



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: **110 Gordon Street, Swansea**
CT 33612/1

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 28 May 2026.

APPLICANT: **Rogerson & Birch Surveyors**

DATE: **26/11/2025**

APPLICATION NO: **SA 2025 / 024**

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:	Rogerson + Birch surveyors		
Contact person: (if different from applicant)			
Address:	1/2 Kennedy Drive		
Suburb:	Cambridge	Post Code:	7170
Email:	admin@rbsurveyors.com	Phone: / Mobile:	6248 5898
<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 (Note: If your application is discretionary, the following will be placed on public exhibition)			
Address of proposal:	110 Gordon Street		
Suburb:	Swansea	Post Code:	7190
Size of site: (m ² or Ha)			
Certificate of Title(s):	33612 / 1		
Current use of site:	Rural Living (Zone A)		

General Application Details *Complete for All Applications*

Description of proposed use or development:	subdivision
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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.	\$	
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Is the property on the State Heritage Register? (Circle one)	<input type="checkbox"/>	Yes / No
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For all Non-Residential Applications

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

Personal Information Protection Statement

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

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

Applicant Declaration

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


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

I/we authorise the Council to:

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

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

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

Applicant Signature:		Date:	25-11-25.
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Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	
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If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the

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 33612	FOLIO 1
EDITION 8	DATE OF ISSUE 19-Jul-2022

SEARCH DATE : 25-Nov-2025

SEARCH TIME : 09.25 AM

DESCRIPTION OF LAND

Town of SWANSEA

Lot 1 on Sealed Plan [33612](#)

Derivation : Whole of 20A-2R-8Ps. (Sec. V.v.) Gtd. to F.C.

Graham

Prior CT [4424/9](#)

SCHEDULE 1

[M963381](#) TRANSFER to CHRISTINE ANNE STEVENS and MICHAEL ROBERT STEVENS Registered 19-Jul-2022 at 12.01 PM

SCHEDULE 2

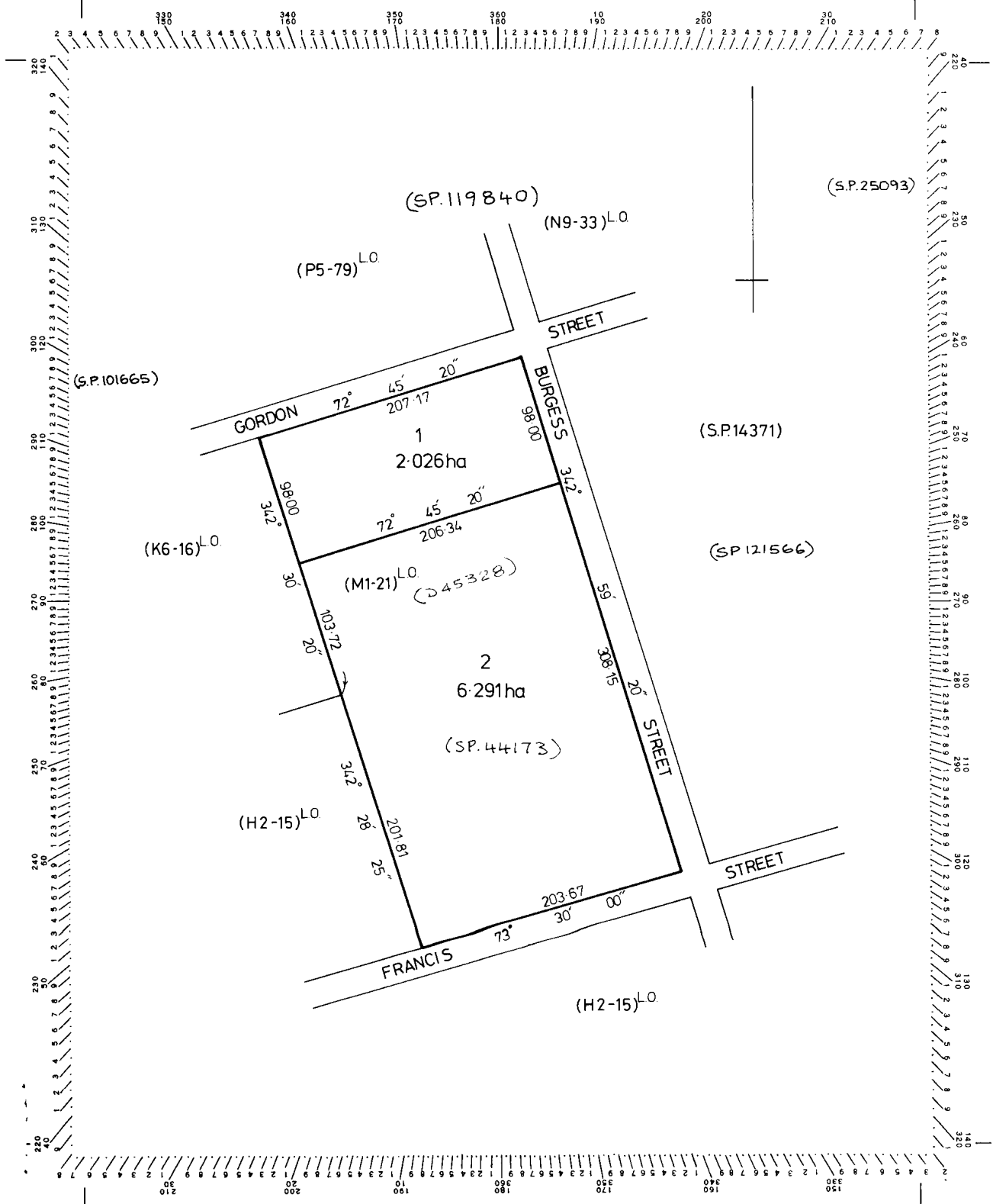
Reservations and conditions in the Crown Grant if any

SP [33612](#) FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: C. E. GRAHAM	PLAN OF SURVEY by Surveyor M. E. MORLEY of land situated in the	Registered Number: S. P33612
Title Reference: C.T. 3087-36	TOWN OF SWANSEA SECTION Vv	Approved Effective from <i>M. E. Morley</i>
Grantee: WHOLE PART OF LOTS 1 & 4 SEC. Vv 20 ^A -2 ^R -8 ^P TO FRANCIS CARL GRAHAM	SCALE 1: 3000 MEASUREMENTS IN METRES	14 DEC 1987 Recorder of Titles





SCHEDULE OF EASEMENTS

PLAN NO.

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

P33612

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

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

No easements or profits a prendre are created by the plan to benefit or burden the lot shown on the plan.

Fencing covenant

The owner of the lots shown on the plan covenants with the vendor Charlotte Elizabeth Graham, that the vendor shall not be required to fence.

Signed by the said Charlotte Elizabeth Graham the registered proprietor of the land contained certificate of title volume 3087 folio 36 in the presence of

Handwritten signature: C E Graham

Handwritten signature: Town Clerk, SWANSEA.

This is the schedule of easements attached to the plan of Charlotte Elizabeth Graham
(Insert Subdivider's Full Name)

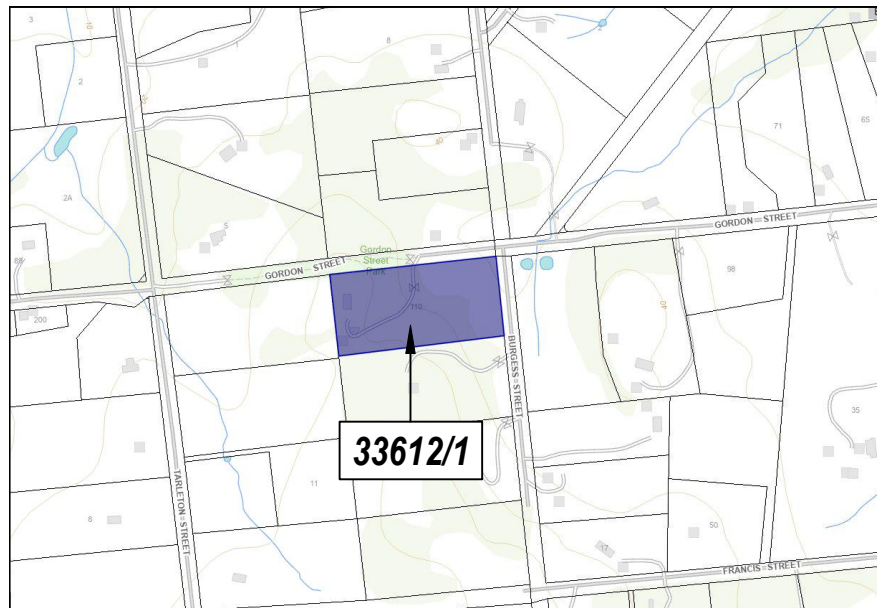
..... affecting land in

Certificate of title volume 3087 folio 36
(Insert Title Reference)

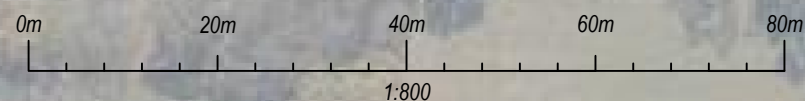
Sealed by the Municipality of Glamorgan on 26th October 1987

Solicitor's Reference A.D. Pearce & Co. *W. Deever*
Council Clerk/Town Clerk

OS K 3134



This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval.
 All measurements and areas are subject to the final survey.
 Base image by Nearmap (www.nearmap.com/au), © State of Tasmania
 Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



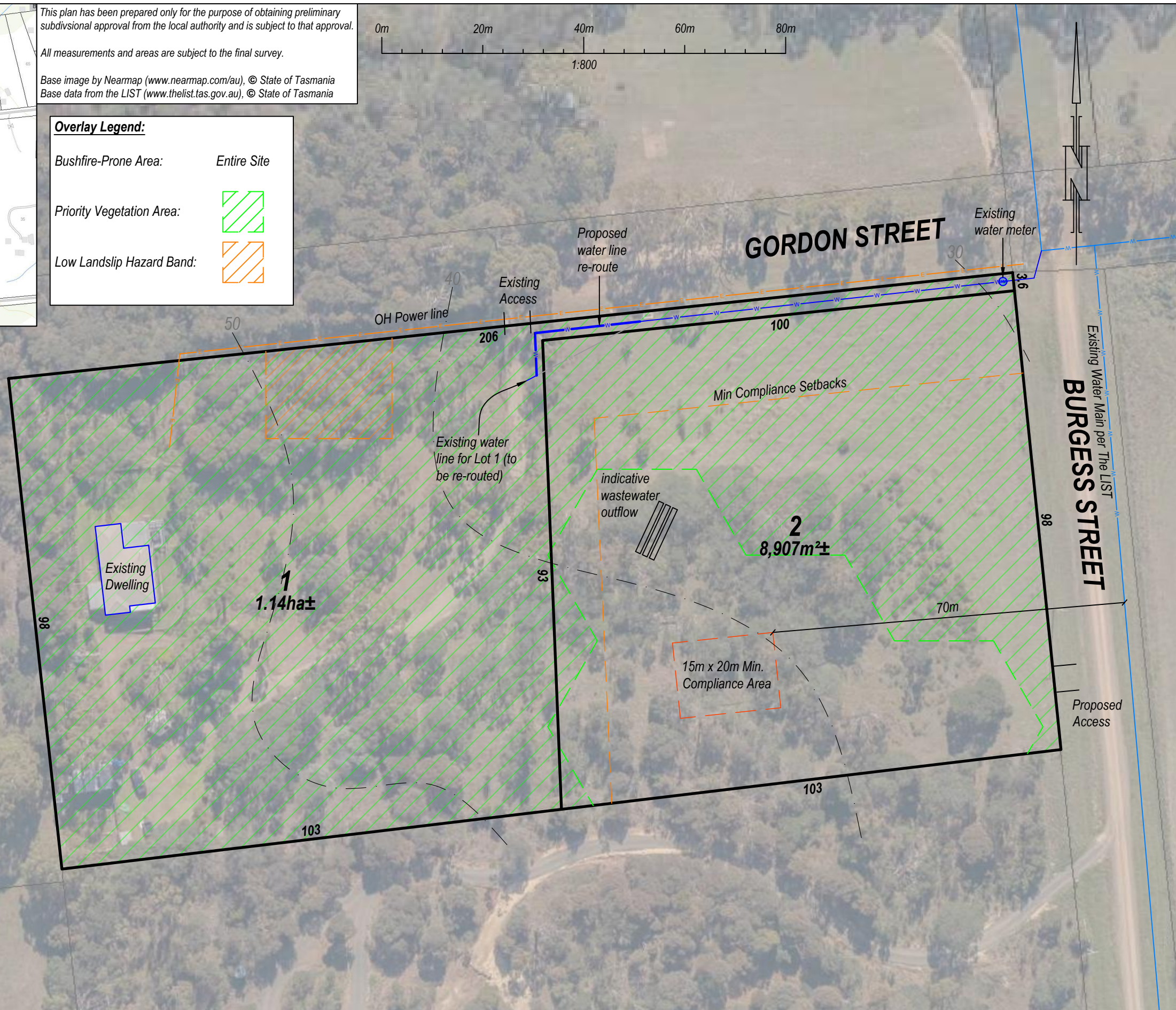
Overlay Legend:

- Bushfire-Prone Area: Entire Site
- Priority Vegetation Area:
- Low Landslip Hazard Band:

LOCATION PLAN

Glamorgan-Spring Bay Council
11.0 Rural Living (Zone A)
11.5 Development Standards for Subdivision

- 11.5.1 Lot Design**
- A1
 - (a)- Lot 1 complies - Min. 1ha
 - (i)- Lot 1 complies - Contain min. area of 15m x 20m w/ gradient < 1:5
 - a- Lot 1 complies - All required setbacks
 - b- Lot 1 complies - Clear of easements
 - (ii)- All existing buildings comply - All required setbacks
 - P1- Lot 2 complies - Min 8000m²
 - A2- All lots comply - Min. 40m frontage
 - A3- All lots comply - vehicular access directly from road
 Lot 2 access located to minimise impact on Veg Code
- 11.5.2 Roads**
- A1- Subdivision complies - no new roads
- 11.5.3 Services**
- A1- All lots comply - Existing TasWater water supply service to Lot 1.
 On-site water collection to be provided to Lot 2. Greater than 30m to nearest connection point per TasWater correspondence.
 - P2- All lots comply - On-site wastewater to be provided to Lot 2.
 Lot 1 wastewater location per existing dwelling compliance.



REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C	Adjust proposed boundary + update water supply details to site	LH	02/03/26	LH
B	RFI changes	SH	18-12-25	SH
A	Adjust existing water main location per client detail	LH	19/11/25	LH



UNIT 1, 2 KENNEDY DRIVE
 CAMBRIDGE 7170
 PHONE: (03)6248 5898
 EMAIL: admin@rbsurveyors.com
 WEB: www.rbsurveyors.com

OWNER: MICHAEL R. STEVENS & CHRISTINE A. STEVENS
TITLE REFERENCE: 33612/1
LOCATION: 110 GORDON STREET SWANSEA

Proposed Subdivision

Date: 04/11/2025	Reference: STEVC01 16478-01
Scale: 1:800 (A3)	Municipality: GLAMORGAN-SPRING BAY

BUSH FIRE HAZARD ASSESSMENT REPORT – 2 LOT SUBDIVISION

110 GORDON STREET - SWANSEA

01ST MAY 2026



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 bush fire 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 – 01st May 2026

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EXECUTIVE SUMMARY

This report covers a proposed 2 Lot subdivision development at 110 Gordon Street - Swansea. 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 33612/1 (2.026ha) into 2 new allotments. The resultant new lots are shown in Table 1 below:

New Lot No.	Size	BAL Solution(s)
1	±1.14ha	Existing Dwelling that meets a BAL 19 Hazard Management Area (HMA) Deemed to Satisfy DTS Solution. Existing access is in full compliance. New static water supply required to be implemented to specification, enabling full compliance.
2	±0.8907ha	Potential New Dwelling to meet a BAL 19 Hazard Management Area (HMA) Deemed to Satisfy (DTS) Solution.

The site is located at 110 Gordon Street, Swansea, ±1.5km southwest of the town centre. The current allotment is located in a semi urban, rural area and is zoned as Rural Living.

Proposed Lot 1 (consists of an existing dwelling) has been assessed under C13.4, Bushfire Prone Areas Code.

Proposed Lot 2 (potential new dwelling to meet a BAL 19 solution) has been assessed under C13.4, Bushfire Prone Areas Code.

Assessment of the allotment has concluded that there is a realistic risk of bushfire associated with the proposal, due to the location of the bushfire prone *Eucalyptus viminalis* forest and woodland (DVG) and Lowland grassland complex (GCL) vegetation communities that exists within 100m of the subject allotment being subdivided. Gordon Street adjoins the northern boundary of both the subject proposed lots.

Using AS3959 – 2018 Simplified procedure (Method 1) the Bushfire Attack Level of Proposed Lot 1, can achieve a BAL 19 solution building envelope (regardless of the existing dwelling siting).

Using AS3959 – 2018 Simplified procedure (Method 1) the Bushfire Attack Level of any potential new dwelling on Proposed Lot 2, can achieve a BAL 19 solution.

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): Michael & Christine Stevens

Development Type / BCA Classification: 2 Lot Subdivision

Construction Materials: N/A for proposed Lot 1 as has an existing dwelling. BAL 19 standards for proposed Lot 2.

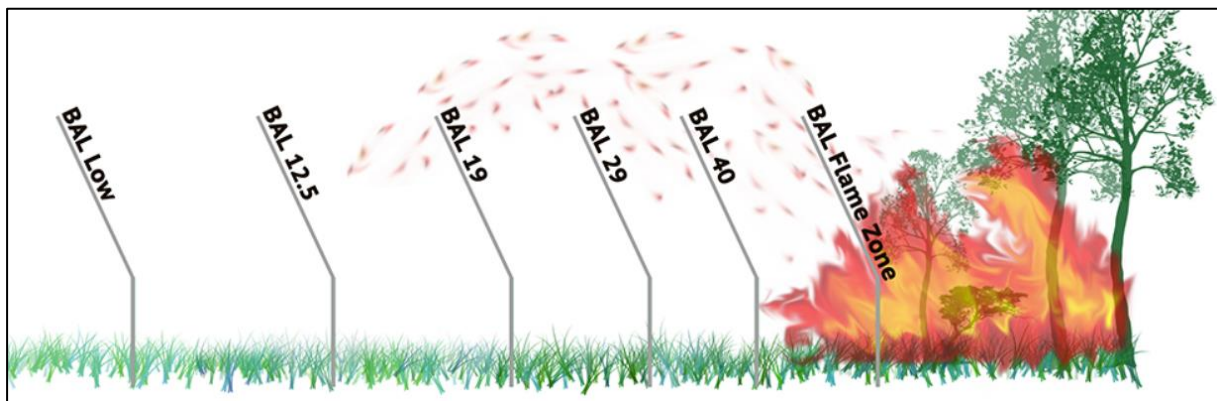
Date of Site Inspection: December 2025

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: Michael & Christine Stevens

Location: 110 Gordon Street - Swansea

Property ID(s): 7467412

Current Lot Size(s):

33612/1 (2.026ha)

Proposed Lot Sizes: As per Table 1

Zoning: Rural Living

Code Overlays:

Bushfire Prone Areas

Natural Assets

Council: Glamorgan-Spring Bay

Building Boundary Setback(s): As per GPM 25 – 051 Overview & Lot 1 and 2 BHMP's

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 – Existing access is off Gordon Street for proposed Lot 1. Existing access is $\pm 160\text{m}$ to the existing dwelling and proposed new static water supply (BAL tank). Proposed access is also off Gordon Street for proposed Lot 2. It is $\pm 60\text{m}$ in length to the dwelling and proposed new static water supply (BAL tank).

Water Supply – No existing satisfactory static bushfire water supply (BAL tank) exists for either Proposed Lots. Further requirements are required to satisfy specifications as outlined further in this report.

Construction – To BAL 19 standard, for Lot 2. Lot 1 has an existing dwelling.

Surrounding Area - The current allotments are located in an urban/rural area and is zoned as Rural Living. The surrounding areas consist of varying sized allotments, consisting of similar vegetation types interspersed with residential dwellings.

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 (EXISTING DWELLING)

Vegetation

Assessable and classifiable vegetation surrounding proposed Lot 1 consists of *Eucalyptus viminalis* forest and woodland (DVG). 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 existing dwelling site on proposed Lot 1 are gentle downslopes (0 - 5°) to the west and north, whilst a downslope (5 - 10°) exists to the east and upslopes exist to the south. The aspect is predominantly easterly and the altitude is ±52m.

Distances to Vegetation

As shown in Table 2 below for the existing dwelling. However, using AS3959 – 2018 Simplified procedure (Method 1) the Bushfire Attack Level of Proposed Lot 1, it can achieve a BAL 19 solution building envelope (regardless of the existing dwelling siting), ensuring 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

See comments above.

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 2 – Proposed Lot 1:

	North	East	South	West
Vegetation to 100m	Woodland	Woodland	Woodland	Woodland
Vegetation Classification	B	B	B	B
Slope	Downslope 0 - 5°	Downslope 5 - 10°	Level/Upslope	Downslope 0 - 5°
Existing BAL	BAL 12.5	BAL 12.5	BAL 12.5	BAL 40

***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 $\pm 160\text{m}$ and meets all the required specifications listed above.

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.

Please note that there is no existing static bushfire water supply for the existing dwelling on proposed Lot 1.

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

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.

BUSHFIRE SITE ASSESSMENT – PROPOSED LOT 2 (POTENTIAL NEW DWELLING)

Vegetation

Assessable and classifiable vegetation surrounding proposed Lot 2 consists of *Eucalyptus viminalis* forest and woodland (DVG) and Lowland grassland complex (GCL). It is these vegetation types 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 2 is level, whilst slopes gentle downslopes (0 - 5°) exist to the north and east and upslopes exist to the south and west. The aspect is predominantly neutral and the altitude is ±40m.

Distances to Vegetation

Appropriate distances to assessable flammable vegetation, for Lot 2 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 an urban/rural 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 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 3 – Proposed Lot 2:

	North	East	South	West
Vegetation to 100m	Woodland	Woodland	Woodland	Woodland
Vegetation Classification	B	B	B	B
Slope	Downslope 0 - 5°	Downslope 0 - 5°	Level/Upslope	Level/Upslope
Existing BAL	FZ	FZ	FZ	FZ
Proposed HMA for BAL 19	18m+	18m+	15m+	15m+

***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 2:

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:

- k) All weather construction;
- l) Load capacity of at least 20 tonnes, including for bridges and culverts;
- m) Minimum carriageway width of 4 metres;
- n) Minimum vertical clearance of 4 metres;
- o) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- p) Cross falls of less than 3 degrees (1:20 or 5%);
- q) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- r) Curves with a minimum inner radius of 10 metres;
- s) 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
- t) Terminate with a turning area for fire appliances provided by one of the following:
 - iv. A turning circle with a minimum inner radius of 10 metres;
 - v. A property access encircling the building; or
 - vi. A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.

Please note that the proposed access as shown is $\pm 60\text{m}$.

Please note that the implementation/construction of public and firefighting access must comply prior to certificate of 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 2.

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 2 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 2)

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

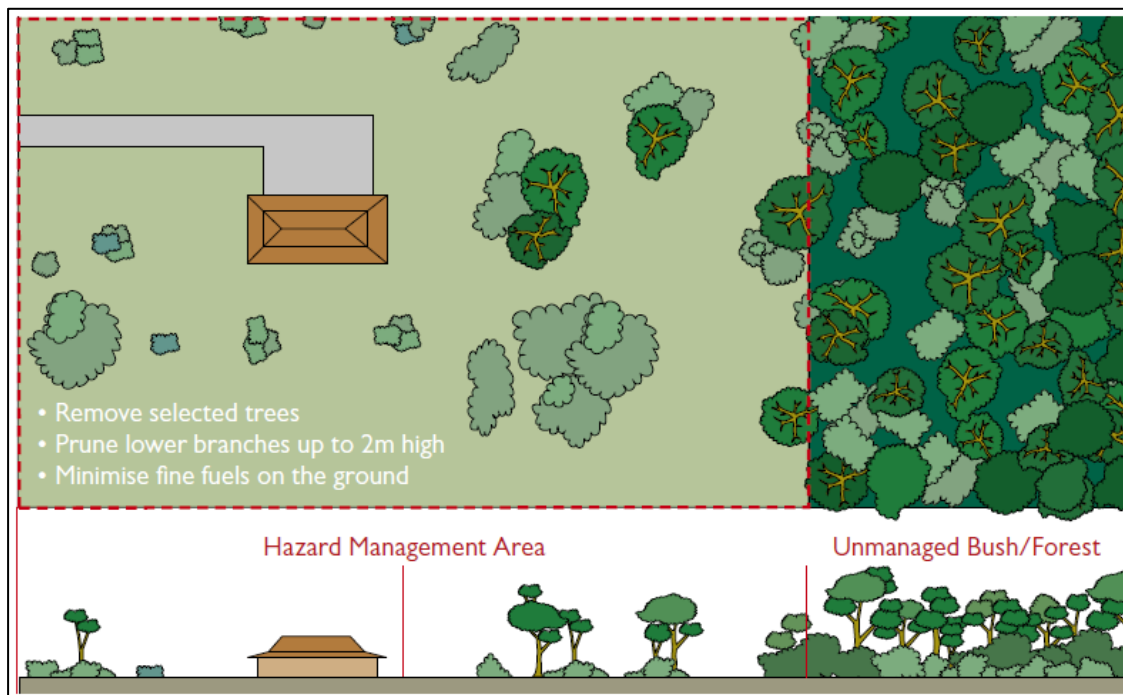
Please note that the implementation and the maintenance of the HMA must continue in perpetuity for proposed Lot 2.

The HMA requirements listed in Table 3 is the minimum distances required to achieve a compliance rating of BAL 19 for proposed Lot 2. 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 unmanged 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 6 of AS 3959-2018 Construction of Buildings in Bushfire Prone Areas for BAL 19 for Lot 2.

	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 <u>unenclosed subfloors</u>]
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	5mm 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 5mm 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

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 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 an urban/rural setting, within 100m of flammable woodland and grassland 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.

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: 01/05/2026

This Bushfire Risk Assessment Report is certified by:

Justin Cashion – Ground Proof Mapping P/L.

Signature: *Justin Cashion*

Date: 01/05/2026

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

Certificate: **GPM 25 - 051**

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 C13.0 – 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.
- Rogerson & Birch Surveyors Plan of Proposed Subdivision – 110 Gordon Street - Swansea, Ref No. STEVC01 16478-01, 04/11/2025.



Figure 1: Aerial View of allotment to be subdivided.

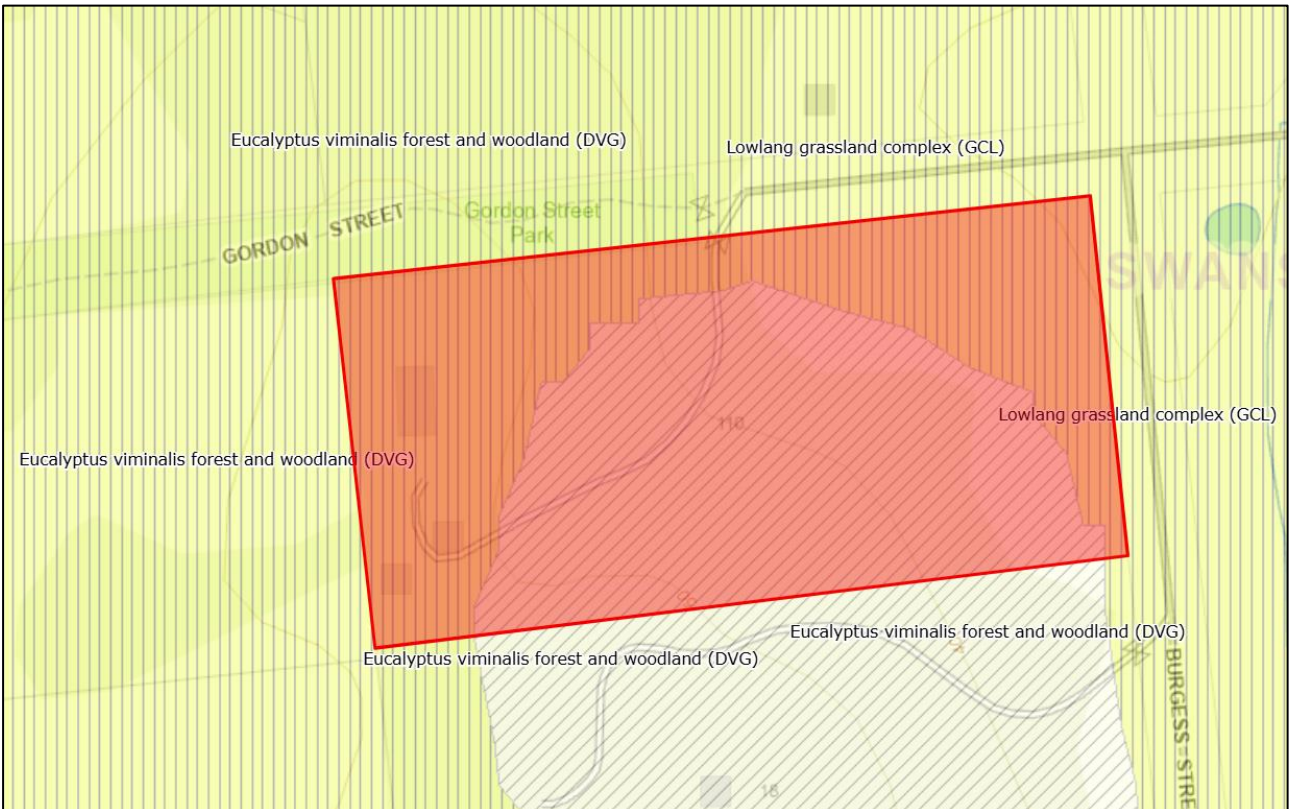


Figure 2: TasVeg 5.0 Map (updated to onsite findings/assessment).

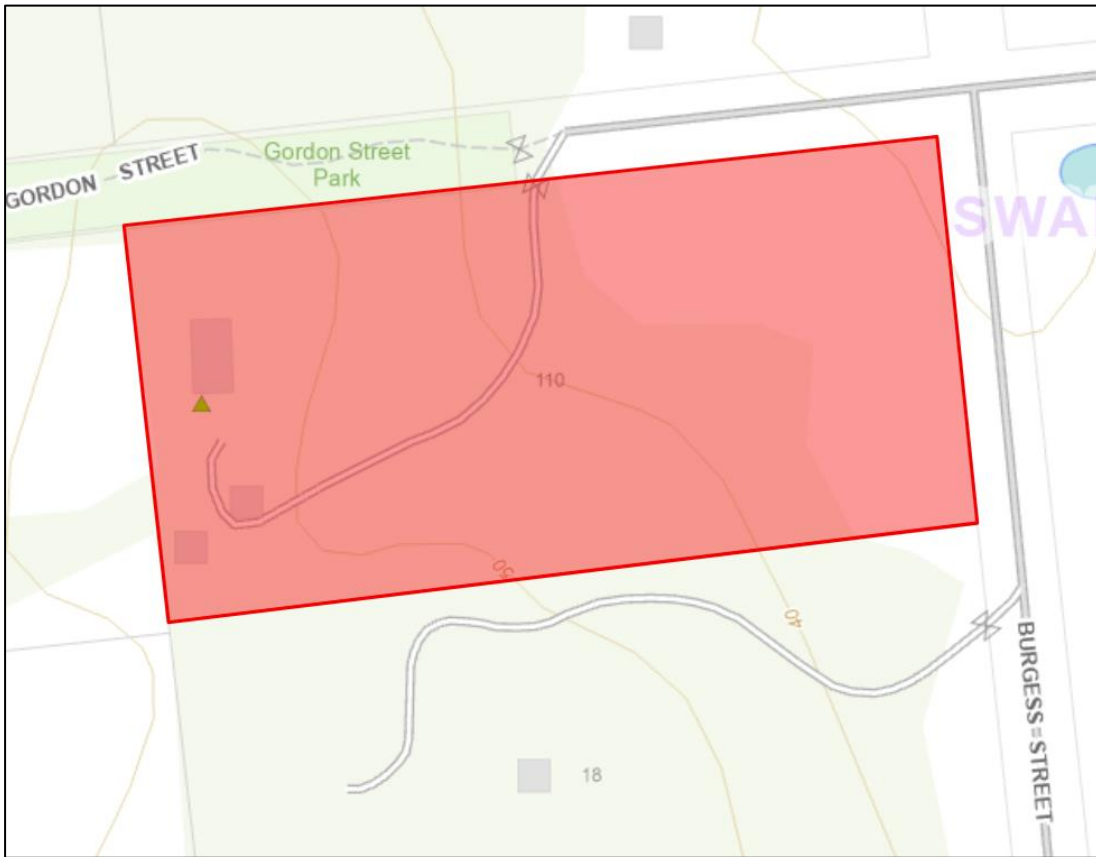


Figure 3: Natural & Cultural Values Map (please note location of threatened flora - clubmoss everlastingbush). Given its location – is most likely in the garden if it still is present.



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



Figure 5: Photo of grassland that exists beyond woodland to the north and east of the proposed dwelling site on Lot 2.



Figure 6: Photo of woodland present surrounding proposed dwelling location on proposed Lot 2.



Tasmania Fire Service

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 <i>Building Act 2016</i> .	Accredited
2	Certify an Exemption from a Bushfire Hazard Management Plan for the purposes of the <i>Building Act 2016</i> or the <i>Land Use Planning and Approvals Act 1993</i> .	Accredited
3A	Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for Vulnerable Uses and Hazardous Uses for the purposes of the <i>Land Use Planning and Approvals Act 1993</i> .	Accredited
3B	Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for small subdivisions (less than 10 lots) for the purposes of the <i>Land Use Planning and Approvals Act 1993</i> .	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 <i>Land Use Planning and Approvals Act 1993</i> .	Accredited
4	Certify an Emergency Management Strategy or Bushfire Emergency Plan for all uses and classes of building for the purposes of the <i>Building Act 2016</i> or the <i>Land Use Planning and Approvals Act 1993</i> .	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 7: Accreditation Documentation.



Michael Sims
Senior Account Executive

Marsh Pty Ltd
ABN 86 004 651 512
Ground Floor,
93 Clintons 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	138RN00066V8D	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 FSLVESL, 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 211-0508/2025 - SIMSM

Confirmation of Cover

Figure 8: 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:

110 Gordon Street - Swansea

Certificate of Title / PID:

33612/1

2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision of an existing lot into 2 lots. Proposed Lot 1 has an existing dwelling located on it and the allotment has the potential to achieve a BAL 19 solution. Proposed Lot 2 has been created for a potential dwelling to meet 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 – 110 Gordon Street - Swansea.	Rogerson & Birch Surveyors Reference No. STEVC01 16478-01	04/11/2025	01
110 Gordon Street Swansea 2 Lot Subdivision Bushfire Hazard Report: GPM 25 - 051.	Justin Cashion – Ground Proof Mapping Pty Ltd	15/12/2025	01
Bushfire Hazard Management Plan: GPM 25 – 051 (Overall & Proposed Lots 1 & 2)	Justin Cashion – Ground Proof Mapping Pty Ltd	15/12/2025	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 type="checkbox"/> E1.4(a) / C13.4.1(a)	

<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 existing New Lot 1 has an existing dwelling. The allotment is capable of having a BAL 19 DTS Building Envelope (please refer to GPM 25 – 051 Lot 1 BHMP). Proposed New Lot 2 has provisions for a new dwelling that can meet a BAL19

		DTS solutions (please refer to GPM 25 – 051 Lot 2 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	Planning authority discretion required. A proposal cannot be certified as compliant with P1.
<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)	Existing access on new Lot 1 complies with relevant Tables. Proposed new access will comply with relevant Tables for proposed new Lot 2. Refer to Bushfire Hazard Assessment Report GPM 25 – 051.

<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 Lots 1 and 2 (Lot 1 with existing dwelling will have a new static water supply implemented). Refer to Bushfire Hazard Assessment Report GPM 25 – 051.
<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:

01/05/2026

Certificate
Number:

GPM 25 - 051

(for Practitioner Use only)



Important:
 PROJECTION: Universal Transverse Mercator (UTM).
 HORIZONTAL DATUM: Geocentric Datum of Australia 1994(GDA94)
 MAP GRID: Mapping Grid of Australia (MGA94)

Disclaimer:
 Whilst GPM (and its agents) make every reasonable effort to locate and identify features on the land which is the subject of this map not all features either above or below the surface have been located. Users are advised to independently verify all data for accuracy and completeness prior to use.



Bushfire Hazard Management Subdivision Overview Plan Map

PID Number: 7467412

Client: M. & C. Stevens

Address: 110 Gordon Street
Swansea 7190

Production Date: 01/05/2026

Assessor: Justin Cashion

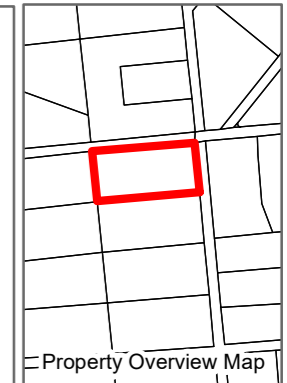
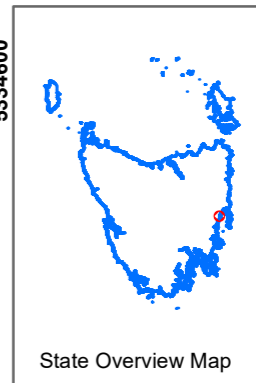
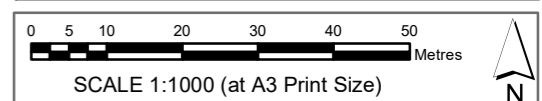
Accreditation No.: BFP - 112 (1, 2, 3a & 3b)

Notes: 2 Lot Subdivision
BAL 19 DTS Solution

*BHMP should be read in conjunction with Bushfire Hazard Report GPM 25 - 051

Base data from theLIST (www.thelist.tas.gov.au), © State of Tasmania

- Legend**
- Cadastre Parcel Boundaries
 - 110 Gordon Street
 - Proposed Lot 1
 - Proposed Lot 2
 - Existing Lot 1 Dwelling Footprint
 - Indicative Lot 2 Dwelling Footprint
 - Existing Class 10A Outbuildings
 - Existing Lot 1 Access
 - Indicative Lot 2 Access
 - Indicative Lot 1 Static Water Supply Location
 - Indicative Lot 2 Static Water Supply Location
 - Existing Lot 1 Crossover
 - Proposed Lot 2 Crossover
 - Priority Vegetation Line
 - 5m Contours Urban Regions
 - Hydrology Lines



Gordon Street



Important:
 PROJECTION: Universal Transverse Mercator (UTM).
 HORIZONTAL DATUM: Geocentric Datum of Australia 1994(GDA94)
 MAP GRID: Mapping Grid of Australia (MGA94)

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 Whilst GPM (and its agents) make every reasonable effort to locate and identify features on the land which is the subject of this map not all features either above or below the surface have been located. Users are advised to independently verify all data for accuracy and completeness prior to use.

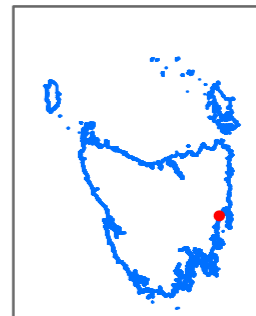
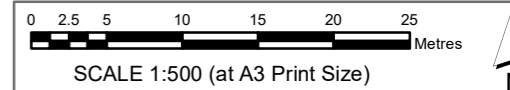


**Bushfire Hazard Management
 Proposed Lot 1 BHMP**

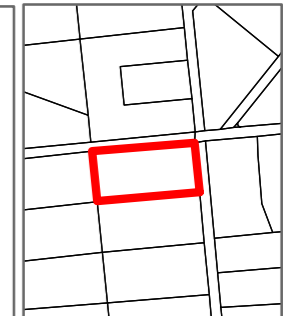
PID Number: 7467412
Client: M. & C. Stevens
Address: 110 Gordon Street
 Swansea 7190
Production Date: 01/05/2026
Assessor: Justin Cashion
Accreditation No.: BFP - 112 (1, 2, 3a & 3b)
Notes:
 Proposed Lot 1
 BAL 19 DTS Solution
 *BHMP should be read in conjunction with
 Bushfire Hazard Report GPM 25 - 051
 Base data from theLIST (www.thelist.tas.gov.au), © State of Tasmania

Legend

- Cadastre Parcel Boundaries
- 110 Gordon Street
- Proposed Lot 1
- Proposed Lot 2
- Existing Lot 1 Dwelling Footprint
- Existing Class 10A Outbuildings
- Possible Lot 1 BAL 19 HMA
- Existing Lot 1 Access
- Indicative Lot 1 Static Water Supply Location
- Existing Lot 1 Crossover
- Hydrology Lines
- 5m Contours Urban Regions



State Overview Map



Property Overview Map



Important:
 PROJECTION: Universal Transverse Mercator (UTM).
 HORIZONTAL DATUM: Geocentric Datum of Australia 1994(GDA94)
 MAP GRID: Mapping Grid of Australia (MGA94)

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**Bushfire Hazard Management
 Proposed Lot 2 BHMP**

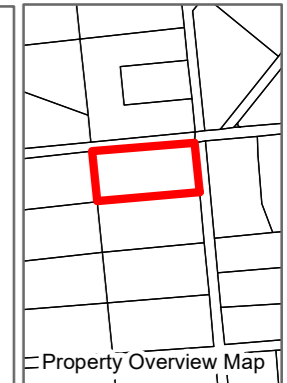
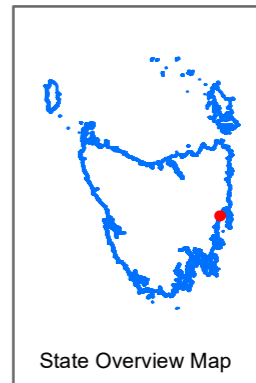
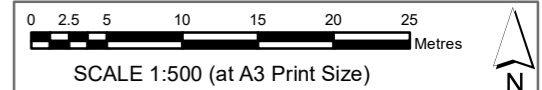
PID Number: 7467412
Client: M. & C. Stevens
Address: 110 Gordon Street
 Swansea 7190
Production Date: 01/05/2026
Assessor: Justin Cashion
Accreditation No.: BFP - 112 (1, 2, 3a & 3b)

Notes:
 Proposed Lot 2
 BAL 19 DTS Solution

*BHMP should be read in conjunction with
 Bushfire Hazard Report GPM 25 - 051
 Base data from theLIST (www.thelist.tas.gov.au), © State of Tasmania

Legend

- Cadastre Parcel Boundaries
- 110 Gordon Street
- Proposed Lot 1
- Proposed Lot 2
- Indicative Lot 2 Dwelling Footprint
- Proposed Lot 2 BAL 19 HMA
- Indicative Lot 2 Access
- Proposed Lot 2 Crossover
- Priority Vegetation Line
- Hydrology Lines
- 5m Contours Urban Regions
- Indicative Lot 2 Static Water Supply Location



Lot 1
 +/- 1.14ha

Lot 2
 +/- 0.8907ha

Burgess Street

18m

18m

15m

15m

W

587800

587900

5334700

5334700

587800

587900

State Overview Map

Property Overview Map