



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: **70 Coles Bay Road, Bicheno**
CT 53454/1

PROPOSAL: **Subdivision - One (1) Lot 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 05 February 2026.

APPLICANT: **Michelle Schleiger Woolcott Land Services Pty Ltd**
DATE: **18/11/2025**
APPLICATION NO: **SA 2025 / 00023**

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: | |

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: | | | |
| 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: | |
| 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) | 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*(LUPAA) 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: | |
|----------------------|---|-------|--|

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: | |
|--|--|-------|--|

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 | FOLIO |
|---------|---------------|
| 53454 | 1 |
| EDITION | DATE OF ISSUE |
| 6 | 24-Nov-2020 |

SEARCH DATE : 12-Sep-2025

SEARCH TIME : 08.36 AM

DESCRIPTION OF LAND

Parish of ST ALBANS, Land District of GLAMORGAN

Lot 1 on Plan [53454](#)

Derivation : Part of Lot 292, 640 Acres Gtd. to T.L. Gellibrand

Prior CT [4876/37](#)SCHEDULE 1[C63982](#)

Registered 05-Nov-1997 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[E215405](#) BURDENING WAYLEAVE EASEMENT with the benefit of a restriction as to user of land in favour of Tasmanian Networks Pty Ltd over the land marked Wayleave Easement on Plan [53454](#) Registered 24-Nov-2020 at noon[C204655](#) MORTGAGE to Connect Credit Union of Tasmania Limited Registered 11-May-2000 at 12.01 PMUNREGISTERED DEALINGS AND NOTATIONS

186284 PLAN Lodged by JMG, 117 HARRINGTON STREET, HOBART TAS 7000 on 24-Nov-2023 BP: 186284

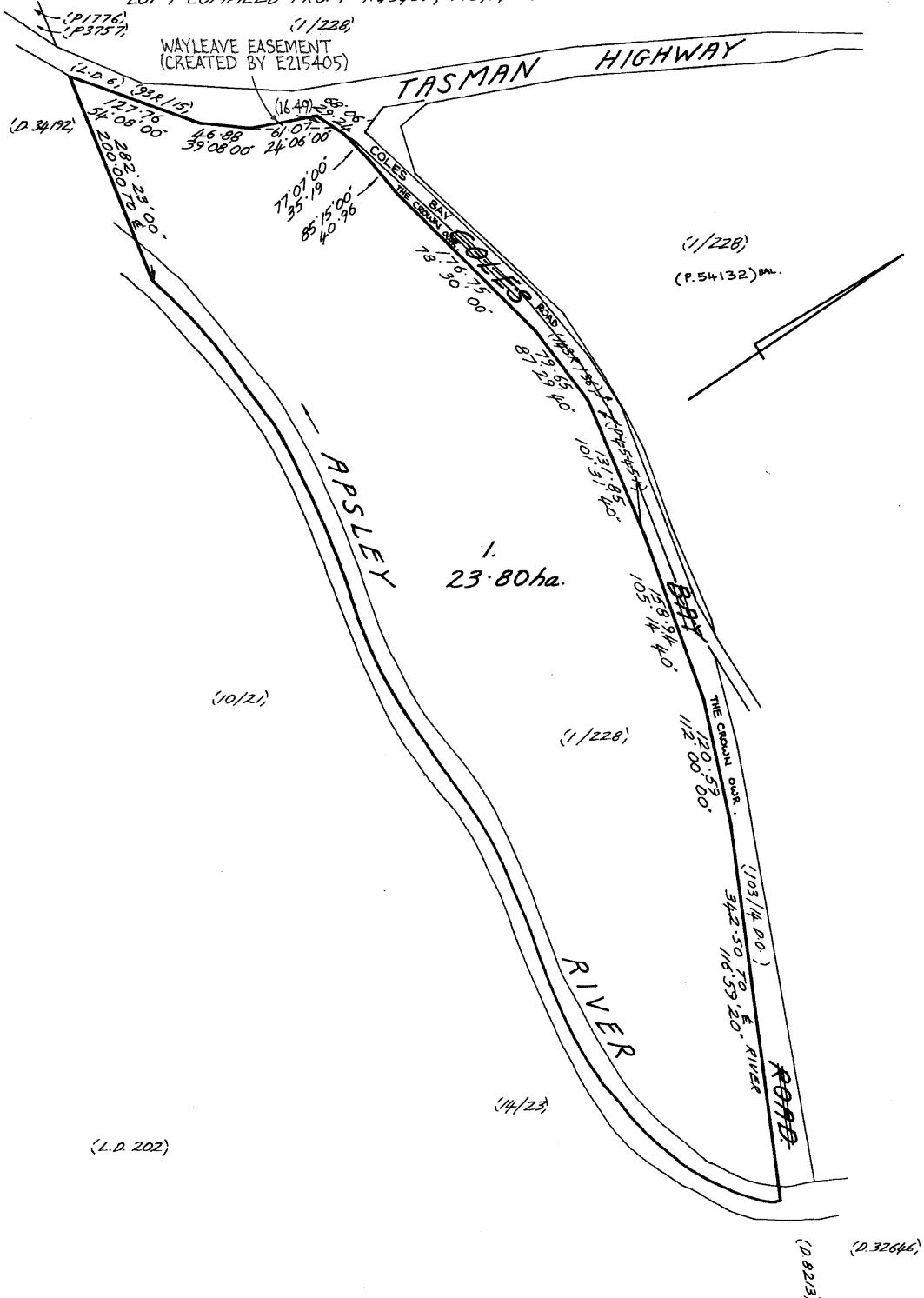
N181001 NOTICE to TREAT Pursuant to Section 11 of the Land Acquisition Act 1993. Lodged by OVG - Acquisitions on 25-Jan-2024 BP: N181001

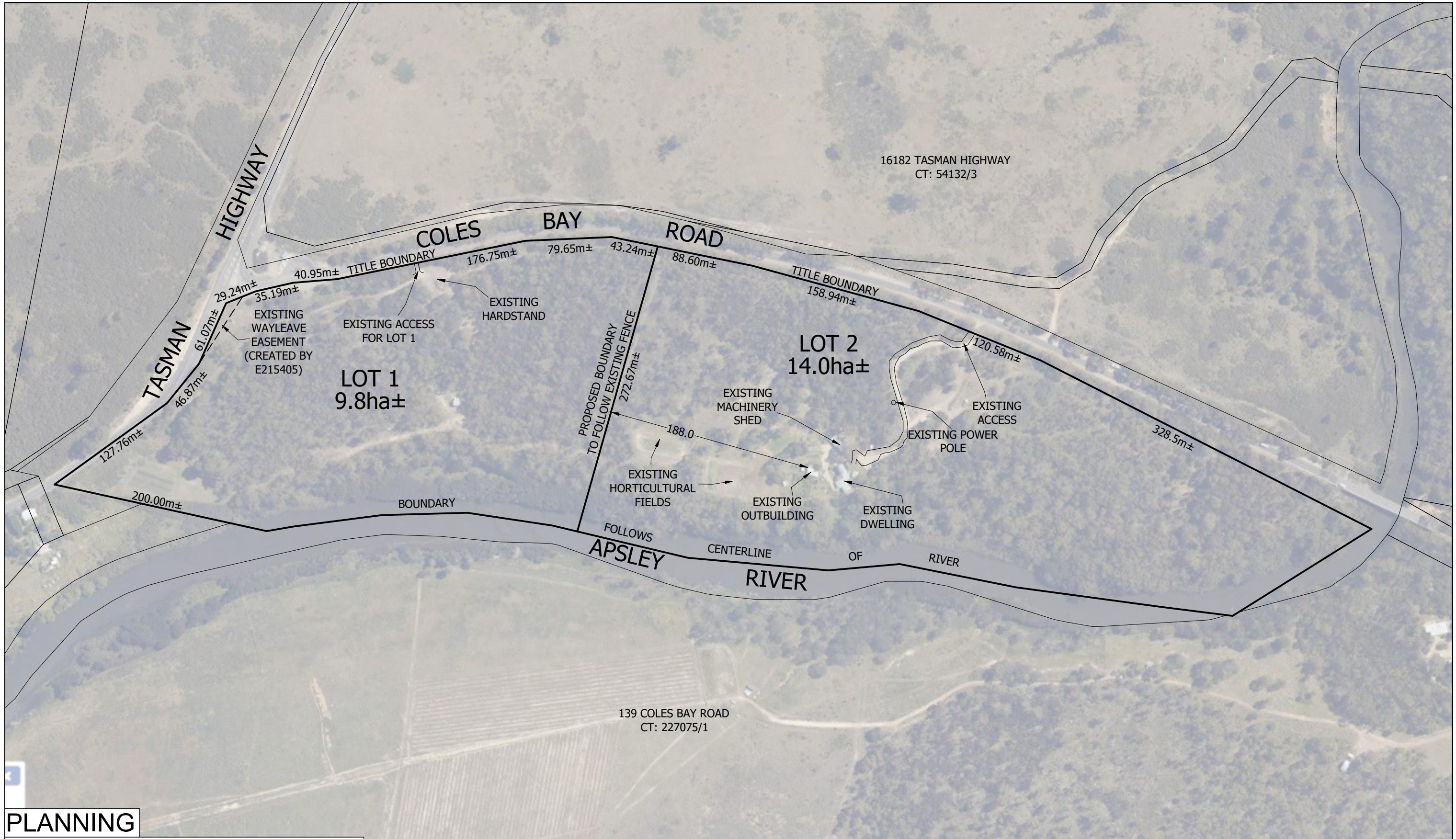
E289203 APPLICATION: THE CROWN under the Land Acquisition Act 1993 of Lodged by VALUER-GENERAL on 13-Mar-2024 BP: E289203

aff. Fibal P. 53454

| | | |
|---|--|---|
| Owner: SHERCOOM ESTATE PTY LTD. | PLAN OF SURVEY | Registered Number: |
| Title Reference: CONV. 4511029 | by Surveyor... A.S. HAMILTON of land situated in the HAMILTON SURVEYS, ROSEDALE ROAD, BICHENO. OF LAND SITUATED IN THE: | |
| Grantee: PART OF LOT 292, 640 ac. THOMAS LLOYD GELLIBRAND PUR. | LAND DISTRICT GLAMORGAN PARISH ST. ALBANS SCALE 1:3000 MEASUREMENTS IN METRES | |
| | | Approved 24 APR 1992 Effective from: _____ |
| | | Recorder of Titles <i>Mark Johnson</i> |

1071 COMPILED FROM P.45451, 103/14 D.O. AND THIS SURVEY.





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:

- BOUNDARY HAS BEEN COMPILED AND SUBJECT TO SURVEY
- BOUNDARY TO FOLLOW CENTERLINE OF RIVER

PROPOSED SUBDIVISION - 2 LOTS
70 COLES BAY ROAD,
BICHENO, 7215
C.T.53454/1



 **Woolcott**
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Fax (03) 6332 3764
Email: enquiries@woolcott.au

Job Number
250903

Drawn
LJL File name
250903_siteplan_080925

Date
15/09/25 Scale
1:3000@A3 Edition
1/1 Sheet
1/1



November 2025

PLANNING REPORT

SUBDIVISION OF THE LAND - 2 LOTS

70 Coles Bay Road BICHENO



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

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Prepared by: Michelle Schleiger (michelle@woolcott.au)
BUrbRegEnvPlan
Town Planner

| Rev.no | Description | Date |
|--------|-------------|------------------|
| 1 | Review | |
| 2 | Draft | 7 November 2025 |
| 3 | Final | 17 November 2025 |

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 | Ground Proof Mapping |

2. Subject site and proposal

2.1 Site details

| | |
|---------------------------|---|
| Address | 70 COLES BAY ROAD, BICHENO TAS 7215 |
| Property ID | 1514716 |
| Title | 53454/1 |
| Land area | 23.8ha |
| Planning Authority | Glamorgan Spring Bay Council |
| Planning Scheme | Tasmanian Planning Scheme – Glamorgan Spring Bay (Scheme) |
| Easements | Wayleave easement |
| Application status | Discretionary application |
| Existing Access | 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 coastal inundation hazard band Scenic road corridor |

| | |
|---|--|
| Existing development | Single dwelling and outbuildings. Productive flower/vegetable farm and landscape service and supply |
| 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. One lot, proposed Lot 2, will be able to contain an existing single dwelling together with a horticultural and landscape business (with associated outbuildings). Lot 2 will have the existing access.

As surplus land to the established use, proposed lot 1 will be a vacant lot with a proposed single access from Coles Bay Road.

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

2.3 Subject site

The site is 23.80ha and irregular in shape. The site is bound by Tasman Highway to west, and Coles Bay Road along the northern boundary. The south boundary is bound by the Apsley River, associated public land and one privately owned title.

The surrounding area is generally rural in character, with Agriculture Zone to the north and Environmental Management Zone to the east and south.

In proximity to the site on Tasman Highway, scattered residential use and development is evident and there is a café within 250m of the subject site.

The site is established to residential use with a single dwelling. The site is home to a small business that has (limited) horticultural production (flowers and vegetables) and the operation of a landscape services business with associated outbuildings. There is an existing area developed to hardstand associated with the western-most access.

The site is relatively flat and while there are areas cleared for development, other areas are densely vegetated. The site has a fence (as existing) running north to south through the property. The proposed boundary is generally according to that fence.



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.

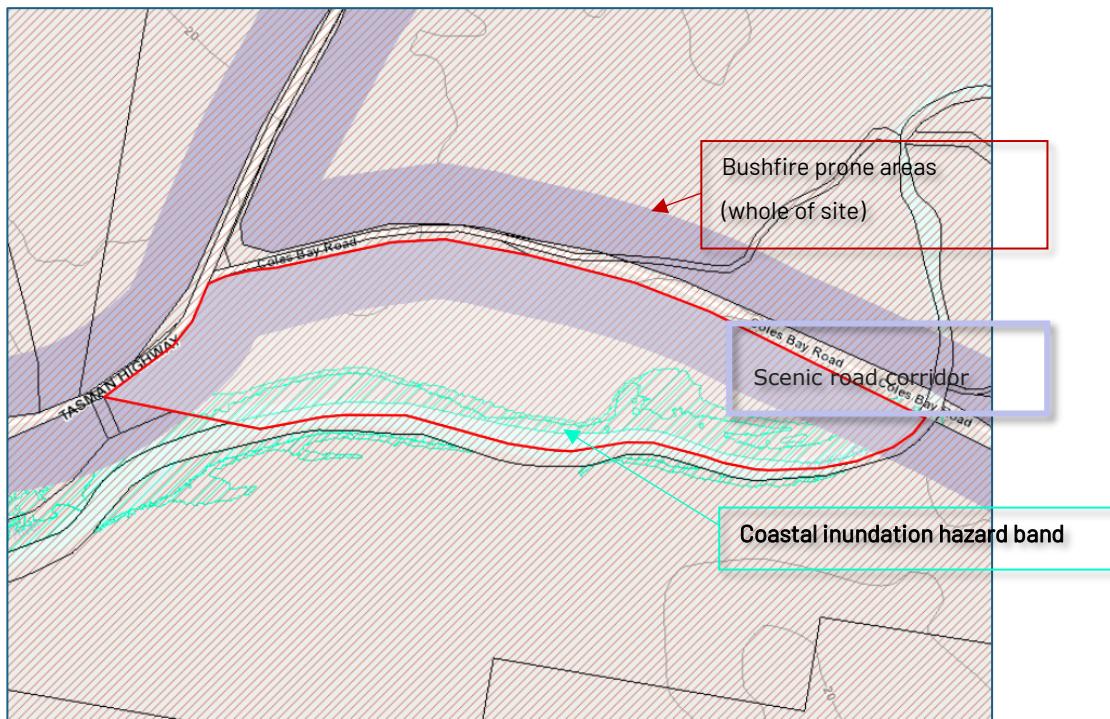


Figure 3 Overlays as they are applied to the subject site (Source: LIST)

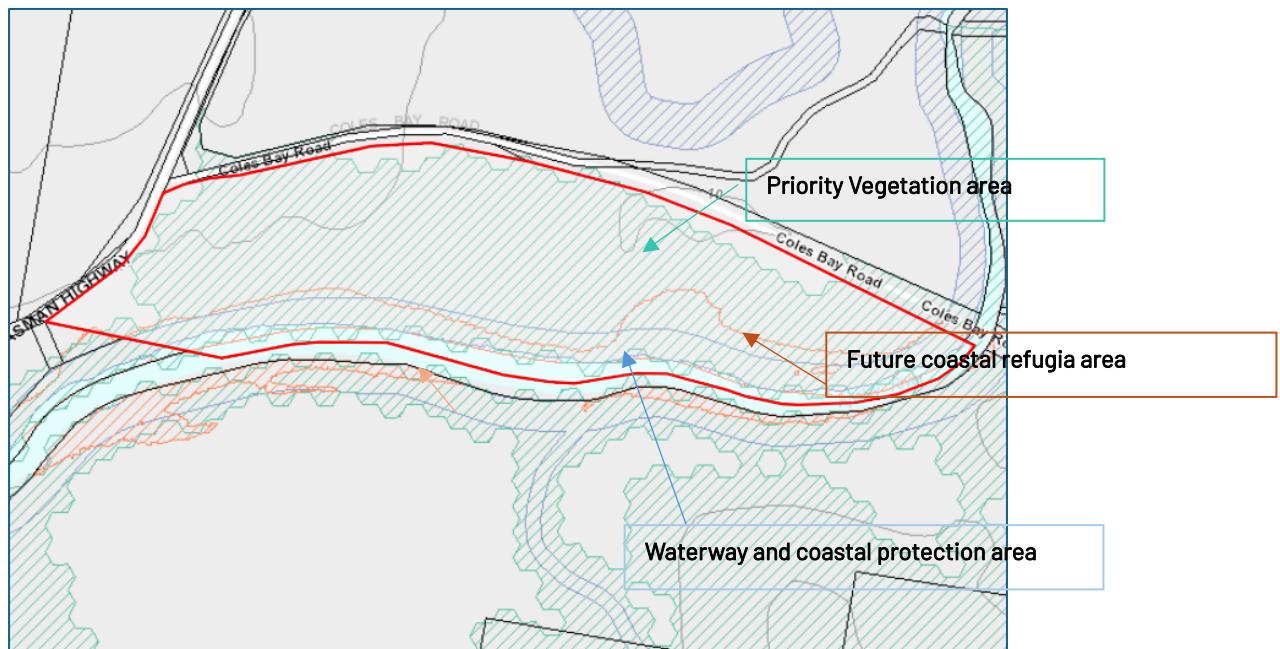


Figure 4 Overlays as they are applied to the subject site (Source: LIST)

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> <p>b) be required for the provision of Utilities or irrigation infrastructure;</p> <p>c) be for the consolidation of a lot with another lot provided each lot is within the same zone; or</p> <p>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> | <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 <p>b) be for the excision of a dwelling or Visitor Accommodation existing at the effective date that satisfies all of the following:</p> <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 <p>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:</p> <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 usability of |
|--|---|

| | | | |
|----|---|----|--|
| | <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 | <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p> | P2 | <p>Each lot, or a lot proposed in a plan of subdivision, is provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <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 2 will sufficiently accommodate the existing use and development. The existing residence, outbuildings and horticulture fields (growing areas) with landscape business will be retained to one lot. The remainder, as proposed Lot 1, is superfluous to the needs of the landscape business/horticulture and residence and so can be made to a separate lot. Proposed Lot 1 will have frontage to Tasman Highway and to Coles Bay Road, with access from Coles Bay Road. The lot is intended for Storage (Contractor's yard) and the land is already developed suitably for this use. The existing hardstand area will be used for the storage of machinery. The location is ideal for machinery storage, in particular, civil construction and building, having good access options to the highway for north/south travel and connection to Midland Highway via Lake Leake Road (for westward travel). The site has existing access and area of hardstand that is easily accessible from the road.
 - i. The location is suited to servicing east coast rural localities including Bicheno, Swansea, Triabunna and north to St Mary's, Scamander and St Helens (for civil and building construction services) having excellent proximity to the highway and located between Bicheno, Swansea and Coles Bay.
 - ii. The land is Class 5, which is limited somewhat in terms of agricultural use and development. Areas of the land (west corner) are prone to flood and previous

agricultural pursuit in this area has failed. An agricultural use commensurate with the land capability may occur, but will require clearing and 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 option and may exacerbate flood risks from the riverine environment. The proposed use requires minimal clearing is likely to be more compliant with the context of the site.

- iii. The size of the site will allow for sufficient setbacks to adjoining lots. At least 200m can be achieved.
- iv. The use of storage is an appropriate use in a rural location and is Permitted in the zone.

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

The future use of Lot 1 is not determined; future car parking requirements for Lot 1 will be subject to future applications.

Lot 2 has sufficient car parking as existing and commensurate to the use.

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 an anticipated use would be limited to allow for maximum efficiency. They might be estimated at 4 vehicle trips daily for a sole operator.

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. The lot will allow a 50m setback if the lot was for a sensitive use.

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 within an overlay area are proposed.

C7.7.2 Subdivision within a priority vegetation area

Response

A1 The subdivision includes no works.

e. The subdivision includes no works. The fence (that will become a boundary fence) is existing. Vehicular access and internal tracks are also as existing. The hardstand area that will house machinery is existing.

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.

C11.0 Coastal Inundation Hazard Code

C11.7 Development Standards for Subdivision

C11.7.1 Subdivision within a coastal inundation hazard area

Response

A1 The acceptable solution is achieved. As the overlay area is confined to the south boundary of the lot, it is clear that development can occur outside of the coastal inundation hazard area, however no development is proposed.

C12.0 Flood-Prone Areas Hazard Code

C12.2 Application of this Code

C12.2.1 This code applies to development of land within a flood-prone hazard area.

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.

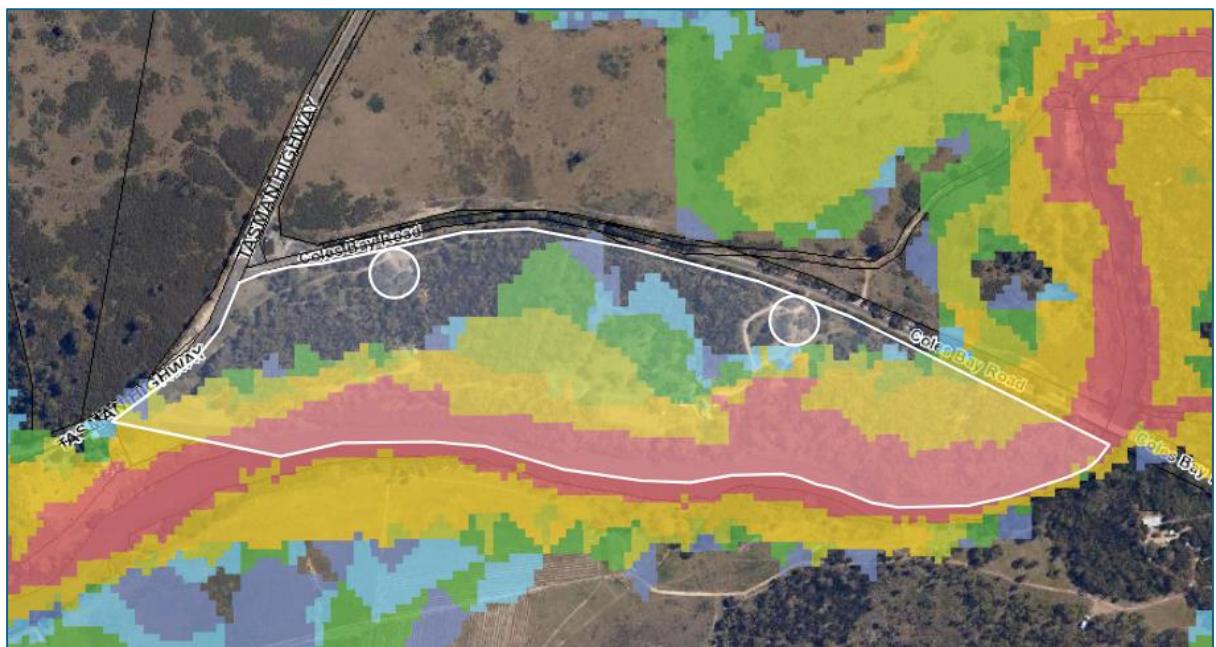
Response

The application does not include a change of use that results in a habitable building.

Use standards relate to risk to habitable buildings, and Critical, hazardous or vulnerable uses.

These are not proposed. No buildings and works are proposed.

The following image shows 60m diameter areas on the access points of each lot indicating that vehicle access and an (indicative) suitable building area can be contained outside of a flood prone hazard area. Note that no services are proposed and no actual development is 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. 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;

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 the horticultural and landscape supply use. The vacant lot has existing access and hardstand suitable for the intended use of Storage (contractors'

yard). Specifically, it will be used for storage of machinery and vehicles associated with civil construction and building.

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.

BUSH FIRE HAZARD ASSESSMENT REPORT – 2 LOT SUBDIVISION

70 COLES BAY ROAD - BICHENO

04TH NOVEMBER 2025



Disclaimer: The information in this report is ensuring compliance with the Tasmanian Planning Scheme – Glamorgan-Spring Bay Local Provisions Schedule. The information stated within this report is also based on the instructions of AS 3959 – 2018 – Construction of buildings in bush fire-prone areas. The purpose of this code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

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

GPM P/L has taken all reasonable steps to ensure that the information and data collected in the preparation of this assessment is accurate and reflects the conditions on and adjoining the site and allotment on the date of assessment. GPM P/L do not warrant or represent that the information contained within this assessment report is free from errors or omissions and accepts no responsibility for any loss, damage, cost or expense (direct or indirect) incurred as result of a person taking action in respect to any representation, statement or advice referred to in this report. This report is only to be used for the purpose of which it was commissioned.

Document Version: 01 – 04th November 2025

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EXECUTIVE SUMMARY

This report covers a proposed 2 Lot subdivision development at 70 Coles Bay Road - Bicheno. This report will support a planning application for the proposed development.

The 2 proposed lots have been assessed. The development involves the splitting of existing Title 53454/1 (23.8ha) into 2 new allotments. The resultant new lots are shown in the table below:

| New Lot No. | Size | BAL Solution(s) |
|-------------|---------|---|
| 1 | 9.81ha | Potential New Dwelling to meet a BAL 12.5/19 Hazard Management Area (HMA) Deemed to Satisfy (DTS) Solution. |
| 2 | 13.99ha | Existing Dwelling that meets a BAL 19 Hazard Management Area (HMA) Deemed to Satisfy DTS Solution. Existing access and static water supply requirements are in full compliance. |

The site is located at 70 Coles Bay Road, Bicheno, situated on the south eastern side of the junction of the Tasman Highway and Coles Bay Road. The current allotment is located in a rural area and is zoned as Rural.

Proposed Lot 1 has been assessed for any new dwelling to meet a BAL 12.5/19 solution (assessment detailed further in this report).

Proposed Lot 2 (consists of an existing dwelling) has been assessed under E1.4 / C13.4 – Use or development exempt from this Code, as having an insufficient increase in risk under this proposal.

Assessment of the allotment has concluded that there is a realistic risk of bushfire associated with any proposed dwelling on Lot 1, due to the location of the bushfire prone *Eucalyptus ovata* forest and woodland (DOV) vegetation community that exists within 100m of the subject allotment being subdivided. Coles Bay Road adjoins the northern boundary of both the subject proposed lots, whilst the Tasman Highway adjoins the western boundary of proposed Lot 1.

Using AS3959 – 2018 Simplified procedure (Method 1) the Bushfire Attack Level of any potential new dwelling on Proposed Lot 1, can achieve a BAL 19 solution or less (i.e. BAL 12.5).

BAL – 12.5 is described as being exposed to “Ember attack and radiant heat below 12.5 kW/m².”

BAL – 19 is described as being exposed to “Increasing ember attack, windborne debris and radiant heat between 12.5 kW/m² and 19 kW/m².”

The BAL classifications provide specifications for construction standards and the determination of the hazard management area defined in the Bushfire Hazard Management Plan (BHMP).

INTRODUCTION & PROPOSAL DESCRIPTION

Client(s): Maceo Schneiders

Development Type / BCA Classification: 2 Lot Subdivision

Construction Materials: N/A

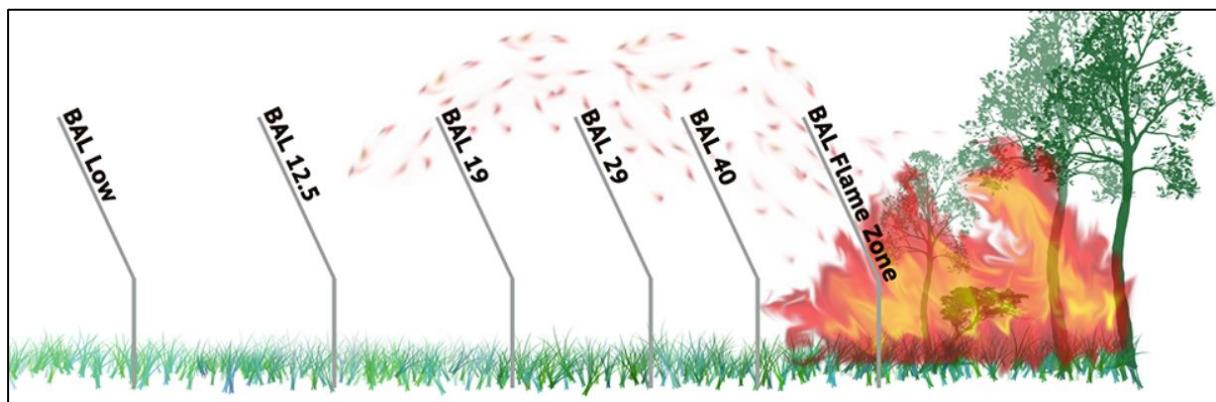
Date of Site Inspection: October 2025

Inspected by: Justin Cashion – Ground Proof Mapping P/L

The purpose of this assessment is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

This Bushfire Risk assessment report will define the sites Bushfire Attack Level classification and determine its compliance with the requirements of the National Construction Code (NCC) 2022 and AS3959 – 2018 Construction of Buildings in Bushfire Prone Areas.

This report will satisfy associated Council Planning and Building Requirements.



SUMMARY DETAILS

Applicants Names: Maceo Schneiders

Location: 50 Coles Bay Road - Bicheno

Property ID(s): 1514716

Current Lot Size(s):

53454/1 (23.8ha)

Proposed Lot Sizes: As per Table 1

Zoning: Rural

Code Overlays:

Bushfire Prone Areas

Natural Assets

Scenic Protection

Coastal Inundation

Council: Glamorgan-Spring Bay

Building Boundary Setback(s): As per GPM 25 – 038 Overview & Lot1 and 2 BHMP

Defendable Space – Maintain the vegetation within the HMA in a “low fuel” state within the required distance set out in this report (as shown on the Bushfire Hazard Management Plan) to satisfy ongoing compliance. This must be continually managed in perpetuity.

Access – Proposed access is off the Tasman Highway for proposed Lot 1. Length of the road to the potential dwelling site is ±195m. Further requirements are required to satisfy access and egress as outlined further in this report for the proposed Lot 1.

Water Supply – No existing satisfactory bushfire water supply exists for Proposed Lot 1. Further requirements are required to satisfy specifications as outlined further in this report.

Construction – To either BAL 12.5/19 standards, dependant on actual potential new dwelling location.

Surrounding Area - The current allotments are located in a rural area and is zoned as Rural. The surrounding areas consist of varying sized allotments, consisting of similar vegetation types as well as agricultural grassland.

Predominant Fire Direction – The predominant fire direction during the summer period is from the North and North West. The vegetation that triggers the assessment provide a realistic fire threat under fire weather conditions from that direction.

BUSHFIRE SITE ASSESSMENT – PROPOSED LOT 1 (POTENTIAL NEW DWELLING)

Vegetation

Assessable and classifiable vegetation surrounding proposed Lot 1 consists of *Eucalyptus ovata* forest and woodland (DOV). It is this vegetation type that presents the fire risk to this development. The area being subdivided is also noted being within a bushfire prone area.

Slope / Aspect

The slope class surrounding the proposed dwelling site on proposed Lot 1 are gentle downslopes (0 - 5°) to the west, south and east, whilst upslopes exist to the north. The aspect is predominantly southerly and the altitude is ±8m.

Distances to Vegetation

Appropriate distances to assessable flammable vegetation, for Lot 1 requires hazard management area for a BAL 19 or lower solution. All vegetation within 100m of the potential dwelling site was assessed. Appropriate distances to assessable flammable vegetation ensure compliance with the 'Deemed to Satisfy' requirement for Subdivisions, which provides for hazard management areas as per the Tasmanian Planning Scheme – Glamorgan-Spring Bay Local Provisions Schedule.

Assessment and HMA

The existing development is located in a rural/forested interface and the risk of bushfire attack is considered to be a realistic threat. Using AS3959-2018 Simplified Procedure (Method 1) the Bushfire Attack Level of the site and the associated hazard management area is classified as able to achieve a BAL 19 or a BAL 12.5 solution.

Bushfire Attack Level (BAL) – Steps 1 to 5 Summary Results

For calculations based on Tasmania's FDI of 50, for the proposed allotments please refer to the Table below:

Table 1 – Proposed Lot 1:

| | North | East | South | West |
|---------------------------|---------------|------------------|------------------|------------------|
| Vegetation to 100m | Forest | Forest | Forest | Forest |
| Vegetation Classification | A | A | A | A |
| Slope | Level/Upslope | Downslope 0 - 5° | Downslope 0 - 5° | Downslope 0 - 5° |
| Existing BAL | FZ | FZ | FZ | FZ |
| Proposed HMA for BAL 12.5 | 32m+ | 38m+ | 38m+ | 38m+ |
| Proposed HMA for BAL 19 | 23m+ | 27m+ | 27m+ | 27m+ |

***2.2.3.2:**

(e) Exclusions – Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.

(f) Exclusions—Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.

Public and Firefighting Access:

Objective: Access roads to, and the layout of roads, tracks and trails, in a subdivision:

- (a) allow safe access and egress for residents, fire fighters and emergency service personnel;
- (b) provide access to the bushfire-prone vegetation that enables both properties 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.

Table C13.2 Standards for Property Access:

For proposed Lot 1:

Element B: Property access length is 30m or greater; or access is required for a fire appliance to a firefighting water point.

Requirement: The following design and construction requirements apply to property access:

- a) All weather construction;
- b) Load capacity of at least 20 tonnes, including for bridges and culverts;
- c) Minimum carriageway width of 4 metres;
- d) Minimum vertical clearance of 4 metres;
- e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- f) Cross falls of less than 3 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 10 metres;
- 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:
 - i. A turning circle with a minimum inner radius of 10 metres;
 - ii. A property access encircling the building; or
 - iii. A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.

Please note that the existing and proposed access as shown is ±195m, however requires upgrade to the specifications listed above.

Please note that the implementation/construction of public and firefighting access must comply prior to occupancy.

Provision of Water Supply for Firefighting Purposes:

Objective: 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:

Static Water Supply for Firefighting: Applicable as per below. Please note that a new static water supply is required for compliance for the proposed Lot 1.

Table C13.5 Static water supply for fire fighting

Element A: Distance between building area to be protected and water supply

Requirement: The following requirements apply:

- (a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and
- (b) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.

Element B: Static Water Supplies

Requirement: A static water supply:

- (a) May have a remotely located offtake connected to the static water supply;
- (b) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times;
- (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems;
- (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and
- (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:
 - (i) metal;
 - (ii) non-combustible material; or
 - (iii) fibre-cement a minimum of 6 mm thickness.

Element C: Fittings, pipework and accessories (including stands and tank supports)

Requirement: Fittings and pipework associated with a water connection point for a static water supply must:

- (a) Have a minimum nominal internal diameter of 50mm;
- (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
- (c) Be metal or lagged by non-combustible materials if above ground;
- (d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);
- (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment;

- (f) Ensure the coupling is accessible and available for connection at all times;
- (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);
- (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
- (i) Where a remote offtake is installed, ensure the offtake is in a position that is:
 - (i) Visible;
 - (ii) Accessible to allow connection by firefighting equipment;
 - (iii) At a working height of 450 – 600mm above ground level; and
 - (iv) Protected from possible damage, including damage by vehicles.

Element D: Signage for static water connections

Requirement: 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 the Tasmanian Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.

This document is attached as an appendix to this report.

Element E: Hardstand

Requirement: A hardstand area for fire appliances must be provided:

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

An indicative location of a firefighting water storage tank for the new proposed lot 1 is marked on the attached BHMP. This needs to be installed prior to certificate of occupancy for any new dwelling.

Bushfire Prone Areas Code Assessment Criteria (Proposed Lot 1)

Assessment has been completed below to demonstrate the BAL and BHMP have been developed in compliance with the “Acceptable Solutions” as specified in the Tasmanian Planning Scheme – Glamorgan-Spring Bay Local Provisions Schedule.

| Section C13.6.1 Bushfire Prone Areas Code - Subdivision: Provision of hazard management areas | | |
|--|--|------------|
| Acceptable Solution | Requirement | Comment |
| The proposed plan of subdivision: A1 (b) (i) | Shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision. | Compliant. |
| A1 (b) (ii) | Shows the building area for each lot. | Compliant. |
| A1 (b) (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 Construction of buildings in bushfire-prone areas. | Compliant. |
| A1 (b) (iv) | Is accompanied by a bushfire hazard management plan for lots, certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 12.5 or 19 in Table 2.6 of Australian Standard AS 3959 – 2018 Construction of buildings in bushfire-prone areas. | Compliant. |
| Section C13.6.2 Bushfire Prone Areas Code - Subdivision: Public and firefighting access | | |
| Acceptable Solution | Requirement | Comment |
| A1 (b) (i) | A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that: proposed roads and fire trails will comply with Table C13.2. | Compliant. |
| A1 (b) (ii) | Is certified by the TFS or an accredited person. | Compliant. |
| Section C13.6.3 Bushfire Prone Areas Code - Subdivision: Provision of water supply for firefighting purposes | | |
| Acceptable Solution | Requirement | Comment |
| A2 (b) | The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to firefighting, will be provided and located compliant with Table C13.5. | Compliant. |

HMA Guidelines

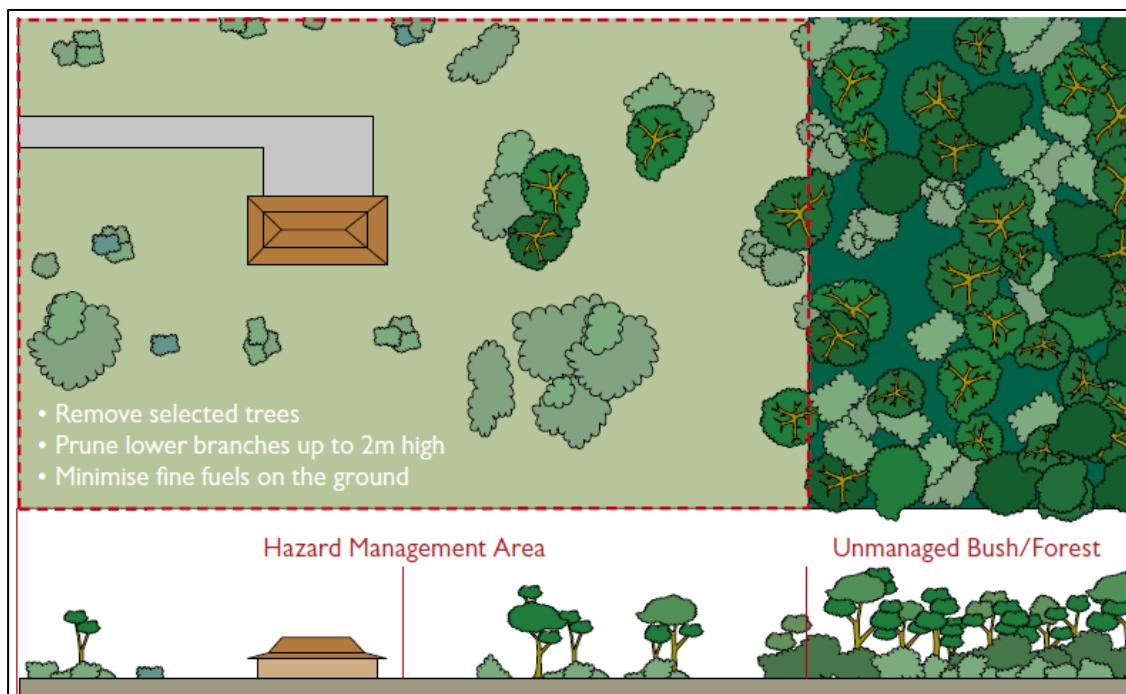
Please note that the implementation and the maintenance of the HMA must continue in perpetuity for proposed Lot 1.

The HMA requirements listed in Table 1 is the minimum distances required to achieve a compliance rating of either BAL 12.5/BAL 19 for proposed Lot 1, dependant on future siting. The HMA (defendable space area), should have significant fuel reduction carried out to ensure compliance with low threat vegetation classification. This single zone hazard management area must be managed and kept in a minimum fuel condition at all times, in perpetuity, “where fine fuels are minimised to the extent that the passage of fire will be restricted, e.g. short green lawns, paths, driveways etc.” All grassed areas within this zone need to be short cropped and kept to a nominal height of 100mm.

The four design principles for this area are to:

- (1) Create space
- (2) Remove flammable objects or materials
- (3) Separate fuel
- (4) Selection, location and maintenance of trees

The diagram below explains this requirement.



Other recommendations include:

- Trees and large shrubs should be pruned to remove branches within 2 m of the ground.
- Use only mown lawn, bare ground (driveways, paths etc.) or non-flammable native succulent ground cover plants immediately adjacent to buildings (within 2 metres).
- Total understorey canopy cover should be less than 20%.
- Separate tree crowns by four metres.
- Shrubs should be isolated or in small clumps; avoid continuous canopies.
- New trees should not be planted closer to buildings than their expected full height.
- Avoid planting or retaining trees and shrubs with rough fibrous bark, or which retain shed bark in long strips (ribbon bark) (e.g. any of the stringy bark group of eucalypts).

- Avoid planting or retaining trees and shrubs that retain dead material in their canopies (e.g. most conifers, and most *Melaleuca* and *Leptospermum* species).
- Avoid planting or retaining shrubs under trees.
- Canopies of trees and shrubs should not touch walls or overhang buildings.
- Avoid planting or retaining trees and shrubs that deposit large quantities of litter in a short period, particularly in spring and summer.
- Combustible mulches should not be used, except in very limited quantities around the base of shrubs; use non-combustible mulches, such as pebble, scoria or gravel, or mown grass.
- Shrubs should not be allowed to grow to within 2 m of windows with annealed (standard) glass, or within 1 m of windows with heat toughened glass or walls with timber cladding.
- Locate any combustible materials, such as woodpiles, flammable fuel stores etc., outside the Hazard Management Area.



Figure 1: This photo illustrates a maintained hazard management zone in the foreground with unmanaged vegetation in the background.

Some thought should be given to other landscaping alternatives using such plants as described in the “Fire Resisting Garden Plants” booklet produced by the Tasmania Fire Service (TFS) available on the website @ www.fire.tas.gov.au

Construction

The buildings and elements shall be designed, constructed, and maintained in accordance with Construction Sections 3 and 5/6 (dependant on dwelling siting) of AS 3959-2018 Construction of Buildings in Bushfire Prone Areas for BAL 12.5/19.

| | BAL-LOW | BAL-12.5 | BAL-19 |
|----------------------------|--------------------------------------|--|--|
| SUBFLOOR SUPPORTS | No special construction requirements | As for BAL-19 | Enclosure by external wall or by steel, bronze or aluminum mesh. (Amendment 2 will likely fix the omission of the BAL-29 construction requirements for unenclosed subfloors) |
| FLOORS | No special construction requirements | As for BAL-19 | Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400 mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation |
| EXTERNAL WALLS | No special construction requirements | As for BAL-19 | External walls – Parts less than 400 mm above ground or decks etc to be of non-combustible material, 6 mm fibre cement clad or bushfire resistant/naturally fire resistant timber |
| EXTERNAL WINDOWS | No special construction requirements | 4mm Grade A Safety Glass or glass blocks within 400 mm of ground, deck etc with Openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber | 5 mm toughened glass or glass blocks within 400 mm of ground, deck etc with Openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber. Above 400mm annealed glass can be used with all glass screened |
| EXTERNAL DOORS | No special construction requirements | As for BAL-19 except that door framing can be naturally fire resistant (high density) timber | Screened with steel, bronze or aluminum mesh or glazed with 5 mm toughened glass, non-combustible or 35 mm solid timber for 400 mm above threshold, metal or bushfire resisting timber framed for 400 mm above ground, decking, etc, tight-fitting with weather strips at base |
| ROOFS | No special construction requirements | As for BAL-19 (including roof to be fully sarked) | Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked |
| VERANDAS DECKS ETC. | No special construction requirements | As for BAL-19 | Enclosed sub-floor space – no special requirement for materials except within 400 mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300 mm horizontally and 400 mm vertically from a glazed element |

OTHER CONSIDERATIONS

Natural and Cultural Values

Please note that *Eucalyptus ovata* forest and woodland (DOV) is a threatened vegetation community and may require separate approval, prior to any vegetation clearing or modification to achieve the HMA requirements. There is also a recorded threatened floristic species - *Callitris oblonga* subsp. *oblonga*/South Esk Pine, to the south of the proposed dwelling location, however within the HMA area, thus again, may require separate approval, prior to any vegetation clearing or modification to achieve the HMA requirements. No further natural or cultural values were identified on site or through desktop assessments, which would prevent the clearing and or maintenance of vegetation communities within the Hazard Management Area for achieving BAL 12.5/19 classification. The following resources were checked as part of the desktop assessment;

- Natural Values Atlas – DPIPWE 2025
- TasVeg 4.0 – Tasmanian Government / DPIPWE 2025
- The List – DPIPWE 2025

Other Environmental or Planning Issues

No other environmental or planning issues were identified on site or through desktop assessments, including review of the Tasmanian Planning Scheme, Glamorgan-Spring Bay Local Provisions Schedules.

CONCLUSIONS / RECOMMENDATIONS

The purpose of this assessment is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires and more specifically the subdivision of land that is located within, or partially within, a bushfire-prone area.

The development site is located in a rural/forested setting, within 100m of flammable forest vegetation. The risk of bushfire attack needed to be considered as the site is classified as being in a Bushfire Prone Area and may be susceptible to bushfires in the future. Please note that proposed Lot 1 has been fully assessed, whereas, Lot 2 is considered to be 'Exempt' due to an 'insufficient increase in risk'.

Please note that this subdivision proposal has been assessed against the Tasmanian Planning Scheme, Glamorgan-Spring Bay Local Provisions Schedules.

This report should be considered in conjunction with all other planning documents for this proposed development in case of conflict. It is the client's responsibility to provide this report to all relevant parties that are involved with the planning and development of this proposed subdivision. Any changes in relation to these functions that may alter the proposed layout or BAL rating, need to be addressed with GPM P/L as there may be a necessity for a new assessment to be undertaken.

Other valuable resources in regards to bushfires and planning and preparation are available on the Tasmania Fire Service (TFS) website @ www.fire.tas.gov.au

REPORT PREPARATION & CERTIFICATION

This Bushfire Risk Assessment Report was prepared by:

Justin Cashion – Ground Proof Mapping P/L.

Signature: *Justin Cashion*

Date: 04/11/2025

This Bushfire Risk Assessment Report is certified by:

Justin Cashion – Ground Proof Mapping P/L.

Signature: *Justin Cashion*

Date: 04/11/2025

Accredited Person under part 4A of the Fire Service Act 1979: Accreditation No: **BFP-112**

Certificate: **GPM 25 - 038**

DEFINITIONS

| Term | Definition |
|---------------------------------|--|
| accredited person | Means as defined in the act |
| BAL | A means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per square metre, which is the basis for establishing the requirements for construction to improve protection of building elements from attack by a bushfire (AS 3959-2018). |
| BAL ratings | Used as the basis for establishing the requirements for construction to improve protection of a (proposed) building from bushfire attack. There are 6 BAL ratings; low, 12.5, 19, 29, 40 and FZ. |
| bushfire hazard management plan | Means as defined in the Act |
| bushfire-prone area | Means: land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; and where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bushfire-prone area shown on an overlay on such a map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1 hectare. |
| bushfire-prone vegetation | Means contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes. |
| contiguous | Means separated by less than 20m. |
| defendable space | An area of land around a building where vegetation is modified and managed to reduce the effects of flame contact and radiant heat associated with a bushfire. |
| hazard management zone / area | Means the zone / area, between a habitable building or building area and bushfire-prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. |
| Part 5 agreement | Means as defined in the Act. |
| TFS | Means the Tasmanian Fire Service. |
| slope | The slope under the classified vegetation in relation to the (proposed) building. |
| static water supply | Means water stored in a tank, swimming pool, dam, or lake that is available for firefighting purposes at all times. |
| vegetation | The vegetation that presents a bushfire hazard within 100 metres of the development and is classified in accordance with Section 2 of AS 3959-2018. |

REFERENCES

- Standards Australia Limited. (2011). AS 3959 – 2018 – *Construction of buildings in bush fire-prone areas*.
- Tasmanian Planning Scheme – Glamorgan-Spring Bay Local Provisions Schedule.
- Australian Building Codes Board. (2022). *National Construction Code – Volume 2*. ABCB.
- UTS:CLG / TFS. Development and Building in Bushfire Prone Areas course resources.
- Woolcott Surveys Plan of Subdivision – 70 Coles Bay Road - Bicheno, Job No. 250903, 15/09/2025.



Figure 1: Aerial View of allotment to be subdivided.

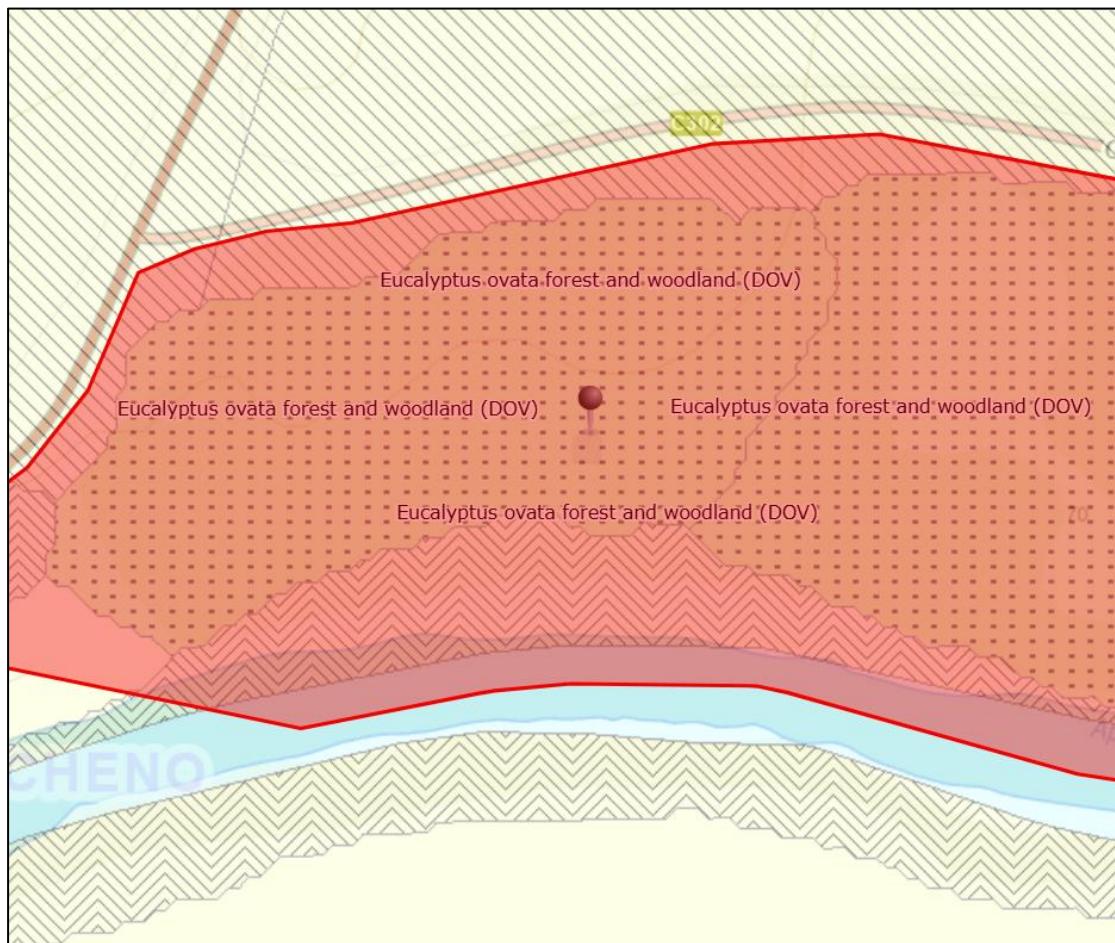


Figure 2: TasVeg 4.0 Map.

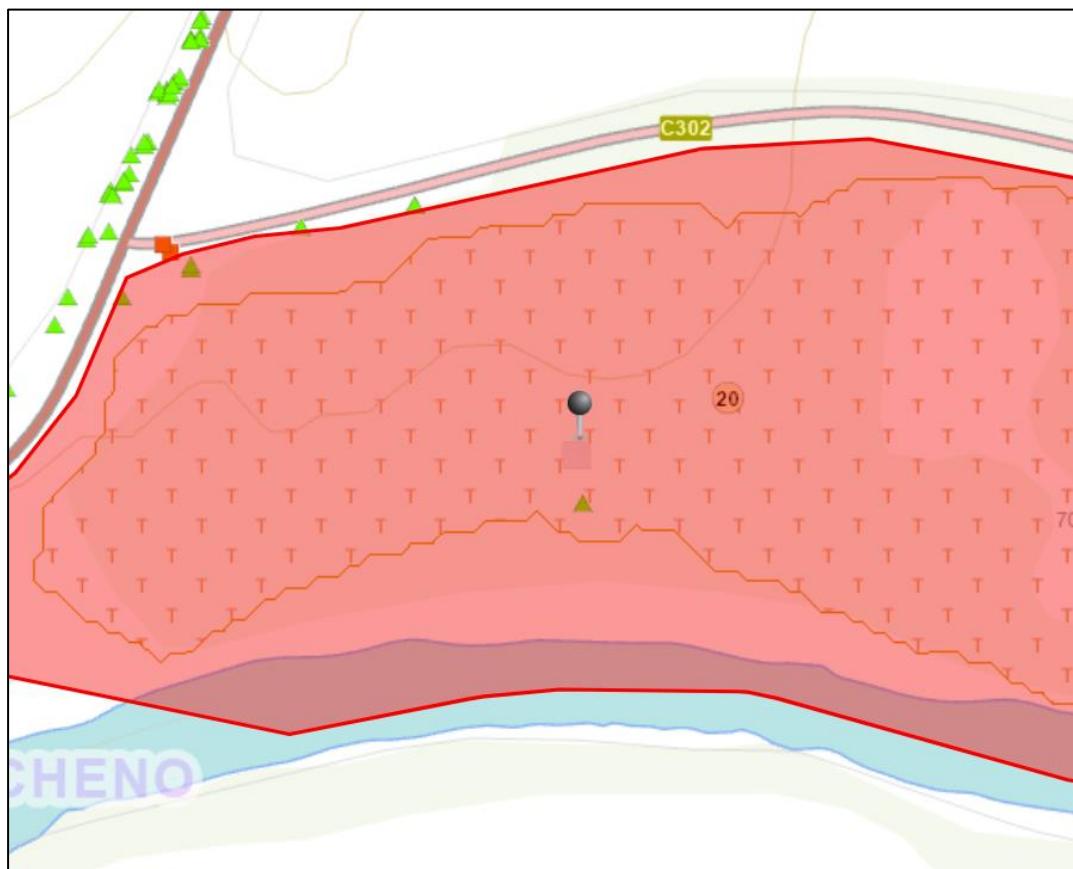


Figure 3: Natural & Cultural Values Map (note threatened DOV community and recorded threatened floristic species - *Callitris oblonga* subsp. *oblonga*/South Esk Pine).



Figure 4: Photo of proposed dwelling location on proposed Lot 1.



Figure 5: Photo showing to the north of proposed dwelling location on proposed Lot 1.



Figure 6: Photo showing to the east of proposed dwelling location on proposed Lot 1.



Figure 7: Photo showing to the south of proposed dwelling location on proposed Lot 1.



Figure 8: Photo showing to the west of proposed dwelling location on proposed Lot 1.



Bushfire Hazard Practitioner Accreditation Certificate

In accordance with Section 60D of the Fire Service Act 1979

Justin Cashion

Accreditation No: BFP - 112

Accreditation Category: 2

Is hereby granted accreditation to perform the functions of an Accredited Person under Part 4A of the Fire Service Act 1979 with the following conditions and restrictions:

| Scope of Work | | Status |
|---------------|---|----------------|
| 1 | Certify a Bushfire Hazard Management Plan for the purposes of the Building Act 2016. | Accredited |
| 2 | Certify an Exemption from a Bushfire Hazard Management Plan for the purposes of the Building Act 2016 or the Land Use Planning and Approvals Act 1993. | Accredited |
| 3A | Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for Vulnerable Uses and Hazardous Uses for the purposes of the Land Use Planning and Approvals Act 1993. | Accredited |
| 3B | Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for small subdivisions (less than 10 lots) for the purposes of the Land Use Planning and Approvals Act 1993. | Accredited |
| 3C | Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for large subdivisions (more than 10 lots, or multiple stages) for the purposes of the Land Use Planning and Approvals Act 1993. | Accredited |
| 4 | Certify an Emergency Management Strategy or Bushfire Emergency Plan for all uses and classes of building for the purposes of the Building Act 2016 or the Land Use Planning and Approvals Act 1993. | Not Accredited |

Conditions

Conform with requirements of the Chief Officer's Scheme for the Accreditation of Bushfire Hazard Practitioners, and Bushfire Hazard Advisory Notes issued by the Chief Officer.

This accreditation remains valid until such time that it is surrendered, varied, suspended or revoked.


Jeff Harper AFSM
A/CHIEF OFFICER

1 May 2018



Figure 9: Accreditation Documentation.



Michael Sims
Senior Account Executive

Marsh Pty Ltd
ABN 86 004 651 512
Ground Floor,
93 Clarendon Street,
Launceston, Tasmania 7250
Tel (03) 63333214
Michael.Sims@marsh.com

Justin Cashion
Ground Proof Mapping Pty Ltd
81 Elizabeth Street
Norwood TAS 7250

5 August 2025

Dear Justin,

Confirmation of Cover Ground Proof Mapping Pty Ltd

| INSURANCE CLASS | INSURER | POLICY NO | COVERAGE | POLICY PERIOD |
|------------------------|--|---------------|---|-------------------------|
| Public Liability | Lloyd's of London through CFC Underwriting Ltd | 3290298 | \$20,000,000 any one claim | 31/08/2025 - 31/08/2026 |
| Professional Indemnity | Lloyd's of London through CFC Underwriting Ltd | 3290298 | \$1,000,000 any one claim \$2,000,000 in the aggregate | 31/08/2025 - 31/08/2026 |
| Motor Vehicle | Allianz Australia Insurance Ltd - GC | 138RN00066VSD | Section 1 – Market Value or Sum Insured whichever is the lesser Section 2 - \$35,000,000 | 01/04/2025 - 01/04/2026 |
| Workers' Compensation | Allianz Australia Insurance Ltd | LWL0016802 | Liability at Common Law - Unlimited | 01/04/2025 - 01/04/2026 |

*Inclusive of FSIVESL, Statutory Charges and Fees.

Occupation including but not limited to:

- Bushfire Management & Mitigation Planning
- Bushfire Attack Level (BAL), Bushfire Hazard Management Plans (BHMP's), Bushfire Emergency Plans, Bushfire Evacuation & Action Plans
- Planning and Supervision of Low & High Intensity Burn Programs
- Unplanned Bushfire Suppression under direction/supervision of one of Tasmania's 3 Fire Agency bodies; Tasmanian Fire Service (TFS), Sustainable Timber Tasmania (STT) and Parks and Wildlife Service/DPIPWE (PWS).
- Providing Nationally Accredited Fire Training under qualification for specific fire management modules
- Vegetation assessments & plans
- Ecological assessments & plans
- Post Fire Regeneration and Rehabilitation Plans

THANK YOU

We are here to assist you with all your insurance needs, so please call us if you have any questions or visit our website for information about other products/services at www.marsh.com.au.

Yours faithfully,

Michael Sims
Senior Account Executive
Michael.Sims@marsh.com

Our Ref: 070-GROPRO 211-05082025 - SMM

[Confirmation of Cover](#)

Figure 10: Copy of Insurance.

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:

70 Coles Bay Road, Bicheno, 7215

Certificate of Title / PID:

53454/1

2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision of an existing lot into 2 lots. Proposed Lot 1 has been created for a potential dwelling to meet either a BAL 12.5 or BAL 19 Solution. Proposed Lot 2 has an existing dwelling located on it and achieves a BAL 19 solution.

Applicable Planning Scheme:

Tasmanian Planning Scheme – Glamorgan-Spring Bay Local Provisions Schedule.

3. Documents relied upon

This certificate relates to the following documents:

| Title | Author | Date | Version |
|---|---|------------|---------|
| Plan of Subdivision – 70 Coles Bay Road - Bicheno. | Woolcott Surveys Job No. 250903 | 15/09/2025 | 01 |
| 70 Coles Bay Road 2 Lot Subdivision Bushfire Hazard Report: GPM 25 - 038. | Justin Cashion – Ground Proof Mapping Pty Ltd | 04/11/2025 | 01 |
| Bushfire Hazard Management Plan: GPM 25 – 038 (Overall & Proposed Lot 1) | Justin Cashion – Ground Proof Mapping Pty Ltd | 04/11/2025 | 01 |

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 checked="" type="checkbox"/> | E1.4(a) / C13.4.1(a) | <p>Insufficient increase in risk.</p> <p>Proposed New Lot 2 (with existing dwelling). As a part of this subdivision proposal, the existing title (53454/1) is being decreased in size by ±9.81ha due to the lot being subdivided. Existing access, static water supply and HMA for a DTS BAL 19 solution all comply.</p> |

| <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 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) | Proposed New Lot 1 has provisions for a new dwelling that can meet either BAL12.5/19 DTS solutions (please refer to GPM 25 – 038 BHMP). |
| <input type="checkbox"/> | E1.6.1 A1© / C13.6.1 A1© | Consent for Part 5 Agreement/Burdening Covenants |

| | | |
|-------------------------------------|--|--|
| <input 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 will comply with relevant Tables for proposed new Lot 1. |

| | | |
|-------------------------------------|--|---|
| <input type="checkbox"/> | E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for firefighting purposes | |
| | Acceptable Solution | Compliance Requirement |
| <input type="checkbox"/> | E1.6.3 A1 (a) / C13.6.3 A1 (a) | Insufficient increase in risk. |
| <input type="checkbox"/> | E1.6.3 A1 (b) / C13.6.3 A1 (b) | Reticulated water supply complies with relevant Table |
| <input type="checkbox"/> | E1.6.3 A1 (c) / C13.6.3 A1 (c) | Water supply consistent with the objective |
| <input type="checkbox"/> | E1.6.3 A2 (a) / C13.6.3 A2 (a) | Insufficient increase in risk |
| <input checked="" type="checkbox"/> | E1.6.3 A2 (b) / C13.6.3 A2 (b) | Static water supply will comply with relevant Table for proposed new Lot 1. |
| <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: | Justin Cashion | Phone No: | 0487 476 479 |
| Postal Address: | PO Box 1027, Launceston, 7250 | Email Address: | justin@groundproofmapping.com.au |
| Accreditation No: | BFP – 112 | 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.
- 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

Justin Cashion

Name:

Justin Cashion

Date: 04/11/2025

Certificate
Number: GPM 25 - 038

(for Practitioner Use only)