p>A1</p> <ul style="list-style-type: none"> a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or b) The proposed plan of subdivision: <ul style="list-style-type: none"> i. shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision; ii. shows the building area for each lot; iii. shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of <i>Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas</i>; and 	<ul style="list-style-type: none"> A1a) Not applicable. A1b) The acceptable solution is achieved. The BHMP: <ul style="list-style-type: none"> i) shows all lots within the bushfire prone area. Each site can provide a bushfire hazard management area. ii) Each lot can provide for a building area that can meet BAL 19 setbacks. iii) shows a HMA associated with each building area demonstrating the separation distances required for BAL 19 in Table 2.4.4 of AS 3959 – 2018 Construction of buildings in bushfire-prone area. iv) is prepared by an accredited bushfire hazard practitioner. A1c) not applicable as Part 5 agreement is not required.

<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 <i>Australian Standard AS3959:2018 Construction of buildings in bushfire-prone Areas</i>; and</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>	

C13.6.2 Subdivision: Public and firefighting access

<p>Objective</p> <p>Access roads to, and the layout of roads, tracks and trails, in a subdivision:</p> <ul style="list-style-type: none"> a) allow safe access and egress for residents, fire fighters and emergency service personnel; b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken; c) are designed and constructed to allow for fire appliances to be manoeuvred; d) provide access to water supplies for fire appliances; and e) are designed to allow connectivity, and where needed, offering multiple evacuation points. 	
<p>Acceptable solutions</p>	<p>Proposed solutions</p>
<p>A1</p> <ul style="list-style-type: none"> a) TFS or an accredited person certifies that 	<ul style="list-style-type: none"> A1a) Not applicable. A1b) The proposed locations of access roads shown

<p>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>b) A proposed plan of subdivision showing the layout of roads and fire trails, and the location of property access to building areas, and which complies to the extent necessary with Tables C13.1, C13.2 & C13.3, is included in a bushfire hazard management plan certified by the TFS or accredited person.</p>	<p>on the Bushfire Hazard Management Plan, providing access to the indicative BAL-19 building areas, are indicative only.</p>
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C13.6.3 Subdivision: Provision of water supply for firefighting purposes

<p>Objective</p> <p>Adequate, accessible and reliable water supply for the purposes of firefighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.</p>	
<p>Acceptable solutions</p>	<p>Proposed solutions</p>
<p>A1 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 fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E4; 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>A1</p> <p>a) Not applicable</p> <p>b) Not applicable</p> <p>c) Not applicable</p>

<p>A2</p> <p>In areas that are not serviced by reticulated water by the water corporation:</p> <p>a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes;</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 E5; 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>A2a) Not applicable.</p> <p>A2b) Acceptable solution achieved. The proposed plan of subdivision demonstrates that a static water supply can be provided and located compliant with Table C13.5.</p> <p>Future dwelling will need to ensure compliant static water supply is provided in accordance with the code.</p> <p>A2c) Not applicable.</p>
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Conclusions and recommendations

The proposal seeks planning approval for a two-lot subdivision at 1377 COLES BAY RD COLES BAY.

The site and surrounding land are located within the Bushfire-Prone Area Overlay. The Bushfire Hazard Management Plan demonstrates that each proposed lot can accommodate a building area achieving BAL-19. The HMAs shown on the BHMP are indicative only and are shown to meet the requirements of Clause C13.6.1 A1(b) of the Tasmanian Planning Scheme.

A static water supply will need to be provided for future habitable buildings located on lots 1 and 2, these will need to be a minimum of 10,000 litres however it is recommended to have as much water volume as possible, available for firefighting due the location and nature of the surrounding landscape. Static water supply and hardstand must comply with the requirements of Clause C13.6.3 Table C13.5: Static Water Supply for Fire Fighting of the Tasmanian Planning Scheme.

The proposed location of the access roads shown on the HMP through to the BAL 19 building areas are indicative only. Due to the topographical nature of the land any access roads will need careful planning, and considerations to make sure they comply with the design and construction requirements. Private access roads must comply with the requirements of Clause C13.6.2 Table C13.2: Standards for property access of the Tasmanian Planning Scheme.

Future building work within the subdivision will be required to conform with the Director's Determination – Bushfire Hazard Areas v1.2

Future habitable buildings constructed on all lots will need to be designed and constructed to AS3959:2018.

Annexure 1 – Bushfire Hazard Management Plan

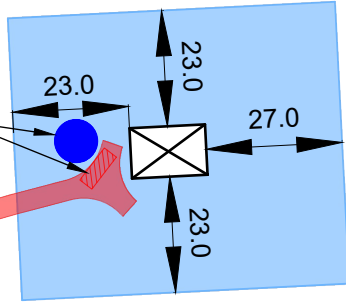
Annexure 2 – Subdivision Proposal Plan

Annexure 3 – Planning Certificate

Notes:

1. Refer plans –Woolcott Surveys - Proposed 2 Lot subdivision 250805, 1377 Coles Bay Road, Coles Bay - 30/03/26 - V01
2. All future works to comply with Director’s Determination – Bushfire Hazard Area’s v1.2
3. Plan to be read in conjunction with Bushfire Hazard Report 250805 30/03/2026

INDICATIVE
LOCATION OF 10,000
LITRE METAL WATER
TANK AND
3X6m HARDSTAND








LOT 1

COLES

BAY

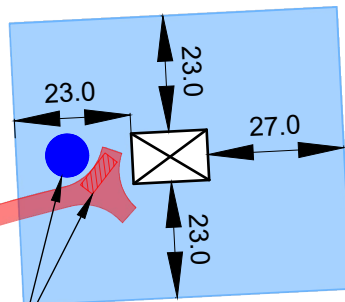
ROAD

LEGEND:

-  - BAL 19 HAZARD MANAGEMENT AREA
-  - TITLE BOUNDARIES
-  - STATIC WATER SUPPLY
-  - PROPOSED ACCESS
-  - INDICATIVE 10m x 15m BUILDING AREA

LOT 2

INDICATIVE
LOCATION OF 10,000
LITRE METAL WATER
TANK AND
3X6m HARDSTAND



Design and construction of habitable buildings.

Buildings sited in accordance with this BHMP are to be designed and constructed to AS 3959:2018.



BUSHFIRE HAZARD MANAGEMENT PLAN
2 LOT SUBDIVISION
DAFT INVESTMENTS PTY. LTD.
1377 COLES BAY RD, COLES BAY 7215
C.T.137208/1, PID 2100486



10 Goodman Court Invermay TAS 7248
PO Box 593 Mowbray Heights TAS 7248
Phone (03) 6332 3760
Fax (03) 6332 3764
Email: enquiries@woolcott.au

Job Number
250805

Drawn GM	File name 250805-BHMP	Date 30/03/26	Scale 1:1500@A3	Edition V01	Sheet 1/2
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Access Roads

Future dwellings on Lots 1 and 2 must be provided with an all-weather property access from the public road to within 90 metres of the furthest point of the habitable building, measured as a hose lay, and to a hardstand located within 3 metres of the water connection point.

The access must comply with the following requirements:

- A minimum carriageway width of 4 metres;
- Designed and constructed to support a load capacity of not less than 20 tonnes, including any bridges and culverts;
- A maximum crossfall of 3 degrees;
- Dips not exceeding 7 degrees;
- Curves with a minimum inner radius of 10 metres;
- Maximum gradients of 10 degrees for unsealed surfaces and 15 degrees for sealed surfaces;
- Passing bays of at least 20 metres in length, providing an additional 2 metres of carriageway width, constructed at intervals not exceeding 200 metres;
- Termination in either:
 - a turning circle with a minimum outer radius of 10 metres; or
 - a hammerhead 'T' or 'Y' turning area suitable for fire appliances, with turning heads measuring a minimum of 4 metres in width and 8 metres in length;
- Clearance of vegetation and other obstructions for a minimum of 0.5 metres on either side of the carriageway and 4 metres vertically above the carriageway.

The final extent and configuration of the access must be subject to further assessment at the time of development application for any future dwelling, based on its final siting.

Static Fire Fighting Water Supply

Future dwellings on Lots 1 and 2 must provide a 10,000 Litre dedicated firefighting water supply tank.

The compliant static water supply must be installed prior to occupancy as specified below:

- Tanks and above ground fittings and pipes must be made of non-rusting, non-combustible, non-heat deforming materials.
- The tank or remote offtake must be located within 3m of a hardstand area.
- Tanks must be fitted with a standard compliance forged Storz 65mm adapter fitted with a standard (deliver) washer rated to 1800kPa working pressure and 2400kPa burst pressure.
- Bushfire Signage must be clearly displayed in accordance with section 5.4 of the Hazard Management Report.

A hardstand area for fire appliances must be provided:

- (a) no more than three metres from the firefighting water point measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
- (b) no closer than six metres from the building to be protected;
- (c) with a minimum width of three metres and a minimum length of six metres constructed to the same standard as the carriageway; and
- (d) connected to the property access by a carriageway equivalent to the standard of the property access.

Hazard Management – Vegetation Management





Prior to the occupation of Lots 1 and 2, a Hazard Management Area (HMA) must be established around the approved location of any habitable building on each lot.

The Hazard Management Area must be managed and maintained in a minimum fuel condition in perpetuity, in accordance with the approved Bushfire Hazard Report.

Any future dwelling must be sited and constructed so as to achieve compliance with the required Bushfire Attack Level (BAL) and must be supported by a compliant Hazard Management Area.

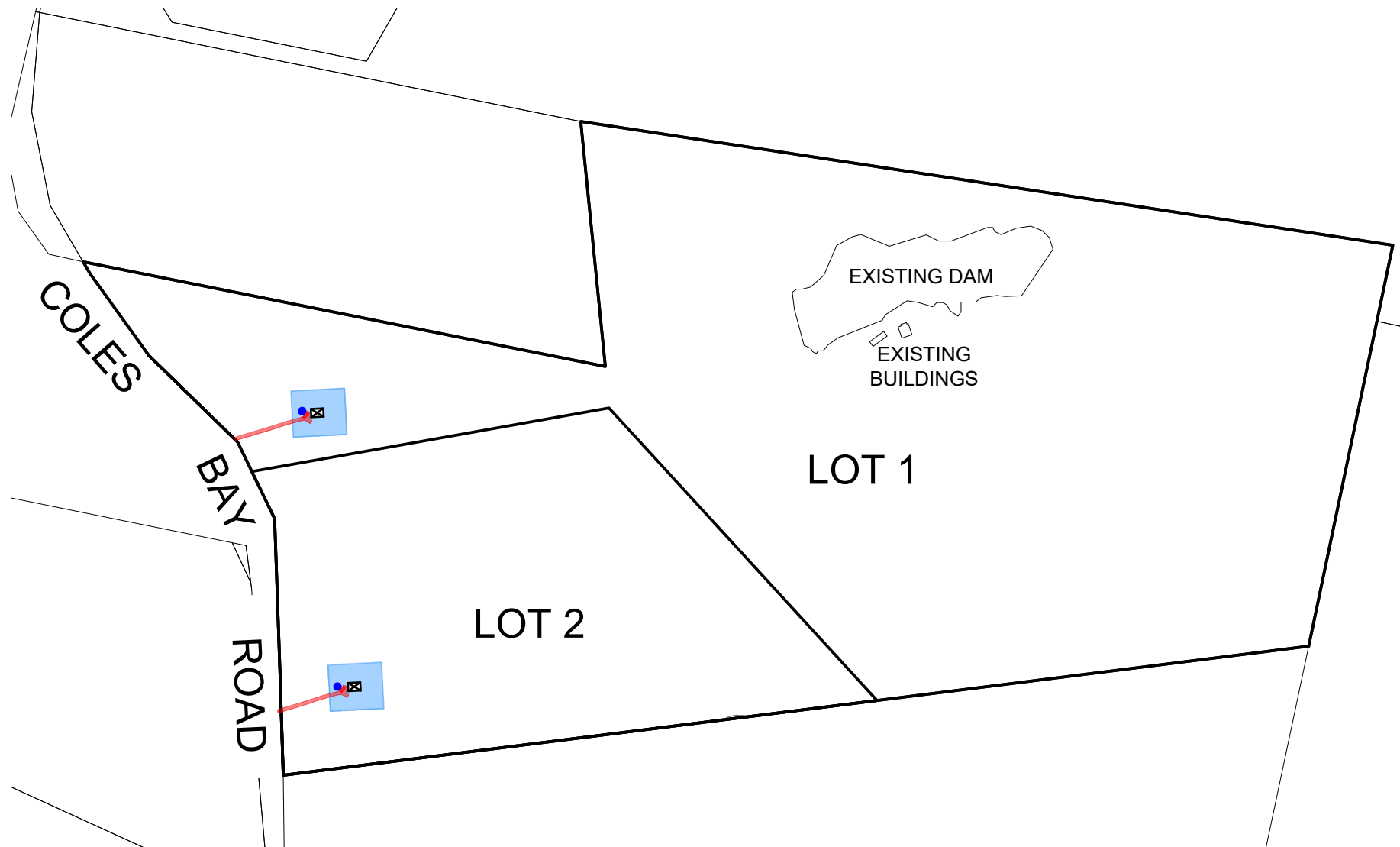
The extent and configuration of future Hazard Management Areas are subject to further assessment at the time of development application for any future dwelling, based on its final siting.

LEGEND:

-  - BAL 19 HAZARD MANAGEMENT AREA
-  - INDICATIVE 10X15 AREA
-  - INDICATIVE COMPLIANT PRIVATE ACCESS
-  - 10,000L MINIMUM STATIC FIRE FIGHTING WATER SUPPLY (INDICATIVE LOCATION)


Notes:

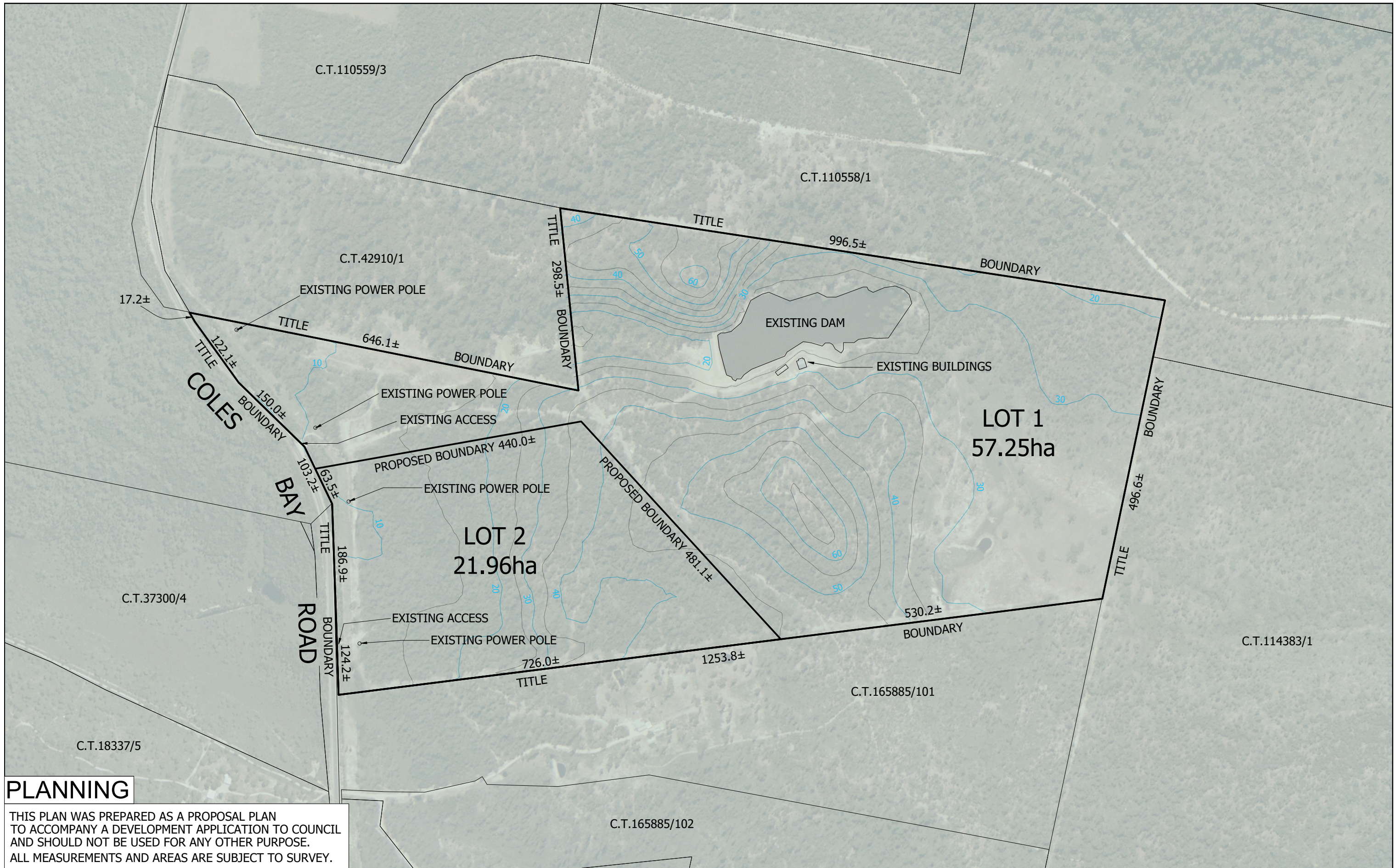
1. Refer plans –Woolcott Surveys - Proposed 2 Lot subdivision 250805, 1377 Coles Bay Road, Coles Bay - 30/03/26 - V01
2. All future works to comply with Director’s Determination – Bushfire Hazard Area’s v1.2
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Design and construction of habitable buildings.
Buildings sited in accordance with this BHMP are to be designed and constructed to AS 3959:2018.

BUSHFIRE HAZARD MANAGEMENT PLAN
2 LOT SUBDIVISION
DAFT INVESTMENTS PTY. LTD.
1377 COLES BAY RD, COLES BAY 7215
C.T.137208/1, PID 2100486

		10 Goodman Court Invermay TAS 7248 PO Box 593 Mowbray Heights TAS 7248 Phone (03) 6332 3760 Fax (03) 6332 3764 Email: enquiries@woolcott.au		Job Number 250805	
		Drawn GM	File name 250805-BHMP	Date 30/03/26	Scale 1:7000@A3

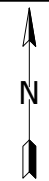


PLANNING

THIS PLAN WAS PREPARED AS A PROPOSAL PLAN TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.

Notes:
 Height datum is AHD83
 Contour interval is 5.00m
 Contour index is 10.00m
 Contours are a combination of LiDAR data (where available) and LISTmap data.

PROPOSED 2 LOT SUBDIVISION
 1377 Coles Bay Road, Coles Bay 7215
 C.T.137208/1



		10 Goodman Court Invermay TAS 7248 PO Box 593 Mowbray Heights TAS 7248 Phone (03) 6332 3760 Fax (03) 6332 3764 Email: enquiries@woolcott.au		Job Number 250805	
		Drawn ON	File name 250805_proposal_020326	Date 02/03/25	Scale 1:6000@A3

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:

1377 COLES BAY RD COLES BAY TAS 7215

Certificate of Title / PID:

CT. 137208/1. PID 2100486

2. Proposed Use or Development

Description of proposed Use and Development:

2 lot subdivision

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	Woolcott Land Services	30/03/2026	1
Bushfire Hazard Management Plan	Woolcott Land Services	30/03/2026	1
Proposed 2 Lot subdivision	Woolcott Land Services	02/03/2025	1.3

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 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 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:	Geoff McGregor	Phone No:	0409 800 387
Postal Address:	PO BOX 593, Mowbray, Tas, 7248	Email Address:	geoff@woolcott.au
Accreditation No:	BFP – 176	Scope:	1, 2, 3B.

6. Certification

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

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

Signed:
certifier



Name: Geoff McGregor **Date:** 31/03/2026

Certificate Number: 250805

(for Practitioner Use only)