

# NOTICE OF PROPOSED DEVELOPMENT

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

## **SITE:**

**131 SHRUB END ROAD, PAWLEENA AND LAND TO  
THE NORTH (CT 197953/1)**

## **PROPOSED DEVELOPMENT:**

**ONE LOT SUBDIVISION & BOUNDARY ADJUSTMENT**

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 25th August 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 25th August 2025**.

**APPLICATION NO: 5.2025-13.1**  
**DATE: 06 AUGUST 2025**

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

Full description of Proposal:	<i>Use:</i> Residential and Agricultural
	<i>Development:</i> Subdivide the existing property into 2 allotments.
	Amend boundary between the two certificates of titles
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal: \$ n/a	

Is all, or some the work already constructed:	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address: 10 AND 58 SHRUB END ROAD	
	Suburb: PAWLEENA	Postcode: 7172
	Certificate of Title(s) Volume: 197953 & 4185 Folio: 1 & 19	


Current Use of Site	Residential and Agricultural
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Current Owner/s:	Name(s) Wanye Newitt and Andrew Blacklow
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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
<p>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</p> <p><a href="https://www.sorell.tas.gov.au/services/engineering/">https://www.sorell.tas.gov.au/services/engineering/</a></p>		



**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><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>	
<b>Applicant Signature:</b>	Signature:  Date: <b>08/07/2025</b>

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 _____</p> <p>declare that I have given permission for the making of this application for _____</p> <div data-bbox="1098 1747 1337 1854"><b>Sorell Council</b> Subdivision Application: Lot 1 &amp; 131 Shrub End Road, Fawcetts Plans Reference: P1 Date Received: 09/07/2025</div>	
<b>Signature of General Manager, Minister or Delegate:</b>	Signature: _____ Date: _____

## SEARCH OF TORRENS TITLE

VOLUME 41895	FOLIO 19
EDITION 4	DATE OF ISSUE 31-Jul-2015

SEARCH DATE : 08-Jul-2025

SEARCH TIME : 02.36 PM

DESCRIPTION OF LAND

Parish of SORELL, Land District of PEMBROKE  
Lot 19 on Diagram 41895  
Being the land described in Conveyance No. 59/0939  
Excepting thereout Lot No. 2 on Diagram No. 38005  
Derivation : Part of 408 Acres Gtd. to Thomas Lucas  
Prior CT 4619/53

SCHEDULE 1

B244538 WAYNE MARSHALL NEWITT

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
E448 MORTGAGE to Rabobank Australia Limited Registered  
31-Jul-2015 at 12.03 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





## SEARCH OF TORRENS TITLE

VOLUME 197953	FOLIO 1
EDITION 2	DATE OF ISSUE 13-Aug-2004

SEARCH DATE : 08-Jul-2025

SEARCH TIME : 02.35 PM

DESCRIPTION OF LAND

Parish of CANNING, Land District of PEMBROKE  
Lot 1 on Plan 197953  
Derivation : Part of Lot 7745 Gtd to C Butler & Anor  
Prior CT 4379/78

SCHEDULE 1

C560986 TRANSFER to WAYNE MARSHALL NEWITT and ANDREW STUART  
BLACKLOW as tenants in common in equal shares  
Registered 13-Aug-2004 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
RESERVING NEVERTHELESS unto Charles Benjiman Barber and the  
owner or owners for the time being of the balance of  
the land comprised in Certificate of Title Vol. 365  
Fol. 414 the right to enter upon the said land within  
described and remove therefrom lime or marl from the  
portion of the said land within described shown as  
"Lime Reserve" on Plan No. 197953 and for that  
purpose to have a right of carriageway over the strip  
of land marked "Road 10.06 wide" on Plan No. 197953  
leading to such lime reserve

C625867 CAVEAT by Heather Elaine Pitt Registered 17-Mar-2005  
at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

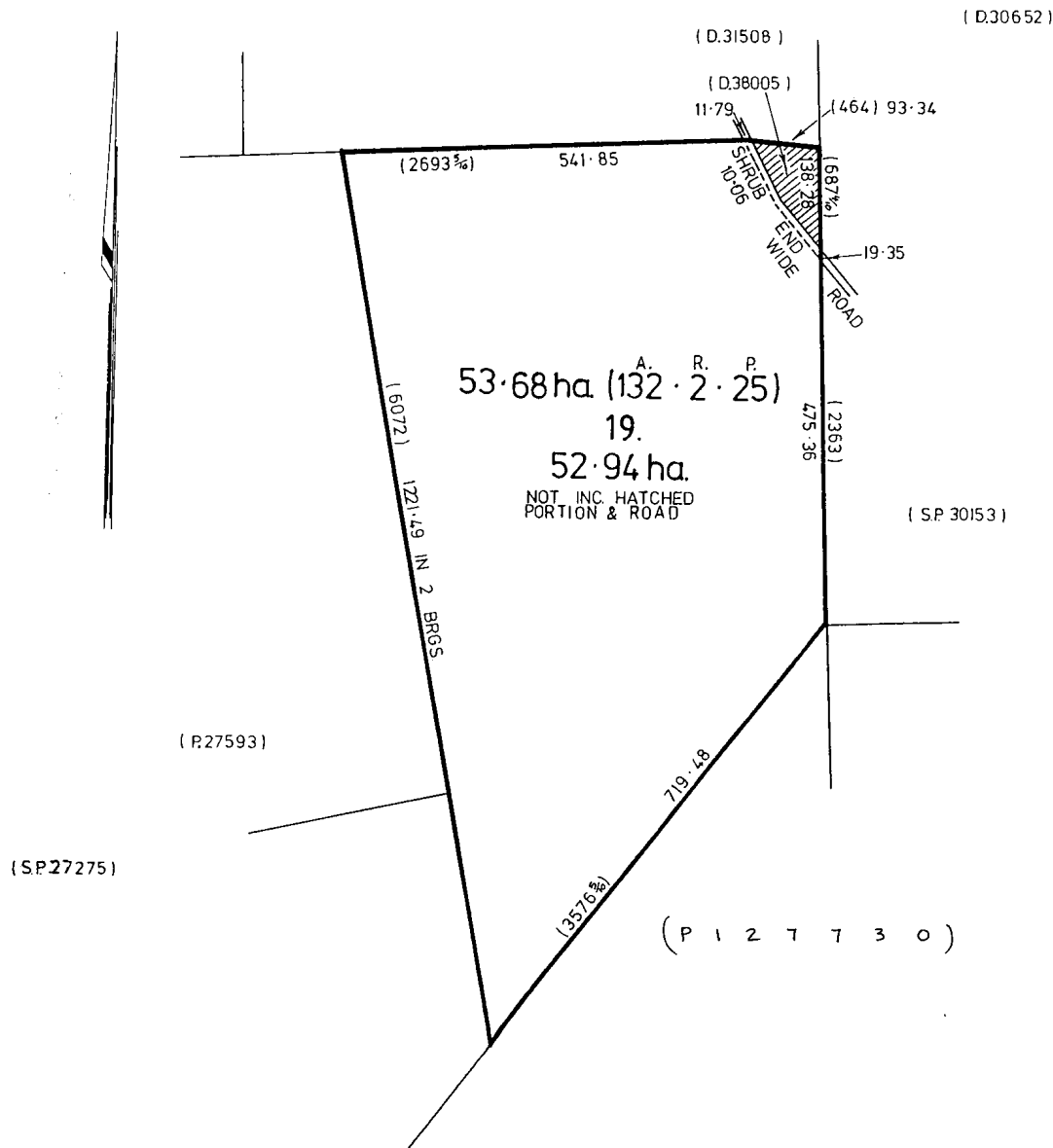


Owner:	<b>PLAN OF TITLE</b> of land situated in the <b>PEMBROKE SORELL</b> COMPILED FROM D.22095	Registered Number: <b>D.41895</b>
Title Reference: CT.4062-34		Approved: .....
Grantee:		Recorder of Titles

SCALE 1: MEASUREMENTS IN METRES

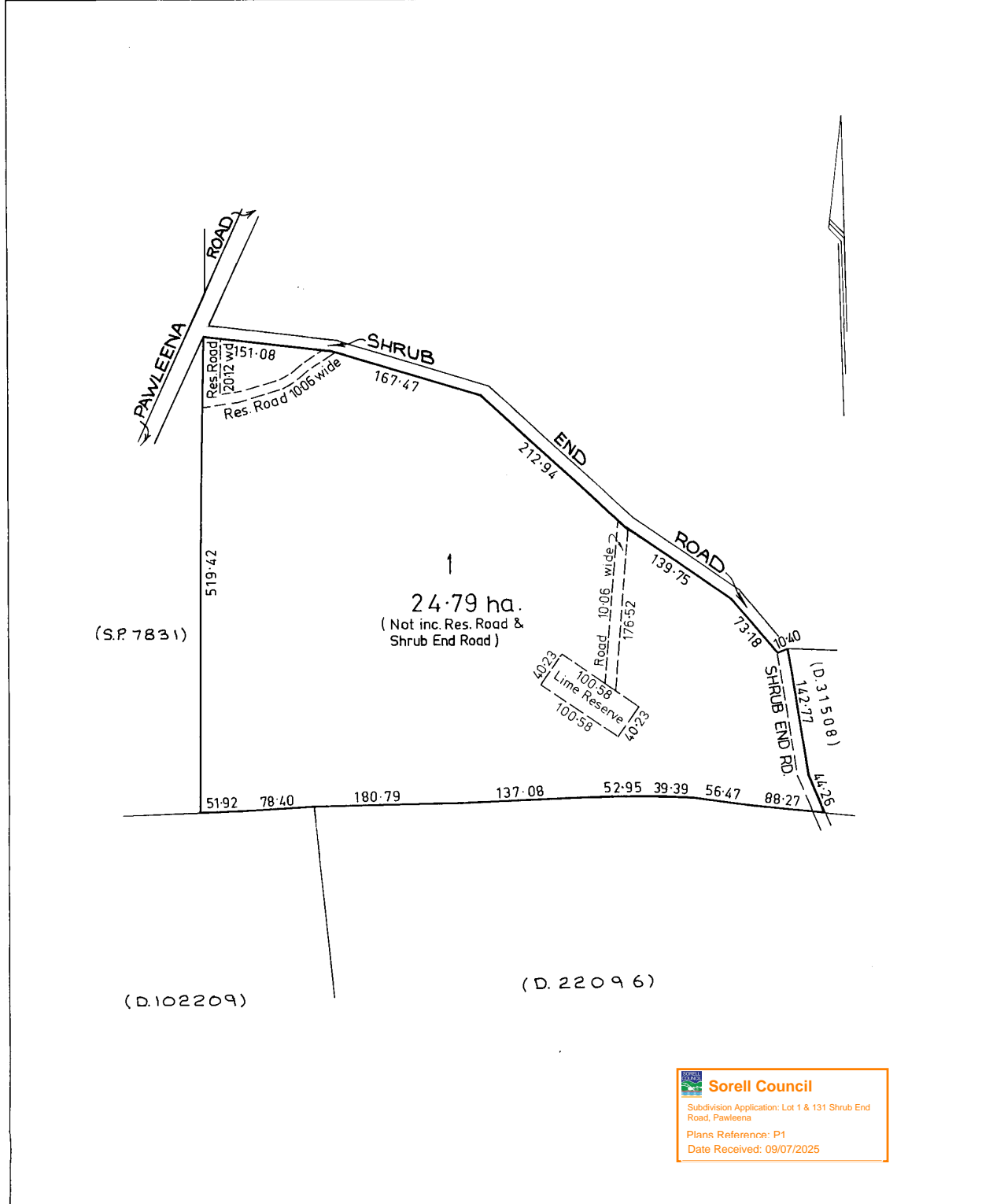
SKETCH BY WAY OF ILLUSTRATION ONLY

LENGTH IN BRACKETS IN LINKS.  
NOT TO SCALE.



**Sorell Council**  
Subdivision Application: Lot 1 & 131 Shrub End Road, Pawleena  
Plans Reference: P1  
Date Received: 09/07/2025

OWNER		<b>PLAN OF TITLE</b>		Registered Number
FOLIO REFERENCE C.T. 4379-78		LOCATION		<b>P197953</b>
GRANTEE		PEMBROKE - CANNING		APPROVED - 9 JUL 1997
		FIRST SURVEY PLAN No. 7/2 PEM.LO.		<i>Michael Pini</i>
		COMPILED BY L.T.O.		Recorder of Titles
		SCALE 1: 400		LENGTHS IN METRES
MAPSHEET MUNICIPAL CODE No. 124 ( 5426 )	LAST UPI No 2904317	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



A-143



BLACA01/Slm  
July 8<sup>th</sup>, 2025

Sorell Council  
Po Box 126  
Sorell TAS 7172

Dear Sir/Madam,

**RE: PROPOSED SUBDIVISION AND BOUNDARY ADJUSTMENT – 10 AND 58 SHRUB END ROAD, PAWLEENA – FOR W. M. NEWITT AND A. S. BLACKLOW.**

Further to our clients' instructions, please find attached the following:

1. Copy of the above-named proposed subdivision.
2. Copy of the relevant titles CT.197953/1 and CT.41895/19.
3. Copy of our client's bushfire assessment plan.
4. Copy of our client's agricultural assessment.
5. Council development application form.

Your advice and tax invoice in relation to the necessary council fees is requested. We advise that upon the receipt of the invoice we will forward to our client for payment.

The following matters are relevant to the application.

The intent of the application is to subdivide the existing property into 2 allotments as shown on the proposed subdivision plan together with amending the boundary between the two certificates of titles to follow the existing fence line and to allow the existing shed which straddle the boundary to be totally contained within lot 2.

For all practical purposes lots 1 & 2 have been owned jointly by Wayne Newitt and Andrew Blacklow since 1989. Sometime in the early 1990's the 'block' was separated by a mutually agreed fence line for each of the above to utilise as they saw fit.

Wayne grazed and cropped his block and purchased a 15 megalitre Water-right off the Southeast 3 Irrigation Scheme to further pursue small seed production. Andrew renovated an existing humpy, has grown some dry land potatoes (0.5 -1 acre) and developed a wood yard on his block.

Andrew and/or his family members have resided in the home bordering on approximately 60-70% time per annum. The potatoes have been random (every 3 or so years). The wood yard has been ongoing since inception. This lot is serviced by a waterhole.

This Lot is conducive to rural living and would facilitate a horse or 2 or other such animals in minimal numbers.

The topography and soil type/ fertility are quite different for each block and have been separated appropriately by the fence.

**Craig Rogerson B.Surv., L.S., M.I.S.**  
**Andrew Birch B.Surv., L.S., M.I.S.**  
**David Miller B.Surv., L.S., M.I.S.**

~2~

The joint arrangement has been in existence for 36 years. Now each of the parties desire to separate their ownership.

Should you have any queries or require any further information, please don't hesitate to contact this office.

We await your further advise.

Yours faithfully,

  
For Andrew Birch



# **BUSHFIRE ASSESSMENT REPORT**

*Proposed Three Lot Subdivision*

*Address: Shrub End Road, Pawleena TAS 7172*

Title Reference: C.T.197953/1 and C.T.41895/19



Prepared by James Rogerson, Bushfire Hazard Practitioner  
(BFP-161)  
VERSION – 1.0  
Date: 06/01/2025





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**Disclaimer:** The information contained within this report is based on the instructions of AS 3959-2018 the standard states that “Although this Standard is designed to improve the performance of building when subjected to bushfire attack in a designated bushfire-prone area there can be no guarantee that a building will survive a bushfire event of every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire and extreme weather conditions.” (Standards Australia Limited, 2011)

## INTRODUCTION

### 1.1 Background

This Bushfire Assessment Report and associated Bushfire Hazard Management Plan (BHMP) has been prepared by James Rogerson of *JR Bushfire Assessments* (for Rogerson & Birch Surveyors) on behalf of the proponent to form part of supporting documentation for the proposed three lot subdivision of C.T.197953/1 and C.T.41895/19 Shrub End Road, Pawleena. Under the Tasmanian Planning Scheme – Sorell (TPS) and C13.0 Bushfire-Prone Areas Code it is a requirement that a subdivision application within a bushfire-prone area must accomplish a minimum Bushfire Attack Level (BAL) rating of BAL-19 for all future dwellings on newly formed allotments. This report also includes an associated BHMP which is also a requirement under C13.0.

The proposed development is within a Bushfire-Prone Area overlay and there is bushfire-prone vegetation within 100m from the site. Therefore, this site is within a bushfire-prone area.

### 1.2 Scope

This Bushfire Report offers an investigation and assessment of the bushfire risk to establish the level of bushfire threat and vulnerability on the land for the purpose of subdivision. This report includes the following:

- A description of the land and adjacent land, and description of the use or development that may be at threat by a bushfire on the subject site;
- Calculates the level of a bushfire threat and offers opinions for bushfire mitigation measures that are consistent with AS3959:2018 and C13.0.
- Subdivision Proposal Plan (Appendix B)
- Bushfire Hazard Management Plan (Appendix C)
- Planning Certificate (Appendix D)

### 1.3 Scope of BFP Accreditation

I, James Rogerson am an accredited Bushfire Practitioner (BFP-161) to assess bushfire hazards and endorse BHMP's under the the *Chief Officers Scheme for the Accreditation of Bushfire Hazard Practitioners*. I have successfully completed the *Planning for Bushfire Prone Areas Short Course* at University of Technology Sydney.

## 1.4 Limitations

The site assessment has been conducted and report written on the understanding that:

- The report only deals with the potential bushfire risk, all other statutory assessments are outside the scope of this report;
- The report only classifies the size, volume and status of the vegetation at the time the site assessment was conducted.
- Impacts on future development and vegetation growth have not been considered in this report. No action or reliance is to be placed on this report, other than which it was commissioned.

## 1.5 Proposal

The proposal is for the subdivision of C.T.197953/1 and C.T.41895/19 into three titles. See proposal plan (Appendix B).

# 2 PRE-FIELD ASSESSMENT

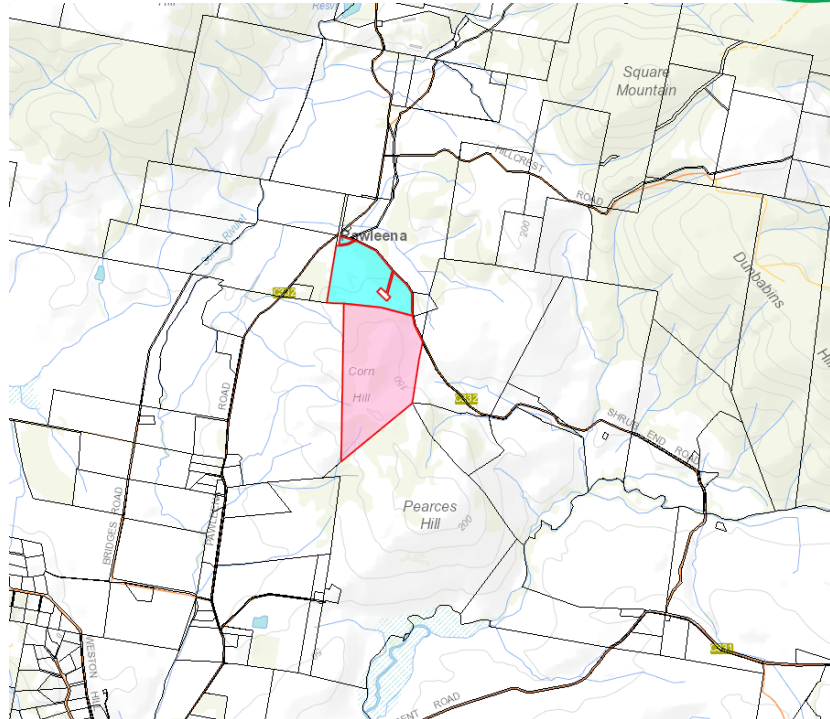
## 2.1 Site Details

**Table 1**

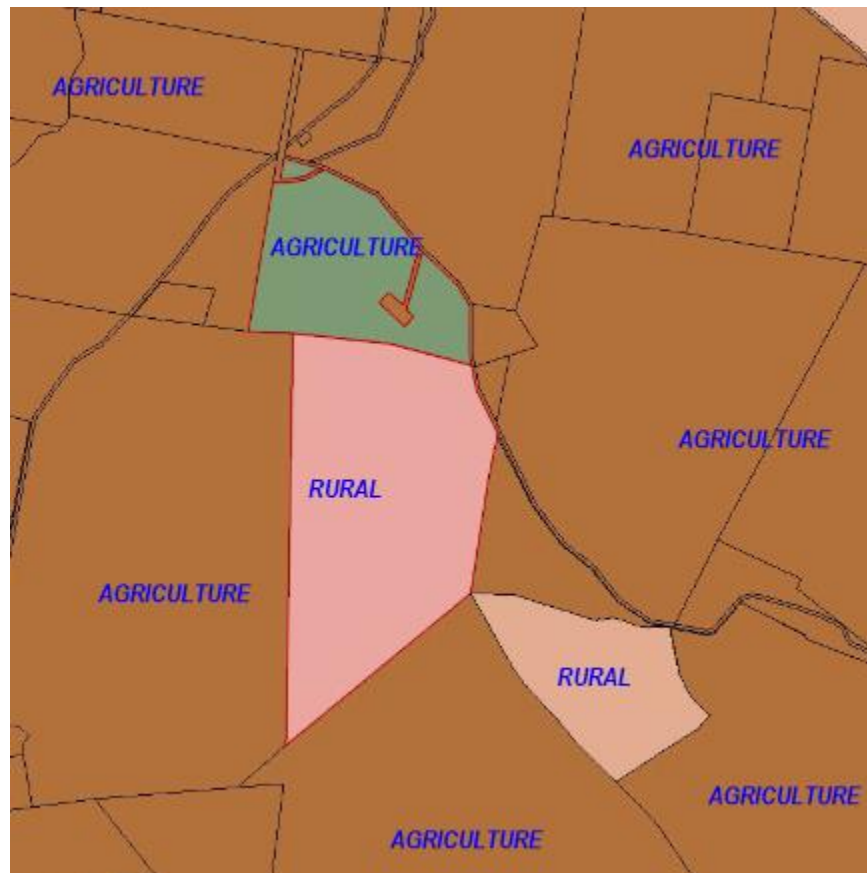
<b>Owner Name(s)</b>	Wayne M. Newitt & Andrew S. Blacklow
<b>Location</b>	Shrub End Road, Pawleena TAS 7172
<b>Title Reference</b>	C.T.197953/1 & C.T.41895/19
<b>Property ID</b>	7410627 & 2048112
<b>Municipality</b>	Sorell
<b>Zoning</b>	21 Agriculture & 20 Rural
<b>Planning Overlays</b>	13 – Bushfire-prone Areas Code, 15 – Landslip Hazard Code, 7 – Natural Assets Code & 16 – Safeguarding of Airports Code
<b>Water Supply for Firefighting</b>	The property is not serviced by reticulated water.
<b>Public Access</b>	Access to the development is off Shrub End Road.
<b>Fire History</b>	Recorded fires within and surrounding the property from 1966-1967.
<b>Existing Development</b>	Existing Class 1a dwelling, Class 10a sheds & a gravel driveway.







**Figure 1 - Location of subject site. Source: The LIST, © State of Tasmania**



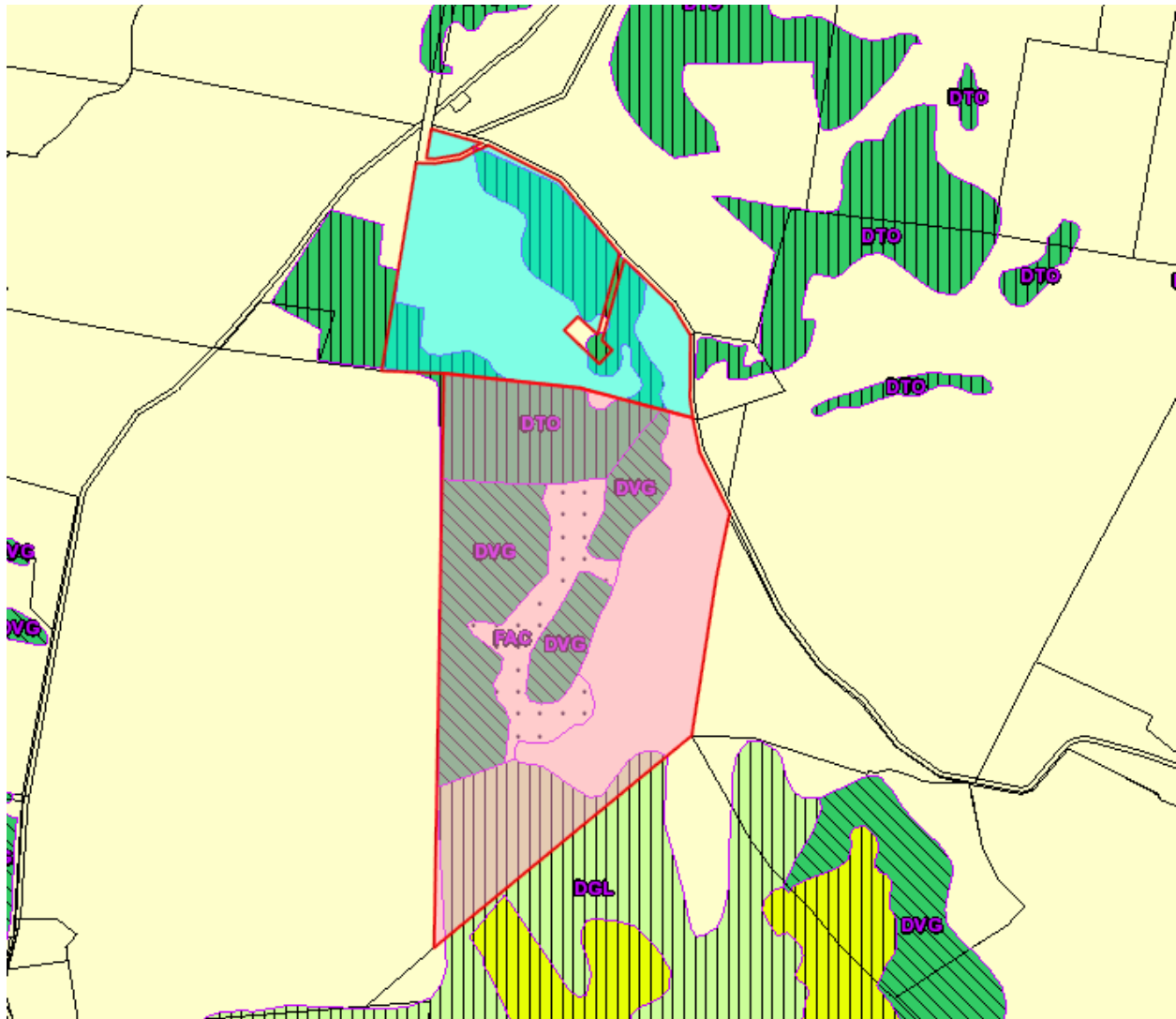

**Sorell Council**  
 Subdivision Application: Lot 1 & 131 Shrub End Road, Pawleena  
 Plans Reference: P1  
 Date Received: 09/07/2025

**Figure 2 - Planning Scheme Zoning of site and surrounding properties. Source: The LIST, © State of Tasmania**

## 2.2 TASVEG Live

There are 5 classified vegetation communities on the subject site, and 1 additional community on the surrounding land and parcels. Figure 3 below shows the classified vegetation from TASVEG Live (Source: The LIST).

Please note that TASVEG Live classification does not necessarily reflect ground conditions.



**Figure 3 - TASVEG4.0 communities on subject site and surrounding land. FAG – Agricultural land, DVG – Eucalyptus viminalis grassy forest and woodland, DTO – Eucalyptus tenuiramis forest and woodland on sediments, FAC – Improved pasture with native tree canopy, DGL – Eucalyptus globulus dry forest and woodland & GCL – Lowland grassland complex**

## 3 SITE ASSESSMENT

The site assessment was conducted by James Rogerson (BFP-161) on the 13<sup>th</sup> of December 2024.

### 3.1 Bushfire Hazard Assessment

C13.0 Bushfire Prone Areas Code defines Bushfire-prone areas as follows;

- a) Land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; or*
- b) 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 such map, land that is within 100m of an area of bushfire –prone vegetation equal or greater than 1ha.*

The subject site is within a bushfire-prone areas overlay for the TPS, and the subject site is within 100m of an area of bushfire-prone vegetation equal or greater than 1ha. Therefore, this proposed subdivision is within a bushfire-prone area as per the TPS.

For the purposes of the BAL Assessment, vegetation within 100m of the proposed subdivision site was assessed and classified in accordance with AS3959:2018 Simplified Procedure (Method 1) (relevant fire danger index: 50-which applies across Tasmania).

### BUSHFIRE THREAT DIRECTION

The Bushfire threat to this development is from the **GRASSLAND and WOODLAND FUEL** within and surrounding the property.

**Prevailing Winds:** The prevailing winds for this site are primarily westerly, north westerly.

### 3.2 Vegetation and Effective Slope

Vegetation and relevant effective slopes within 100m of the proposed subdivision have been inspected and classified in accordance with AS 3959:2018. Effective Slope refers to the slope of the land underneath the classified bushfire-prone vegetation relative to the building site and not the slope between the vegetation and the building site. The effective slope affects a fires rate of spread and flame length and is an acute aspect of bushfire behaviour.



## WITHIN THE PROPERTY (BDY) & PROPERTY DESCRIPTION

The properties are large sized, developed, Agriculture and Rural Zoned properties, located in the southern part of Pawleena. The properties are on the western side and southern side of Shrub End Road, with the northern most corner of Future Lot 1 on the corner of Shrub End Road and Pawleena Road. The properties are orientated north, north-south. The property is shaped oddly, with many bends. The property is surrounded by large developed and vacant parcels. The terrain within Lots 1 and 2 slopes, in a northerly aspect and Lot 4 is on a hill and slopes in all aspects. The properties host an existing Class 1a dwelling, in addition to various Class 10a sheds, landscaped areas, cultivated gardens, various gravel driveways. (See Figure 4 for slopes). The land directly surrounding the dwelling and sheds in Lot 2 is used as private open space (POS) and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. The remainder of the properties is a mixed pasture grass, appearing unmanaged, and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. In addition to areas of Eucalyptus that are 10m high on average, with a foliage cover of <30% and an understory of grass and is therefore classed as GROUP B WOODLAND per Table 2.3 of AS3959:2018.

***\*\*Due to the size of the properties, the 100m assessment area has only been assessed from each of the 3 building areas\*\****

### LOT 2 – EXISTING DWELLING

#### NORTH ASPECT

To the north of the existing dwelling in Lot 1 (downslope >0°-5° and >5°-10°) is managed land within the POS and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (f) of AS3959:2018. Further to the north is grassy pasture, appearing unmanaged as its external to the fencing and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. There are also some patches of Eucalyptus in this aspect that are 10m high on average, with a foliage cover of <30% and an understory of grass and is therefore classed as GROUP B WOODLAND per Table 2.3 of AS3959:2018.

#### EAST ASPECT

To the east of the dwelling in Lot 1 (across slope & upslope) is managed land within the POS and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (f) of AS3959:2018. Further to the east is grassy pasture, appearing unmanaged as its external to the fencing and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. There are also some patches of Eucalyptus in this area that are 10m high on average, with a foliage cover of <30% and an understory of grass and is therefore classed as GROUP B WOODLAND per Table 2.3 of AS3959:2018.



## **SOUTH ASPECT**

To the south of the dwelling in Lot 1 (upslope) is managed land within the POS and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (f) of AS3959:2018. Further to the south is land on the adjacent property. Vegetation here is Eucalyptus in this aspect that are 10m high on average, with a foliage cover of <30% and an understory of grass and is therefore classed as GROUP B WOODLAND per Table 2.3 of AS3959:2018.

## **WEST ASPECT**

To the west of the dwelling in Lot 1 (downslope >0°5° & upslope) is managed land within the POS and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (f) of AS3959:2018. Further to the west is grassy pasture, appearing unmanaged as its external to the fencing and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. There are also some patches of Eucalyptus in this area that are 10m high on average, with a foliage cover of <30% and an understory of grass and is therefore classed as GROUP B WOODLAND per Table 2.3 of AS3959:2018.

## **LOT 1 – BUILDING AREA (VACANT)**

### **NORTH ASPECT**

To the north of the indicative building area in Lot 1 (downslope >0°-5°) is pasture grass, appearing unmanaged due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. Further to the north over Shrub End Road there are various properties. However, the land within the 100m assessed area of the building is also pasture grass, appearing unmanaged due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

### **EAST ASPECT**

To the east of the indicative building area in Lot 1 (across slope/upslope) is pasture grass, appearing unmanaged due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. Further to the east is an area of Eucalyptus in this aspect that is 10m high on average, with a foliage cover of <30% and an understory of grass and is therefore classed as GROUP B WOODLAND per Table 2.3 of AS3959:2018.

### **SOUTH ASPECT**

To the south of the indicative building area in Lot 1 (upslope) is pasture grass, appearing unmanaged due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

## **WEST ASPECT**

To the west of the indicative building area in Lot 1 (across slope & downslope  $>0^{\circ}$ - $5^{\circ}$ ) is pasture grass, appearing unmanaged due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. Additionally, there are some single standing trees, but the predominant vegetation in this area is Grassland.

## **LOT 4 – BUILDING AREA (VACANT)**

### **NORTH ASPECT**

To the north of the indicative building area in Lot 4 (downslope  $>0^{\circ}$ - $5^{\circ}$  & downslope  $>5^{\circ}$ - $10^{\circ}$ ) is the existing access and pasture grass, appearing unmanaged due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

### **EAST ASPECT**

To the east of the indicative building area in Lot 4 (downslope  $>0^{\circ}$ - $5^{\circ}$ ) is the existing access and pasture grass, appearing unmanaged due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. Further to the east is adjacent property 132 Shrub End Road, with land within the assessed area here appearing as managed as part of a POS and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018.

### **SOUTH ASPECT**

To the south of the indicative building area in Lot 4 (upslope) is the existing access and pasture grass, appearing unmanaged due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

### **WEST ASPECT**

To the west of the indicative building area in Lot 4 (upslope) is pasture grass, appearing unmanaged due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. Further to the west is the Eucalyptus trees that are 10m high on average, with a foliage cover of  $<30\%$  and an understory of grass and is therefore classed as GROUP B WOODLAND per Table 2.3 of AS3959:2018.

Figure 4 below shows the relationship between the subject site and the surrounding vegetation.





### 3.3 Bushfire Attack Level (BAL)

*Table 2 - BAL rating for each lot and required separation distances*

LOT 2 – EX. DWELLING (Existing Separation)				
DIRECTION OF SLOPE	N	E	S	W
Vegetation Classification	MANAGED WOODLAND	MANAGED GRASSLAND	MANAGED WOODLAND	MANAGED WOODLAND GRASSLAND
Existing Horizontal distance to classified vegetation	28-100m (B)	66m-100m (G)	47m-100m (B)	25m-49m (B) 49m-100m (G)
Effective Slope under vegetation	Downslope >0°-5° & Downslope >5°-10°	Across/upslope	Upslope	Downslope >0°-5° Upslope
Exemption		>50m (G)		
Current BAL value for each side of the site	BAL-19	BAL-LOW	BAL-12.5	BAL-19
Separation distances to achieve BAL-19	23m	N/A	15m	18m
Separation distances to achieve BAL-12.5	32m	N/A	22m	26m
Current BAL rating	BAL-19			

LOT 1 – VACANT (Building Area Separation)				
DIRECTION OF SLOPE	N	E	S	W
Vegetation Classification	GRASSLAND MANAGED	GRASSLAND WOODLAND	GRASSLAND	GRASSLAND
Existing Horizontal distance to classified vegetation	0m-69m & 79m-100m (G)	0m-17m (G) 17m-100m (B)	0m-100m (G)	0m-100m(G)
Effective Slope under vegetation	Downslope >0°-5°	Across/upslope	Upslope	Downslope >0°-5° & upslope
Exemption				
Current BAL value for each side of the site	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Separation distances to achieve BAL-19	11m	15m	10m	11m
Separation distances to achieve BAL-12.5	16m	22m	14m	16m
Current BAL rating	BAL-FZ			

LOT 4 – VACANT (Building Area Separation)				
DIRECTION OF SLOPE	N	E	S	W
Vegetation Classification	GRASSLAND WOODLAND	GRASSLAND MANAGED	GRASSLAND MANAGED	GRASSLAND WOODLAND MANAGED
Existing Horizontal distance to classified vegetation	0m-62m (G) 62m-100m (B)	0m-22 & 34-100m (G)	0m-48 & 63m-100m (G)	0m-55m (G) 55m-77m (B)
Effective Slope under vegetation	Downslope >0°-5°	Downslope >0°-5°	Upslope	Upslope
Exemption				
Current BAL value for each side of the site	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Separation distances to achieve BAL-19	18m	11m	10m	15m
Separation distances to achieve BAL-12.5	27m	16m	14m	22m
Current BAL rating	BAL-FZ			

### 3.4 Definition of BAL-LOW

Bushfire Attack Level shall be classified BAL-LOW per Section 2.2.3.2 of AS3959:2018 where the vegetation is one or a combination of any of the following Exemptions:

- Vegetation of any type that is more than 100m from the site.
- Single areas of vegetation less than 1 hectare in area and not within 100m of other areas of vegetation being classified.
- Multiple areas of vegetation less than 0.25 ha in area and not within 20m of the site, or each other.
- Strips of vegetation less than 20m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20m of the site or each other, or other areas of vegetation being classified.
- Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
- 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.

NOTE: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100mm).

The BAL level will also be classified as BAL-LOW if Grassland fuel is >50m from the site for any effective slope per Table 2.6 of AS3959:2018.

Where there were multiple fuel classifications and effective slopes, the predominant fuel and slope have been used in the BAL table above.

BAL ratings are as stated below:

BAL LOW	BAL 12.5	BAL 19	BAL 29	BAL 40	BAL FZ
There is insufficient risk to warrant any specific construction requirements, but there is still some risk	Ember attack and radiant heat below 12.5 kW/m <sup>2</sup>	Increasing ember attack and windborne debris, radiant heat between 12.5 kW/m <sup>2</sup> and 19 kW/m <sup>2</sup>	Increasing ember attack and windborne debris, radiant heat between 19kW/m <sup>2</sup> and 29 kW/m <sup>2</sup>	Increasing ember attack and windborne debris, radiant heat between 29 kW/m <sup>2</sup> and 40 kW/m <sup>2</sup> . Exposure to flames from fire front likely	Direct Exposure to flames, radiant heat and embers from the fire front

## 4 BUSHFIRE PROTECTION MEASURES

### 4.1 Hazard Management Areas (HMA)

Hazard Management Area as described in the Code “*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*”. Also as described from Note 1 of AS3959:2018 Clause 2.2.3.2 “*Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm)*”.

#### Compliance to C13.6.1

The building areas within all lots require a Hazard Management Area (HMA) to be established and maintained between the bushfire vegetation and the area at a distance equal to, or greater than specified for the Bushfire Attack Level in Table 2.6 of AS3959:2018.

For Lot 2, only the existing dwelling is to be maintained as an HMA. The HMA’s for Lot 1 for Lot 4 will cover the indicative building area only. The HMA for Lot 2 is to be implemented prior to sealing of titles and prior to occupancy of a future habitable dwelling for lots 1 and 4.

Requisite fuel management is required for lots 1 and 4.

Due to existing developed land, some BAL-19 setbacks are already achieved for Lot 2.

Minimum separation distances for each lot are stated below.

LOT 2 – BAL-19 BUILDING AREA; Existing Dwelling (Required Separation)				
Aspect	N	E	S	W
BAL-19	23m (achieved)	N/A (achieved)	15m (achieved)	18m (achieved)

LOT 1 – BAL-19 BUILDING AREA; Indicative Building Area (Required Separation)				
Aspect	N	E	S	W
BAL-19	11m	15m	10m	11m

LOT 4 – BAL-19 BUILDING AREA; Indicative Building Area (Required Separation)				
Aspect	N	E	S	W
BAL-19	18m	11m	10m	15m

The Tasmanian Fire Service provides the following advice regarding the implementation and maintenance of Hazard management areas:

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

Additional site-specific fuel reduction or management may be required. An effective hazard management area does not require removal of all vegetation. Rather, vegetation must be designed and maintained in a way that limits opportunity for vertical and horizontal fire spread in the vicinity of the building being protected. Retaining some established trees can even be beneficial in terms of protecting the building from wind and ember attack

## 4.2 Public and Fire Fighting Access

### Public Access

The proposed development fronts Shrub End Road. Blackwood Drive is a gravel sealed road and is maintained by Sorell Council. Shrub End Road has a nominal carriageway width of 6.5m.

No upgrades are required to the public road and the public road comply with public access road requirements.



## Property Access

### Current Conditions:

#### Lot 2

Currently, Lot 2 is accessed via an existing gravel driveway, which runs perpendicularly off Shrub End Road, then flows south and turns west before terminating adjacent east of the dwelling and south of the sheds.

The existing nominal carriage width of the access to Lot 2 is 4m for an approximate total carriageway length of 270m. Noting there is additional gravel driveways around Lot 2.

#### Lot 4

Currently, Lot 4 is accessed via an existing gravel driveway, which runs perpendicular off Shrub End Road, then flows south, southeast for approximately 190m at the indicative building area. The nominal width of the access is 4m.



*Figure 5 – (part of) existing access to Lot 2*



*Figure 5.1 – (part of) existing access to Lot 4*

## Compliance to C13.6.2

#### Lot 2

Access to the existing dwelling within Lot 2 is >200m and access is required for a fire appliance. There is an existing area for a turning head. Therefore, the access must comply with Acceptable Solution A1 and Table 13.2 (C) of C13.6.2 demonstrated below in Table 3.1.

## Lot 1

Access to the building area within Lot 1 will be >30m, but <200m and access is required for a fire appliance. Therefore, the access must comply with Acceptable Solution A1 and Table 13.2 (B) of C13.6.2 demonstrated below in Table 3.

## Lot4

Access to the building area within Lot 1 will be >30m, but <200m and access is required for a fire appliance. Therefore, the access must comply with Acceptable Solution A1 and Table 13.2 (B) of C13.6.2 demonstrated below in Table 3.

Access upgrades to Lot 2 must be constructed prior to sealing of titles. Access to lots 1 and 4 must be constructed prior to occupancy of a future habitable dwellings.

**Table 3 - Requirements for access length greater than 30m and less than 200m per Table C13.2 (B)**

### **Access Standards: (access length >30m, <200m)**

- a) All-weather construction;
- b) Load capacity of at least 20 t, including bridges and culverts;
- c) Minimum carriageway width of 4m;
- d) Minimum vertical clearance of 4m;
- e) Minimum horizontal clearance of 0.5m from the edge of the carriageway;
- f) Cross falls less than 3 degrees (1:20 or 5%);
- g) Dips less than 7 degrees (1:8 or 12.5%);
- h) Curves with a minimum inner radius of 10m;
- i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed road; and
- j) Terminate with a turning area for fire appliances provided by one of the following
  - i. A turning circle with a minimum outer radius of 10m; or
  - ii. A property access encircling the building; or
  - iii. A hammerhead 'T' or 'Y' turning head 4m wide and 8m long.

**Table 3.1 - Requirements for access length greater than 200m per Table C13.2 (B)**

### **Access Standards: (access length >200m)**

- a) The requirements of for B above; and
- b) Passing bays of 2m additional carriageway width and 20m length must be provided every 200m

## 4.3 Water Supply for Fire Fighting

### Current Conditions:

Site assessment confirmed the property is not serviced by reticulated water. Therefore, static water supply tanks are required for this development as per below.

## Compliance to C13.6.3

### All lots

All lots **must** be provided with a firefighting water supply that meets the requirements for Acceptable Solution A2 of section C13.6.3 and Table C13.5.

Firefighting water supply requirements for lot 2 must be adhered to prior to sealing of titles and prior to occupancy of a future habitable dwellings for lots 1 and 4.

Static water supply requirements are outlined in Table 4 below which is per C13.6.3 and Table C13.5.

**Table 4 – Requirements for Static Water Supply per C13.6.3 and Table C13.5**

<p>A. <u>Distance between building area to be protected and water supply</u></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> <p>B. <u>Static Water supplies</u></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 Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: <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> <p>C. <u>Fittings, pipework and accessories (including stands and tank supports)</u></p> <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 [S1];</li> <li>(e) provide a DIN or NEN standard forged Storz 65mm 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> </ul>
---

- (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
- (i) if a remote offtake is installed, ensure the offtake is in a position that is:
  - (i) visible;
  - (ii) accessible to allow connection by fire fighting equipment;
  - (iii) at a working height of 450 – 600mm above ground level; and
  - (iv) protected from possible damage, including damage by vehicles.

**D. Signage for static water connections**

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:

- a) comply with water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or
- b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.

**E. Hardstand**

A hardstand area for fire appliances must be:

- a) no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
- b) no closer than 6m from the building area to be protected;
- c) a minimum width of 3m constructed to the same standard as the carriageway; and
- d) connected to the property access by a carriageway equivalent to the standard of the property access.

## 4.4 Construction Standards

Future (or existing) habitable dwellings within the specified building areas on each lot must be designed and constructed to the minimum BAL ratings specified in the BHMP (Appendix C) and to BAL construction standards in accordance with AS3959:2018 or subsequent edition as applicable at the time of building approval.

The BAL-19 building setback lines on the BHMP define the minimum setbacks for habitable buildings.

Future Class 10a buildings within 6m of a Class 1a dwelling must be constructed to the same BAL as the dwelling or provide fire separation in accordance with Clause 3.2.3 of AS3959:2018.



## 5 STATUTORY COMPLIANCE

The applicable bushfire requirements are specified in State Planning Provisions C13.0 – Bushfire-Prone Areas Code.

Clause	Compliance
<b>C13.4 Use or development exempt from this code</b>	N/A
<b>C13.5 Use Standards</b>	
<b>C13.5.1 Vulnerable Uses</b>	N/A
<b>C13.5.2 Hazardous Uses</b>	N/A
<b>C13.6 Development Standards for Subdivision</b>	
<b>C13.6.1 Provision of Hazard Management Areas.</b>	<p>To comply with the Acceptable Solution A1, the proposed plan of subdivision must;</p> <ul style="list-style-type: none"> <li>• Show building areas for each lot; and</li> <li>• Show hazard management areas between these building areas and that of the bushfire vegetation with the separation distances required for BAL 19 in Table 2.6 of <i>Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas</i>.</li> </ul> <p>The BHMP demonstrates that all lots can accommodate a BAL rating of BAL-19 with on-site vegetation managing and clearing for lots 1 and 4. The HMA for Lot 2 is to be implemented prior to sealing of titles and prior to occupancy of a future habitable dwellings for lots 1 and 4.</p> <p>Subject to the compliance with the BHMP the proposal will satisfy the Acceptable Solution C13.6.1(A1)</p>
<b>C13.6.2 Public and firefighting access; A1</b>	<p>The BHMP (through reference to section 4 of this report) specifies requirements for private accesses are consistent with Table C13.2. Lot 2's existing access requires upgrades to be compliant with Table C13.2 (C). Lots 1 and 4 must comply with Table C13.2 (B). The access upgrades for Lot 2 must be constructed prior to sealing of titles. The accesses for lots 1 and 4 must be constructed prior to occupancy of a future habitable dwellings.</p> <p>Subject to the compliance with the BHMP the proposal satisfies the Acceptable Solution C13.6.2(A1).</p>
<b>C13.6.3 A2 Provision of water supply for firefighting purposes.</b>	<p>Static water supply is required for all lots per C13.6.3 A2. Firefighting water supply requirements for Lot 2 must be installed prior to sealing of titles and prior to occupancy of a future habitable dwellings for lots 1 and 4.</p> <p>Subject to the compliance with the BHMP the proposal satisfies the Acceptable Solution C13.6.3</p>

## 6 CONCLUSION & RECOMMENDATIONS

The proposed subdivision is endorsed that each lot can meet the requirements of Tasmanian Planning Scheme – Sorell and C13.0 Bushfire-prone Areas Code for a maximum BAL rating of BAL-19. Providing compliance with measures outlined in the BHMP (Appendix C) and sections 4 & 5 of this report.

### Recommendations:

- The HMA's within the subdivision be applied in accordance with section 4.1 of this report and the BHMP (Appendix C).
- Bushfire protection measures for all lots outlined in Sections 4.1, 4.2 and 4.3 to be implemented prior to sealing of titles for Lot 2 and prior to occupancy of a future habitable dwellings for lots 1 and 4.
- Sorell Council condition the planning approval on the compliance with the BHMP (as per Appendix C).

## 7 REFERENCES

Department of Primary Industries and Water, The LIST, viewed January 2025, [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

Standards Australia, 2018, *AS 3959:2018 – Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney.

Tasmanian Planning Commission, 2015, *Tasmanian Planning Scheme – Sorell* viewed January 2025. [www.iplan.tas.gov.au](http://www.iplan.tas.gov.au)

Building Act 2016. The State of Tasmania Department of Premier and Cabinet. <https://www.legislation.tas.gov.au/view/html/inforce/current/act-2016-025>

Building Regulations 2016. The State of Tasmania Department of Premier and Cabinet. <https://www.legislation.tas.gov.au/view/html/inforce/current/sr-2016-110>



## 8 APPENDIX A – SITE PHOTOS



*Figure 6 – Grassland fuel west of the dwelling in Lot 2, view facing NW*



*Figure 7 – Woodland fuel in Lot 2, view facing east from the Lime Reserve*





**Figure 8 – Existing dwelling & managed land within Lot 2, view facing SW**



**Figure 9 – Woodland fuel in Lot 4, view facing S, Sw from Lot 2 boundary**





**Figure 10 – Grassland and Woodland fuel adjacent to Lot 1 building area, view facing S, SW from the road**



**Figure 11 – Woodland fuel east of the Lot 1 building area, view facing E**





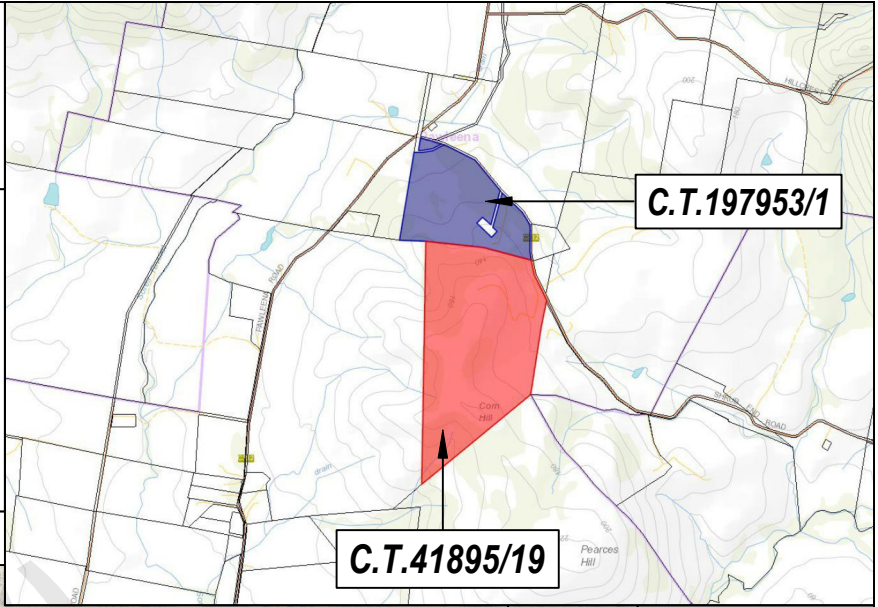
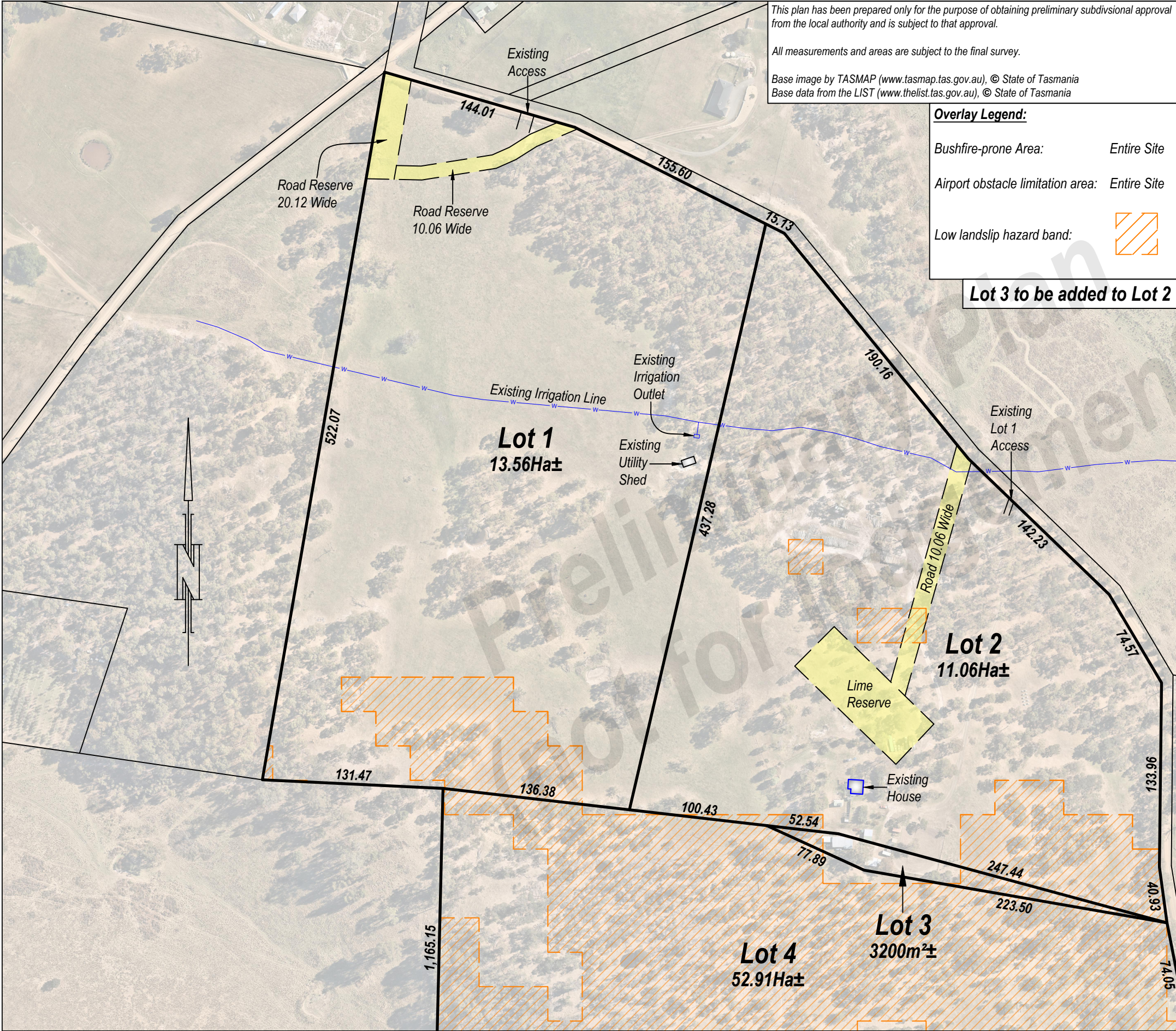
**Figure 12 – Grassland fuel in Lot 4 building area, view facing N**



**Figure 13 – Grassland fuel (foreground) & Woodland fuel (background) in Lot 4, view facing NW from the building area**

## 9 APPENDIX B – SUBDIVISION PROPOSAL PLAN





**Sorell**  
**21.0 Agriculture**  
**21.5 Development Standards for Subdivision**



- 21.5.1 Lot Design**
- P1- Each lot, or a lot proposed in a plan of subdivision, must:
- (a)- Provide for the operation of an agricultural use, having regard to:
- (i)- Not materially diminishing the agricultural productivity of the land;
- (ii)- The capacity of the new lots for productive agricultural use;
- (iii)- Any topographical constraints to agricultural use; and
- (iv)- Current irrigation practices and the potential for irrigation;
- (c) Be for the excision of a use or development existing at the effective date that satisfies all of the following:
- (i)- The balance lot provides for the operation of an agricultural 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;
- c- Any topographical constraints to agricultural use; and
- d- Current irrigation practices and the potential for irrigation;
- (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)- Any existing buildings for a sensitive use must meet the setbacks required by clause 21.4.2 A2 or P2 in relation to setbacks to new boundaries; and
- (iv)- All new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use.
- A2- All lots comply - vehicular access directly from road

E				
D				
C	Update boundaries per client request	LH	12/08/24	LH
B	Update boundaries per client request	LH	03/06/24	LH
A	Update boundaries per client request	LH	16/05/24	LH
REV	AMENDMENTS	DRAWN	DATE	APPR.



UNIT 1, 2 KENNEDY DRIVE  
CAMBRIDGE 7170  
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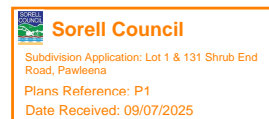
**OWNER:** WAYNE M. NEWITT & ANDREW S. BLACKLOW  
**TITLE REFERENCE:** C.T.197953/ & C.T.41895/19  
**LOCATION:** SHRUB END ROAD,  
**PAWLEENA**

**Proposed Subdivision**

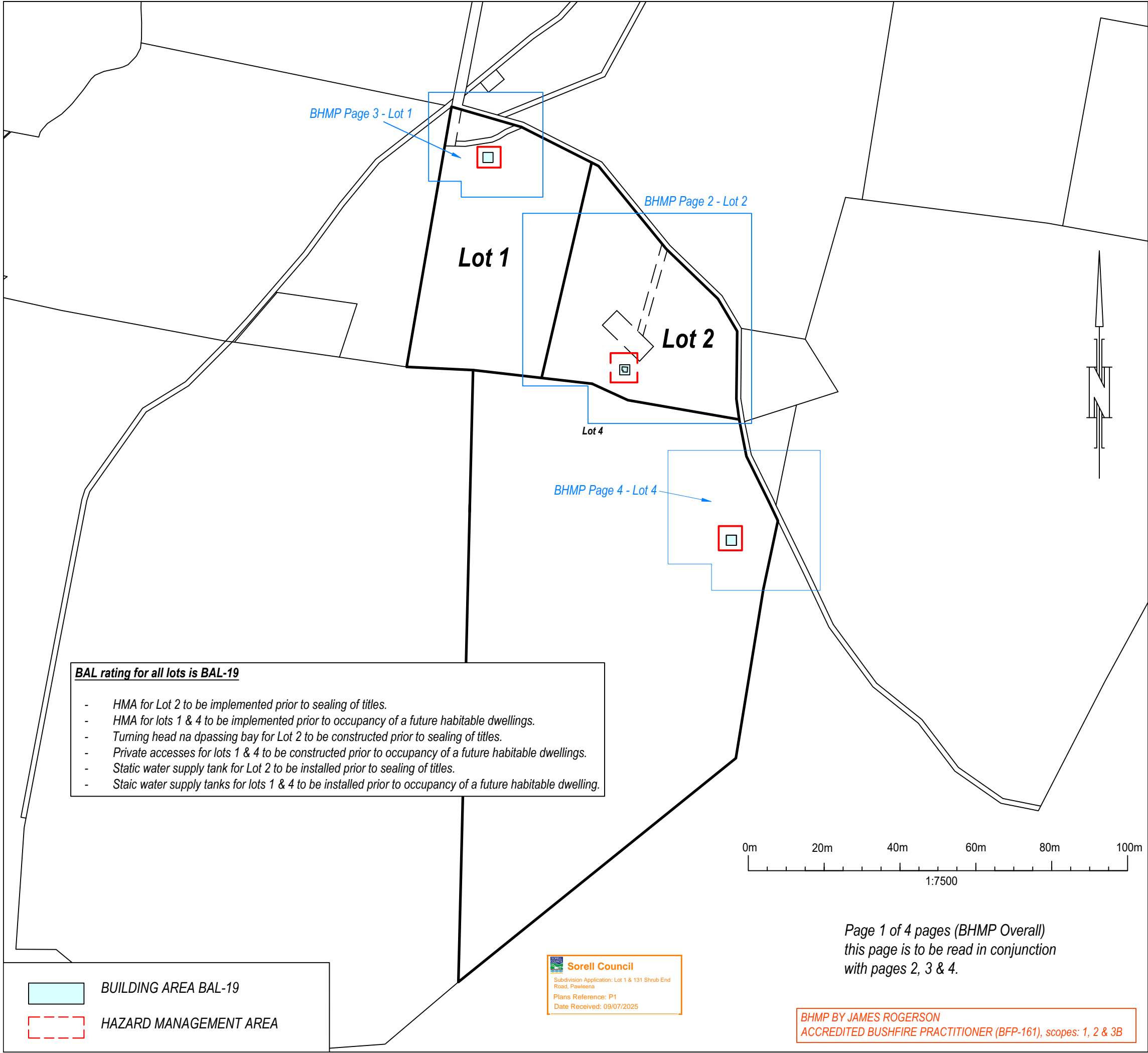
<b>Date:</b> 23/04/2024	<b>Reference:</b> BLACA01 15504-01
<b>Scale:</b> 1:3000 (A3)	<b>Municipality:</b> SORELL



## 10 APPENDIX C – BUSHFIRE HAZARD MANAGEMENT PLAN







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BUSHFIRE HAZARD MANAGEMENT PLAN	
LOCATION:	4 Blackwood Drive, Forcett TAS 7173
TITLE REFERENCE:	C.T.157541/2 & C.T.41895/19
PROPERTY ID:	2984736 & 2048112
MUNICIPALITY:	Sorell
DATE:	30th of January 2025 (v1.0)
SCALE: 1:7500 @ A3	REFERENCE: BLACA01

REQUIREMENTS

- HAZARD MANAGEMENT AREAS (HMA)
  - HMA to be established to distances indicated on this plan and as set out in Section 4.1 of the Bushfire Hazard Report. Vegetation in the HMA needs to be strategically modified and then maintained in a low fuel state to protect future dwellings from direct flame contact and intense radiant heat. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. All grasses or pastures must be kept short (<100 mm) within the HMA. Fine fuel loads at ground level such as leaves, litter and wood piles must be minimal to reduce the quantity of wind borne sparks and embers reaching buildings; and to halt or check direct flame attack.
  - Some trees can be retained provided there is horizontal separation between the canopies; and low branches are removed to create vertical separation between the ground and the canopy. Small clumps of established trees and/or shrubs may act to trap embers and reduce wind speeds.
  - No trees to overhang houses to prevent branches or leaves from falling on the building.
  - Non-combustible elements including driveways, paths and short cropped lawns are recommended within the HMA.
  - Fine fuels (leaves bark, twigs) should be removed from the ground periodically (pre-fire season) and all grasses or pastures must be kept short (<100 mm).
- CONSTRUCTION STANDARDS
  - Existing and new dwellings within the specified building areas to be designed and constructed to BAL ratings shown on this plan in accordance with AS3959:2018 at the time of building approval
  - Future outbuildings within 6m of a class 1a dwelling must be constructed to the same BAL as the dwelling or provide fire separation in accordance with Clause 3.2.3 of AS3959:2018.
- PUBLIC AND FIRE-FIGHTING ACCESS REQUIREMENTS
  - Access to all lots must comply with the design and construction requirements specified in Section 4.2 of the Bush Fire Report.
- STATIC FIRE-FIGHTING WATER SUPPLY
  - New habitable dwellings and existing dwellings must be supplied with a static water supply that is;
    - Dedicated solely for fire fighting purposes;
    - Minimum capacity of 10,000L;
    - is accessible by fire fighting vehicles and within 3.0m of a hardstand area; and
    - Consistent with the specifications outlined in section 4.3 of the Bushfire Report.

This plan is to be read in conjunction with the preceding *Bushfire Assessment Report "Proposed 3 Lot Subdivision Shrub End Road, Pawleena"* dated 06/01/2025.

JAMES ROGERSON  
BFP-161  
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EMAIL: jr.bushfireassessments@gmail.com

BUILDING AREA BAL-19

HAZARD MANAGEMENT AREA

Subdivision Application: Lot 1 & 131 Shrub End Road, Pawleena  
Plans Reference: P1  
Date Received: 09/07/2025

BHMP BY JAMES ROGERSON

ACCREDITED BUSHFIRE PRACTITIONER (BFP-161), scopes: 1, 2 & 3B

Page 1 of 4 pages (BHMP Overall)

this page is to be read in conjunction with pages 2, 3 & 4.

**BAL rating for Lot 2 is BAL-19**

- HMA for Lot 2 to be implemented prior to sealing of titles
- Turning head and passing bay to be constructed prior to sealing of titles
- Static water supply tank to be installed prior to sealing of titles.

- HMA for Lot 2 to be implemented prior to sealing of titles
- Turning head and passing bay to be constructed prior to sealing of titles
- Static water supply tank to be installed prior to sealing of titles.

*Page 2 of 4 pages (BHMP Lot 2)  
this page is to be read in conjunction  
with pages 1, 3 & 4.*



# BUSHFIRE HAZARD MANAGEMENT PLAN

LOCATION:	Shrub End Road, Pawleena TAS 7172
TITLE REFERENCE:	C.T.197953/1
PROPERTY ID:	7410627
MUNICIPALITY:	Sorell
DATE:	30th of January 2025 (v1.0)
SCALE: 1:1500 @ A3	REFERENCE: BLACA01

## REQUIREMENTS

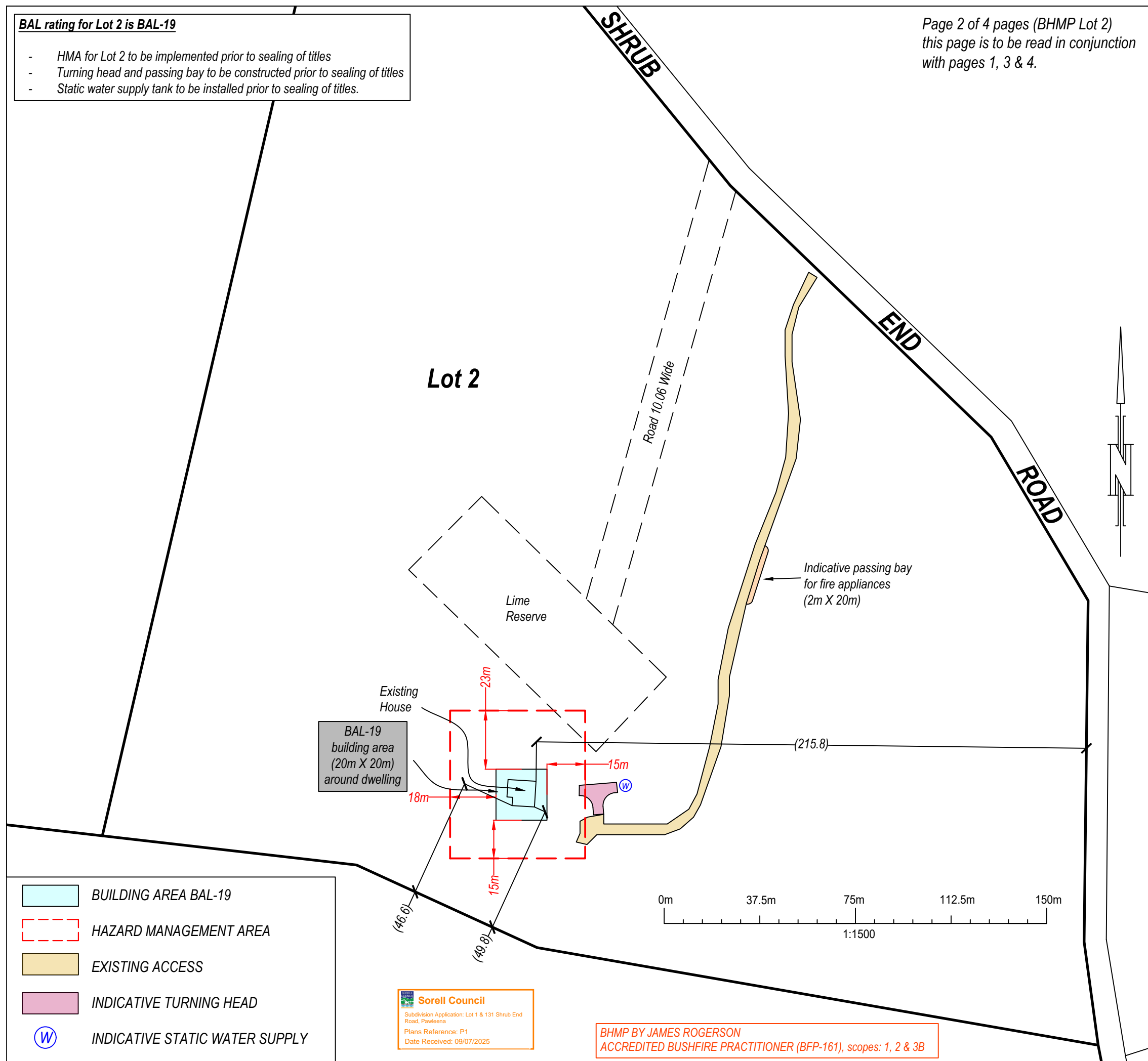
1. HMA to be established to distances indicated on this plan and as set out in Section 4.1 of the Bushfire Hazard Report.
- 1.2. Vegetation in the HMA needs to be strategically modified and then maintained in a low fuel state to protect future dwellings from direct flame contact and intense radiant heat. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. All grasses or pastures must be kept short (<100 mm) within the HMA. Fine fuel loads at ground level such as leaves, litter and wood piles must be minimal to reduce the quantity of wind borne sparks and embers reaching buildings; and to halt or check direct flame attack.
- 1.3. Some trees can be retained provided there is horizontal separation between the canopies; and low branches are removed to create vertical separation between the ground and the canopy. Small clumps of established trees and/or shrubs may act to trap embers and reduce wind speeds.
- 1.4. No trees to overhang houses to prevent branches or leaves from falling on the building.
- 1.5. Non-combustible elements including driveways, paths and short cropped lawns are recommended within the HMA.
- 1.6. Fine fuels (leaves bark, twigs) should be removed from the ground periodically (pre-fire season) and all grasses or pastures must be kept short (<100 mm).
2. CONSTRUCTION STANDARDS
  - 2.1. Future dwellings within the specified building areas to be designed and constructed to BAL ratings shown on this plan in accordance with AS3959:2018 at the time of building approval
  - 2.2. Future outbuildings within 6m of a class 1a dwelling must be constructed to the same BAL as the dwelling or provide fire separation in accordance with Clause 3.2.3 of AS3959:2018.
3. PUBLIC AND FIRE-FIGHTING ACCESS REQUIREMENTS
  - 3.1. Access to all lots must comply with the design and construction requirements specified in Section 4.2 of the Bush Fire Report.
  4. STATIC FIRE-FIGHTING WATER SUPPLY
    - 4.1 New habitable dwellings and existing dwellings must be supplied with a static water supply that is;
      - Dedicated solely for fire fighting purposes;
      - Minimum capacity of 10,000L;
      - is accessible by fire fighting vehicles and within 3.0m of a hardstand area; and
      - Consistent with the specifications outlined in section 4.3 of the Bushfire Report.

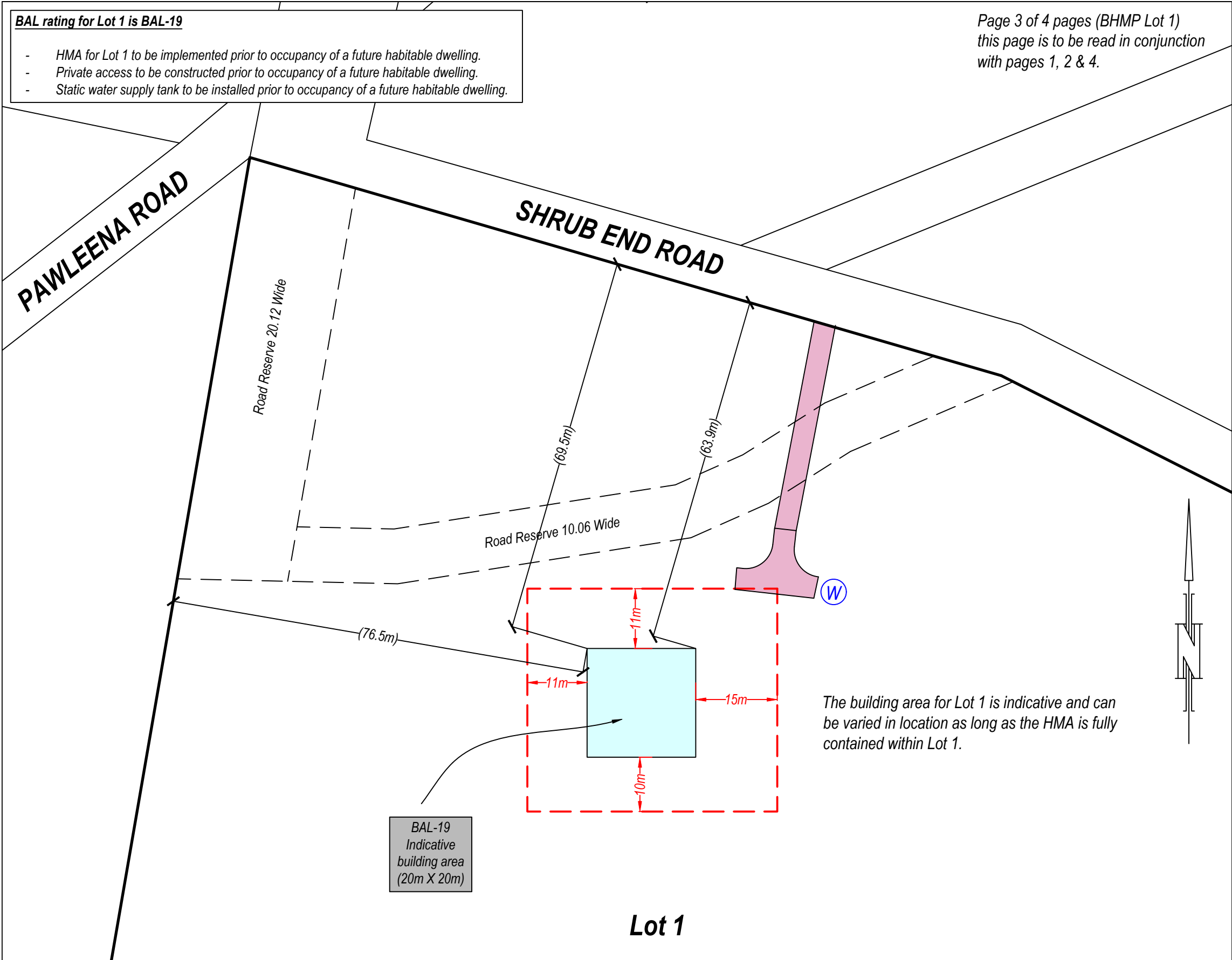
This plan is to be read in conjunction with the preceding *Bushfire Assessment Report "Proposed 3 Lot Subdivision Shrub End Road, Pawleena"* dated 06/01/2025.



## JR BUSHFIRE ASSESSMENTS

**JAMES ROGERSON**  
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BUILDING AREA BAL-19

HAZARD MANAGEMENT AREA

INDICATIVE ACCESS

W

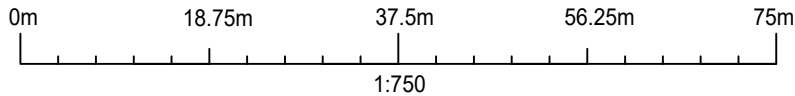
INDICATIVE STATIC WATER SUPPLY

Sorell Council

Subdivision Application: Lot 1 & 131 Shrub End Road, Pawleena

Plans Reference: P1

Date Received: 09/07/2025



BHMP BY JAMES ROGERSON  
ACCREDITED BUSHFIRE PRACTITIONER (BFP-161), scopes: 1, 2 & 3B

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

BUSHFIRE HAZARD MANAGEMENT PLAN

LOCATION:	Shrub End Road, Pawleena TAS 7172
TITLE REFERENCE:	C.T.197953/1
PROPERTY ID:	7410627
MUNICIPALITY:	Sorell
DATE:	30th of January 2025 (v1.0)
SCALE: 1:750 @ A3	REFERENCE: BLACA01

- REQUIREMENTS
- HAZARD MANAGEMENT AREAS (HMA)
    - HMA to be established to distances indicated on this plan and as set out in Section 4.1 of the Bushfire Hazard Report.
    - Vegetation in the HMA needs to be strategically modified and then maintained in a low fuel state to protect future dwellings from direct flame contact and intense radiant heat. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. All grasses or pastures must be kept short (<100 mm) within the HMA. Fine fuel loads at ground level such as leaves, litter and wood piles must be minimal to reduce the quantity of wind borne sparks and embers reaching buildings; and to halt or check direct flame attack.
    - Some trees can be retained provided there is horizontal separation between the canopies; and low branches are removed to create vertical separation between the ground and the canopy. Small clumps of established trees and/or shrubs may act to trap embers and reduce wind speeds.
    - No trees to overhang houses to prevent branches or leaves from falling on the building.
    - Non-combustible elements including driveways, paths and short cropped lawns are recommended within the HMA.
    - Fine fuels (leaves bark, twigs) should be removed from the ground periodically (pre-fire season) and all grasses or pastures must be kept short (<100 mm).
  - CONSTRUCTION STANDARDS
    - Future dwellings within the specified building areas to be designed and constructed to BAL ratings shown on this plan in accordance with AS3959:2018 at the time of building approval
    - Future outbuildings within 6m of a class 1a dwelling must be constructed to the same BAL as the dwelling or provide fire separation in accordance with Clause 3.2.3 of AS3959:2018.
  - PUBLIC AND FIRE-FIGHTING ACCESS REQUIREMENTS
    - Access to all lots must comply with the design and construction requirements specified in Section 4.2 of the Bush Fire Report.
  - STATIC FIRE-FIGHTING WATER SUPPLY
    - New habitable dwellings and existing dwellings must be supplied with a static water supply that is;
      - Dedicated solely for fire fighting purposes;
      - Minimum capacity of 10,000L;
      - is accessible by fire fighting vehicles and within 3.0m of a hardstand area; and
      - Consistent with the specifications outlined in section 4.3 of the Bushfire Report.

This plan is to be read in conjunction with the preceding *Bushfire Assessment Report "Proposed 3 Lot Subdivision Shrub End Road, Pawleena" dated 06/01/2025.*

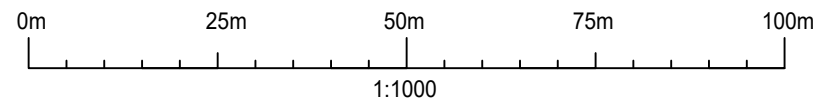
JR BUSHFIRE ASSESSMENTS

JAMES ROGERSON  
BFP-161  
PHONE: 0488 372 283  
EMAIL: jr.bushfireassessments@gmail.com



**BAL rating for Lot 4 is BAL-19**

- HMA for Lot 4 to be implemented prior to occupancy of a future habitable dwelling.
- Private access to be constructed prior to occupancy of a future habitable dwelling.
- Static water supply tank to be installed prior to occupancy of a future habitable dwelling.



Lot 4

The building area for Lot 4 is indicative and can be varied in location as long as the HMA is fully contained within Lot 4.

- BUILDING AREA BAL-19
- HAZARD MANAGEMENT AREA
- EXISTING ACCESS
- INDICATIVE TURNING HEAD
- INDICATIVE STATIC WATER SUPPLY

**Sorell Council**  
Subdivision Application: Lot 1 & 131 Shrub End Road, Pawleena  
Plans Reference: P1  
Date Received: 09/07/2025

BHMP BY JAMES ROGERSON  
ACCREDITED BUSHFIRE PRACTITIONER (BFP-161), scopes: 1, 2 & 3B

Page 4 of 4 pages (BHMP Lot 4)  
this page is to be read in conjunction  
with pages 1, 2 & 3.

**ROGERSON & BIRCH**  
SURVEYORS

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

BUSHFIRE HAZARD MANAGEMENT PLAN

LOCATION:	Shrub End Road, Pawleena TAS 7172
TITLE REFERENCE:	C.T.41895/19
PROPERTY ID:	2048112
MUNICIPALITY:	Sorell
DATE:	30th of January 2025 (v1.0)
SCALE: 1:1000 @ A3	REFERENCE: BLACA01

- REQUIREMENTS
- HAZARD MANAGEMENT AREAS (HMA)
    - HMA to be established to distances indicated on this plan and as set out in Section 4.1 of the Bushfire Hazard Report.
    - Vegetation in the HMA needs to be strategically modified and then maintained in a low fuel state to protect future dwellings from direct flame contact and intense radiant heat. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. All grasses or pastures must be kept short (<100 mm) within the HMA. Fine fuel loads at ground level such as leaves, litter and wood piles must be minimal to reduce the quantity of wind borne sparks and embers reaching buildings; and to halt or check direct flame attack.
    - Some trees can be retained provided there is horizontal separation between the canopies; and low branches are removed to create vertical separation between the ground and the canopy. Small clumps of established trees and/or shrubs may act to trap embers and reduce wind speeds.
    - No trees to overhang houses to prevent branches or leaves from falling on the building.
    - Non-combustible elements including driveways, paths and short cropped lawns are recommended within the HMA.
    - Fine fuels (leaves bark, twigs) should be removed from the ground periodically (pre-fire season) and all grasses or pastures must be kept short (<100 mm).
  - CONSTRUCTION STANDARDS
    - Future dwellings within the specified building areas to be designed and constructed to BAL ratings shown on this plan in accordance with AS3959:2018 at the time of building approval
    - Future outbuildings within 6m of a class 1a dwelling must be constructed to the same BAL as the dwelling or provide fire separation in accordance with Clause 3.2.3 of AS3959:2018.
  - PUBLIC AND FIRE-FIGHTING ACCESS REQUIREMENTS
    - Access to all lots must comply with the design and construction requirements specified in Section 4.2 of the Bush Fire Report.
  - STATIC FIRE-FIGHTING WATER SUPPLY
    - New habitable dwellings and existing dwellings must be supplied with a static water supply that is;
      - Dedicated solely for fire fighting purposes;
      - Minimum capacity of 10,000L;
      - is accessible by fire fighting vehicles and within 3.0m of a hardstand area; and
      - Consistent with the specifications outlined in section 4.3 of the Bushfire Report.

This plan is to be read in conjunction with the preceding *Bushfire Assessment Report "Proposed 3 Lot Subdivision Shrub End Road, Pawleena" dated 06/01/2025.*

**JR BUSHFIRE ASSESSMENTS**

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jr.bushfireassessments@gmail.com



## 11 APPENDIX D – PLANNING CERTIFICATE

## BUSHFIRE-PRONE AREAS CODE

### CERTIFICATE<sup>1</sup> 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:

Shrub End Road, Pawleena TAS 7172

Certificate of Title / PID:

C.T.197953/1 & C.T.41895/19 / 7410627 & 2048112

#### 2. Proposed Use or Development

Description of proposed Use and Development:

Three Lot Subdivision of C.T.197953/1 & C.T.41895/19

Applicable Planning Scheme:

Tasmanian Planning Scheme - Sorell

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
SUBDIVISION PROPOSAL PLAN	ROGERSON & BIRCH SURVEYORS	23/04/2023	Rev C 12/8/24
BUSHFIRE ASSESSMENT REPORT – SHRUB END ROAD, PAWLEENA	JAMES ROGERSON – JR BUSHFIRE ASSESSMENTS	06/01/2025	1.0
BUSHFIRE HAZARD MANGAEMENT PLAN– SHRUB END ROAD, PAWLEENA	JAMES ROGERSON – JR BUSHFIRE ASSESSMENTS	30/01/2025	1.0



<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)	

<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	
<input type="checkbox"/>	E1.5.1 A3 / C13.5.1 A2	

<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	
<input type="checkbox"/>	E1.5.2 A3 / C13.5.2 A3	

<input 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)	
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	

<input 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	
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input 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)	
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water complies with the relevant Table.
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	





## 5. Bushfire Hazard Practitioner

Name:

JAMES ROGERSON

Phone No:

0488 37 2283

Postal  
Address:

UNIT 1-2 KENNEDY DRIVE,  
CAMBRIDGE PARK

Email  
Address:

JR.BUSHFIREASSESSMENTS@G  
MAIL.COM

Accreditation No:

BFP – 161

Scope:

1, 2, 3B

## 6. Certification

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



Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or



The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate for lot 3.

Signed:  
certifier

*J. Rogerson*

Name:

JAMES ROGERSON

Date:

30 / 01 / 2025

Certificate  
Number:

161

(for Practitioner Use only)



# ***Complete Agricultural Consulting Services***

**Agricultural Assessment**

**Relating**

**To**

**Proposed Subdivision  
Within**

**Agricultural Zone**

**10 & 58 Shrub End Road**

**Pawleena**

**Tasmania**

*Prepared for W Newitt*

*By*

*Complete Agricultural Consulting Services*

*July, 2025*



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## **Report Purpose**

The focus of the report is on the agricultural environment of the subject property to provide information for the Sorell Council in making a determination on a proposal to create two allotments from a property. The report is not available for other purposes.

## **Introduction**

This report, prepared by Mr Frank W Walker, Manager, Complete Agricultural Consulting Services, was commissioned to provide expert comment to accompany a Subdivision Proposal to the Sorell Council.

An assessment has been made of the Land Classes and Capability of the property. Guidelines for the Classification of Agricultural Land in Tasmania, as prescribed in the Land Capability Handbook (Ref. 1) have been followed in the assessment process. Land Classes have been identified as per the guidelines.

The report reviews the present land use and that which may apply to the proposed allotments.

Matters are addressed relating to the Sorell Council Planning Scheme 2022, specifically to land use/agricultural production within the Agricultural Zone.

The report summarises the assessment findings following a site visit made in the company of Mr W. Newitt, joint property owner, who confirmed the land boundaries and farming operations.

***Disclaimer: Complete Agricultural Consulting Services, in drawing on data from various sources to develop the report, does not accept responsibility for the final outcomes as detailed.***



### Summary

The Agricultural Assessment reveals a constrained agricultural environment for parts of the property within the Agricultural Zone, notably for the land within the proposed 9.50 hectare (ha) Lot 2 which better matches land in the Rural Zone.

Providing for the proposed 15.11 ha Lot 1 does not adversely impact on productivity of the 9.50 ha forming the balance of the property.

Sections of the arable Class 5/4 land form across the Lot 1 are suited to a range of enterprises, especially intensive cropping, utilising water from the South East Irrigation Scheme.

The configuration of the proposed subdivision provides for better land use within the agricultural environment, meeting the intent of the Agricultural Zone

From an agricultural perspective the proposed the subdivision meets the Performance Criteria applying to the Agricultural Zone.

It is recommended Council endorse the proposed subdivision.

**Agricultural Assessment  
Of  
Rural Property at 10 and 58 Shrub Road, Pawleena**

**1. Background**

An agricultural assessment has been undertaken to ascertain the impact of subdividing a 24.61 ha jointly owned property into two allotments, providing for the joint owners to acquire separate titles.

**2. Property Location**

The subject land, depicted in Appendix 1, is located at 10 and 58 Shrub Road Pawleena, east of Sorell.

**3. Property Environment**

**3.1 Climate**

**3.1.1 Rainfall**

The land is in a low rainfall area of approximately 500 mm per annum, with a predominant winter-spring distribution.

**3.1.2 Temperatures**

Temperatures experienced throughout the year are conducive to a range of cool -temperate enterprises. Severe frosts are experienced throughout the region with late winter/early spring frosts in lower, sheltered areas.

**3.1.3 Aspect and Prevailing Winds**

The north easterly aspect contains the impact of prevailing winds.

**3.2 Soil Type**

The property straddles three distinct soil types:

Lot 1 is within the Forcett Hills Land System No. 364141 (Ref 2) with duplex soils consisting of a sandy loam over clay, with large areas suited to cropping. It has the better of the three soil types across the property. Refer Photos 1 and 2.

Lot 2 straddles:

(1) the Stony Hills Land System No. 272141, with the crests/higher land comprising shallow mudstone (Photo 3) and stony soils over bedrock; the mid and lower arable slopes carry a shallow duplex soil of clay loams over a dark brown clay.

(2) the Sorell Hills Land System No. 382132 with the adjacent upper slopes carrying a stony shallow clay loam on bedrock, more typical of the Rural Zone. Photo 4.

A small disused lime quarry, depicted in Photo 5, is located on the upper slopes on Lot 2.

### **3.3. Topography**

The land forms range from small steep and stony slopes across parts of the south western area, principally within the proposed 9.50 ha allotment, with more gently undulating slopes on the northern sector (Photo 1) and the flats on the eastern portion (Photo No.2). Photo No.3 shows a section of Class 5/6 land form on the proposed Lot 2.

### **3.4 Drainage**

Drainage is satisfactory across the allotments.

### **4. Water Supply**

The property draws water from the South East Irrigation Scheme. The proposed owner of Lot 1, Mr W Newitt, has a 15 ML water allocation with an outlet on the property as depicted in Photo 2. The draw down is operated together with a further 60 ML allocation to a nearby 143 ha property farmed in conjunction.

The proposed owner of the secondary Lot 2 currently has no access to irrigation water.

Waterholes are utilised for stock and tanks for a residence.

### **5. Land Capability and Classification**

Land capability assessment takes into account the physical nature of the land (eg. geology, soils, slope, stoniness) and other factors such as climate, erosion hazard, drainage and the land management practices required for sustainable operations.

Land capability assessment should not be confused with a suitability assessment which takes into account economic and social issues in reviewing the best use options.

Under the Tasmanian Land Capability Classification System (Ref.3) the land across Lot 1 is primarily Class 5 running into Class 4. Lot 2 ranges from mainly Class 5 to some Class 6.

The subject land areas are not considered within the Classification System to be prime agricultural land (i.e. Class 1, 2, or 3, well suited to intensive agriculture) as there are limitations, notably the climatic environment, soils and topography.

### **6. Proposed Subdivision Impact on Farming Land**

The proposed subdivision will enhance the potential agricultural production of the land under review, notably by allowing the Lot 1 owner to engage in more intensive operations utilising the superior land resource and the water allocation owned within the South East Irrigation Scheme.

Providing for Lot 1 facilitates the owner expanding intensive farming enterprises and better integrates the operations with nearby properties at Pawleena and Wattle Hill that run a 250 beef cow breeding enterprise.

There is a Farm Plan in place for Lot 1 that provides for a four year specialist seed cropping rotation program to maximises optimum land use. The seed crops can gross around \$20,000 per ha.

Most of Class 5/6 land within the proposed 9.50 ha Lot has limited production potential considering the following land forms/utilisation:

	<b>Estimated Area Ha</b>
1. Wood Processing Yard on and adjacent poor mudstone soils	2.30
2. Redundant Lime pit and surrounds	0.20
3. House and curtilage	1.00
4. Potato growing area	0.50
5 Class 5, lower open grazing areas	3.30
5. Run-off grazing land, open bush and scrub	<u>2.20</u>
	9.50

Considering the above land forms, with many areas having constrained agricultural potential, the land is at best a limited dryland grazing base. The areas of poor mudstone soils across the Lot severely contain farming operations compared to that undertaken on Lot 1. Should the existing pastures be improved the livestock carrying capacity could be approximately 50 Dry Sheep Equivalents which equates to 3 horses.

The land form within Lot 2, whilst zoned Agriculture, is distinctly far more typical of that within the Rural Zone.

With minimal agriculture production potential the 9.5 ha is not an attractive proposition for farming. It has no significant value to be operated in with Lot 1 or with other owner holdings.

## **7.Zone Matters**

The zonings applied to local areas within Planning Schemes are devised from mainly desktop assessments and can invariably include small areas of very different country. It is submitted when these situations occur, as with this property, Council can make discretionary decisions to provide for realistic outcomes on land use.

## **8.Council Planning Scheme**

### **8.1 Sorell Planning Scheme 2022**

Agricultural matters relating to the Development Application and pertinent to the State Planning Provisions of the Council Planning Scheme are addressed as follows:

### **20.0 Agricultural Zone**



## ***Clause 21.5 Development Standards for Subdivision.***

### ***21.5.1 Lot Design***

#### ***Performance Criteria***

***P1 Each lot, or a lot proposed in a plan of subdivision must:***

*(a) provide for the operation of an agricultural use, having regard to:*

*(1) not materially diminishing the agricultural productivity of the land.*

The land to form the primary 15.11 ha allotment at least maintains the existing production capacity and potential. There is no diminishing impact on production capacity of the land within the proposed 9.50 ha holding.

*(2) the capacity of the new lots for productive agricultural use.*

The proposed 15.11 ha allotment, with better soils, has the potential to provide for greater productivity, via intensive agriculture, notably seed production within a sustainable farming program.

The agricultural capacity of the mainly Class 5/6 Lot 2 while not diminished, remains minimal.

*(3) any topographical constraints to agricultural use*

There are minimal topographical constraints across the proposed allotments.

*(4) Current irrigation practices and the potential for irrigation.*

The strategically placed water outlet provides for an increased land irrigation area on the mid to lower slopes on Lot 1.

The planned expansion will better utilise the available irrigation water, initially focusing on high value seed production.

## **9. State Policy on the Protection of Agricultural Land**

*Purpose: To protect prime agricultural land from development which would reduce potential production value.*

The Land Capability Assessment shows the subject land to be mainly Class 5 and Class 6, whereas prime agricultural land is regarded as Class 1 to Class 3 inclusive.

## **10. Conclusion**

Lot 1 with increased irrigation and agricultural production can continue to be well utilised in conjunction with the owners nearby farming properties at Pawleena and Wattle Hill that run a 250 beef cow breeding enterprise.

Providing for the 9.50 ha Lot with a residence facilitates significantly increased agricultural production capacity on the balance 15.11 ha allotment. The Farm Plan provides for optimum use of the land and water resources.

The agricultural potential on Lot 2 is at least maintained on the secondary land more typical of the Rural Zone. It has no significant agricultural value to be managed with Lot 1 or other owner holdings.

The configuration of the proposed subdivision provides for better land use within the agricultural environment, meeting the intent of the Agricultural Zone

From an agricultural perspective the proposed the subdivision also meets the Performance Criteria applying to the Agricultural Zone.

## 10. Recommendation

The subdivision as proposed in Appendix 1 be approved.



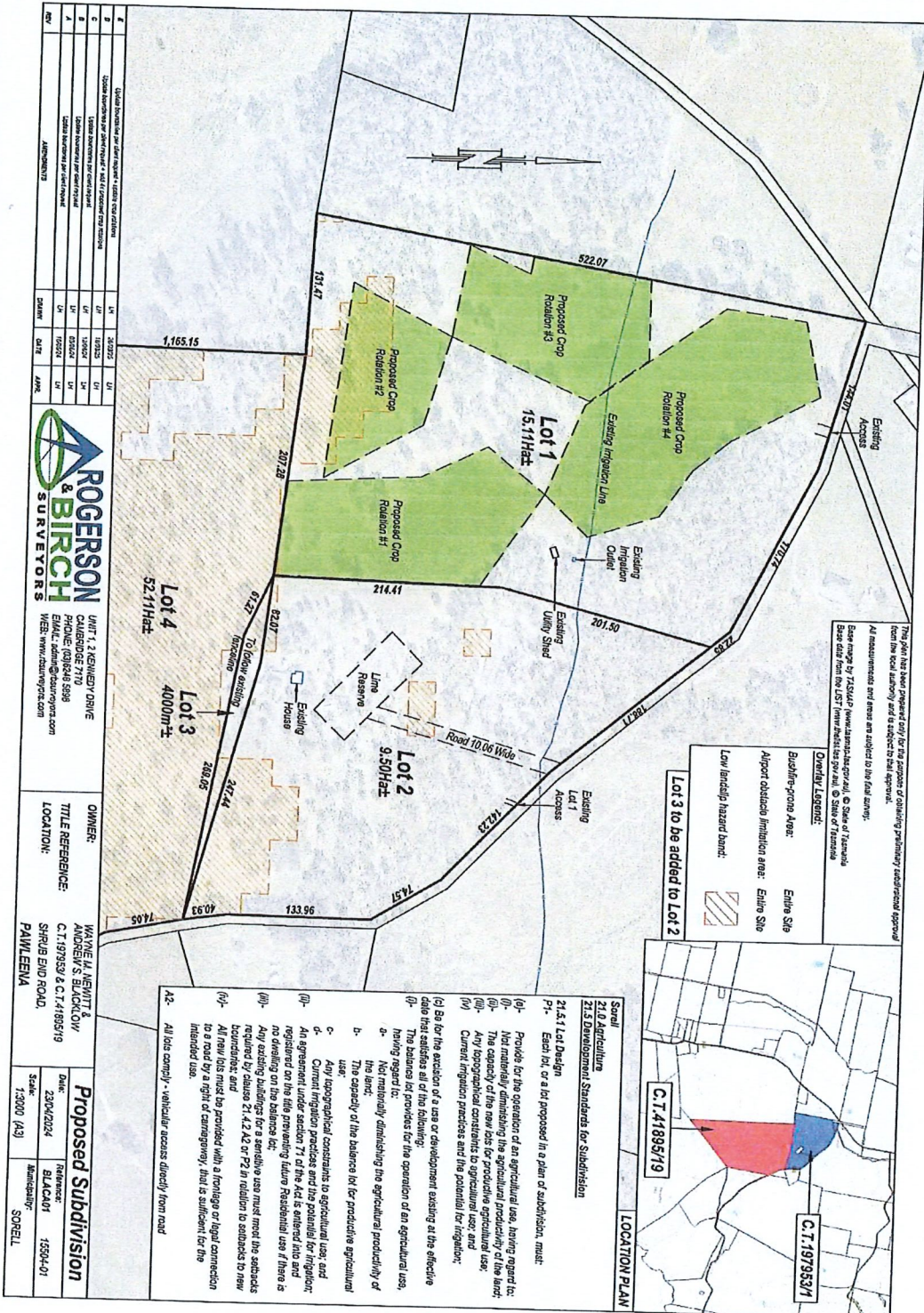
F W Walker HDA, GDE, FAIAST.  
Manager  
Complete Agricultural Consulting Services

Reference 1: Land Capability Handbook, Guidelines for Classes of Agricultural Land in Tasmania, second edition, DPIWE 1999.

Reference 2: Land Systems South, East and Midlands (region 6) DPIWE. A Resource Classification Survey, Dept. Agriculture, 1988.

Reference 3: DeRose R.C. and Todd D.J. (2000) Land Capability Survey of Tasmania Nugent Report. Department of Primary Industries Water and Environment, Tasmania, Australia.

## Appendix 1







**Photo 1**  
**Lot 1 Class 5 Land**



**Photo 2**  
**Lower Slopes with Crop. Irrigation Outlet in foreground**





Photo 3  
Shallow Mudstone Soils across upper sections of Wood Yard



Photo 4  
Upper slopes pasture on Lot 2







Photo 5  
Disused Small Lime Quarry



Photo 6  
Section of wood yard on Lot 2

## Appendix 3

### *Consultants Credentials Summary*

#### **Experience to Undertake the Agricultural Assessment**

Twenty years with the Department of Primary Industry Water and Environment (DPIWE) as an agricultural adviser working across the Tamar Valley, Flinders Island, Midlands, Derwent Valley and the Highlands/Lake country.

As an adviser continually undertaking farm capability assessments, land use and reviews with property owners.

Manager of DPIWE five Research Stations overseeing all R&D operations including commercial farming programs with a \$3M annual turnover.

Reviewed the management of DPIWE Land Care operations across Tasmania, noting impact of operations.

Farm Business Adviser, for Southern Tasmania with the DPIWE, in part providing land use business assessments

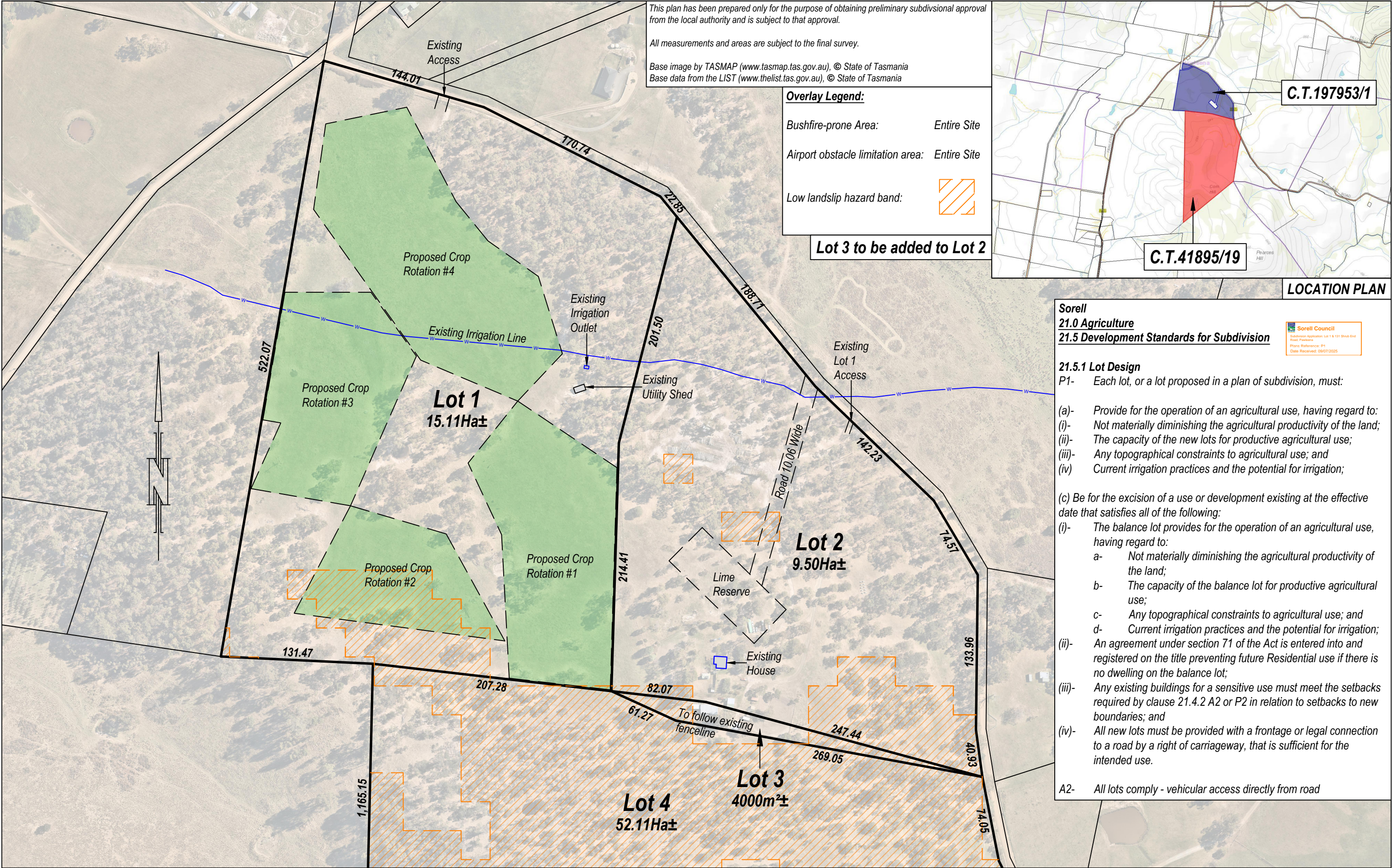
Twenty five years as Manager of Complete Agricultural Consulting Services, undertaking assessments, at times acting as an expert witness on land use matters.

In summary, a high level of expertise to assess agricultural matters relating to the Tasmanian Planning Scheme managed by Council Planners.

*F W Walker*

*July, 2025*





E	Update boundaries per client request + update crop rotations	LH	26/03/25	LH
D	Update boundaries per client request + add 4x proposed crop rotations	LH	18/03/25	LH
C	Update boundaries per client request	LH	12/08/24	LH
B	Update boundaries per client request	LH	03/06/24	LH
A	Update boundaries per client request	LH	16/05/24	LH
REV	AMENDMENTS	DRAWN	DATE	APPR.



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

**OWNER:** WAYNE M. NEWITT &  
ANDREW S. BLACKLOW  
**TITLE REFERENCE:** C.T.197953/ & C.T.41895/19  
**LOCATION:** SHRUB END ROAD,  
PAWLEENA

**Proposed Subdivision**

<b>Date:</b> 23/04/2024	<b>Reference:</b> BLACA01 15504-01
<b>Scale:</b> 1:3000 (A3)	<b>Municipality:</b> SORELL



BLACA01 /Slm  
August 4<sup>th</sup>, 2025

Sorell Council  
PO Box 126  
Sorell TAS 7172

Attn: Kate Guinane

Dear Kate,

**RE: PROPOSED SUBDIVISION – 131 AND LOT 1 SHRUB END ROAD SHRUB END ROAD,  
PAWLEENA.**


Further to your correspondence dated the 29<sup>th</sup> of July 2025, we advise the following.

We confirm that this application, submitted under Clause 21 and 5.1.P1(c). It is our understanding as part of this clause that our client will be required to enter into a Part V agreement under 71 of the Act, preventing future residential use on Lot 1.

Note that the client has an existing utility shed which can be used by our client for managing the farm activities on Lot 1.

Should you have any queries please don't hesitate to contact this office.

Yours faithfully,



*C. B. Rogerson*