

# NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

**SITE: 3208 Tasman Highway, Orielton**

**PROPOSED DEVELOPMENT:  
ONE LOT SUBDIVISION**

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at [www.sorell.tas.gov.au](http://www.sorell.tas.gov.au) until **Monday 28<sup>th</sup> July 2025**.

Any person may make representation in relation to the proposal by letter or electronic mail ([sorell.council@sorell.tas.gov.au](mailto:sorell.council@sorell.tas.gov.au)) addressed to the General Manager. Representations must be received no later than **Monday 28<sup>th</sup> July 2025**.

**APPLICANT: H & S Dodge**

**APPLICATION NO: SA 2025 / 9 1**

**DATE: 10 July 2025**



Part B: Please note that Part B of this form is publicly exhibited.

Full description of Proposal:	Use: Subdivision of one 40 hectare lot.
	Development:
	Large or complex proposals should be described in a letter or planning report.
Design and construction cost of proposal:	\$ 40,000

Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input checked="" type="checkbox"/>
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Location of proposed works:	Street address: 3208 Tasman Highway
	Suburb: Orierton Postcode: 7172
	Certificate of Title(s) Volume: 188357 Folio: 1

Current Use of Site	Used for farming purpose
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Current Owner/s:	Name(s) Haydn and Sheila Dodge
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Is the Property on the Tasmanian Heritage Register?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please provide written advice from Heritage Tasmania
Is the proposal to be carried out in more than one stage?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please clearly describe in plans
Have any potentially contaminating uses been undertaken on the site?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please complete the Additional Information for Non-Residential Use
Is any vegetation proposed to be removed?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please ensure plans clearly show area to be impacted
Does the proposal involve land administered or owned by either the Crown or Council?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please complete the Council or Crown land section on page 3
If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form <a href="https://www.sorell.tas.gov.au/services/engineering/">https://www.sorell.tas.gov.au/services/engineering/</a>		

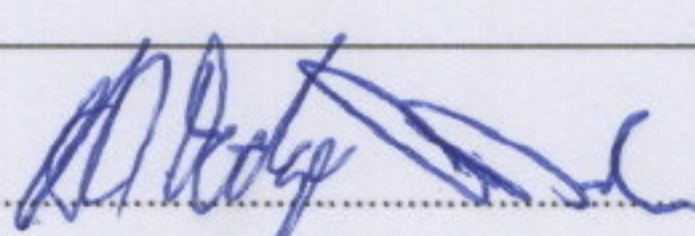


Sorell Council

Development Application: 7.2025.9.1 -  
Subdivision Application - 3208 Tasman Highway,  
Orierton - P1.pdf  
Plans Reference: P1  
Date Received: 25/06/2025



*Part B continued: Please note that Part B of this form is publicly exhibited*

Declarations and acknowledgements	
<ul style="list-style-type: none"><li>• I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land.</li><li>• I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours.</li><li>• I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies.</li><li>• I/we declare that, in accordance with s52(1) of the <i>Land Use Planning and Approvals Act 1993</i>, that I have notified the owner(s) of the intention to make this application.</li><li>• I/we declare that the information in this application is true and correct.</li></ul> <p><i>Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.</i></p>	
<ul style="list-style-type: none"><li>• I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.</li></ul>	
<ul style="list-style-type: none"><li>• Where the General Manager's consent is also required under s.14 of the <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent.</li></ul>	
Applicant Signature:	Signature:  Date: <u>23-6-2025</u>

Crown or General Manager Land Owner Consent	
<p>If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the <i>Land Use Planning and Approvals Act 1993</i>).</p> <p>Please note:</p> <ul style="list-style-type: none"><li>• If General Manager consent is required, please first complete the General Manager consent application form available on our website <a href="http://www.sorell.tas.gov.au">www.sorell.tas.gov.au</a></li><li>• If the application involves Crown land you will also need a letter of consent.</li><li>• Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.</li></ul>	
<p>I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____</p>	
Signature of General Manager, Minister or Delegate:	Signature: _____ Date: _____



**Sorell Council**

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Haydn & Sheila Dodge  
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Orielton 7172  
[Tel:0437653120](tel:0437653120)  
haydndodge@hotmail.com

**Sorell Council Planning Department**  
**Covering letter for 3208 Tasman Highway, Orielton.**

23/6/2025

The attached application is for the subdivision of one 40 hectare lot at 3208 Tasman Highway Orielton.

The property is zoned rural. The responses for the requirements of subdivision in this zoning are dealt with in the attached application.

Enclosed documents for this planning application are attached.

Planning application form

Location details

Title

Planning responses

Access driveway details

Yours sincerely

Haydn Dodge



**Sorell Council**

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## **20.5 Development Standards for Subdivision**

### **20.5.1 Lot design**

#### **Objective:**

To provide for subdivision that:

- (a) relates to public use, irrigation or Utilities; or
- (b) facilitates use and development for allowable uses in the zone.

#### **Acceptable Solutions**

A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) be required for public use by the Crown, a council or a State authority;

- (b) be required for the provision of Utilities or irrigation infrastructure;
- (c) be for the consolidation of a lot with another lot provided each lot is within the same zone; or
- (d) be not less than 40ha with a frontage of no less than 25m and existing buildings are consistent with the setback and separation distance required by clause 20.4.2 A1 and A2. P1

#### **Performance Criteria**

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

- (a) have sufficient useable area and dimensions suitable for the intended purpose, excluding Residential or Visitor Accommodation, that:
  - (i) requires the rural location for operational reasons;
  - (ii) minimises the conversion of agricultural land for a non-agricultural use;
  - (iii) minimises adverse impacts on non sensitive uses on adjoining properties; and
  - (iv) is appropriate for a rural location; or

#### **Responses to (a)**

***The proposed lot is 40 hectares and comprises a combination of light bush and developed agricultural land with a northerly aspect and soils suitable for all agriculture purposes particularly viticulture.***

***The use of the proposed lot for rural purposes will not affect any uses on adjoining properties.***



(b) be for the excision of a dwelling or Visitor Accommodation existing at the effective date that satisfies all of the following:

(i) the balance lot provides for the sustainable operation of a Resource Development use, having regard to:

- a. not materially diminishing the agricultural productivity of the land;
- b. the capacity of the balance lot for productive agricultural use; and
- c. any topographical constraints to agricultural use;

(ii) an agreement under section 71 of the Act is entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot;

(iii) the existing dwelling or Visitor Accommodation must meet the setbacks required by subclause 20.4.2 A2 or P2 in relation to setbacks to new boundaries;

(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

**Response to (b)**

***There is no dwelling or any form of accommodation on the proposed lot.  
The balance land comprises approximately 150 hectares with a significant area of the land used for agricultural activity and this land will not be impacted by the creation of the proposed lot.***

(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:

(i) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;

(ii) the topography of the site; (iii) the functionality and useability of the frontage;

(iv) the anticipated nature of vehicles likely to access the site;

(v) the ability to manoeuvre vehicles on the site;

(vi) the ability for emergency services to access the site; and

(vii) the pattern of development existing on established properties in the area.

**Response to (c)**

***The proposed lot and balance lot will have legal access to Allambie road by way of an existing ROW over CT 161326 – 9.***



***This ROW does restrict the usability of the farming land around it.***

***The existing title (CT 188357-1) has a 20m ROW over CT 161326 – 9, approximately 170m long to the end of Allambie Road. This ROW has already a formed gravel drive on it and has been the main access to the title for many years.***

**A2** Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.

**P2 Performance Criteria**

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:

- (a) the topography of the site; (b) the distance between the lot or building area and the carriageway;
- (c) the nature of the road and the traffic, including pedestrians; and
- (d) the pattern of development existing on established properties in the area.

***Response to P2***

***The proposed lot and balance lot will be provided with a constructed vehicular access as per the attached plans. This constructed access will be at the required standard to provide access for emergency vehicles and typical rural traffic.***



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# BUSHFIRE HAZARD ASSESSMENT REPORT

PROPOSED 1 LOT PLUS BALANCE SUBDIVISION  
3208 TASMAN HIGHWAY,  
ORIELTON

Dated June 2025

Report by Samuel Walters BFP-130

Report Code: A25-8

# Bushfire Tasmania



**Sorell Council**

Development Application: 7.2025.9.1 -  
Subdivision Application - 3208 Tasman Highway,  
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Appendix B – Subdivision Plans  
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## 1. Report Summary

The purpose of this report is to provide a Bushfire Hazard Management Plan (BHMP) and Bushfire Attack Level (BAL) assessment in compliance with the Tasmania Planning Scheme – State Planning Provisions 2023 and Australian Standard 3959 2018 (incorporating Amendments 1 & 2) in relation to a 1 lot plus balance subdivision at 3208 Tasman Highway, Orielton (C.T 188357/1) resulting in a large balance lot and a new lot 1, 40 hectares in size.

Our findings conclude that the potential bushfire hazard risk for the proposal is tolerable providing the recommendations and findings of this report are followed and implemented in accordance with Tasmania Planning Scheme – State Planning Provisions 2023 and Australian Standard 3959 2018 (incorporating Amendments 1 & 2).

C13.6.1 A1(b) in Tasmania Planning Scheme – State Planning Provisions 2023 states that the deemed to satisfy solution is to achieve a minimum BAL-19 outcome for building areas.

Bushfire-prone vegetation that poses the greatest threat is G. Grassland, B. Woodland and A. Forest.

Hazard management areas (HMA's) are needed to satisfy minimum separation distances on each lot. These setbacks vary depending on the lot, the effective slope and vegetation assessed.

A building location has been identified on the balance lot, which this assessment is based on.

New buildings constructed within proposed building area's (BA's) will comply with requirements for a BAL-19 compliant building solution and will be approved at the time of subdivision.

There is the option for any dwelling on lot 1 to achieve BAL-12.5 with increased separation. HMA's on each lot may be reduced in size to the specific separation distances surrounding any proposal once the final dwelling location is known.

New property access for both lots is >200m in length to a firefighting water supply and must comply with Table C13.2 (C) in Tasmania Planning Scheme – State Planning Provisions 2023.

There is an existing 20m wide right of way off the end of Allambie Road that provides access to 3 lots. As such, this section is to comply with Table C13.2 (D) in Tasmania Planning Scheme – State Planning Provisions 2023 requiring additional passing bays - 1 every 100m.

Proposed habitable dwellings within the building areas on either lot will require a static water supply in accordance with C13.6.3 A2(b)(c) and Table C13.5 in Tasmania Planning Scheme – State Planning Provisions 2023.



## 2. Introduction

### 2.1. The Proposal

The proposal involves a 1 lot plus balance subdivision at 3208 Tasman Highway, Orielton (C.T 188357/1) resulting in a large balance lot and a new lot 1, 40 hectares in size.

### 2.2. Scope of Report

Bushfire Tasmania was engaged by Haydn & Sheila Dodge to undertake a Bushfire Hazard Management Plan (BHMP) and BAL assessment for planning approval for a 1 lot plus balance subdivision to determine vegetation management requirements, firefighting water supply requirements, property access requirements and construction requirements to comply with Tasmania Planning Scheme – State Planning Provisions 2023 and Australian Standard 3959 – Construction of Buildings in Bushfire Prone Areas 2018 (incorporating Amendments 1 & 2).

The proposal is assessed in accordance with Tasmania Planning Scheme – State Planning Provisions 2023, specifically C13.6.1 A1(b), C13.6.2 A1(b), Table C13.2, C13.6.3 A2(b)(c), Table C13.5 as well as Australian Standard 3959 – Construction of Buildings in Bushfire Prone Areas 2018 (incorporating Amendments 1 & 2). The site is assessed to a Fire Danger Index (FDI) of 50.

### 2.3. Property Information

Address: 3208 Tasman Highway, Orielton

Zoning: Rural

Municipality: Sorell

Planning Scheme: Tasmanian Planning Scheme Sorell

### 2.4. Planning Overlays

Based on the Sorell Local Provisions Schedule:

- Bushfire Prone Areas
- Safeguarding of Airports Code – airport obstacle limitation area
- Natural Assets Code – priority vegetation area
- Landslide Hazard Code – Low landslip hazard band
- Natural Assets Code – Waterway and Coastal Protection area



### 3. Site Conditions and Observations

#### 3.1. Site Description

The subject property is located on the across/up-slope north eastern side of Allambie Road, on the low lying undulating cropping and pasture plains at the base of Simpsons Hill. The subject title is a large agricultural property as part of adjoining titles owned by the clients. Natural site slopes for proposed lot 1 range between approximately 2-5° with a slight north-north easterly aspect. Natural slopes for the proposed building area on the large balance lot range from approximately 5-20 with aspects varying from north westerly to southerly.

Current site conditions consist of native and improved pastures, cropping, areas of scrubby undergrowth/mid-growth and sparse remnant mature Eucalypts.

There are no existing structures on the property other than farm/equipment sheds. A gravel driveway provides access to the title off Allambie Road. There is no formal existing access to the proposal build locations.

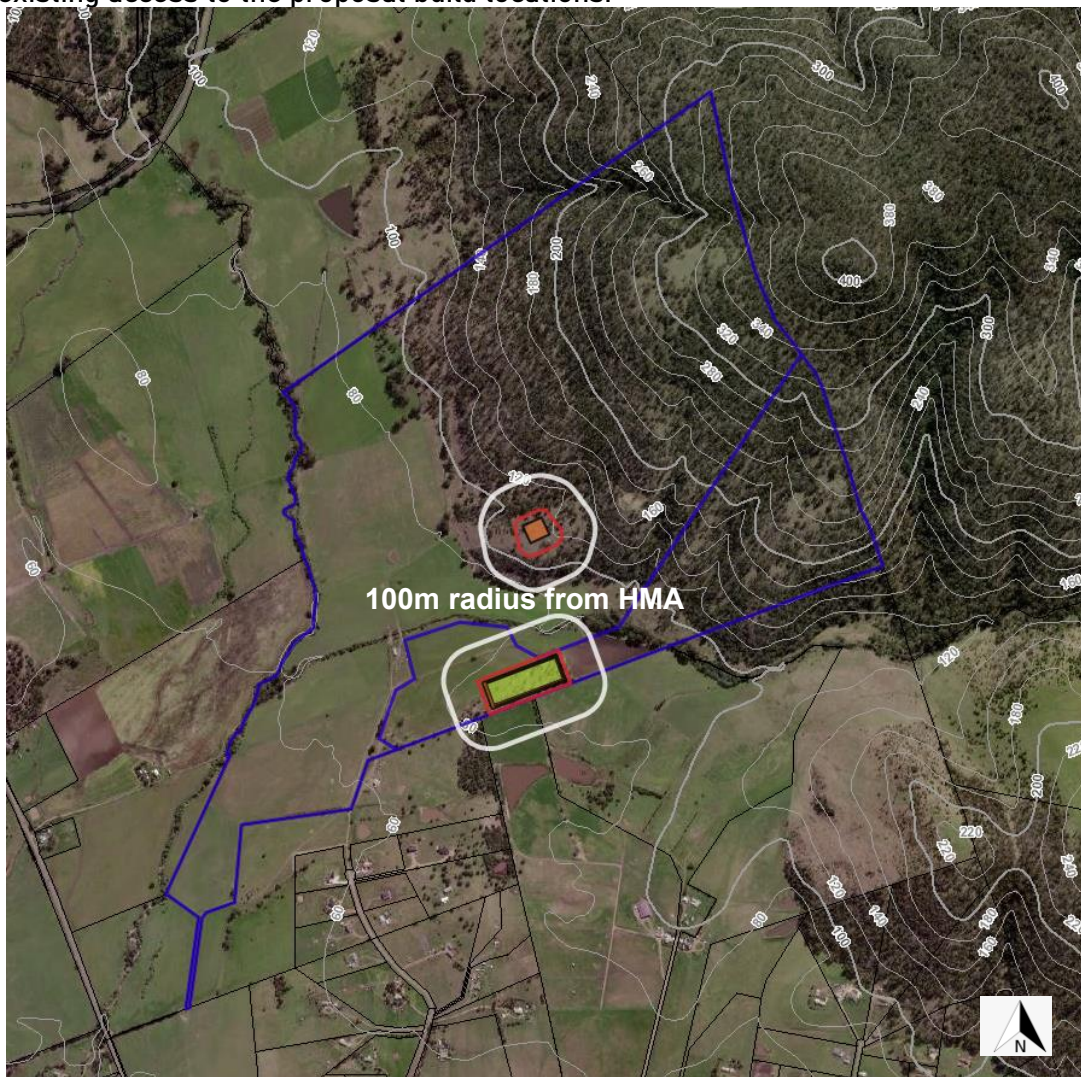


Figure 1: contoured listmap. [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) Subject property and proposed lot structure outlined in blue with proposed building areas in orange/green. Red line shows intended HMA. 100m radius from proposed HMA's in white.



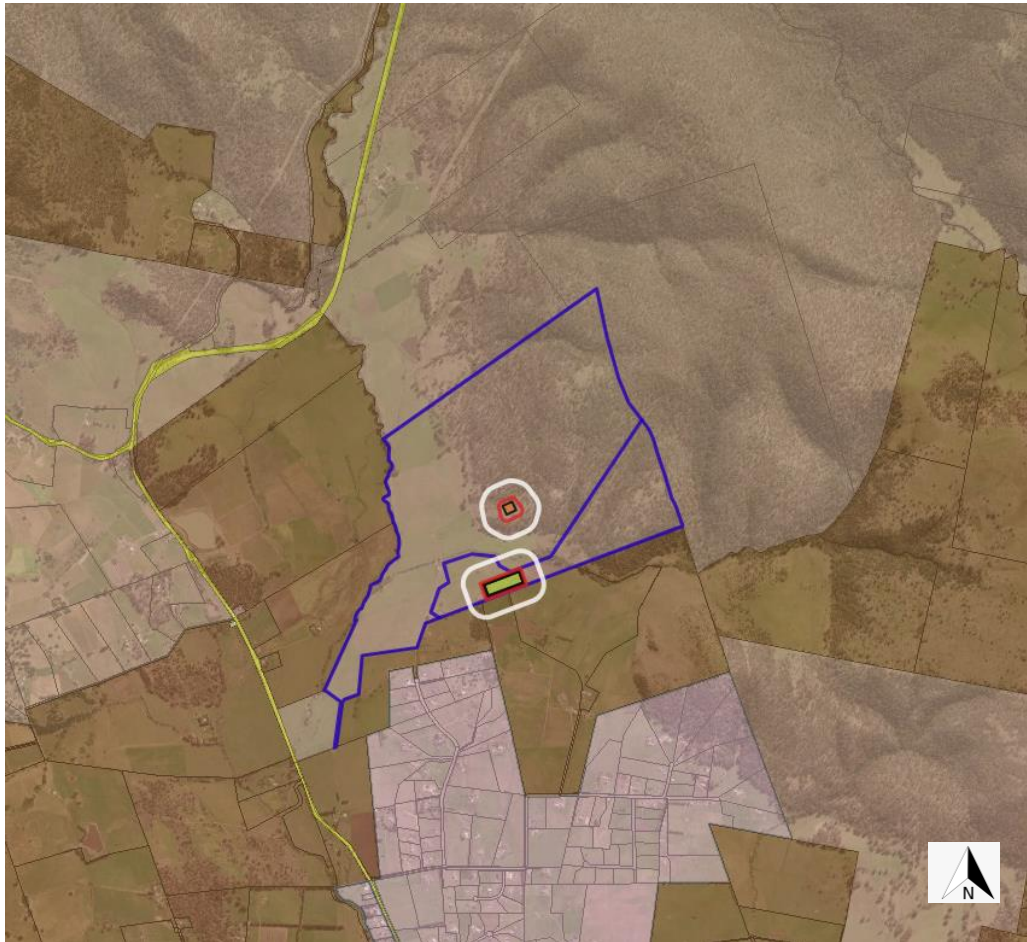


Figure 2: contoured listmap. [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) Subject property and proposed lot structure outlined in blue with proposed building areas in orange/green. Shows site situated in Rural zoning surrounded by Agriculture zoning.

### 3.2. Surrounding Area

The subject property is located in rural zoning, bordering agricultural zoning beyond the southern boundary. Rural adjoins the proposed site to the north. Both rural and agricultural zoning includes the land to the west and east.

Both rural and agricultural land is mostly paddocks and grassland/cropping on the lower lying plains. This seems to be used for grazing, short rotation crops and hay production and extends for >1km on the north western, western, southern and south eastern aspects.

Several dams are scattered throughout a number of properties, including the proposal.

To the north and east are steeper hills and gullies at the base of and including Simpson Hill. Forest and woodland covers this area.

Figure 3 below gives the TasVeg4.0 listmap of the area.



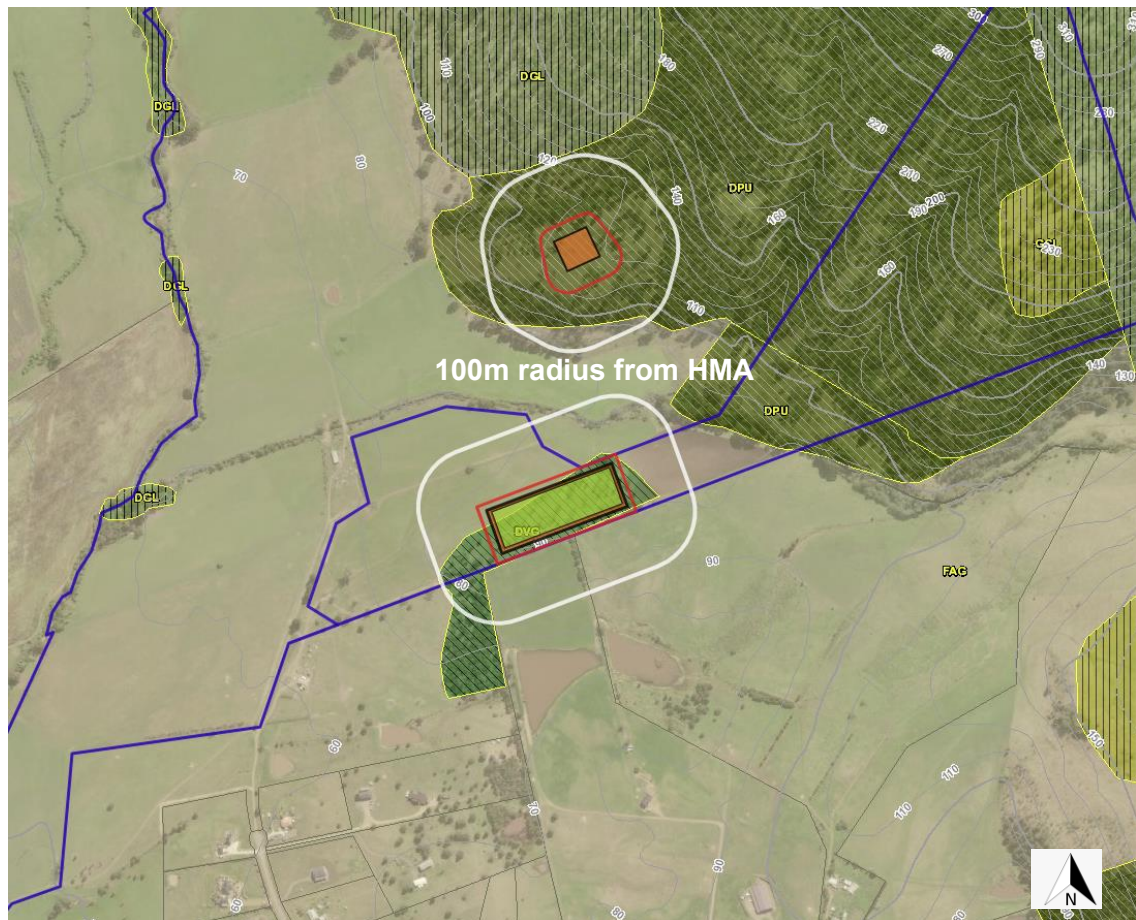


Figure 3: contoured TasVeg4.0 listmap. [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) Subject property and proposed lot structure outlined in blue with proposed building areas in orange/green. 100m from proposed HMA's in white.



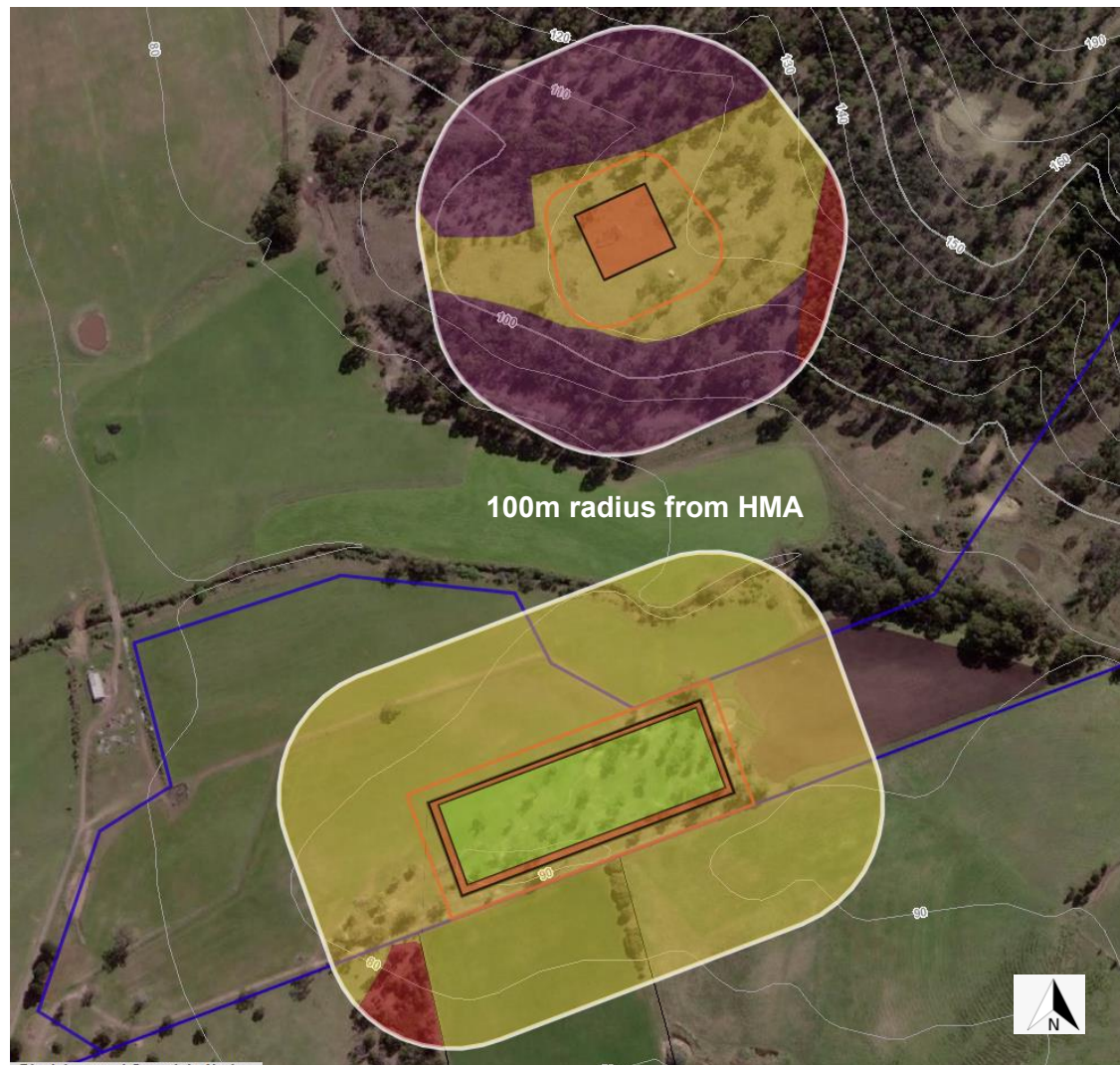


Figure 4: contoured TasVeg4.0 listmap. [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) Property outline in blue, proposed building areas in orange/green. Red shading indicates forest bushfire prone vegetation within 100m of proposed HMA, purple shading woodland and yellow shading grassland. Building area colours – orange represents BAL-19 and green BAL-12.5.

### 3.3. Additional Information

Subdivision not expected to be staged.

The building area on the balance lot was finalised by the clients with the intention of constructing a dwelling at that location. There are no dwelling plans or location identified for proposed lot 1 which is the reason for the large building area to provide building options for any new owner.

The most recent bushfire activity includes a substantial 2015 planned burn covering Simpsons Hill starting approximately 250-300m to the north east from the proposed build location on proposed lot 1 and included the proposed building area on the balance lot.

Other bushfire events include a large 2016 fire of unknown cause approximately 3.7-4kms west of the site that covered Burrows Sugarloaf, Wilsons Ridge and surrounds. The widespread 1967 fires burnt to within 1.2kms to the south.

Several other small to medium sized bushfire events have occurred on all aspects with varying dates and causes. The nearest was a 2008 fire of unknown cause approximately 4.5kms to the west.

See Figure 5 below for the closest fire events on a listmap.

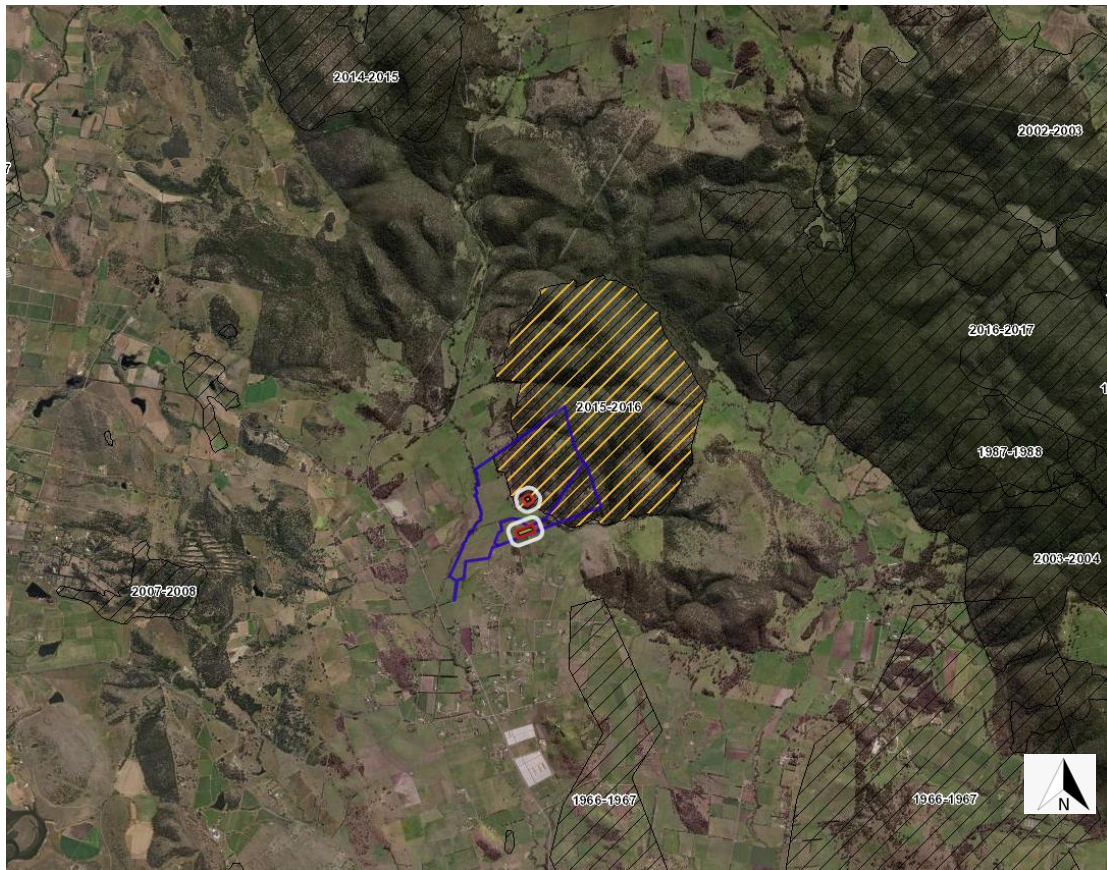


Figure 5: Fire History listmap. [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) Subject property outline in blue, fire events denoted by hashed areas with dates inserted.



## 4. Bushfire Attack Level Assessment

### 4.1. Vegetation

#### Proposed Lot 1 Building Area

According to TasVeg4.0 the proposed build location is situated within vegetation classified as (DVG) *Eucalyptus viminalis* grassy forest and woodland. A slightly larger stand remains to the south west of the building area on neighbouring land 119 Allambie Road (owned by the client). Whilst >1 hectare in size, the shape is narrow and irregular and given the distance from the building area (>45m) it has not been explicitly assessed as the major threat.

More typically, the (DVG) classification applies to a localised pocket of sparse *Eucalyptus* within a larger surrounding area of (FAG) Agricultural.

The surrounding properties on all aspects are classified (FAG) Agricultural. This includes the client owned additional titles to the north.

FAG consists of grassland and cropping with many dams (large and small) scattered throughout. Some sparse remnant larger vegetation such as *Eucalyptus* is present, particularly immediately surrounding the proposed building within the (DVG) classification.

On all aspects within several hundred meters is land consistent with grassland.

Starting approximately 200-300m to the north east and east is vegetation classified as (DPU) *Eucalyptus pulchella* forest and woodland. This extends for several hundred meters up-slope onto Simpsons Hill, interspersed with other *Eucalyptus* dominant vegetation such as (DGL) *Eucalyptus globulus* dry forest and woodland, (DTD) *Eucalyptus tenuiramis* forest and woodland on dolerite and (DOB) *Eucalyptus obliqua* dry forest.

#### Fire Behaviour

Fire behaviour suggests that the major threat to the proposal may include:

- An across/up/down-slope head/flanking grass fire from on any aspect fanned by corresponding winds. Grass fires may have a variable run-up with fire behaviour dictated by prevailing wind conditions, fire danger rating as well as grass fuel loads;
- Ember attack from forest and woodland vegetation to the north and east fanned by northerly to north easterly to easterly winds.

### Proposed Balance Lot Building Area

According to TasVeg4.0 the proposed build location is situated within vegetation classified as (DPU) *Eucalyptus pulchella* forest and woodland. This classification adjoins other *Eucalyptus* forest and woodland that cover the foot hills and further up-slope to Simpson Hill. Other stands vegetation types include (DPU) *Eucalyptus globulus* dry forest and woodland, (DT0) *Eucalyptus tenuiramis* forest and woodland on dolerite further up-slope as well as small pockets of (GCL) lowland grassland complex.

Forest and woodland extends for >1km to the north and east.

To the west and south is land classified (FAG) Agricultural. This is part of the client owned title and proposed lot 1 as well as adjoining land holders – extending for >1km on those aspects. FAG consists of grassland and cropping with many dams (large and small) scattered throughout.

Some sparse remnant larger vegetation such as *Eucalyptus* is present, particularly on the border with grassland/crops and remnant wooded vegetation on the southern and western facing slopes to the south and west of the building area. Remnant *Eucalypts* in this section are very sparse with the majority being patchy scrubby undergrowth which has been kept to a minimum.

### Fire Behaviour

Fire behaviour suggests that the major threat to the proposal may include:

- Up-slope head or flanking fire from the north, west and south burning through woodland fanned by corresponding wind directions. These areas of woodland are very sparse and border grassland in sections;
- A down-/across-slope fire from the east burning through forest fanned by south easterly to easterly winds;
- An across/up/down-slope head/flanking grass fire from on any aspect fanned by corresponding winds. Grass fires may have a variable run-up with fire behaviour dictated by prevailing wind conditions, fire danger rating as well as grass fuel loads;
- Ember attack from forest and woodland vegetation further to the north and east fanned by northerly to north easterly to easterly winds.

All fire events would likely result in ember attack/spot fires ahead of any fire front, with the possibility/likelihood of these being unpredictable depending on wind conditions. Smoke may be thick and embers attack may be dense.

Grass fires can travel very quickly, particularly under strong winds and can result in significant damage. They must be treated with extreme caution and be prepared for.

It is recommended that occupants treat any possible woodland, forest or grass fires with an appropriate level of respect and act according to their bushfire survival plan. Conditions would be exponentially worse in extreme and catastrophic fire danger conditions.



The following tables give the predominant vegetation types for ground cover, middle growth and canopy for the surrounding area within 150m of building areas for each lot:

Table 1: Proposed Lot 1. Predominant bushfire-prone grassland vegetation on all aspects.

Vegetation Height	Species
Canopy	Sparse Eucalyptus <i>pulchella</i> (White Peppermint) Sparse Eucalyptus <i>amygdalina</i> (Black Peppermint) Sparse Eucalyptus <i>viminalis</i> subsp <i>viminalis</i> (White Gum)
Middle Growth	N/A
Ground Cover	Assorted native and introduced pasture species Lomandra <i>longifolia</i> (Sagg) Phragmites <i>australis</i> (Common Reed)

Table 2: Proposed Balance Lot. Predominant bushfire-prone grassland, woodland and forest vegetation.

Vegetation Height	Species
Canopy	Eucalyptus <i>pulchella</i> (White Peppermint) Eucalyptus <i>amygdalina</i> (Black Peppermint) Eucalyptus <i>viminalis</i> subsp <i>viminalis</i> (White Gum) Eucalyptus <i>globulus</i> (Blue Gum)
Middle Growth	Scattered Bursaria <i>spinosa</i> (Pricklybox) Scattered Dodonaea <i>viscosa</i> subsp <i>spatulata</i> (Hopbush) Scattered Acacia <i>mearnsii</i> (Black Wattle) Scattered Exocarpos <i>cupressiformis</i> (Native Cherry)
Ground Cover	Assorted native and introduced pasture species Lomandra <i>longifolia</i> (Sagg)

Proposed Lot 1 bushfire prone vegetation is assessed as G. Grassland.

Proposed Balance Lot bushfire prone vegetation is assessed as B. Woodland and A. Forest.

See photographs in appendix A for an indication of the surrounding vegetation.

#### 4.2. Slope

Proposed Lot 1 effective slopes beneath down-, across- and up-slope grassland bushfire prone vegetation ranges between approximately 2-8° with aspects ranging from north-north westerly to north westerly to westerly to south westerly.

Proposed Balance Lot effective slopes beneath down-, across- and up-slope woodland and forest bushfire prone vegetation ranges between approximately 5-20° with aspects ranging from north westerly to westerly to southerly.

### 4.3. Separation Distances

Refer to Tables 3 & 4 indicating the minimum defensible space distances required from bushfire prone vegetation in order to achieve BAL-19 and/or BAL-12.5 for Lot 1 and BAL-19 for Balance Lot.

Table 3: Defendable Space Table for building area on Lot 1

	North East	South East	South West	North West
Vegetation Type	G. Grassland	G. Grassland	G. Grassland	G. Grassland
Surrounding land relative to site	Down-slope 0-5°	Down-slope 5-10°	Down-slope 5-10°	Down-slope 0-5°
Minimum Defendable Space Required to achieve BAL-12.5	≥16m	≥19m	≥19m	≥16m
Minimum Defendable Space Required to achieve BAL-19	≥11m	≥13m	≥13m	≥11
Defendable Space achieved with HMA	≥16m or ≥11m	≥19m or ≥13m	≥19m or ≥13m	≥16m or ≥11m

Table 4: Defendable Space Table for building area on Balance Lot

	North	East	South	West
Vegetation Type	B. Woodland	A. Forest	B. Woodland	B. Woodland
Surrounding land relative to site	Down-slope 5-10°	Up-slope / Across/flat	Down-slope 15-20°	Down-slope 5-10°
Minimum Defendable Space Required to achieve BAL-19	≥23m	≥23m	≥36m	≥23m
Defendable Space achieved with HMA	≥23m	≥23m	≥36m	≥23m

All separation distances are in accordance with Table 2.6 in AS3959 2018 and apply as per the HMA's set out in the BHMP (see Appendix C).

Implementation and ongoing maintenance of these separation distances and subsequent HMA's allows for:

- A BAL-19 compliant building solution on all aspects for any building within building areas on both lots. BAL-12.5 is achievable on Lot 1 as long as minimum separation distances are adhered to as outlined in Table 3. BAL-12.5 may be achievable for the Balance Lot building area with a more specific dwelling location.
- HMA's can be reduced in size to Table 2.6 separation distances required for the specific dwelling location once finalised.



#### 4.4. BAL

Based on all the assessed variables, BAL ratings can be seen in Table 5 for each lot. This in accordance with Table 2.6 of AS3959 2018. Table 3.1 of AS3959, 2018 (incorporating Amendments 1 & 2) describes BAL-19 and BAL-12.5:

Table 5: Both lots, Building Area BAL ratings with either BAL-12.5 or BAL-19 HMA in place

Bushfire Attack Level (BAL)	Heat flux exposure thresholds for classified vegetation within 100m of site	Predicted bushfire attack and levels of exposure	Construction Sections
LOT 1 BAL – 12.5	$\leq 12.5 \text{ kW/m}^2$	Ember attack	3 & 5
BOTH LOTS BAL – 19	$> 12.5 \text{ kW/m}^2$ $\leq 19 \text{ kW/m}^2$	Increasing ember attack & burning debris ignited by windborne embers together with increasing heat flux	3 & 6

## 5. Bushfire Hazard Management Objectives

### 5.1. Hazard Management Areas

The purpose of hazard management areas (HMA) is to provide a vegetation buffer in order to reduce fuel loads to a manageable level and aid in preservation of life and property. HMA's can be vegetated but in a manner that does not facilitate fire spread and helps occupants and/or firefighters to control fire activity (where possible) within the HMA.

However, HMA's are not intended as fail safe, they are highly dependent on the prevailing weather and fire conditions on the day as well as to what degree they are maintained (measured against clause 2.2.3.2 of AS3959 2018).

All HMA's on each lot have been assessed and designed in line with C13.6.1 A1(b) in Tasmania Planning Scheme – State Planning Provisions 2023.

2 HMA's have been issued for the Lot 1 building area to give options to build to BAL-19 or BAL-12.5. Balance Lot building area was assessed as large as possible given the steep terrain in areas and vegetation types. These HMA's can be refined and reduced in size to encompass the specific dwelling location once finalised.

**Both Lots:**

To satisfy HMA vegetation requirements, grass must be regularly mown to a nominal 100mm or less height as per AS3959 2018 clause 2.2.3.2(f). Vegetation should be planted and managed in line with below as a guide in addition to the TFS Building for Bushfire Booklet 2020:

**General Vegetation Management Information:**

New vegetation may be planted within and existing vegetation may be retained within the HMA but must satisfy low threat conditions in accordance with AS3959 2018 clause 2.2.3.2(d)(e)(f). Note, dwellings refer to any class 1a building and/or class 10a building within 6m of a class 1a building.

Vegetation 0.1-1m in height may be planted/retained with spacing between foliage of at least 1.5m and not closer than 2m from a dwelling.

Shrubs up to 1-2m in height can be planted/retained either individually or in single rows but must be spaced with a minimum 6m between foliage and should not be within 6m of a dwelling.

Large plants 4m or more in height can be planted/retained and should have low and mid-level growth up to 2m in height to be trimmed and maintained over time. Spacing between crowns is to be a minimum of 25m.

Vegetation 2m or more in height should not be planted/retained within 12m of dwellings. All vegetation 1-2m in height should be spaced from large vegetation (>4m) at least 8m from tree crown (measured vertically) and all vegetation 2-4m in height should be at least 10m from tree crowns.

Plant debris should be regularly cleared/removed and firewood be stored appropriately either undercover, protected from possible ember attack or stacked more than 6m from the dwelling.

Future plantings must take into account the requirement to maintain the HMA as low threat. Site should not impede firefighter access to bushfire prone vegetation.

HMA should be designed and maintained in line with the TFS guidelines for HMA's contained within the Building for Bushfire Booklet dated June 2020 at [www.fire.tas.gov.au](http://www.fire.tas.gov.au).

## **5.2. Roads and Property Access**

Roads and property site access are important for firefighting services in order to enter and exit the property under all circumstances, especially threatening and potentially dangerous conditions. There are certain design parameters that must be met to allow safe vehicle and foot access by firefighters and emergency services.

Both lots - proposed property access to a static firefighting water supply point is >200m in length and must comply with Table C13.2 (C) in Tasmania Planning Scheme - State Planning Provisions 2023. An indicative access with turning area and hardstand for both lots is shown on the BHMP in Appendix C.



There is an existing 20m wide right of way off the end of Allambie Road that provides access to 3 lots (includes proposed Lot 1 and Balance Lot). As such, this section is to comply with Table C13.2 (D) in Tasmania Planning Scheme – State Planning Provisions 2023 requiring additional passing bays – 1 every 100m.

Existing culverts are not anticipated to be changed and according to client have been inspected for the purpose of ensuring they meet current minimum requirements for an all-weather road as well as minimum 20t limit.

See Table C13.2:

**Table C13.2: Standards for Property Access**

Element		Requirement
<b>A.</b>	Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.	There are no specified design and construction requirements.
<b>B.</b>	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) all-weather construction;</li> <li>(b) load capacity of at least 20t, including for bridges and culverts;</li> <li>(c) minimum carriageway width of 4m;</li> <li>(d) minimum vertical clearance of 4m;</li> <li>(e) minimum horizontal clearance of 0.5m from the edge of the carriageway;</li> <li>(f) cross falls of less than 3 degrees (1:20 or 5%);</li> <li>(g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;</li> <li>(h) curves with a minimum inner radius of 10m;</li> <li>(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</li> <li>(j) terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> <li>(i) a turning circle with a minimum outer radius of 10m; or</li> <li>(ii) a property access encircling the building; or</li> <li>(iii) a hammerhead "T" or "Y" turning head 4m wide and 8m long.</li> </ul> </li> </ul>
<b>C.</b>	Property access length is 200m or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) the requirements for B above; and</li> <li>(b) passing bays of 2m additional carriageway width and 20m length provided every 200m.</li> </ul>
<b>D.</b>	Property access length is greater than 30m, and access is provided to 3 or more properties.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) complies with requirements for B above; and</li> <li>(b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.</li> </ul>

### 5.3. Water Supply for Firefighting

The ability for firefighters and occupants alike to have easy and safe access to a firefighting water supply point is paramount. Water supply points and fire hydrants (whether on the subject property or along public streets and roads) must be visible and positioned to allow easy/safe approach. Static (unreticulated) water supply points must be clearly labelled with water signage.

Proposed habitable dwellings within the building areas on both lots will require a static firefighting water supply in accordance with C13.6.3 A2(b)(c) and Table C13.5 in Tasmania Planning Scheme – State Planning Provisions 2023.

See Table C13.5 below:

**Table C13.5: Static Water Supply for Fire Fighting**

Element		Requirement
<b>A.</b>	Distance between building area to be protected and water supply.	<p>The following requirements apply:</p> <ul style="list-style-type: none"> <li>(a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and</li> <li>(b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.</li> </ul>
<b>B.</b>	Static Water Supplies.	<p>The static water supply:</p> <ul style="list-style-type: none"> <li>(a) may have a remotely located offtake connected to the static water supply;</li> <li>(b) may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;</li> <li>(c) must be a minimum of 10,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;</li> <li>(d) must be metal, concrete or lagged by non-combustible materials if above ground; and</li> <li>(e) if a tank can be located so it is shielded in all directions in compliance with Section 3.5 of <i>Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas</i>, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: <ul style="list-style-type: none"> <li>(i) metal;</li> <li>(ii) non-combustible material; or</li> <li>(iii) fibre-cement a minimum of 6mm thickness.</li> </ul> </li> </ul>



C.	Fittings, pipework and accessories (including stands and tank supports).	<p>Fittings and pipework associated with a fire fighting water point for a static water supply must:</p> <ul style="list-style-type: none"> <li>(a) have a minimum nominal internal diameter of 50mm;</li> <li>(b) be fitted with a valve with a minimum nominal internal diameter of 50mm;</li> <li>(c) be metal or lagged by non-combustible materials if above ground;</li> <li>(d) if buried, have a minimum depth of 300mm;</li> <li>(e) provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;</li> <li>(f) ensure the coupling is accessible and available for connection at all times;</li> <li>(g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);</li> <li>(h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and</li> <li>(i) if a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> <li>(i) visible;</li> <li>(ii) accessible to allow connection by fire fighting equipment;</li> <li>(iii) at a working height of 450 – 600mm above ground level; and</li> <li>(iv) protected from possible damage, including damage by vehicles.</li> </ul> </li> </ul>
D.	Signage for static water connections.	<p>The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with:</p> <ul style="list-style-type: none"> <li>(a) water tank signage requirements of <i>Australian Standard AS 2304:2019 Water storage tanks for fire protection systems</i>; or</li> <li>(b) <i>Water Supply Signage Guideline, version 1.0</i>, Tasmania Fire Service, February 2017.</li> </ul>
E.	Hardstand.	<p>A hardstand area for fire appliances must be:</p> <ul style="list-style-type: none"> <li>(a) no more than 3m from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);</li> <li>(b) no closer than 6m from the building area to be protected;</li> <li>(c) a minimum width of 3m constructed to the same standard as the carriageway; and</li> <li>(d) connected to the property access by a carriageway equivalent to the standard of the property access.</li> </ul>

## 6. Subdivision Plan

### 6.1. Proposed Layout

The intended subdivision layout is to allow an internal additional lot. Access to this lot (proposed lot 1) will be via an initial minimum 20m wide 180m long right of way directly off Allambie Road which ceases at the boundary of the Balance Lot. An additional 7m wide right of way provides access for the remaining 217m to the boundary of proposed Lot 1.

Property access length to a static firefighting water supply exceeds 200m in length on both lots, necessitating the need to comply with Table C13.2 (C) in Tasmania Planning Scheme – State Planning Provisions 2023.

The right of way's are of sufficient width to provide for a minimum 4m wide private access allowing for the additional 2m extra width needed for passing bays as well as the further 0.5m either side for horizontal vegetation clearance.

Furthermore, the initial 20m wide right of way provides access to 3 lots and as such must comply with Table C13.2 (D), provide passing bays every 100m.

There is sufficient width within the subdivision design to accommodate the above. Within each building area there is ample room to provide for turning areas and hardstands adjacent to static firefighting water supplies.

Building areas are large and allow for a range of building locations and BAL options

### 6.2. Preferred Layout

This can be used as a guide to achieve optimal bushfire management outcomes, or best practice. The aim is to provide solutions that are comparable to the existing layout but incorporate practical bushfire safety measures whilst at the same time not reduce the commercial appeal of the development.

The proposed layout is consistent with deemed to satisfy bushfire requirements and site preparation.

There are no other comments on preferred layout.



## 7. Additional Planning Requirements

### 7.1. Vegetation Management

Building area locations on both lots are situated within a priority vegetation overlay according to the Sorell Local Provisions Schedule. There is minimal remnant vegetation remaining immediately surrounding these building areas and no specific removal of subject priority vegetation is required for the purpose of bushfire threat mitigation. Deemed to comply with C7.7.2 A1(E) of the Tasmania Planning Scheme – State Planning Provisions 2023.

Figure 6 below shows threatened vegetation communities:



Figure 6: Threatened vegetation code 17 communities listmap, not within proposed HMA's or 100m from HMA's. [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au).

## 7.2. Environmental Values

As a general rule it is important that proposed works do not lead to excessive vegetation removal (beyond what is required in this report) and measures should be taken to control and stabilize soil where vegetation has been removed in order to prevent erosion. This subdivision is unlikely to significantly alter existing site conditions.

There are existing farm roads that provide access to most areas of the property. These have been designed and constructed with respect to topographical constraints and natural hazards such as waterways/creeks. The implementation of any HMA and private access for the proposal is not anticipated to significantly alter the current site and vegetation conditions.

## 8. Regulations

Regulations governing construction in bushfire prone areas encompass all documents relating to planning, design and implementation. These documents include:

- Tasmania Building Act 2016
- Tasmania Building Regulations 2016
- Director's Determination – Bushfire Hazard Areas Version 1.2 2024
- Tasmania Planning Scheme – State Planning Provisions 2023
- National Construction Code– 2022
- AS3959 (2018) (incorporating Amendments 1 & 2) – Construction of buildings in bushfire prone areas
- The ABCB Performance Standard for Private Bushfire Shelters Part 1



## 9. Report Limitations and General Information

This report aims to provide sound advice, best practice strategies and measures in accordance with AS3959 2018 (incorporating Amendments 1 & 2), Tasmania Planning Scheme – State Planning Provisions 2023, the Director's Determination – Bushfire Hazard Areas Version 1.2 2024 relevant to the site assessed.

We rely on information provided to us by clients and agents on behalf of clients. The assessment provided in this report relates only to the subject proposal/land/property, which has been identified in this report.

It is outside the scope of our accreditation to provide performance solutions. Bushfire Tasmania can provide performance solutions only with the advice and approval of the Tasmania Fire Service.

The purpose of recommendations contained in this report are to deliver clarity of circumstances relating to potential bushfire hazard(s). In addition, they are designed to assist in developing mitigation measures and on-going management of the site and surrounding area to provide a tolerable level of risk in accordance with all relevant standards. Any proposed future building(s) or changes in vegetation that may impact this site from a bushfire hazard perspective have not been considered in this report. No responsibility is taken for any loss as a result of actions taken which may be contrary to AS3959 2018 or the Directors Determinations. All findings and conclusions in this report are based on these.

Of particular note and importance from AS3959:

*This standard is primarily concerned with improving the ability of buildings in designated bushfire-prone areas to better withstand attack from bushfire thus giving a measure or protection to the building occupants (until the fire front passes) as well to the building itself.*

*Improving the design and construction of buildings to minimize damage from the effects of bushfire is but one of several measures available to property owners and occupiers to address damage during bushfire. Property owners should be aware that this Standard is part of a process that aims to lessen the risk of damage to buildings occurring in the event of the onslaught of bushfire. Other measures of mitigating damage from bushfire fall within the areas of planning, subdivision, siting, building design, landscaping and maintenance.*

Furthermore, compliance with AS3959 does not guarantee that no loss will occur to life or property as a result of bushfire, as stated in AS3959:

*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.*

*The survivability of buildings is also dependent on a combination of measures such as landscaping, water supplies, access, building design and maintenance. Care should also be*

*exercised when siting and designing for these measures when constructing a building under this Standard.*

Monitoring current TFS advice is imperative and landowners should be aware in Catastrophic Fire Danger Rating conditions, even very well-prepared buildings may not be safe. Residents in bushland areas should not plan to defend any building, regardless of any preparations they have made.

It is the intention that based on the implementation of sound bushfire prevention measures in conjunction with on-going maintenance and keeping informed of possible fire threats that loss of property and/or life may be reduced.

If your property is within a bushfire prone area or if likely to be impacted by bushfire in some way, it is highly recommended that property owners/managers develop and implement a bushfire survival plan. This should address all aspects of bushfire safety and bushfire prevention measures applicable to the property. In addition, an evacuation plan should be developed and rehearsed to ensure occupants can realistically enforce it should the need arise. Please refer to the TFS Bushfire Emergency Planning Guidelines V3.0 2021 as a reference to better plan evacuation procedures as part of any bushfire survival plan and listen to ABC local radio for updates in the event of a fire in your area.

This assessment and BHMP is valid for 6 years from the date of issue.



## 10. Recommendations

### Hazard Management Areas

There is a requirement for proposed building areas on new lots and balance lots to achieve a minimum BAL-19 rating in line with C13.6.1 A1(b) in Tasmania Planning Scheme – State Planning Provisions 2023. HMA's have been imposed that achieve:

- A BAL-19 compliant building solution on all aspects for any building within building areas on both lots. These HMA's are in accordance with Table 2.6 in AS3959 2018 and outlined in section 4.3 in Tables 3 and 4.  
BAL-12.5 is achievable for the building area on Lot 1 as long as minimum separation distances are adhered to as outlined in Table 3 in section 4.3.
- HMA's can be reduced in size to Table 2.6 separation distances required for the specific dwelling location once finalised.
- Vegetation within HMA's must be maintained in line Clause 2.2.3.2 (d)(e)(f) of AS3959 2018. Refer to section 5.1 for recommendations and information on HMA compliance.

### Property Access – Both Lots

- Proposed property access to a static firefighting water supply point is >200m in length and must comply with Table C13.2 (C) in Tasmania Planning Scheme – State Planning Provisions 2023.
- There is an existing 20m wide right of way off the end of Allambie Road that provides access to 3 lots (includes proposed Lot 1 and Balance Lot). As such, this section is to comply with Table C13.2 (D) in Tasmania Planning Scheme – State Planning Provisions 2023 requiring additional passing bays - 1 every 100m.

### Firefighting Water Supply

- Proposed habitable dwellings within the building areas on both lots will require a static firefighting water supply in accordance with C13.6.3 A2(b)(c) and Table C13.5 in Tasmania Planning Scheme – State Planning Provisions 2023.

### General

- We recommend future owner(s) of any lot be issued with a copy of the bushfire hazard management plan and this report for future planning and reference.
- Building areas on all lots are approved at the time of subdivision and will comply to a minimum BAL-19 solution in accordance with C13.6.1 A1(b) in Tasmania Planning Scheme – State Planning Provisions 2023.
- There are several class 10a sheds on the proposed Balance Lot. These are isolated structures for the purpose of agricultural pursuits and have not been considered as part of this assessment.

## 11. Conclusion

The proposal is for a 1 lot plus balance subdivision at 3208 Tasman Highway, Orielton (C.T 188357/1) resulting in a large balance lot and a new lot 1, 40 hectares in size.

The bushfire prone vegetation of greatest threat is G. Grassland, B. Woodland and A. Forest.

It is the conclusion of this bushfire hazard assessment report that if all findings and recommendations contained within this report and BHMP are implemented and maintained, the proposal will comply with all Deemed to Satisfy requirements.

Building areas on both lots are approved at the time of subdivision and will comply to a minimum BAL-19 solution in accordance with C13.6.1 A1(b) in Tasmania Planning Scheme – State Planning Provisions 2023.

The site has been assessed in accordance with Tasmania Planning Scheme – State Planning Provisions 2023 and Australian Standard 3959 – *Construction of Buildings in Bushfire Prone Areas 2018* (incorporating Amendments 1 & 2).



Samuel Walters B.Agr Sc.; BFP-130 (1, 2, 3A, 3B)

Bushfire Tasmania

## 12. References

- AS3959-2018 Construction of buildings in bushfire prone areas, Standards Australia, Sydney (incorporating Amendments 1 & 2).
- Wiltshire,R and Jordan,G. *Treeflip*, School of Plant Science, University of Tasmania, 2009.
- Wiltshire,R and Potts,B. *Eucaflip*, School of Plant Science, University of Tasmania, 2007.
- Director's Determination – Bushfire Hazard Areas Version 1.2 2024.
- Tasmania Building Act 2016.
- Tasmania Building Regulations 2016.
- Tasmania Planning Scheme Sorell.
- Tasmania Planning Scheme – State Planning Provisions 2023.
- [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)
- From Forest to Fjaeldmark, *Descriptions of Tasmania's Vegetation*. Department of Primary Industries, Water and Environment, 2005.
- Chladil, M and Sheridan, J. *Fire Resisting Garden Plants for the urban fringe and rural areas*. Tasmania Fire Service, 2017.
- TasVeg4.0 Tasmanian Vegetation Monitoring and Mapping Program, Biodiversity Conservation Branch, DPIPWE, 2013.
- Bushfire Planning Group, *Guidelines for Development in Bushfire Prone Areas of Tasmania*, Tasmania Fire Service, Hobart, 2005.
- [www.fire.tas.gov.au](http://www.fire.tas.gov.au)
- TFS *Bushfire Emergency Planning Guidelines* Version 3.0, August 2021. Tasmania Fire Service.
- TFS *Building for Bushfire booklet*, Tasmania Fire Service, June 2020.
- TFS *Water Supply Signage Guideline* Version 1.0, Tasmania Fire Service, February 2017.
- TFS *Firefighting Water Supplies booklet*, Tasmania Fire Service.



**Appendix A – Site Photographs**

**Photograph 1 – Looking west south west from north eastern area of building area on proposed Lot 1.**



**Photograph 2 – Looking east from same location as photo 1.**





**Photograph 3 – Looking north west from proposed northern boundary of proposed building area on proposed Lot 1.**



**Photograph 4 – Looking west along southern boundary of proposed Lot 1 and proposed building area. Over fence on left is 155 and 157 Greens Road.**





**Photograph 5 – Looking south from southern boundary of proposed Lot 1 toward 155 Greens Road (middle with large dam), 157 Greens Road with dam on left and remnant forest down-slope on 119 Allambie Road on far right.**



**Photograph 6 – Looking west from west of western edge of proposed building area on proposed Lot 1. Over fence on left is 119 Allambie Road.**





**Photograph 7 – Looking east toward proposed building area on proposed Lot 1 from near to proposed western boundary of Lot 1.**



**Photograph 8 – Looking north-north east from 20m wide right of way toward start of subject property (driveway on the left).**





**Photograph 9 – Looking south from same location as photo 8 toward right of way and Allambie Road (circled green).**



**Photograph 10 – Looking south-south west along existing farm road that runs along western side of proposed Lot 1. Proposed property access route for Balance Lot.**





**Photograph 11 – Looking south over culvert section of existing farm road that spans Simpsons Creek on proposed Balance Lot. Farm sheds on the right.**



**Photograph 12 – Looking east toward culvert over Simpsons Creek.**





**Photograph 13 – Looking south along proposed property access route for building area on proposed Balance Lot from approximately 165m north of Simpsons Creek (photo 12).**



**Photograph 14 – Looking north east along proposed property access route for Balance Lot from same location as photo 13. Proposed building area slightly right of upper middle in distance.**





Photograph 15 – Looking east toward building area on Balance Lot (over the top, not in picture) from fencing approximately 200m west of building area.



Photograph 16 – Looking east toward proposed building area from immediately down-slope to the west of it.





**Photograph 17 – Looking west from near middle of proposed building area on Balance Lot toward 5-10degree down-slope woodland.**



**Photograph 18 – Looking north from near northern edge of proposed building area on Balance Lot toward 5-10degree down-slope woodland.**





**Photograph 19 – Looking east north east from near eastern edge of proposed building area on Balance Lot toward across-/up-slope forest.**



**Photograph 20 – Looking south from middle of proposed building area on Balance Lot toward 15-20degree down-slope woodland.**





**Photograph 21 – Looking south east from existing road approximately 110m to the north of proposed building area on Balance Lot.**



**Photograph 22 – Looking south west from same location as photo 21.**





**Photograph 23 – Looking north-north east toward proposed building area on Balance Lot (not in view, over the top) through woodland from approximately 100m south of it.**



**Photograph 24 – Looking north west from same location as photo 23.**

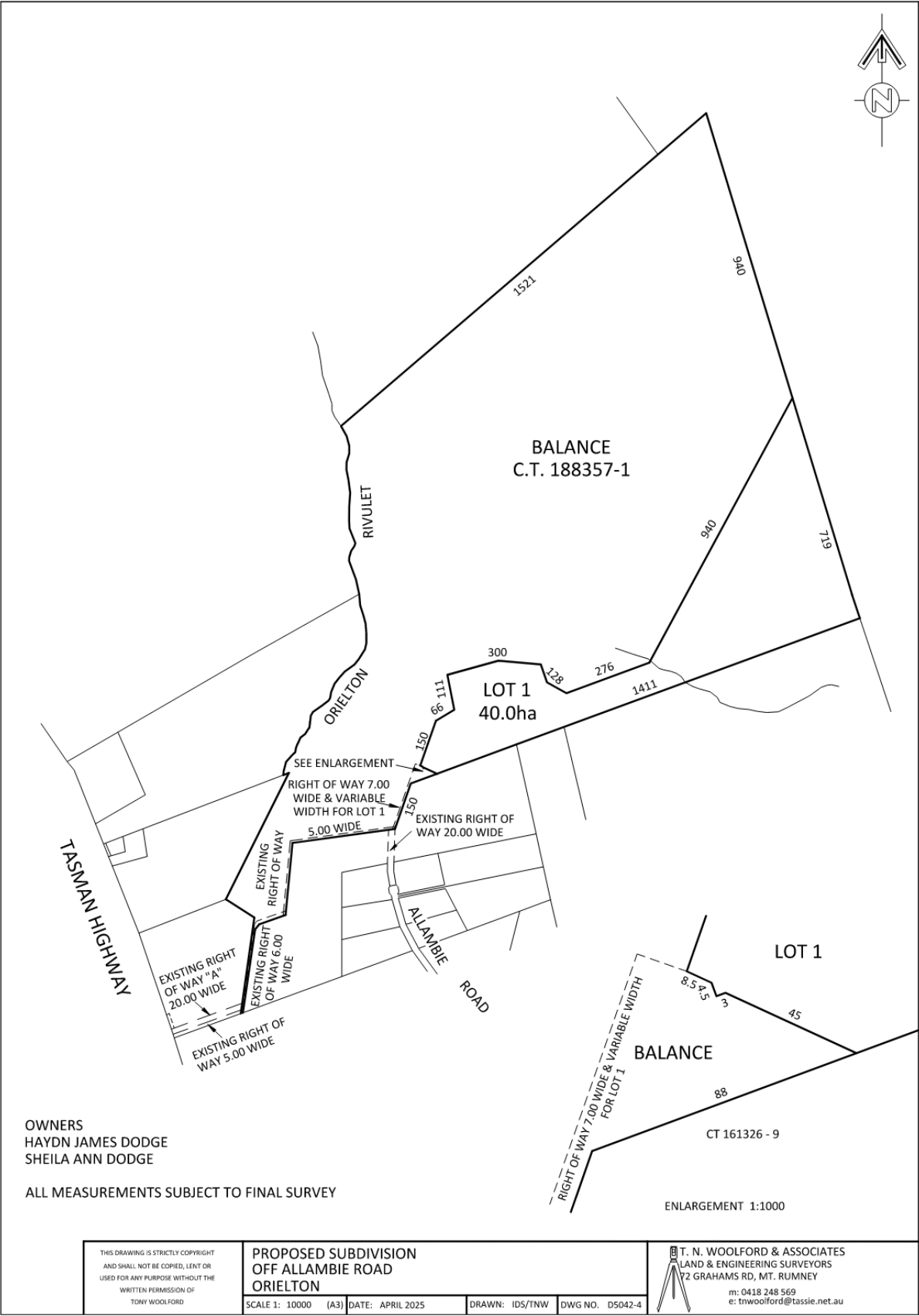




**Photograph 25 – Looking west from near to same location as photo 24. Fence represents boundary between start of toe slopes and low lying farm land.**



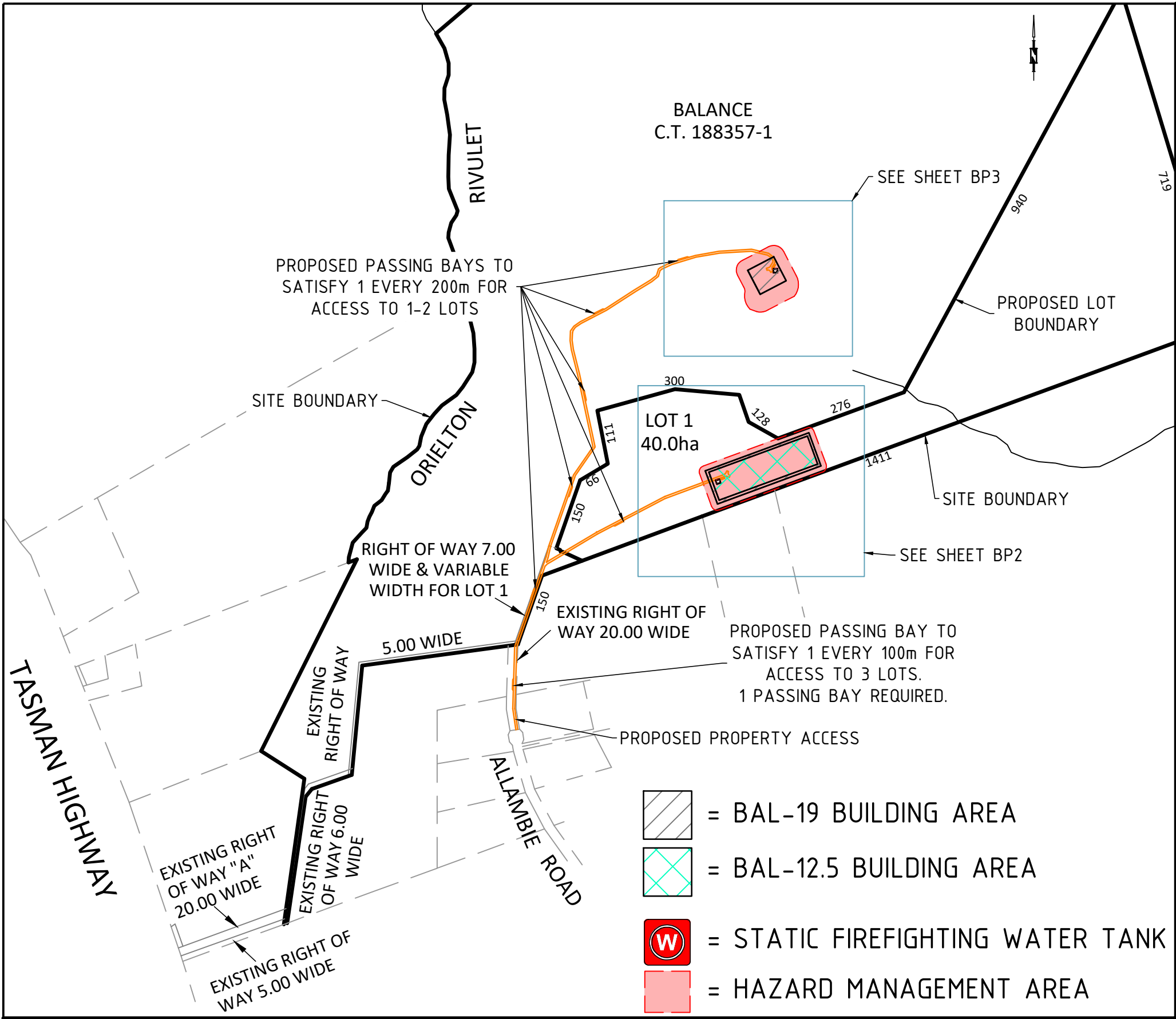
Appendix B – Subdivision Plans





**Appendix C – Bushfire Hazard Management Plan**

See attached



**VEGETATION:**  
IN ACCORDANCE WITH TABLE 2.6 IN AS3959, 2018 AND C13.6.1 A1(B) OF TASMANIA PLANNING SCHEME - STATE PLANNING PROVISIONS 2023.  
BOTH LOTS ARE REQUIRED TO HAVE SEPARATION DISTANCES TO MEET A MINIMUM BAL-19 COMPLIANCE FOR BUILDING AREAS. REFER TO SHEETS BP2 AND BP3 FOR SPECIFIC HAZARD MANAGEMENT AREAS (HMA'S) FOR EACH PROPOSED BAL-19 COMPLIANT BUILDING AREA. TO SATISFY HMA VEGETATION REQUIREMENTS, GRASS SHOULD BE REGULARLY MOWN TO A NOMINAL 100mm OR LESS HEIGHT AS PER AS3959 2018 CLAUSE 2.2.3.2(F). HMA TO BE MAINTAINED IN LINE WITH BELOW AS A GUIDE IN CONJUNCTION WITH TFS BUILDING FOR BUSHFIRE BOOKLET (2020).

**GENERAL VEGETATION MANAGEMENT INFORMATION:**  
NEW VEGETATION MAY BE PLANTED AND EXISTING VEGETATION MAY BE RETAINED WITHIN THE HMA BUT MUST SATISFY LOW THREAT CONDITIONS IN ACCORDANCE WITH AS3959 2018 CLAUSE 2.2.3.2(D)(E)(F). DWELLING REFERS TO ANY CLASS 1A BUILDING AND/OR CLASS 10A BUILDING WITHIN 6m OF A CLASS 1A BUILDING.  
AS A GENERAL RULE/GUIDE:  
VEGETATION 0.1-1m HEIGHT MAY BE PLANTED 2m OR MORE FROM ANY DWELLING.  
SHRUBS UP TO 1-2m IN HEIGHT CAN BE PLANTED EITHER INDIVIDUALLY OR IN SINGLE ROWS BUT MUST BE SPACED WITH A MINIMUM 6m BETWEEN FOLIAGE AND SHOULD NOT BE WITHIN 6m OF A DWELLING.  
LARGE PLANTS 4m OR MORE IN HEIGHT CAN BE PLANTED AND SHOULD HAVE LOW AND MID-LEVEL GROWTH UP TO 2m IN HEIGHT TO BE TRIMMED AND MAINTAINED OVER TIME. SPACING BETWEEN CROWNS IS TO BE A MINIMUM OF 25m.  
VEGETATION 2m OR MORE IN HEIGHT SHOULD BE PLANTED AT LEAST 12m FROM A DWELLING. ALL VEGETATION 1-2m IN HEIGHT SHOULD BE SPACED FROM LARGE VEGETATION (>4m) AT LEAST 8m FROM TREE CROWN (MEASURED VERTICALLY) AND VEGETATION 2-4m IN HEIGHT SHOULD BE AT LEAST 10m FROM TREE CROWNS.  
PLANT DEBRIS SHOULD BE REGULARLY CLEARED/REMOVED AND FIREWOOD BE STORED APPROPRIATELY EITHER UNDERCOVER, PROTECTED FROM POSSIBLE EMBER ATTACK OR STACKED MORE THAN 6m FROM DWELLINGS.  
HIGHLY RECOMMENDED THE HMA IS DESIGNED AND MAINTAINED IN LINE WITH ADVICE FROM THE TFS BUILDING FOR BUSHFIRE BOOKLET (JUNE 2020).

**HMA SIZE**  
THE SIZE OF ANY HMA CAN BE REDUCED TO THE TABLE 2.6 SEPARATION DISTANCES REQUIRED FOR THE SPECIFIC DWELLING LOCATION.

**PROPERTY ACCESS:**  
ACCESS FOR BOTH LOTS IS >200m AND PROVIDES ACCESS TO A STATIC FIREFIGHTING WATER SUPPLY. ACCESS FOR BOTH LOTS MUST COMPLY WITH TABLE C13.2 (C) IN TASMANIA PLANNING SCHEME - STATE PLANNING PROVISIONS 2023. THERE IS ADEQUATE AREA IN THE 7m WIDE RIGHT OF WAY TO ALLOW FOR PASSING BAYS AS SHOWN. 1 PASSING BAY EVERY 200m IS REQUIRED.  
NOTE: THE INITIAL 20m WIDE RIGHT OF WAY FROM ALLAMBIE ROAD PROVIDES ACCESS TO 3 LOTS. AS SUCH, THIS SECTION MUST SATISFY TABLE C13.2 (D) IN TASMANIA PLANNING SCHEME - STATE PLANNING PROVISIONS 2023 IN SATISFYING PASSING BAYS EVERY 100m.


**WATER SUPPLY:**  
BOTH LOTS - ANY FUTURE HABITABLE BUILDING MUST INSTALL A STATIC WATER SUPPLY POINT IN ACCORDANCE WITH C13.6.3 A2(B)(C) AND TABLE C13.5 IN TASMANIA PLANNING SCHEME - STATE PLANNING PROVISIONS 2023.

**RECOMMENDATIONS:**

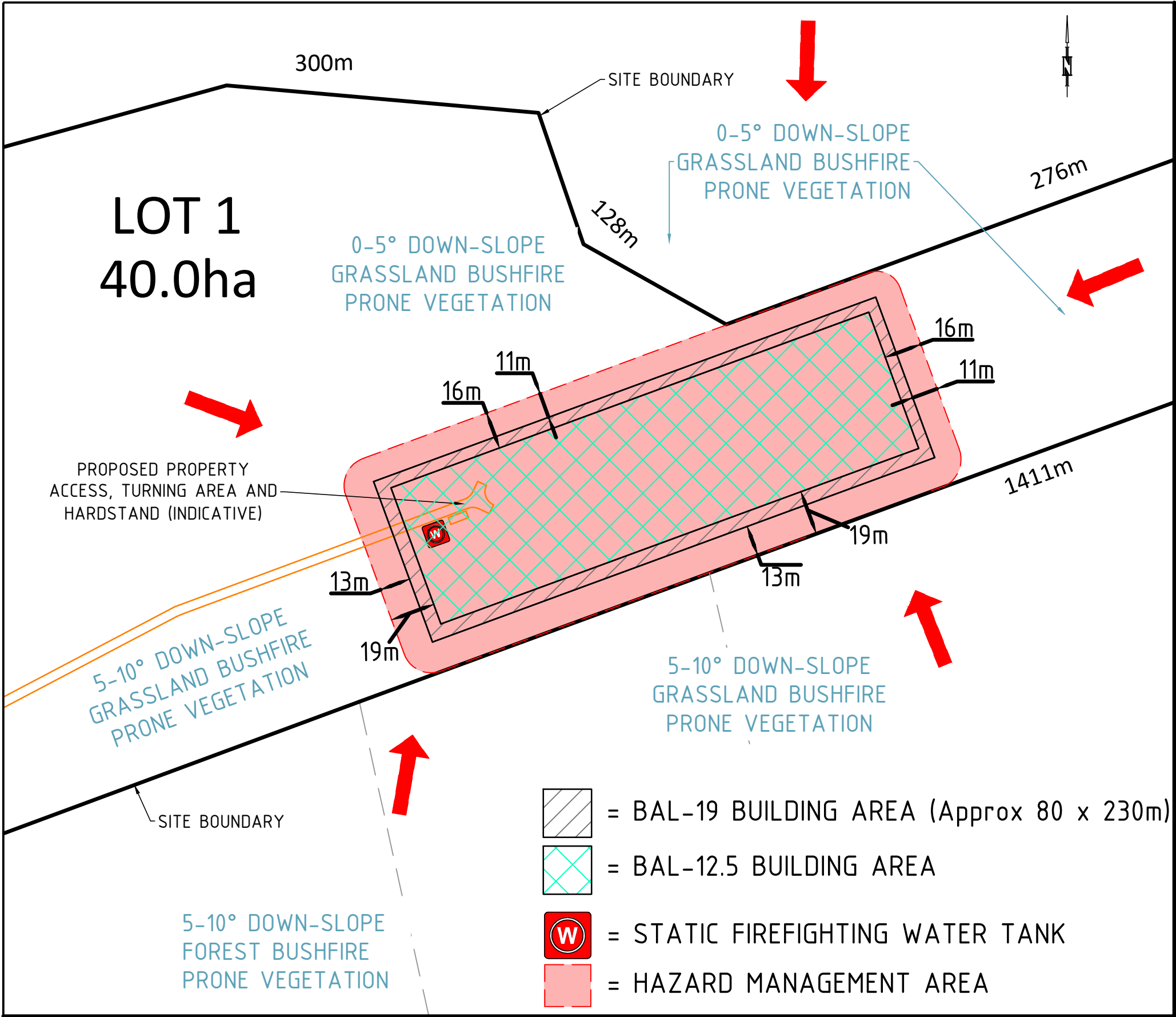
- MINIMUM SEPARATION DISTANCES (HMA'S) ON BOTH LOTS ARE TO BE MAINTAINED AS LOW THREAT AND IN ACCORDANCE WITH CLAUSES 2.2.3.2(d)(e)(f) OF AS3959 2018, BHMP AND BUSHFIRE HAZARD REPORT. BOTH HMA'S ARE TO BE MAINTAINED IN A LOW FUEL/THREAT VEGETATION STATE AT ALL TIMES. REFER TO SHEETS BP2 AND BP3 FOR HMA DIMENSIONS.
- THE PROPOSED BUILDING AREAS AND HMA'S ARE LOCATED WITHIN A PRIORITY VEGETATION OVERLAY. BOTH PROPOSED LOTS HAVE MINIMAL REMNANT VEGETATION AND DO NOT REQUIRE SPECIFIC REMOVAL OF SUBJECT VEGETATION FOR THE PURPOSE OF BUSHFIRE THREAT MITIGATION. IT IS DEEMED C7.7.2 A1(e) OF THE TASMANIA PLANNING SCHEME - STATE PLANNING PROVISIONS 2023 HAS BEEN SATISFIED.
- WE RECOMMEND ANY LANDSCAPING USE PLANTS OF LOW FLAMMABILITY RATINGS AS LISTED IN THE TASMANIA FIRE SERVICE BOOKLET FIRE RESISTING GARDEN PLANTS FOR THE URBAN FRINGE AND RURAL AREAS, 2017. EXAMPLE OF A LOW THREAT MANAGED GARDEN/HMA IN THE TFS BUILDING FOR BUSHFIRE BOOKLET (JUNE 2020) AT WWW.FIRE.TAS.GOV.AU
- CONSTRUCTIONS REQUIREMENTS FOR ANY PROPOSED CLASS 1A DWELLING OR CLASS 10A SHED WITHIN 6m OF A HABITABLE BUILDING WITHIN THE BUILDING AREA ON LOT 1 MUST COMPLY WITH CONSTRUCTION STANDARDS AS DETAILED BY AS3959, 2018 SECTIONS 3, 5 AND/OR 6 SPECIFICALLY CLAUSES 5.2 TO 5.8 FOR BAL-12.5 AND/OR CLAUSES 6.2 TO 6.8 FOR BAL-19.
- CONSTRUCTIONS REQUIREMENTS FOR ANY PROPOSED CLASS 1A DWELLING OR CLASS 10A SHED WITHIN 6m OF A HABITABLE BUILDING WITHIN THE BUILDING AREA ON BALANCE LOT MUST COMPLY WITH CONSTRUCTION STANDARDS AS DETAILED BY AS3959, 2018 SECTIONS 3 AND 6 SPECIFICALLY CLAUSES CLAUSES 6.2 TO 6.8 FOR BAL-19.

BUSHFIRE HAZARD MANAGEMENT PLAN

SCALE 1:7500

		 <div>21 Dysart Street Clifton Beach 0438 559 371 sam@bushfiretasmania.com.au</div> <p><b>Bushfire Tasmania</b></p>	CLIENT: HAYDN & SHEILA DODGE	SHEET: BUSHFIRE HAZARD MANAGEMENT PLAN	DRAWN: SW		APPROVED: SW BFP-130	
			ADDRESS: 3208 TASMAN HIGHWAY  ORIELTON	PROJECT: PROPOSED ONE LOT PLUS BALANCE SUBDIVISION	SCALE: 1:7500	SIZE: A3	DATE: 20/06/2025	
					PROJECT No. A25-8		SHEET No. BP1	REV No. A
A	PLANNING APPROVAL		20/06/2025	ISSUE: DEVELOPMENT APPLICATION				
REV.	DESCRIPTION		DATE					





**VEGETATION:**  
IN ACCORDANCE WITH TABLE 2.6 IN AS3959, 2018 AND C13.6.1 A1(B) OF TASMANIA PLANNING SCHEME - STATE PLANNING PROVISIONS 2023.  
IN ORDER TO SATISFY A BAL-19 OUTCOME, FROM THE PROPOSED BUILDING AREA, SEPARATION DISTANCES ARE REQUIRED WITH THE DIMENSIONS OF:

- A MINIMUM 11M ON THE NORTH WESTERN AND NORTH EASTERN ASPECTS;
- A MINIMUM 13M ON THE SOUTH WESTERN AND SOUTH EASTERN ASPECTS.

IN ORDER TO SATISFY A BAL-12.5 OUTCOME, FROM THE PROPOSED BUILDING AREA, SEPARATION DISTANCES ARE REQUIRED WITH THE DIMENSIONS OF:

- A MINIMUM 16M ON THE NORTH WESTERN AND NORTH EASTERN ASPECTS;
- A MINIMUM 19M ON THE SOUTH WESTERN AND SOUTH EASTERN ASPECTS.

THE SIZE OF ANY HMA CAN BE REDUCED TO THE TABLE 2.6 SEPARATION DISTANCES REQUIRED FOR THE SPECIFIC DWELLING LOCATION.  
TO SATISFY HMA VEGETATION REQUIREMENTS, GRASS SHOULD BE REGULARLY MOWN TO A NOMINAL 100mm OR LESS HEIGHT AS PER AS3959 2018 CLAUSE 2.2.3.2(F). HMA TO BE MAINTAINED IN LINE WITH BELOW AS A GUIDE IN CONJUNCTION WITH TFS BUILDING FOR BUSHFIRE BOOKLET (2020).

**GENERAL VEGETATION MANAGEMENT INFORMATION:**  
NEW VEGETATION MAY BE PLANTED AND EXISTING VEGETATION MAY BE RETAINED WITHIN THE HMA BUT MUST SATISFY LOW THREAT CONDITIONS IN ACCORDANCE WITH AS3959 2018 CLAUSE 2.2.3.2(D)(E)(F). DWELLING REFERS TO ANY CLASS 1A BUILDING AND/OR CLASS 10A BUILDING WITHIN 6m OF A CLASS 1A BUILDING.  
AS A GENERAL RULE/GUIDE:  
VEGETATION 0.1-1m HEIGHT MAY BE PLANTED 2m OR MORE FROM ANY DWELLING.  
SHRUBS UP TO 1-2m IN HEIGHT CAN BE PLANTED EITHER INDIVIDUALLY OR IN SINGLE ROWS BUT MUST BE SPACED WITH A MINIMUM 6m BETWEEN FOLIAGE AND SHOULD NOT BE WITHIN 6m OF A DWELLING.  
LARGE PLANTS 4m OR MORE IN HEIGHT CAN BE PLANTED AND SHOULD HAVE LOW AND MID-LEVEL GROWTH UP TO 2m IN HEIGHT TO BE TRIMMED AND MAINTAINED OVER TIME.  
SPACING BETWEEN CROWNS IS TO BE A MINIMUM OF 25m.  
VEGETATION 2m OR MORE IN HEIGHT SHOULD BE PLANTED AT LEAST 12m FROM A DWELLING.  
ALL VEGETATION 1-2m IN HEIGHT SHOULD BE SPACED FROM LARGE VEGETATION (>4m) AT LEAST 8m FROM TREE CROWN (MEASURED VERTICALLY) AND VEGETATION 2-4m IN HEIGHT SHOULD BE AT LEAST 10m FROM TREE CROWNS.  
PLANT DEBRIS SHOULD BE REGULARLY CLEARED/REMOVED AND FIREWOOD BE STORED APPROPRIATELY EITHER UNDERCOVER, PROTECTED FROM POSSIBLE EMBER ATTACK OR STACKED MORE THAN 6m FROM DWELLINGS.  
HIGHLY RECOMMENDED THE HMA IS DESIGNED AND MAINTAINED IN LINE WITH ADVICE FROM THE TFS BUILDING FOR BUSHFIRE BOOKLET (JUNE 2020).


**PROPERTY ACCESS:**  
ACCESS IS >200m AND PROVIDES ACCESS TO A STATIC FIREFIGHTING WATER SUPPLY. MUST COMPLY WITH TABLE C13.2 (C) IN TASMANIA PLANNING SCHEME - STATE PLANNING PROVISIONS 2023. THERE IS ADEQUATE AREA IN THE 7m WIDE RIGHT OF WAY TO ALLOW FOR PASSING BAYS AS SHOWN. 1 PASSING BAY EVERY 200m IS REQUIRED.  
NOTE: THE INITIAL 20m WIDE RIGHT OF WAY FROM ALLAMBIE ROAD PROVIDES ACCESS TO 3 LOTS. AS SUCH, THIS SECTION MUST SATISFY TABLE C13.2 (D) IN TASMANIA PLANNING SCHEME - STATE PLANNING PROVISIONS 2023 IN SATISFYING PASSING BAYS EVERY 100m.

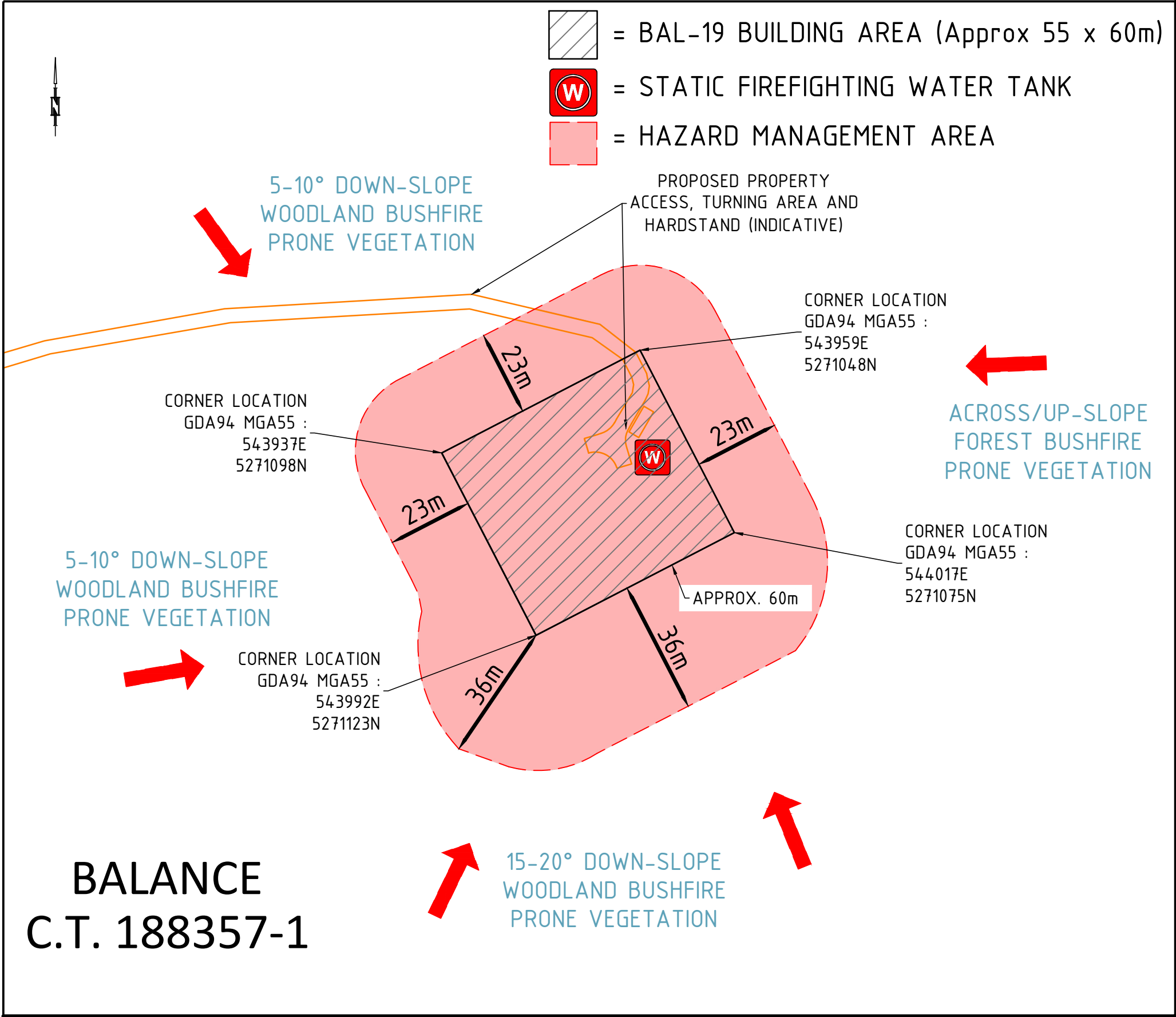
**WATER SUPPLY:**  
ANY HABITABLE BUILDING MUST INSTALL A STATIC WATER SUPPLY POINT IN ACCORDANCE WITH C13.6.3 A2(B)(C) AND TABLE C13.5 IN TASMANIA PLANNING SCHEME - STATE PLANNING PROVISIONS 2023.

**RECOMMENDATIONS:**

- MINIMUM SEPARATION DISTANCES (HMA'S) ARE TO BE MAINTAINED AS LOW THREAT AND IN ACCORDANCE WITH CLAUSES 2.2.3.2(d)(e)(f) OF AS3959 2018, BHMP AND BUSHFIRE HAZARD REPORT. HMA'S ARE TO BE MAINTAINED IN A LOW FUEL/THREAT VEGETATION STATE AT ALL TIMES.
- THE PROPOSED BUILDING AREA AND HMA IS LOCATED WITHIN A PRIORITY VEGETATION OVERLAY. THERE IS MINIMAL REMNANT VEGETATION AND NO SPECIFIC REMOVAL OF SUBJECT VEGETATION IS REQUIRED FOR THE PURPOSE OF BUSHFIRE THREAT MITIGATION. DEEMED TO COMPLY WITH C7.7.2 A1(e) OF THE TASMANIA PLANNING SCHEME - STATE PLANNING PROVISIONS 2023.
- WE RECOMMEND ANY LANDSCAPING USE PLANTS OF LOW FLAMMABILITY RATINGS AS LISTED IN THE TASMANIA FIRE SERVICE BOOKLET FIRE RESISTING GARDEN PLANTS FOR THE URBAN FRINGE AND RURAL AREAS, 2017. EXAMPLE OF A LOW THREAT MANAGED GARDEN/HMA IN THE TFS BUILDING FOR BUSHFIRE BOOKLET (JUNE 2020) AT WWW.FIRE.TAS.GOV.AU
- CONSTRUCTIONS REQUIREMENTS FOR ANY PROPOSED CLASS 1A DWELLING OR CLASS 10A SHED WITHIN 6m OF A HABITABLE BUILDING WITHIN THE BUILDING AREA MUST COMPLY WITH CONSTRUCTION STANDARDS AS DETAILED BY AS3959, 2018 SECTIONS 3, 5 AND/OR 6 SPECIFICALLY CLAUSES 5.2 TO 5.8 FOR BAL-12.5 AND/OR CLAUSES 6.2 TO 6.8 FOR BAL-19.

**BUSHFIRE HAZARD MANAGEMENT PLAN**  
SCALE 1:3500

			 <div>21 Dysart Street Clifton Beach 0438 559 371 sam@bushfiretasmania.com.au</div> <div>Bushfire Tasmania</div>	CLIENT: HAYDN & SHEILA DODGE	SHEET: BUSHFIRE HAZARD MANAGEMENT PLAN	DRAWN: SW		APPROVED: SW BFP-130	
				ADDRESS: 3208 TASMAN HIGHWAY  ORIELTON	PROJECT: PROPOSED ONE LOT PLUS BALANCE SUBDIVISION	SCALE: 1:3500		SIZE: A3	DATE: 20/06/2025
					ISSUE: DEVELOPMENT APPLICATION	PROJECT No. A25-8		SHEET No. BP2	REV No. A
A	PLANNING APPROVAL			20/06/2025					
REV.	DESCRIPTION			DATE					



**VEGETATION:**  
IN ACCORDANCE WITH TABLE 2.6 IN AS3959, 2018 AND C13.6.1 A1(B) OF TASMANIA PLANNING SCHEME - STATE PLANNING PROVISIONS 2023.  
IN ORDER TO SATISFY A BAL-19 OUTCOME, FROM THE PROPOSED BUILDING AREA, SEPARATION DISTANCES ARE REQUIRED WITH THE DIMENSIONS OF:

- A MINIMUM 23m ON THE SOUTH WESTERN, NORTH WESTERN AND NORTH EASTERN ASPECTS;
- A MINIMUM 36m ON THE SOUTHERN AND SOUTH EASTERN ASPECTS.

THE SIZE OF ANY HMA CAN BE REDUCED TO THE TABLE 2.6 SEPARATION DISTANCES REQUIRED FOR THE SPECIFIC DWELLING LOCATION.  
TO SATISFY HMA VEGETATION REQUIREMENTS, GRASS SHOULD BE REGULARLY MOWN TO A NOMINAL 100mm OR LESS HEIGHT AS PER AS3959 2018 CLAUSE 2.2.3.2(F). HMA TO BE MAINTAINED IN LINE WITH BELOW AS A GUIDE IN CONJUNCTION WITH TFS BUILDING FOR BUSHFIRE BOOKLET (2020).

**GENERAL VEGETATION MANAGEMENT INFORMATION:**  
NEW VEGETATION MAY BE PLANTED AND EXISTING VEGETATION MAY BE RETAINED WITHIN THE HMA BUT MUST SATISFY LOW THREAT CONDITIONS IN ACCORDANCE WITH AS3959 2018 CLAUSE 2.2.3.2(D)(E)(F). DWELLING REFERS TO ANY CLASS 1A BUILDING AND/OR CLASS 10A BUILDING WITHIN 6m OF A CLASS 1A BUILDING.  
AS A GENERAL RULE/GUIDE:  
VEGETATION 0.1-1m HEIGHT MAY BE PLANTED 2m OR MORE FROM ANY DWELLING.  
SHRUBS UP TO 1-2m IN HEIGHT CAN BE PLANTED EITHER INDIVIDUALLY OR IN SINGLE ROWS BUT MUST BE SPACED WITH A MINIMUM 6m BETWEEN FOLIAGE AND SHOULD NOT BE WITHIN 6m OF A DWELLING.  
LARGE PLANTS 4m OR MORE IN HEIGHT CAN BE PLANTED AND SHOULD HAVE LOW AND MID-LEVEL GROWTH UP TO 2m IN HEIGHT TO BE TRIMMED AND MAINTAINED OVER TIME.  
SPACING BETWEEN CROWNS IS TO BE A MINIMUM OF 25m.  
VEGETATION 2m OR MORE IN HEIGHT SHOULD BE PLANTED AT LEAST 12m FROM A DWELLING.  
ALL VEGETATION 1-2m IN HEIGHT SHOULD BE SPACED FROM LARGE VEGETATION (>4m) AT LEAST 8m FROM TREE CROWN (MEASURED VERTICALLY) AND VEGETATION 2-4m IN HEIGHT SHOULD BE AT LEAST 10m FROM TREE CROWNS.  
PLANT DEBRIS SHOULD BE REGULARLY CLEARED/REMOVED AND FIREWOOD BE STORED APPROPRIATELY EITHER UNDERCOVER, PROTECTED FROM POSSIBLE EMBER ATTACK OR STACKED MORE THAN 6m FROM DWELLINGS.  
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**PROPERTY ACCESS:**  
ACCESS IS >200m AND PROVIDES ACCESS TO A STATIC FIREFIGHTING WATER SUPPLY. MUST COMPLY WITH TABLE C13.2 (C) IN TASMANIA PLANNING SCHEME - STATE PLANNING PROVISIONS 2023. THERE IS ADEQUATE AREA IN THE 7m WIDE RIGHT OF WAY TO ALLOW FOR PASSING BAYS AS SHOWN. 1 PASSING BAY EVERY 200m IS REQUIRED.  
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**WATER SUPPLY:**  
ANY HABITABLE BUILDING MUST INSTALL A STATIC WATER SUPPLY POINT IN ACCORDANCE WITH C13.6.3 A2(B)(C) AND TABLE C13.5 IN TASMANIA PLANNING SCHEME - STATE PLANNING PROVISIONS 2023.

**RECOMMENDATIONS:**

- MINIMUM SEPARATION DISTANCES (HMA'S) ARE TO BE MAINTAINED AS LOW THREAT AND IN ACCORDANCE WITH CLAUSES 2.2.3.2(d)(e)(f) OF AS3959 2018, BHMP AND BUSHFIRE HAZARD REPORT. HMA'S ARE TO BE MAINTAINED IN A LOW FUEL/THREAT VEGETATION STATE AT ALL TIMES.
- THE PROPOSED BUILDING AREA AND HMA IS LOCATED WITHIN A PRIORITY VEGETATION OVERLAY. THERE IS MINIMAL REMNANT VEGETATION AND NO SPECIFIC REMOVAL OF SUBJECT VEGETATION IS REQUIRED FOR THE PURPOSE OF BUSHFIRE THREAT MITIGATION. DEEMED TO COMPLY WITH C7.7.2 A1(e) OF THE TASMANIA PLANNING SCHEME - STATE PLANNING PROVISIONS 2023.
- WE RECOMMEND ANY LANDSCAPING USE PLANTS OF LOW FLAMMABILITY RATINGS AS LISTED IN THE TASMANIA FIRE SERVICE BOOKLET FIRE RESISTING GARDEN PLANTS FOR THE URBAN FRINGE AND RURAL AREAS, 2017. EXAMPLE OF A LOW THREAT MANAGED GARDEN/HMA IN THE TFS BUILDING FOR BUSHFIRE BOOKLET (JUNE 2020) AT WWW.FIRE.TAS.GOV.AU
- CONSTRUCTIONS REQUIREMENTS FOR ANY PROPOSED CLASS 1A DWELLING OR CLASS 10A SHED WITHIN 6m OF A HABITABLE BUILDING WITHIN THE BUILDING AREA MUST COMPLY WITH CONSTRUCTION STANDARDS AS DETAILED BY AS3959, 2018 SECTIONS 3 AND 6 SPECIFICALLY CLAUSES 6.2 TO 6.8 FOR BAL-19.



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## BUSHFIRE-PRONE AREAS CODE

### CERTIFICATE<sup>1</sup> UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

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#### 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:**

3208 Tasman Highway, Orielton

**Certificate of Title / PID:**

188357/1

#### 2. Proposed Use or Development

**Description of proposed Use and Development:**

1 Lot plus balance Subdivision

**Applicable Planning Scheme:**

Tasmania Planning Scheme Sorell

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Assessment Report for 1 Lot plus balance Subdivision at 3208 Tasman Highway, Orielton, report code A25-8 Rev 1	Samuel Walters Bushfire Tasmania BFP-130	June 2025	1.0
Bushfire Hazard Management Plan for 1 Lot plus balance Subdivision at 3208 Tasman Highway, Orielton, report code A25-8 Sheets BP1, BP2, BP3	Samuel Walters Bushfire Tasmania BFP-130	20/06/2025	Rev A
Proposed Subdivision off Allambie Road, Orielton TAS for Haydn & Sheila Dodge. Drawing Number 05042-4 dated April 2025	T.N Woolford & Associates Land & Engineering Surveyors	April 2025	Rev 00

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<sup>1</sup> 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"/>	<b>E1.4 / C13.4 – Use or development exempt from this Code</b>	
	<b>Compliance test</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/>	<b>E1.5.1 / C13.5.1 – Vulnerable Uses</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<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"/>	<b>E1.5.2 / C13.5.2 – Hazardous Uses</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input checked="" type="checkbox"/>	<b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<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) / <b><u>C13.6.1 A1(b)</u></b>	Provides BAL-19 for all lots (including any lot designated as 'balance')
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement



<input checked="" type="checkbox"/>	<b>E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<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) / <b><u>C13.6.2 A1 (b)</u></b>	Access complies with relevant Tables

<input checked="" type="checkbox"/>	<b>E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<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) / <b><u>C13.6.3 A2 (b)</u></b>	Static water supply complies with relevant Table
<input checked="" type="checkbox"/>	E1.6.3 A2 (c) / <b><u>C13.6.3 A2 (c)</u></b>	Static water supply consistent with the objective

## 5. Bushfire Hazard Practitioner

Name: Samuel Walters

Phone No: 0438 559 371

Postal Address: 21 Dysart Street  
Clifton Beach  
TAS 7020

Email Address: sam@bushfiretasmania.com.au

Accreditation No: BFP – 130

Scope: 3B

## 6. Certification

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

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

Signed:  
certifier



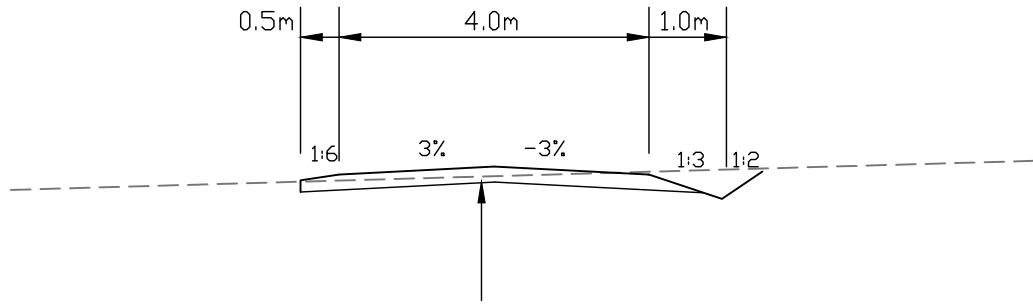
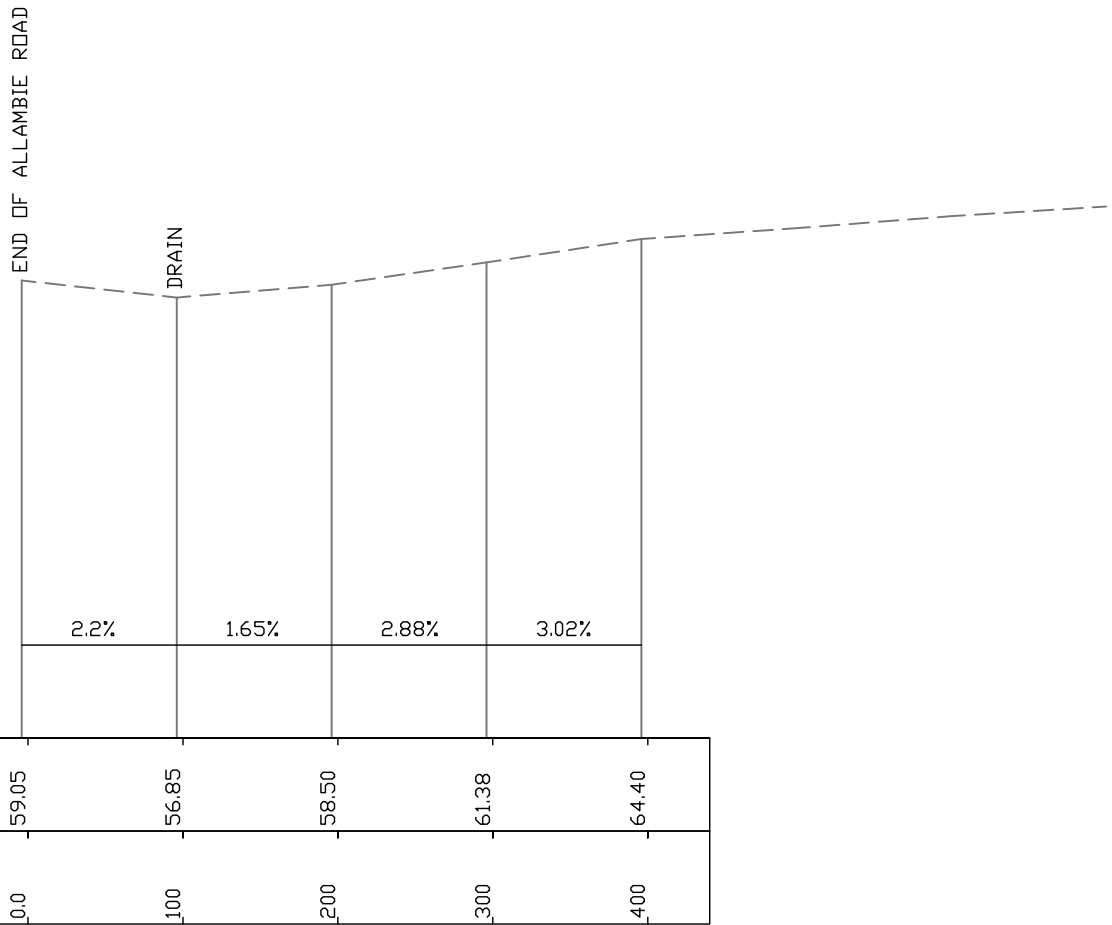
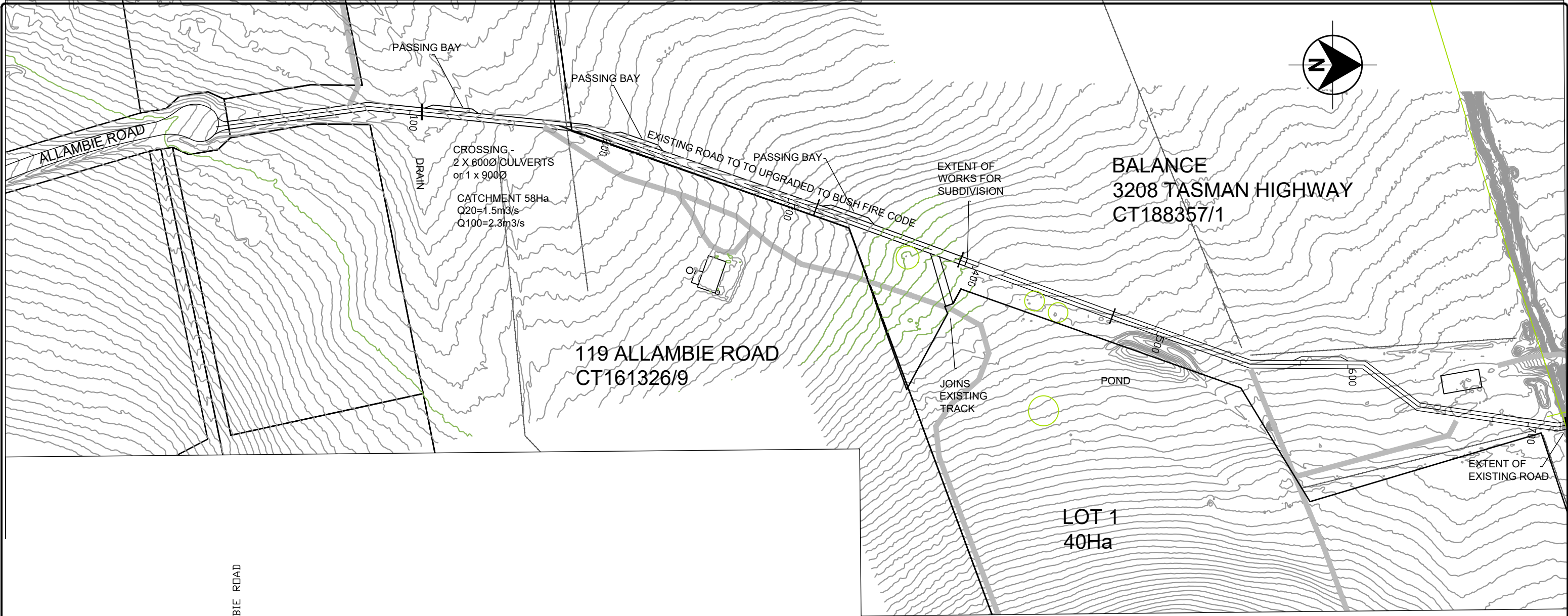
Name: Samuel Walters

Date: 24/06/2025

Certificate  
Number: A25-8 004

(for Practitioner Use only)





50mm SURFACE COURSE RED GRAVEL  
200mm SUBBASE 1  
OVER APPROVED SUBGRADE  
STRIP 150mm TOPSOIL

CROSS SECTION  
SCALE 1:100

**Sorell Council**  
Development Application: 7.2025.9.1 -  
Subdivision Application - 3208 Tasman Highway,  
Orielton - P1.pdf  
Plans Reference: P1  
Date Received: 25/06/2025

Rev No	Revision note	Date	Approved	Client
A	FOR APPROVAL	JUN25	HJP	HAYDN DODGE
				Project 3208 TASMAN HIGHWAY, ORIELTON - 1 LOT SUBDIVISION
				Title ACCESS ROAD PLAN
				Scale 1:2000
				Designed By: H.POORTENAAR
				Date JUN25
				A1
				Drawing No. 25449-10
				Rev A

**POORTENAAR CONSULTING**  
ABN 40 672 032 737  
PH 62664708  
hein@poortenaarconsulting.com