

PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	PDA Surveyors Engineers & Planners - PA\26\0124
PROPERTY ADDRESS:	430 Oaks Road OAKS (CT: 178674/1)
DEVELOPMENT:	Subdivision (2 lots) - lot design.

The application can be inspected until **Monday, 1 December 2025**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to planning@mvc.tas.gov.au. Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 15 November 2025.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993



Meander Valley Council
Working Together

- Application form & details **MUST** be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

OFFICE USE ONLY

Property No:		Assessment No:		-		-	
DA\		PA\		PC\			

- Is your application the result of an illegal building work? ☐ Yes ☒ No
 - Have you already received a Planning Review for this proposal? ☐ Yes ☒ No
 - Is a new vehicle access or crossover required? ☐ Yes ☒ No
- Indicate by ✓ box

PROPERTY DETAILS:

Address:	430 Oaks Road	Certificate of Title:	178674
Suburb:	Oaks	7303	Lot No: 1
Land area:	281	m^2 / ha	
Present use of land/building:	Agricultural	(vacant, residential, rural, industrial, commercial or forestry)	

- Does the application involve Crown Land or Private access via a Crown Access Licence: ☐ Yes ☐ No
- Heritage Listed Property: ☐ Yes ☐ No

DETAILS OF USE OR DEVELOPMENT:

- Indicate by ✓ box
- | | | | |
|--|--|---|-------------------------------------|
| ☐ Building work | ☐ Change of use | ☒ Subdivision | ☐ Demolition |
| ☐ Forestry | ☐ Other | | |

Total cost of development (inclusive of GST): Includes total cost of building work, landscaping, road works and infrastructure

Description of work:

Use of building: (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area: m^2 New building height: m

Materials: External walls: Colour:
Roof cladding: Colour:

SEARCH OF TORRENS TITLE

VOLUME 178674	FOLIO 1
EDITION 2	DATE OF ISSUE 05-Aug-2020

SEARCH DATE : 31-Oct-2025

SEARCH TIME : 08.39 AM

DESCRIPTION OF LAND

Parish of SILLWOOD Land District of WESTMORLAND

Lot 1 on Plan [178674](#)

Being in part the land described in Conveyance No. 38/4827

Derivation : Part of Lot 49, 644 Acres Gtd. to William Page

Ashburner, Part of Lot 48, 639 Acres Gtd. to William Bryan,

Part of 640 Acres Gtd. to William Page Ashburner and Part of

491 Acres Gtd. to Joseph James.

Prior CTs [105743/1](#) and [178624/1](#)SCHEDULE 1

[M360237](#) & [M802530](#) TRANSFER to ROBERT MICHAEL DENT and JANE
MAREE DENT Registered 12-Jun-2020 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[17/4490](#) BURDENING EASEMENT Right to pass and repass
[appurtenant to the land in Conveyance No. [17/4490](#)]
over the Right of Way 10.06 wide on Plan [178674](#)

[SP178624](#) FENCING PROVISION in Schedule of Easements

[B654036](#) ADHESION ORDER under Section 477A of the Local
Government Act 1962 Registered 25-Jun-1993 at 12.04
PM

[B738897](#) PROCLAMATION under Section 9A and 52A of the Roads
and Jetties Act 1935 Registered 10-May-1995 at noon

[E207518](#) ADHESION ORDER under Section 110 of the Local
Government (Building and Miscellaneous Provisions)
Act 1993 Registered 12-Jun-2020 at noon

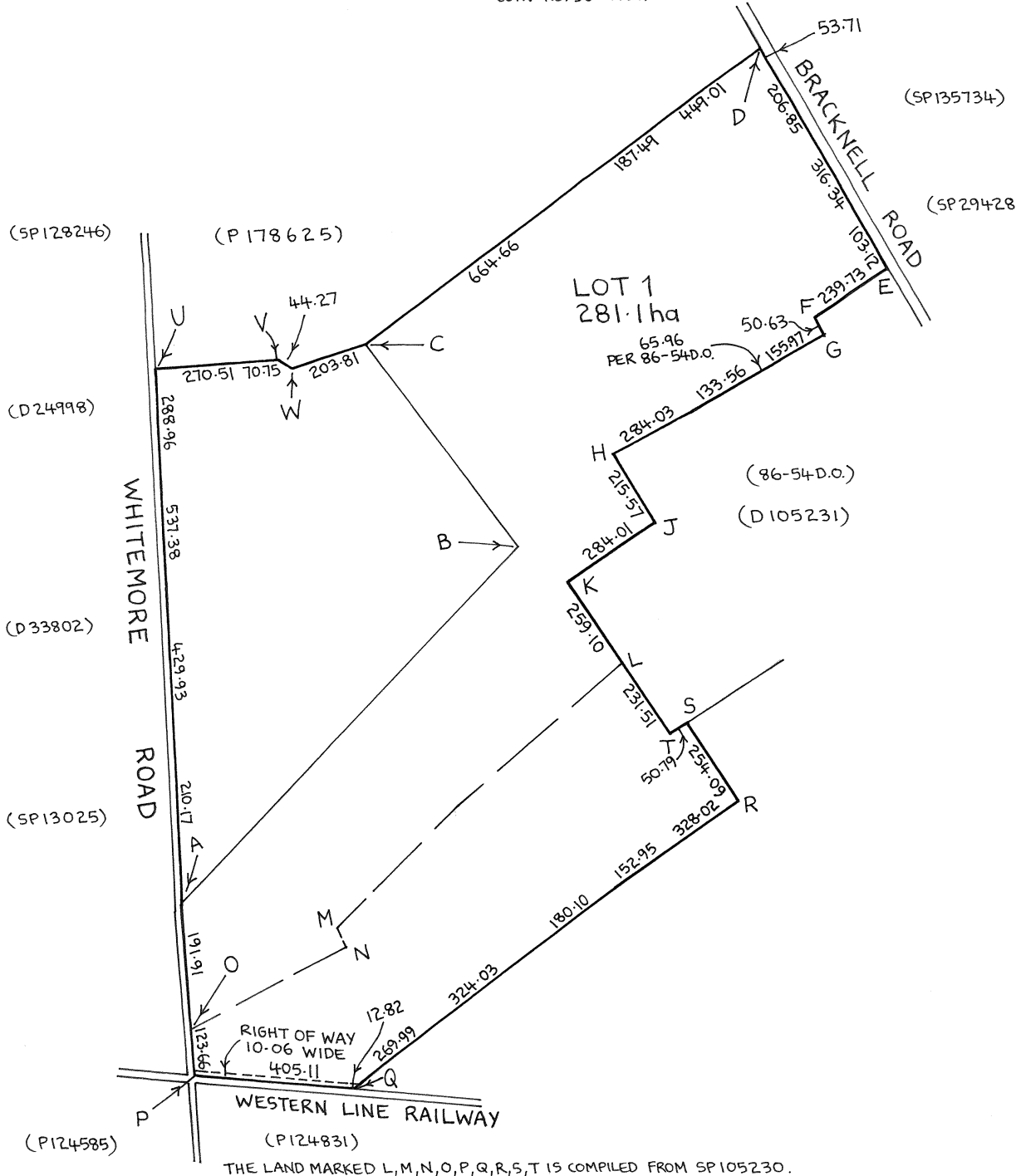
[M818706](#) MORTGAGE to Rabobank Australia Limited Registered
05-Aug-2020 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

E433016 MORTGAGE to Rabobank Australia Limited Lodged by DYE
& DURHAM (HOB) on 26-Sep-2025 BP: E433016

OWNER A.O. (E207518) FOLIO REFERENCE F.R. 178624-1 F.R. 105743-1 GRANTEE PART OF LOT 49 644 ACRES GTD TO WILLIAM PAGE ASHBURNER. PART OF LOT 48 639 ACRES GTD TO WILLIAM BRYAN. PART OF 640 ACRES GTD TO WILLIAM PAGE ASHBURNER. PART OF 491 ACRES LOC TO JOSEPH JAMES.	PLAN OF TITLE LOCATION WESTMORLAND - SILLWOOD CONVERTED BY PLAN No COMPILED BY L.T.O NOT TO SCALE LENGTHS IN METRES	REGISTERED NUMBER P178674 APPROVED 12 JUN 2020  Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. 121 (4839)	LAST UPI No	LAST PLAN No	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

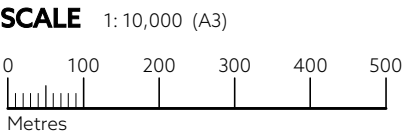
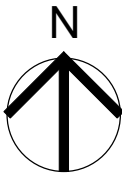
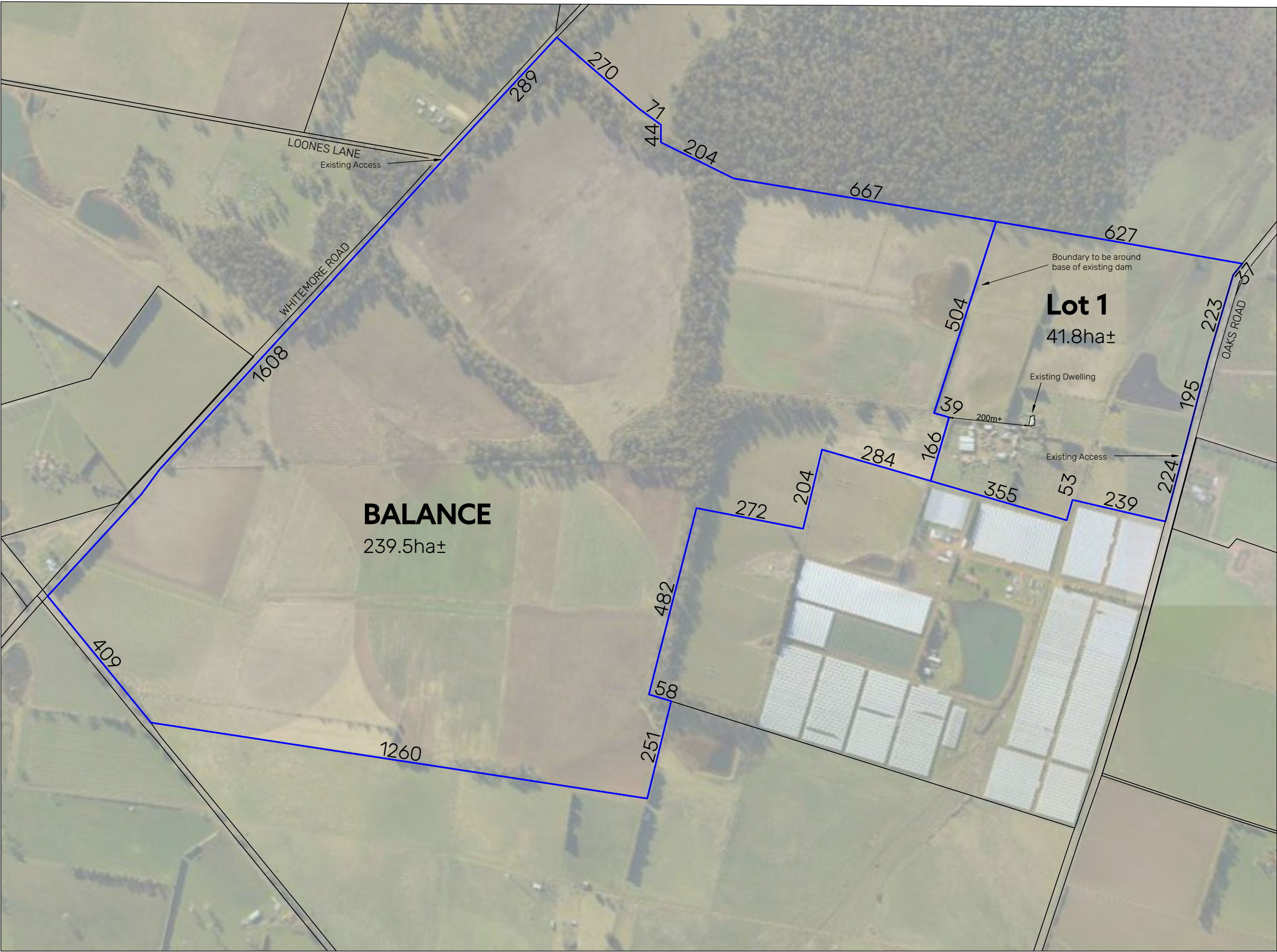
SKETCH BY WAY OF ILLUSTRATION ONLY AS RELATES TO THE LAND MARKED ~~BALANCE PLAN~~
"EXCEPTED LANDS" A, B, C, D, E, F, G, H, J, K, L, M, N, O, WHICH IS DERIVED FROM CONV. NO. 38-4827.



LOT 1
281.1 ha
65.96
PER 86-54D.O.

THE LAND MARKED L, M, N, O, P, Q, R, S, T IS COMPILED FROM SP 105230.
THE LAND MARKED U, V, W, X, Y, Z, A IS COMPILED FROM SP 178624.

A-142



LEGEND

— PROPOSED BOUNDARY

— SURROUNDING BOUNDARY

Owners ROBERT & JANE DENT			Title References FR 178674/1			PID 9917048	Council MEANDER VALLEY COUNCIL	Planning scheme Tasmanian Planning Scheme - Meander	Zone Agricultural	Zone Codes Bushfire Prone Areas & Natural Assets		Schedule of Easements (Existing easements to be retained unless noted otherwise.) As shown																																																																																																																																																																																																																																																																																																																																																																																																																																					
-	----		----	----	----	This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.				PLANNER: AB	REVIEWED: AB	CLIENT: Rob Dent PROJECT DESCRIPTION: 2 Lot Subdivision 430 Oaks Road, Oaks ADDRESS: DRAWING TITLE: PLAN OF SUBDIVISION	PDA SURVEYORS, ENGINEERS & PLANNERS 3/23 Brisbane Street, Launceston, Tasmania, 7250 PHONE: +61 03 6331 4099 FAX: +61 03 6334 3098 EMAIL: pda.ltn@pda.com.au www.pda.com.au Also at: Hobart, Burnie, Devonport & Kingston			SCALE		PAPER																																																																																																																																																																																																																																																																																																																																																																																																																															
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AGRICULTURAL ASSESSMENT & PLANNING COMPLIANCE REPORT

Ardent Seeds

'Meldon Park' – 430 Oaks Road, Oaks TAS
October 2025

 **MZ Advisory**

DOCUMENT VERSION: VERSION 1.0

Report author

Faruq Isu BSc (EnvSc), MAppSc (AgrSc)

Faruq has degrees in agricultural and environmental sciences and specializes in sustainable land use planning, development, and management. His expertise includes creating land use planning reports, conducting land capability and soil assessments, developing sustainable irrigation management plans, and engaging in agricultural research and outreach. His experience in various industry roles has equipped him to analyse complex issues and communicate effectively with diverse stakeholders. Passionate about the natural environment, climate change, and sustainable agriculture, Faruq has participated in numerous projects both in Australia and internationally.

Faruq is trained to carry out land capability and suitability assessments and has worked with numerous property owners, planners and surveyors to conduct various assessments across most municipalities in Tasmania.

Before starting MZ Advisory, he was employed by a national agribusiness, water and environmental consulting firm, where he regularly conducted these assessments including (but not limited to) acid sulphate soil assessments, farm water access plans and soil monitoring studies. Faruq is also a member of Soil Science Australia and is the treasurer of its Tasmanian branch.

Author's declaration

I confirm that I have conducted all the inquiries I believe are necessary, and to the best of my knowledge, no significant information that I consider relevant has been concealed.



Faruq Isu
MZ Advisory
October 2025

Cover photo by: Faruq Isu, taken at subject site on 6/09/2025.

This report has been prepared based on the scope of services specified in the agreement between MZ Advisory and the client(s) and/or their representative(s). The findings and conclusions, including any recommendations, are limited to the defined scope and users should not assume or extend reliance beyond this context.

This report remains the intellectual property of MZ Advisory and is intended solely for the Client(s) or their representative's use and MZ Advisory disclaims any responsibility for its use or interpretation by other parties.

 **MZ Advisory**

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0403 756 105

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Summary

This report has been prepared at the request of Ardent Seeds, to assess and address compliance to the Tasmanian Planning Scheme – Meander Valley, for their proposal to support a two-lot subdivision at ‘Meldon Park’ – 430 Oaks Road, Oaks TAS.

Key findings include:

- Land capability assessment identified four classes: 3ew, 4ew, 4se, and 4+5se, all suitable for pastoral use, with varying degrees of cropping potential.
- The site currently supports mixed farming (grazing and cropping), a seed processing business, and crop research trials. It is serviced by significant irrigation infrastructure and has a 390ML water entitlement.
- The proposed subdivision will not adversely affect the agricultural productivity or land use of either lot. Both lots retain sufficient area and infrastructure for continued agricultural use.

The proposal will neither constrain nor interfere with surrounding agricultural land use and is coherent with clause 21.1 and relevant sections of clauses 21.4 and 21.5 from the Tasmanian Planning Scheme – Meander Valley.

1 Scope

This report has been prepared for Ardent Seeds (the client) to support an application for a two-lot subdivision at 'Meldon Park' – 430 Oaks Road, Oaks TAS. The report presents an agricultural assessment of the property and examines the proposal's compliance with the Agriculture Zone of the Tasmanian Planning Scheme – Meander Valley.

1.1 Report overview

The report is broadly structured into two parts – the agricultural assessment and compliance reporting.

1.1.1 Agricultural assessment

The agricultural assessment consists of a desktop assessment and a site visit of the property. A desktop assessment is undertaken prior to visiting the subject location to review available information pertaining to geology, topography, presence of threatened native vegetation and other relevant information such as (but not limited to) site characteristics and climatic information.

During the site assessment the property's land capability is verified, which is a crucial aspect of conducting an agricultural assessment. Information gathered during desktop assessment is ground-truthed and the land use on subject site and adjoining land is reviewed. The proposed setbacks are also assessed in conjunction with topography, any available vegetation and other natural or physical buffers to identify any potential impacts of the proposed development on agricultural activities in the immediate area.

1.1.2 Compliance reporting

The compliance section of this report addresses the applicable clauses¹ of the Tasmanian Planning Scheme – Meander Valley, as it relates to the proposed development.

The Tasmanian Planning Scheme (TPS) sets out the requirements for use or development of land in accordance with the *Land Use Planning and Approvals Act 1993* (the Act).

¹ For the purposes of this report, applicable clauses relate to those that are relevant to the agricultural assessment only (or response to a clause or clauses requested by council) and may not necessarily include response to all clauses required for a particular development.

2 Site Characteristics

2.1 Property details

The site details are outlined in Table 1 and its relative location is shown in Figure 1.

Table 1. Subject property details

FEATURE	DETAILS
Address	'Meldon Park' – 430 Oaks Road, Oaks TAS
Property Id	9917048
Title Reference	178674/1
Total Land Area	Approx. 281.8ha
Planning Authority	Meander Valley Council
Planning Scheme	Tasmanian Planning Scheme - Meander Valley
Land Tenure	Private Freehold (Figure 2)
Zone	Agriculture (Figure 3)
Existing access and frontage	Frontage and access from Oaks Road (east) and Whitemore Road (west)
Existing development	Residential dwelling and other buildings associated with seed business
TasWater services	Not serviced for water, sewer and stormwater
Easements and Leases	Non recorded

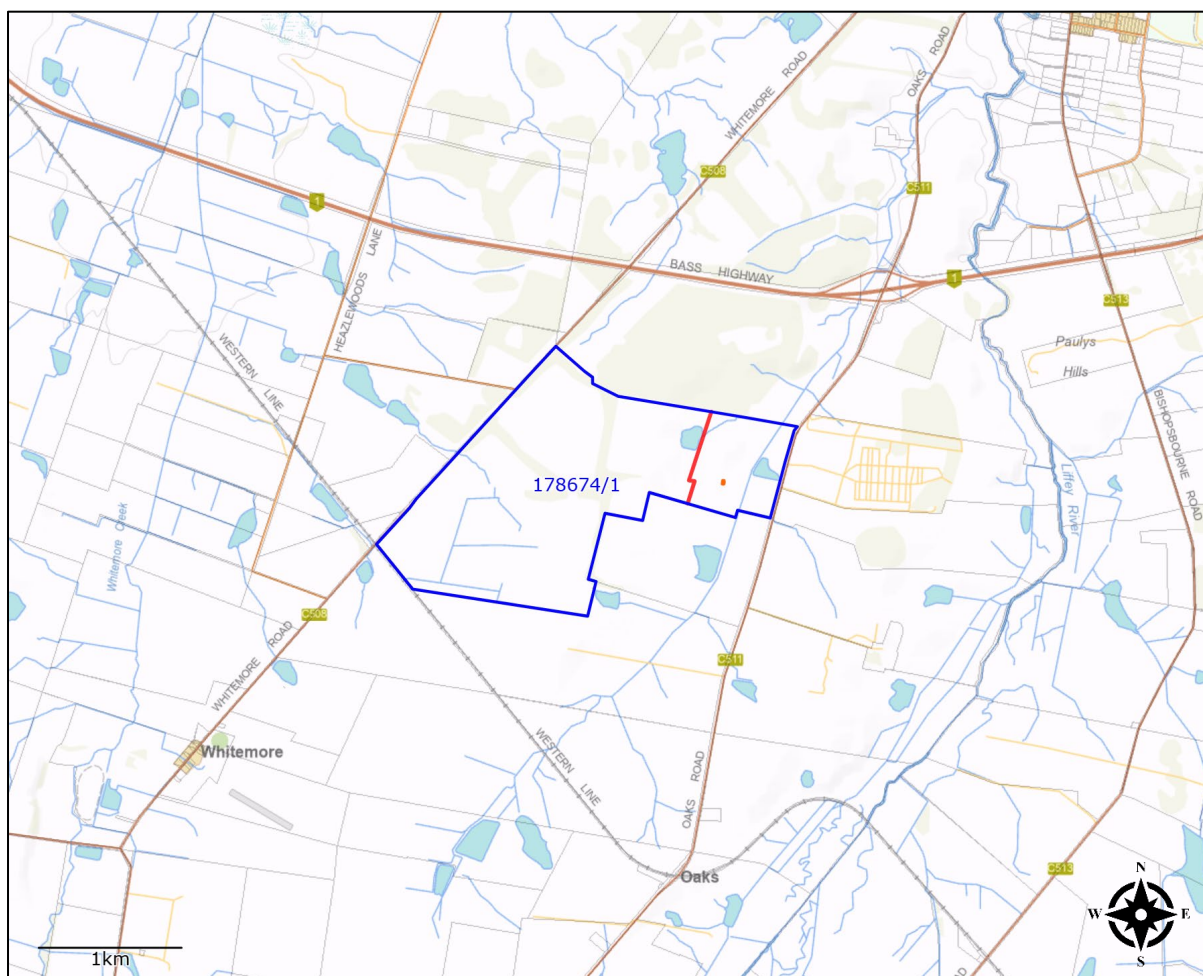


Figure 1. Location of the subject property. Property boundary outlined in blue (Source: LIST).

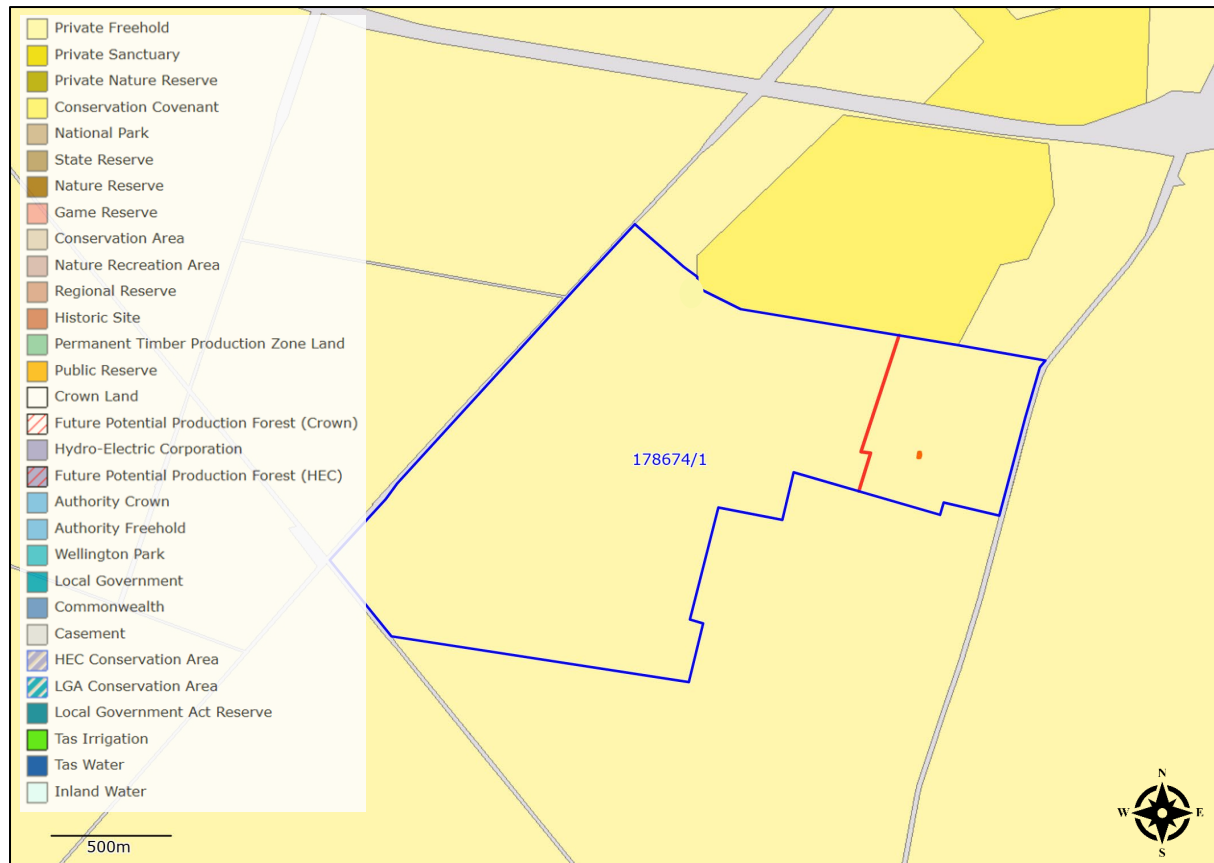


Figure 2. Land tenure of subject site (Source: LIST).



Figure 3. Zoning of subject site (Source: LIST).

2.2 Topography and vegetation

Relevant topographic characteristics and vegetation information is recorded in Table 2 and shown in Figure 4.

Table 2. Topographic characteristics of the subject site (Source: LIST and on-site visual assessment).

FEATURE	DETAILS
Topography	Undulating plains and drainages
Geology	Tertiary clays and gravels transitioning to Quaternary sediments in flats and depressions
Elevation	160 -180m above sea level.
Vegetation	Native (established) forest and woodland vegetation (west) and pasture (east).
Threatened native vegetation communities (TNVC 2020)	<i>Eucalyptus amygdalina</i> inland forest and woodland on cainozoic deposits recoded (Figure 4)
Waterways	No natural waterways present or recorded.

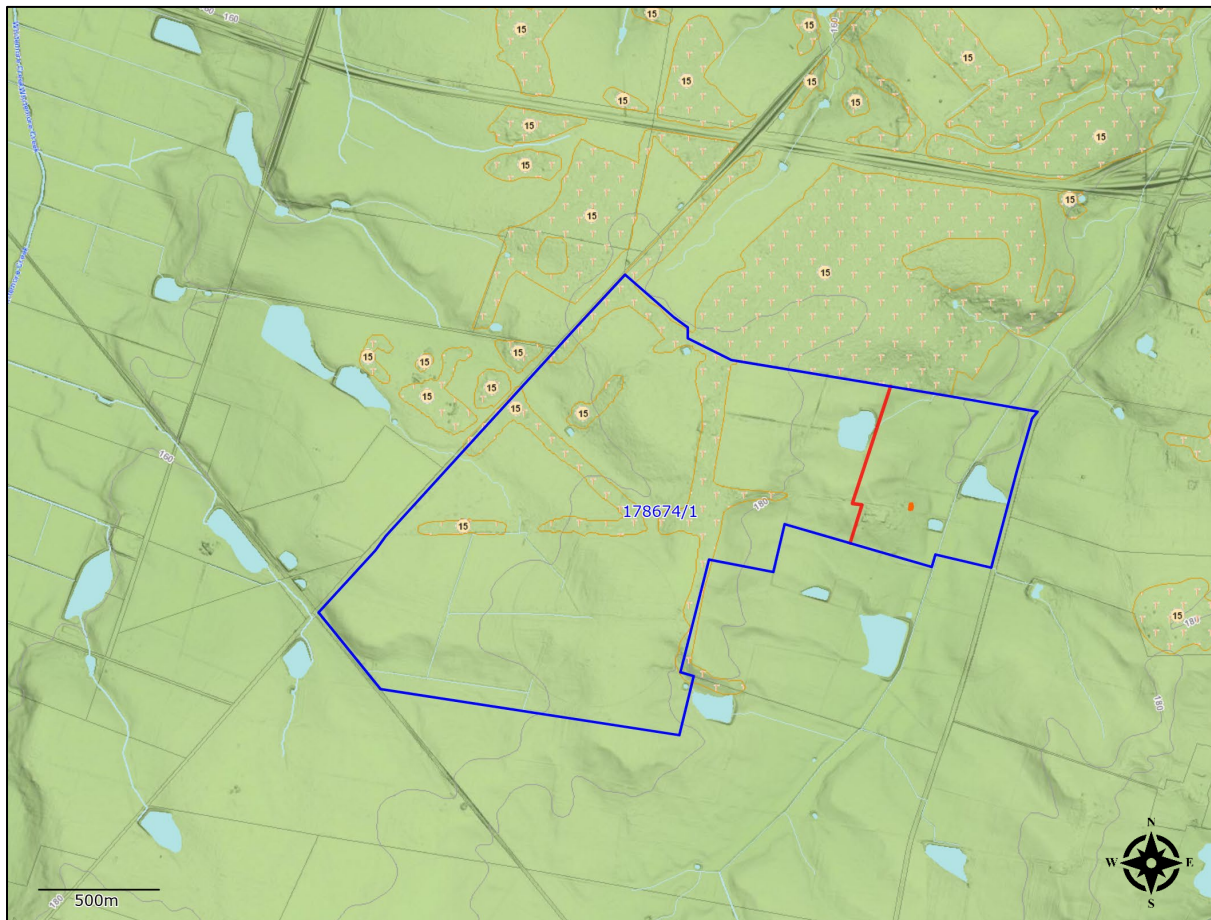


Figure 4. Topography of subject site. Orange thatched area indicate recorded *Eucalyptus amygdalina* inland forest and woodland (Source: LIST).

2.3 Climatic conditions

The climatic information for the subject property is shown in Table 3.

Table 3. Climatic data for the subject property (Sources: LIST)

FEATURE	DETAILS
Mean annual rainfall (mm)	~667
Mean annual number of frost days	Up to 55
Growing degree days (GDD) [Oct - Apr]	Up to 1054
Chill hours (0 – 7°C) [May - Aug]	Up to 1083

Based on information in Table 3, it can be assessed that it will impose minor climatic limitations on the property's land capability.

The prevailing wind direction for the area is from the North-northwest (Figure 5).

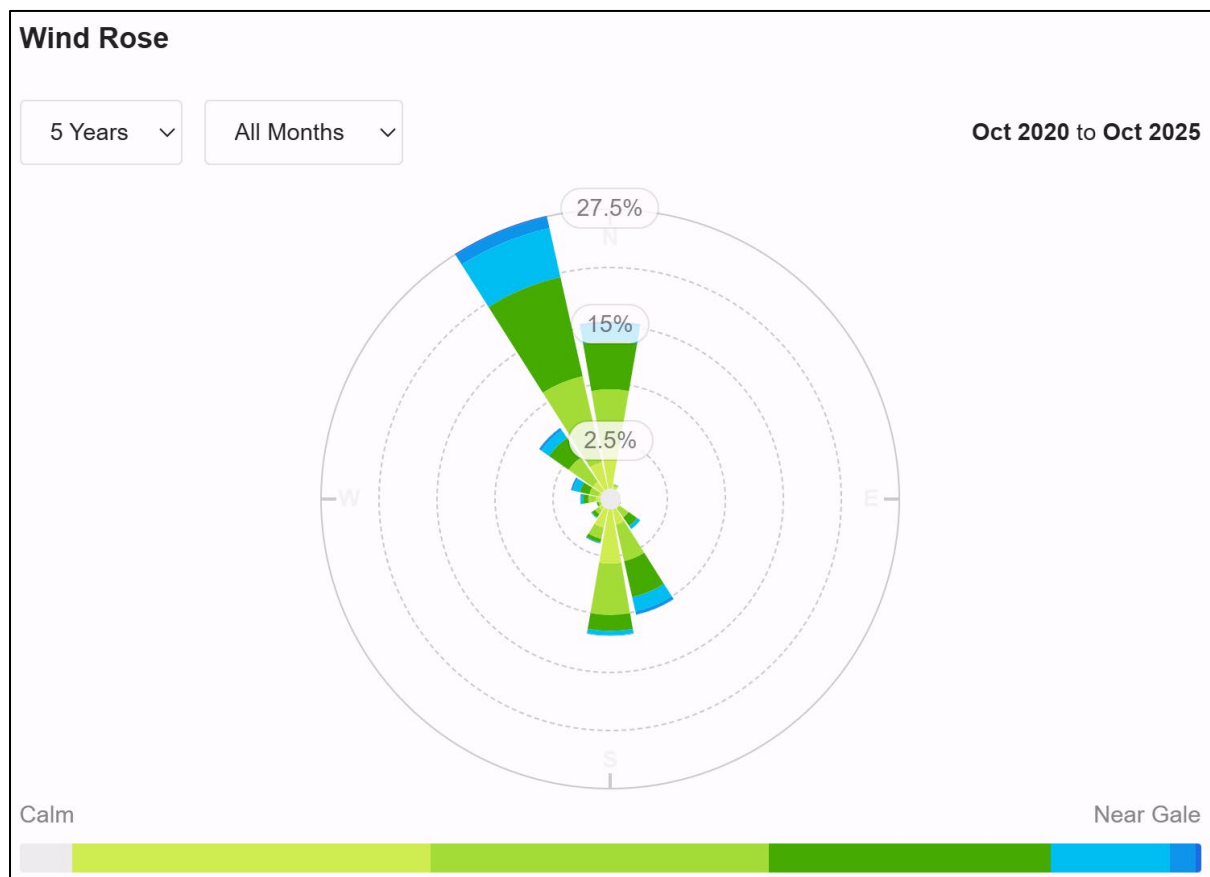


Figure 5. Prevailing wind direction for Oaks region as recorded at Launceston Airport station (Source: WillyWeather).

Existing dwelling and buildings are well sheltered by existing vegetation and prevailing wind direction will not hinder agricultural or other uses on the property.

3 Land capability assessment

The land capability for the property was assessed per the *Guidelines for the Classification of Agricultural Land in Tasmania* (Grose, 1999).

Land capability assessment considers the physical characteristics of the land, such as geology, soil types, and slope, along with other factors like climate, erosion risk, and land management practices. These elements help determine how the land can be utilised without compromising its long-term potential for sustainable agricultural production.

The land capability classification typically consists of three levels:

- The land capability **class**: which indicates the overall degree of limitations on use, represented by numbers 1 – 7, with 1 being prime agricultural land and 7 being land not suitable for agriculture (e.g. Class 4);
- The **subclass**: which specifies the type of the dominant limitation(s), represented by a lowercase alphabet (e.g. Class 4e); and
- The **unit**, which groups together similar types of land that require the same management practices, conservation treatments, and are suited to the same types of crops with comparable potential yield, represented by a number (e.g. Class 4e1).

The Department of Natural Resources and Environment Tasmania (NRE Tas) formerly, the Department of Primary Industries, Water and Environment (DPIPWE) have mapped most agricultural land in Tasmania at a scale of 1:100,000. This only classifies land at the class level. A scale of 1:50,000 is regarded as the minimum for subclass mapping, while 1:25,000 is the minimum required for mapping at the unit level.

For the purposes of this report, land capability was assessed at the subclass level, which is sufficient for planning purposes.

3.1 Assessed land capability

The site has been assessed to have **3ew, 4ew, 4se and 4+5se** land (Figure 6).

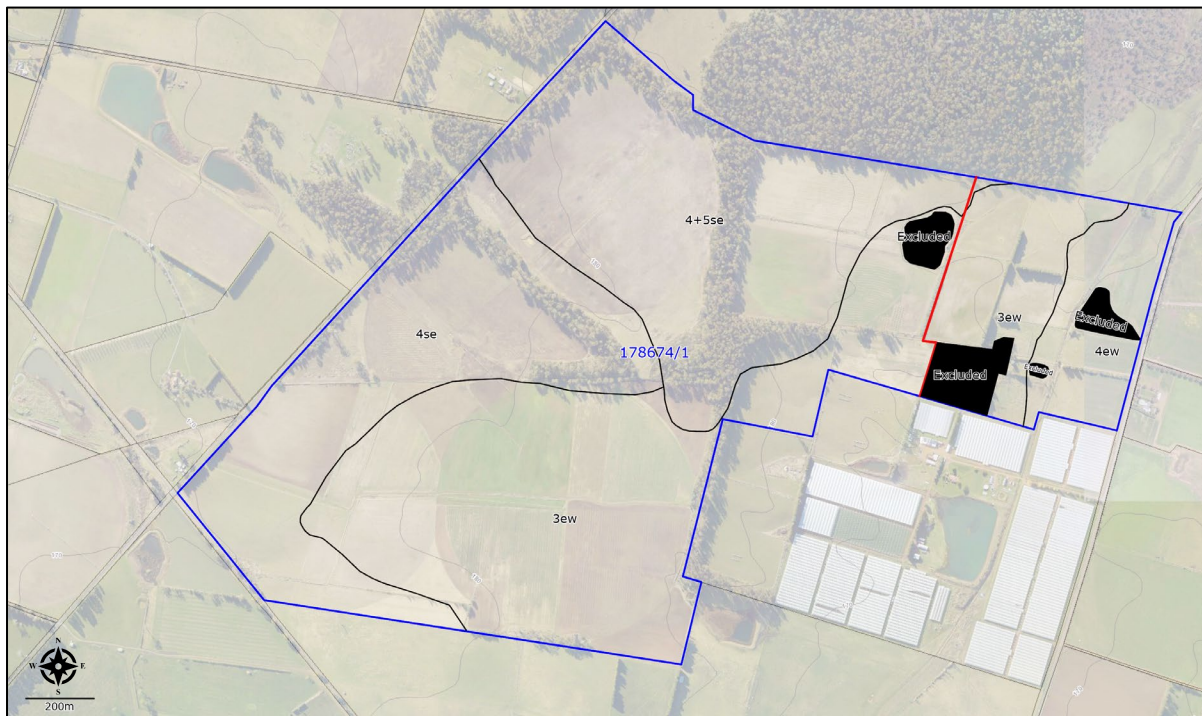


Figure 6. Assessed land capability of the property. Black area denotes areas excluded from capability assessment. Blue outline indicates property boundary, red line indicates proposed subdivision boundary (Map source: LIST).

Class 3 land is defined as:

“Land suitable for cropping and intensive grazing. Moderate levels of limitation restrict the choice of crops or reduce productivity in relation to Class 1 or Class 2 land. Soil conservation practices and sound management are needed to overcome the moderate limitations to cropping use.”

Class 4 land is defined as:

“Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimise degradation.”

Class 4+5 land is defined as:

“At least 60% Land well suited to grazing but which is limited to occasional cropping or a very restricted range of crops, up to 40% Land unsuited to cropping and with slight to moderate limitations to pastoral use.”

The subclass “e”, “s” and “w” refers to a dominant limitation of:

- *“e (erosion). Unspecified erosion limitation (both current and potential).”* – this includes risk of erosion caused by wind and water.
- *“s (soils). Unspecified soil limitations.”* – this includes limitations caused by amounts of coarse fragments, including gravel, pebbles and stones, which impact on machinery, damage crops or

limit growth. Coarse fragments may occur on the soil surface or throughout the profile, including rock or boulder outcrops.

- “w(wetness). *Unspecified wetness limitation.*” - this includes risk of waterlogging caused by surface accumulation of water either run-on from upslope areas or because the area lies in a topographic depression; or restricted or impeded permeability within the soil profile, leading to the development of anaerobic conditions.

The characteristics for land capability classes 3ew, 4ew, 4se and 4+5se on the property are given in Table 4, Table 5, Table 6 and Table 7 respectively.

Table 4. Summary of class 3ew land on subject site.

Class 3ew (approx. 110.9ha, excluding 6.1ha of built and dam area)	
Elevation and topography	160-180m above sea level. Undulating plains.
Slope range	~0 to 10%
Soil and geology	Kurosol (Woodstock SPC) and Dermosol (Cressy SPC) developed on Tertiary clays and gravels.
Soil qualities	Moderately well drained to Imperfectly drained and slowly to moderately permeable.
Erosion and waterlogging risk	Moderate risk of wind erosion. Low to moderate risk of rill and sheet erosion. Moderate to high risk of waterlogging in lower lying areas.
Agricultural suitability	Suitable for pastoral use with minimal limitations. Suitable for cropping.
Management precautions	Avoid scenarios that expose bare soil and ensure there is adequate ground cover. Minimise cultivation where possible. The risk of soil compaction from machinery and livestock significantly increases during waterlogged conditions, especially in winter – minimize traffic and decrease livestock numbers during wet conditions to prevent soil degradation through pugging and compaction.
Climatic limitations	Minor (see Table 3)

Table 5. Summary of class 4ew land on subject site

Class 4ew (approx. 16.6ha, excluding approx. 1.7ha of dam area)	
Elevation and topography	160-170m above sea level. Undulating plains and drainages.
Slope range	~0-5%
Soil and geology	Predominantly hydrosol (Kinburn Association) on developed on Tertiary clays and gravels transitioning to Quaternary sediments in flats and depressions
Soil qualities	Imperfectly drained and slowly permeable.
Erosion and waterlogging risk	Moderate risk of wind erosion. Moderate to high risk of sheet and rill erosion. High risk of waterlogging.
Agricultural suitability	Suitable for pastoral use with moderate limitations. Suitable for restricted cropping with longer rotations.
Management precautions	Avoid scenarios that expose bare soil and ensure there is adequate ground cover. Minimise cultivation where possible. The risk of soil compaction from machinery and livestock significantly increases during waterlogged conditions, especially in winter – minimize traffic and decrease livestock numbers during wet conditions to prevent soil degradation through pugging and compaction.
Climatic limitations	Minor (see Table 3)

Table 6. Summary of class 4se land on subject site.

Class 4se (approx. 68.1ha)	
Elevation and topography	160-180m above sea level. Undulating plains
Slope range	~5-12%
Soil and geology	Chromosol (Brickenden SPC), Kurosol (Woodstock SPC) and Dermosol (Cressy SPC) developed on Tertiary clays and gravels.
Soil qualities	Moderately well drained to Imperfectly drained and slowly to moderately permeable.
Erosion and waterlogging risk	Low to moderate risk of wind erosion. Moderate risk of sheet and rill erosion. Low risk of waterlogging.
Agricultural suitability	Suitable for pastoral use with moderate limitations. Suitable for restricted cropping with longer rotations.
Management precautions	Avoid scenarios that expose bare soil and ensure there is adequate ground cover. Minimise cultivation where possible. The risk of soil compaction from machinery and livestock significantly increases during waterlogged conditions, especially in winter – minimize traffic and decrease livestock numbers during wet conditions to prevent soil degradation through pugging and compaction.
Climatic limitations	Minor (see Table 3)

Table 7. Summary of class 4+5se land on subject site.

Class 4+5se (approx. 78.4ha)	
Elevation and topography	170-180m above sea level. Open and upper slopes with midslope and high ridges.
Slope range	~5 to 12%
Soil and geology	Kurosol (Woodstock SPC) developed on Tertiary clays and gravels..
Soil qualities	Moderately well drained and moderately permeable.
Erosion and waterlogging risk	Low to moderate risk of wind erosion. Moderate risk of sheet and rill erosion. Low risk of waterlogging.
Agricultural suitability	Suitable for pastoral use with moderate to high limitations. Suitable for restricted cropping with longer rotations on at least 60% area.
Management precautions	Avoid scenarios that expose bare soil and ensure there is adequate ground cover. Minimise cultivation where possible. The risk of soil compaction from machinery and livestock significantly increases during waterlogged conditions, especially in winter – minimize traffic and decrease livestock numbers during wet conditions to prevent soil degradation through pugging and compaction.
Climatic limitations	Minor (see Table 3)

4 Current and potential agricultural land use

4.1 Existing agricultural land use on subject property

The property currently operates a mixed farming enterprise –grazing (agistment) and cropping (predominantly grass seeds) - with a seed processing business and crop research trial plots located on the premises.

The property is located in Whitemore Irrigation District and has 390ML water entitlement from the scheme. There are two irrigation dams and one stock water dam located on the property. There are currently five pivot and two hard hose irrigators (with associated infrastructure) on the property.

4.1.1 Land use on adjoining properties

The existing land use on adjoining properties is summarised in Figure 8.

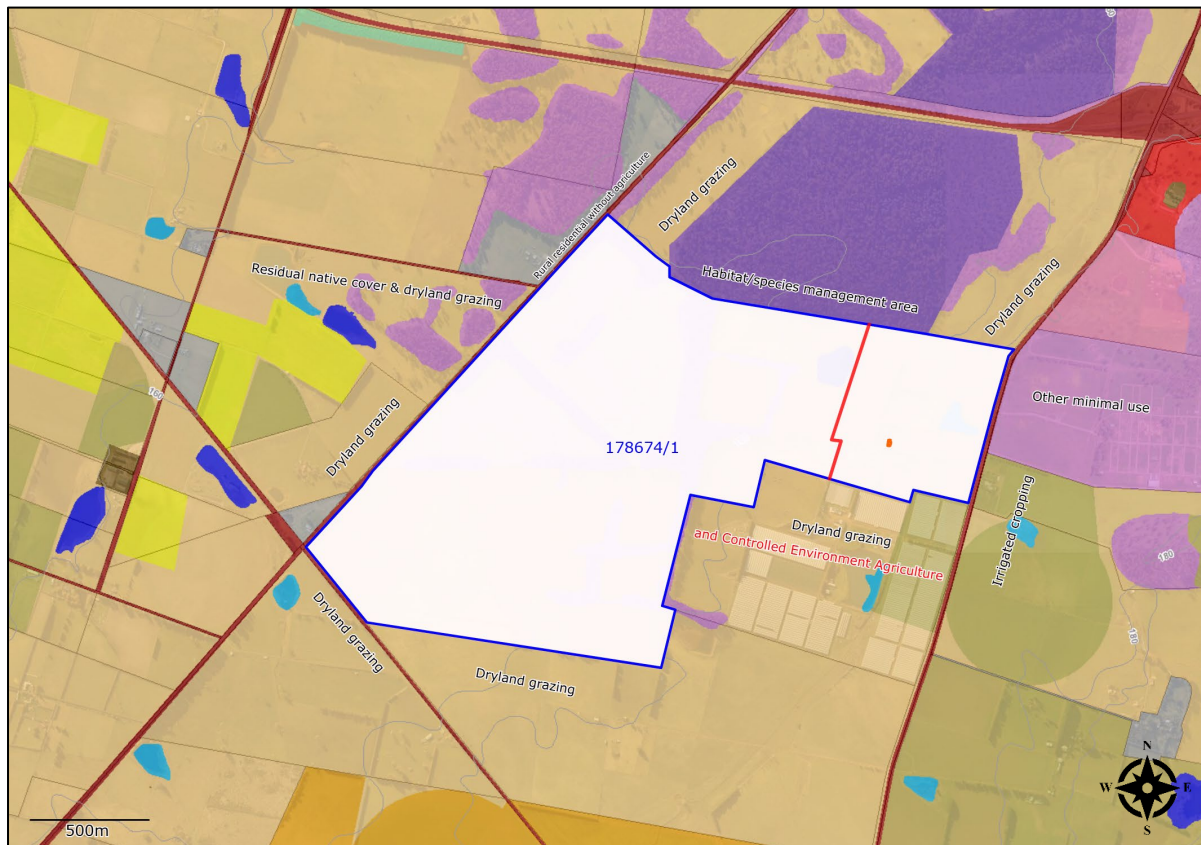


Figure 7. Land use surrounding subject property per “Land use 2021” layer of LIST maps. Text in red indicates observed or reported use (Source: LIST).

As sighted during site assessment of the subject property on 6 September 2025 (white block), the surrounding land uses identified in Figure 8 is considered reasonably accurate.

4.2 Agricultural land use potential of subject site

4.2.1 Pasture

All land classes at the property are suitable for pastoral use as outlined in Table 4, Table 5, Table 6 and Table 7.

Given the property characteristics and land capability (with the exception of built areas, farm laneways and dams/creeks) and assuming ideal growing conditions, no supplementary feeding and the entire farm is grazed; the property's potential carrying capacity is estimated to be 3094 DSE/year or 11 DSE/ha on average, across an approximate usable grazing area of 274ha.

Considering the DSE above, and assuming 1 DSE per dry sheep on average, the subject site can potentially support 3,094 dry sheep or any combination of livestock totalling 3094 DSE².

Assuming an average of \$45/DSE, the annual gross margin is estimated to be \$139,230 (or \$508/ha).

4.2.1.1 Pasture after subdivision

Proposed lot 1 will be able to retain grazing activities over an approximate 35.9ha of grazable area sustaining 429 DSE/year or 12 DSE/ha, thus, being able to sustainably graze approximately 429 sheep.

Proposed lot 2 will be able to retain grazing activities over an approximate 238.1ha of grazable area sustaining 2664 DSE/year or 11 DSE/ha, thus, being able to sustainably graze approximately 2,664 sheep.

Therefore, the proposed subdivision will have no adverse impact on the livestock enterprises at the property or the carrying capacity of the land.

4.2.2 Cropping

The class 3 on the property is suitable for cropping every 3-5 out of 10 years in rotation. The class 4 land and at least 60% area of class 4+5 land on the property may also be cropped for one to two years out of ten in rotation with pasture, with a restricted range of crops.

The gross margins of any cropping enterprise would depend on the area and type of crops sown, at any given time. Both lots retain sufficient cropping area with respective irrigation infrastructure – proposed lot 1 to retain one irrigation dam (43ML), the stock water dam and

² Note that the actual number of livestock the property can support may fluctuate significantly based on seasonal conditions and if irrigation and supplementary feeding is added.

two hard hose irrigators. Proposed lot 2 will retain the five pivots with the remaining irrigation dam (31.5ML) and scheme water entitlements.

Therefore, the proposal will have no impact on any current or future cropping and irrigation potential of the property in question, nor does it impede the productive capacity of the land.

4.2.3 Horticulture

While the site characteristics and soil type are conducive to certain horticultural crops, establishing a commercial horticultural operation on this property (both seasonal and perennial) would demand considerable capital investment in new infrastructure. Furthermore, it will require diverting resources (such as labour and irrigation) from existing operations, adversely impacting them.

Therefore, establishing a horticultural enterprise is considered unfeasible for this property.

5 Proposed development and potential impacts

5.1 Proposal – Subdivision

The proposal is for a two-lot subdivision as shown in Figure 9, (*also see Appendix A – Site plans by PDA surveyors, engineers and planners and Photo 5 to Photo 8*). There is no new development proposed that might adversely impact the productivity of the land.

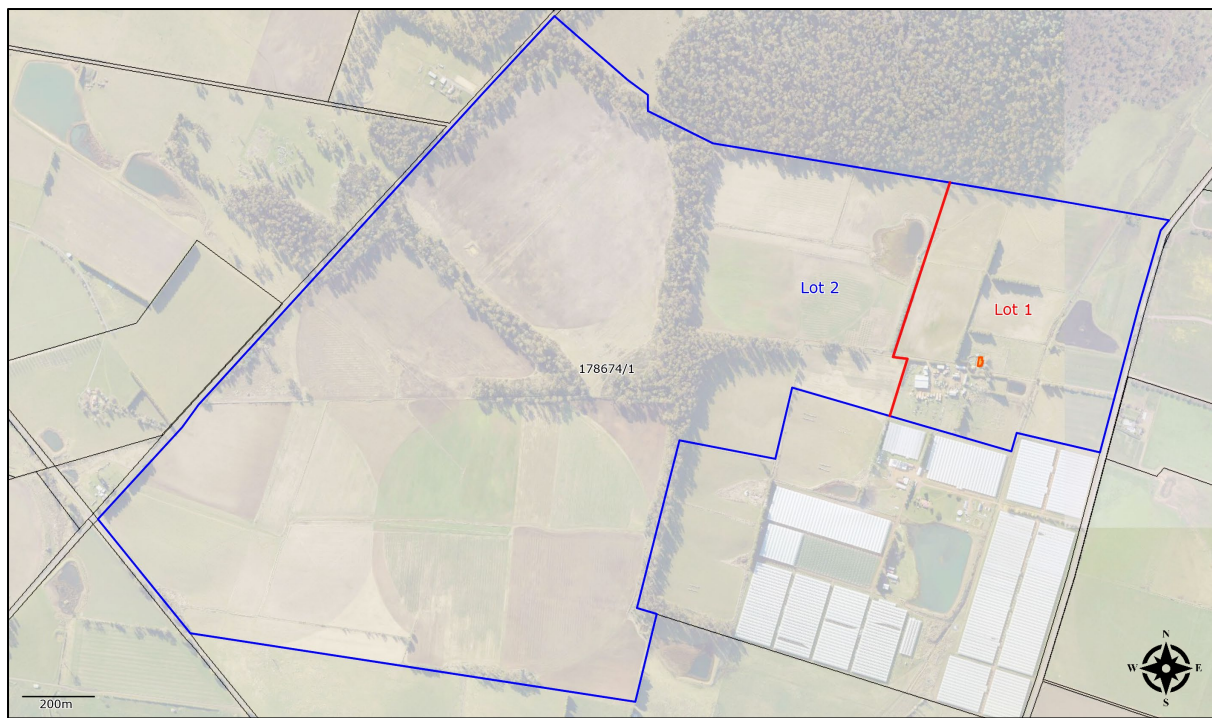


Figure 8. Proposed subdivision boundary in red. Orange fill indicates existing dwelling (Source: LIST)

The proposed subdivision will allow separation of the existing uses for retirement planning and ease of management. Proposed lot 1 will retain the existing residential dwelling, the buildings and infrastructure associated with the seed processing business and land area as outlined in Figure 9. Proposed lot 2 will be sold, down the line when management becomes difficult, with the remaining land and infrastructure. Both lots will retain agricultural land use.

The new boundary created by the subdivision is internal and land use interaction with surrounding land remains unchanged.

Thus, the proposal will have no adverse impact on existing land uses on the property itself, or on adjoining land.

5.1.1 Proposed setback distances

The proposed setback from the existing dwelling to the proposed subdivision boundary to the west is shown in Figure 10 (subject to final survey).

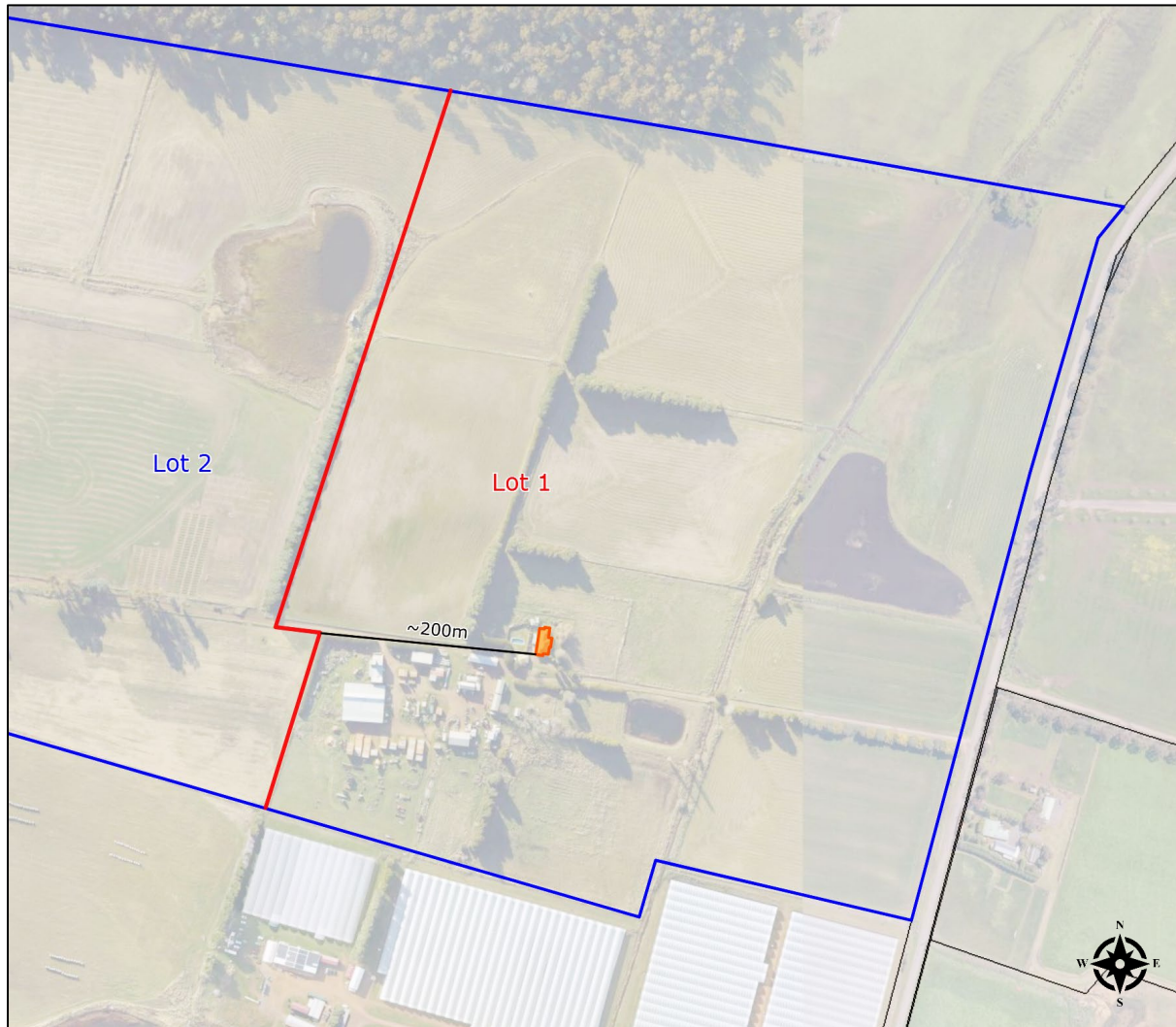


Figure 9. Setback distances of the existing dwelling (orange) from the proposed subdivision boundary (Source: LIST).

The existing dwelling is setback approximately 200m (subject to final survey) from the proposed new subdivision boundary (as shown in figure above and Appendix A) to the west. This setback is internal to the property and is **consistent with Acceptable Solutions A1 and A2 of clause 21.4.2 of the Tasmanian Planning Scheme**.

All other setback from title boundaries remains unchanged and the dwelling is also buffered by existing vegetation.

Thus, the planned setbacks, aided by vegetative buffers, will mitigate the risk of potential land use conflict between the proposed development and neighbouring land use.

5.2 Potential impacts of the proposal on adjoining agricultural activities and residences

Potential impacts are generally expected to surface as complaints from nearby residents. Risks related to criminal intent such as trespass, theft and property damage are considered low and possibly much as likely to arise from the general public. Mitigation measures generally include installation and maintenance of appropriate boundary fencing and signage. Farm biosecurity measures and adherence to bushfire management plans (which is considered general duty of care) generally mitigate other risks such as weed infestation and fire outbreaks. Properties with grazing livestock may be subject to dog menace but this can be mitigated with proper communication and respective council's dog management guidelines; however, given the proximity of neighbouring dwellings and the popularity of the area for public enjoyment, off leash dogs may pose some concern.

There is no new development taking place that might impact adjoining uses. The land use interaction remains unchanged due to the proposed subdivision. Thus, no adverse impact is anticipated to the neighbouring dwellings and vice versa.

5.3 Possible impacts on the proposal from adjoining agricultural activity

The proposal is for a subdivision with no change to the existing land uses.

Farming practices in the area generally include horticulture and low intensity grazing. Some key activities, with their identified risk(s) and rating (based on site assessment), along with potential mitigation strategy is summarised in Table 7 below.

Table 8. Potential risks associated with common agricultural activities.

Agricultural activity	Probable risk	Assessed risk rating	Potential mitigation
Machinery usage	Noise & dust	Medium	Dust and sound from undertaking general farming activities in agriculture zoned land is common and expected.
Animals (livestock / dogs)	Noise	Medium	As above.
	Smell	Low	Occasional smell (generally of manure or chemicals during spray events) is common and generally accepted in an agricultural zone.
	Damage	Low	Maintain appropriate fencing and check stock regularly.
Electric fencing	Shock	Low	Attach appropriate warning signs near entrances and at-risk locations.
Irrigation	Water over boundary	Low	Mitigated by setback and existing vegetation buffer.
Spraying events	Spray drift and dust	Medium	Mitigated by setback and vegetative buffer, if applied under recommended conditions outlined in product SDS. The use and application of agricultural sprays must abide by the <i>Tasmanian Code of practice for ground spraying 2014</i> .

6 Compliance to Tasmanian Planning Scheme – 21.0 Agriculture Zone

6.1 Compliance to clause 21.1 – Zone Purpose

21.1 Zone Purpose

The purpose of the Agriculture Zone is:

- 21.1.1 To provide for the use or development of land for agricultural use.
- 21.1.2 To protect land for the use or development of agricultural use by minimising:
 - (a) conflict with or interference from non-agricultural uses;
 - (b) non-agricultural use or development that precludes the return of the land to agricultural use; and
 - (c) use of land for non-agricultural use in irrigation districts.
- 21.1.3 To provide for use or development that supports the use of the land for agricultural use.

21.1.1

The proposal is for a two-lot subdivision for retirement planning. There is no new development taking place and will not impact any existing or potential agricultural uses on the property. Each lot retains agricultural use after subdivision; this is consistent with the current capability of the land.

21.1.2

- (a) The proposal will not conflict or interfere with agricultural land use on the property itself or surrounding land. The existing residence is consistent with setback requirements and aided by vegetation from the proposed subdivision boundary. Both lots retain agricultural land use with no loss of productive capacity.
- (b) There is no development taking place that precludes the land from agricultural use.
- (c) The property is located in Whitemore Tasmanian Irrigation District with 390ML water entitlement. Both lots will retain existing irrigation infrastructure as outlined in section [4.2.2](#). The proposed subdivision has no impact on the current or future irrigation activities or potential of the property.

21.1.3

There is no new development taking place. Agricultural land use is retained in both lots with no loss of productive capacity of the land. (see section [4](#)).

6.2 Compliance to clause 21.4 - Development standards for buildings and works

21.4.2 Setbacks

Objective:	That the siting of buildings minimises potential conflict with use on adjoining properties.	
Acceptable Solutions		Performance Criteria
A1 Buildings must have a setback from all boundaries of: (a) not less than 5m; or (b) if the setback of an existing building is within 5m, not less than the existing building.		P1 Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to: (a) the bulk and form of the building; (b) the nature of existing use on the adjoining properties; (c) separation from existing use on the adjoining properties; and (d) any buffers created by natural or other features.
A2 Buildings for a sensitive use must have a setback from all boundaries of: (a) not less than 200m; or (b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.		P2 Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to: (a) the size, shape and topography of the site; (b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; (c) the location of existing buildings on the site; (d) the existing and potential use of adjoining properties; (e) any proposed attenuation measures; and (f) any buffers created by natural or other features.

21.4.2

A1 - The acceptable solution is achieved; 5m setbacks to all boundaries are met.

A2 - The acceptable solution is achieved; existing dwelling will be setback 200m from new proposed boundary.

6.3 Compliance to clause 21.5 - Development standards for subdivision

21.5 Development Standards for Subdivision

21.5.1 Lot design

Objective:	To provide for subdivision that: (a) relates to public use, irrigation infrastructure or Utilities; and (b) protects the long term productive capacity of agricultural land.	
Acceptable Solutions		Performance Criteria
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; or (c) be for the consolidation of a lot with another lot provided both lots are within the same zone.		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;
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 Each lot, or a lot proposed in a plan of subdivision, is capable of being 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.

21.5.1

A1 - The proposal is not compliant with A1, hence P1 is addressed.

P1 –

- (a) The property maintains agricultural land use on both lots. Proposed lot 1 retains existing dwelling, seed processing business and associated buildings and existing irrigation infrastructure with sufficient land area. Proposed lot 2 retains the balance of the land and remaining irrigation infrastructure (see section [4](#) and [5](#)).
- (i) The subdivision does not involve any new building or development that will materially diminish the agricultural productivity of the land. The subdivision will allow for separation of the existing dwelling and seed business for retirement planning and ease of management. The subdivision is proposed according to the current use and existing productive capability of the land.
 - (ii) The productive capacity of each lot is not hampered by the proposed subdivision. There is no new development taking place and proposed boundary follows existing fence lines and retains existing uses.
 - (iii) No significant topographical constraints.
 - (iv) The property is located in Whitemore Tasmanian Irrigation District Both lots will retain existing irrigation infrastructure as outlined in section [4.2.2](#). The proposed subdivision has no impact the current or future irrigation activities or potential of the property.

A2 – Proposed lot 1 has existing access from Oaks Road and proposed lot 2 has existing access from Whitemore Road.

7 Conclusion

The property, comprising approximately 281.8 hectares within the Agriculture Zone, currently supports a mixed farming enterprise including grazing, cropping (primarily grass seeds), and a seed processing business. It is well-served by irrigation infrastructure and holds a 390ML water entitlement from the Whitemore Irrigation District. Land capability assessments identified a mix of Class 3ew, 4ew, 4se, and 4+5se land, all suitable for pastoral use and varying levels of cropping, confirming the site's continued agricultural viability.

The proposed subdivision is intended to support retirement planning and ease management in the future, with no immediate change to existing land use or new development. Lot 1 will retain the dwelling and seed business infrastructure and some irrigation infrastructure, while Lot 2 will include the remaining agricultural land and irrigation assets. Both lots will continue to support productive agricultural activities. The internal boundary does not interfere with surrounding land uses, and existing vegetative buffers and setbacks are adequate to mitigate potential land use conflicts.

All things considered, the proposed subdivision preserves the agricultural integrity of the land and does not introduce adverse impacts to the property or its surroundings. It reflects a sustainable and practical approach to land use planning, ensuring ongoing agricultural productivity while accommodating the evolving needs of the landowners.

8 References

- Cotching, B. (2009) Soil Health for Farming in Tasmania.
- Grose, CJ. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania.
- Isbell, RF. (2021) Australian Soil Classification (third edition), CSIRO Publishing, Melbourne.
- National Committee on Soil and Terrain (Australia) (2009) Australian soil and land survey field handbook (third edition). CSIRO Publishing, Melbourne.
- State Policy on the Protection of Agricultural Land 2009.
- Tasmanian Planning Scheme – Meander Valley.

Appendix B – Photos from site assessment

All photos were taken by Faruq Isu on 6/9/2025 during site assessment at 430 Oaks Road, using drone and mobile phone camera, with permission from owners. Any and all markups in photos are indicative only and subject to survey.



Photo 1. Dermosol (Cressy SPC) soil type at the property.



Photo 2. Hydrosol (Kinburn Association) soil type at the property.



Photo 3. Kurosol (Woodstock SPC) soil type at the property.



Photo 4. Chromosol (Brickenden SPC) soil type at the property.



Photo 5. South-westerly view overlooking part of the title boundary (blue outline), showing proposed subdivision boundary (red line) and existing access from Oaks Road (orange arrow).



Photo 6. North-westerly view overlooking part of the title boundary (blue outline), showing proposed subdivision boundary (red line) and existing access from Oaks Road (orange arrow).



Photo 7. Easterly view from proposed lot 2, showing part of the title boundary (blue outline) and proposed subdivision boundary (red line). Black thatched area is adjoining land, not part of the subject property.



Photo 8. Aerial view looking straight east from proposed lot 2, showing part of the title boundary (blue outline) and proposed subdivision boundary (red line). Orange arrow indicates existing access for proposed lot 1 from Oaks Road.

Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan

430 Oaks Road, Oaks



Prepared for (Client)

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Assessed & Prepared by

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Version 1

27 October 2025

Job No: RGA-B2995

Executive Summary

The proposed development at 430 Oaks Road, Oaks, is subject to bushfire threat. A bushfire attack under extreme fire weather conditions is likely to subject buildings at this site to considerable radiant heat, ember attack along with wind and smoke.

The site requires bushfire protection measures to protect the buildings and people that may be on site during a bushfire.

These measures include provision of hazard management areas in close proximity to the buildings, implementation of safe egress routes, establishment of a water supply and construction of buildings as described in AS 3959-2018 Construction of Buildings in Bushfire Prone Areas.

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Schedule 1 – Bushfire Report

1.0 Introduction

The Bushfire Attack Level (BAL) Report and Bushfire Hazard Management Plan (BHMP) has been prepared for submission with a Planning Permit Application under the *Land Use Planning and Approvals Act 1993; Bushfire-Prone Areas Code* and/or a Building Permit Application under the *Building Act 2016 & Regulations 2016*.

The Bushfire Attack Level (BAL) is established taking into account the type and density of vegetation within 100 metres of the proposed building site and the slope of the land; using the simplified method in AS 3959-2018 Construction of Buildings in Bushfire Prone Areas; and includes:

- The type and density of vegetation on the site,
- Relationship of that vegetation to the slope and topography of the land,
- Orientation and predominant fire risk,
- Other features attributing to bushfire risk.

On completion of assessment, a Bushfire Attack Level (BAL) is established which has a direct reference to the construction methods and techniques to be undertaken on the buildings and for the preparation of a Bushfire Hazard Management Plan (BHMP).

1.1 Scope

This report was commissioned to identify the Bushfire Attack Level for the existing property. ALL comment, advice and fire suppression measures are in relation to compliance with *Bushfire-Prone Areas Code* of the Tasmanian Planning Scheme – Meander Valley, the National Construction Code and Australian Standards, *AS 3959-2018, Construction of buildings in bushfire-prone areas*.

1.2 Limitations

The inspection has been undertaken and report provided on the understanding that:-

1. The report only deals with the potential bushfire risk, all other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.

No action or reliance is to be placed on this report; other than for which it was commissioned.

1.3 Proposal

The proposal is for the development of a subdivision for 2 lots.

2.0 Site Description for Proposal (Bushfire Context)

2.1 Locality Plan

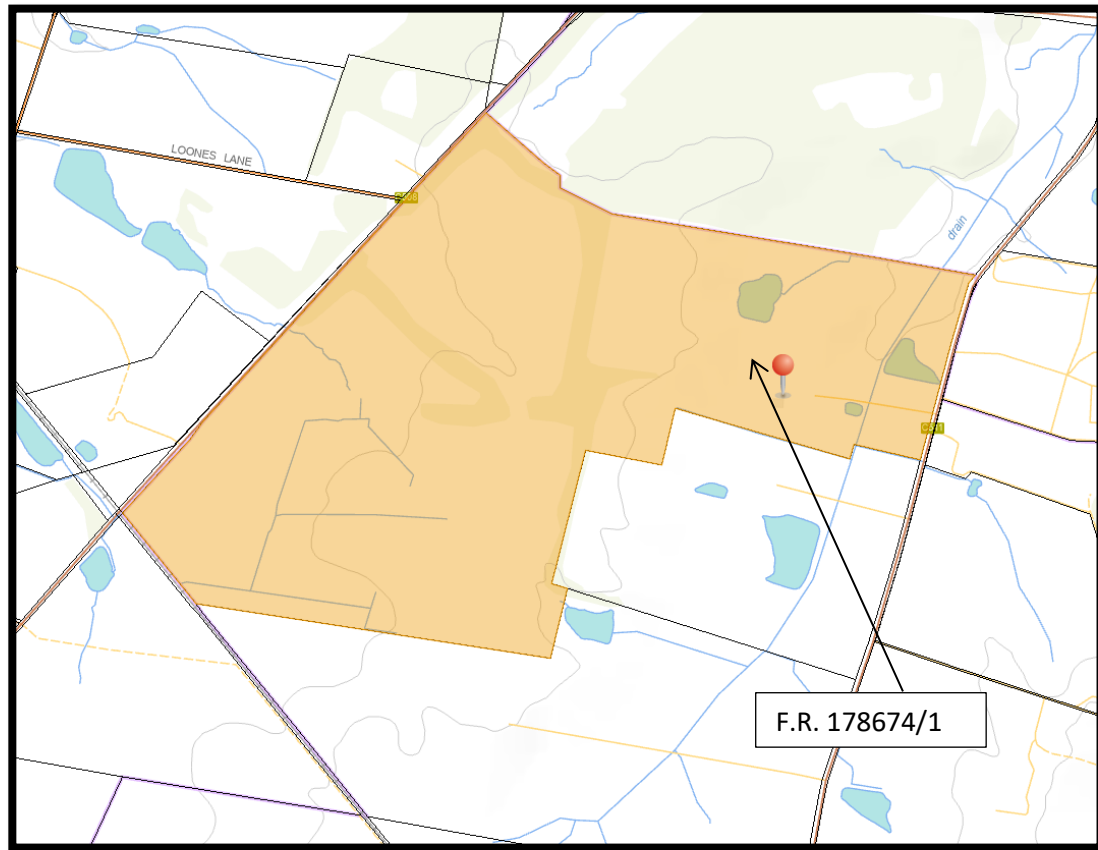


Figure 1: Location Plan of 430 Oaks Road, Oaks

2.2 Site Details

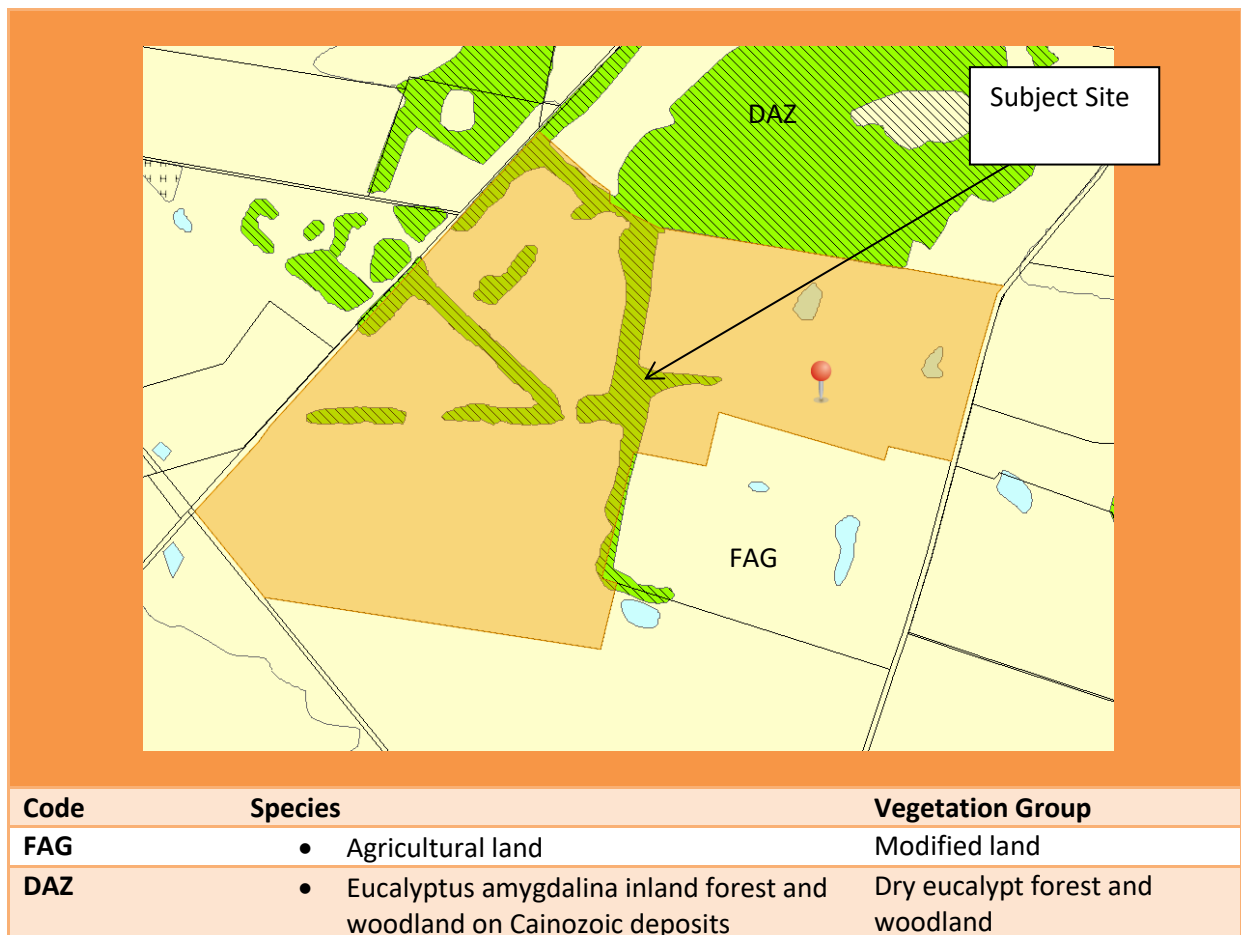
Property Address	'Meldon Park', 430 Oaks Road, Oaks
Certificate of Title	Volume 178674 Folio 1
Owner	Robert Michael Dent and Jane Maree Dent
Existing Use	Dwelling/ Rural
Type of Proposed Work	Subdivision – 2 lots
Water Supply	On-site for fire fighting
Road Access	Oaks Road (Lot 1), Whitmore Road (Balance)

3.0 Bushfire Site Assessment

3.1 Vegetation Analysis

3.1.1 TasVeg Classification

Reference to Tasmanian Vegetation Monitoring & Mapping Program (TASVEG) indicates the land in and around the property is generally comprising of varying vegetation types including:



3.1.2 Site & Vegetation Photos



Existing access from Oaks Road – Lot 1



Existing larger dam – Lot 1



Looking access – Lot 1



Existing smaller unused dam – Lot 1



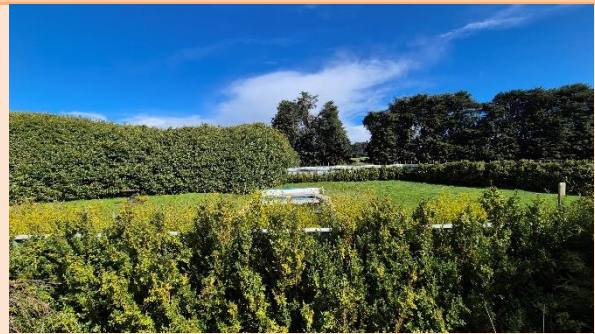
Looking north of existing dwelling – Lot 1



Looking east of existing dwelling – Lot 1



Looking south of existing dwelling – Lot 1



Looking west of existing dwelling – Lot 1



Existing swimming pool – Lot 1



Existing access from Whitemore Road - Balance



Looking northwest – Balance



Looking northeast – Balance



Looking southeast – Balance



Looking southwest – Balance

3.2 BAL Assessment – Subdivision

The Acceptable Solution in Clause 13.6.1, C13.0 Bushfire-Prone Areas Code requires all lots within the proposed subdivision to demonstrate that each lot can achieve a Hazard Management Area between the bushfire vegetation and each building on the lot with distances equal to or greater than those specified in Table 2.6 of AS3959-2018 Construction of Buildings in Bushfire Prone Areas for **BAL 12.5 (Balance)**.

Balance

Vegetation classification AS3959	North ☐ North-East ☒	South ☐ South-West ☒	East ☐ South-East ☒	West ☐ North-West ☒
Group A	☐ Forest	☐ Forest	☐ Forest	☐ Forest
Group B	☐ Woodland	☐ Woodland	☐ Woodland	☐ Woodland
Group C	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land
Group D	☐ Scrub	☐ Scrub	☐ Scrub	☐ Scrub
Group E	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga
Group F	☐ Rainforest	☐ Rainforest	☐ Rainforest	☐ Rainforest
Group G	☒ Grassland	☒ Grassland	☒ Grassland	☒ Grassland
	☐ Managed Land	☐ Managed Land	☐ Managed Land	☒ Managed Land
Effective slope (degrees)	☒ Up/0°	☐ Up/0°	☒ Up/0°	☐ Up/0°
	☐ >0-5°	☒ >0-5°	☐ >0-5°	☒ >0-5°
	☐ >5-10°	☐ >5-10°	☐ >5-10°	☐ >5-10°
	☐ >10-15°	☐ >10-15°	☐ >10-15°	☐ >10-15°
	☐ >15-20°	☐ >15-20°	☐ >15-20°	☐ >15-20°
Likely direction of bushfire attack	☐	☐	☐	☒
Prevailing winds	☐	☐	☐	☒
Distance to classified vegetation	0m to grassland	0m to grassland	0m to grassland	0m to grassland
REQUIRED Distance to classified vegetation for BAL 12.5	14-<50m	16-<50m	14-<50m	16-<50m

Lot 1 – Risk Assessment

The subject land is within a Bushfire Prone Area, mapped within the Tasmanian Planning Scheme – Meander Valley.

The proposed subdivision is considered to have an insufficient increase in risk to the development from bushfire to warrant any specific bushfire measures at the subdivision stage for Lot 1. According to TasVeg 4.0, vegetation is predominantly grassland, with tree windbreaks around a number of paddocks within the Balance and Forest classified vegetation within the neighbouring property to the north, located minimum 450m from the existing dwelling on Lot 1. The area surrounding the existing dwelling on Lot 1 managed. The predominant wind direction is north-westerly.

Lot 1 will remain of a considerable size (41.8ha), and the existing dwelling on Lot 1 will be sufficient distance from land in separate ownership as a result of this proposal (min. 200+ metres to a new boundary). The title boundaries are sufficient and adequate, given the vegetation classification, predominant wind direction and should Lot 1 be developed further into the future, it is not likely the proposal will affect any future BAL level for building purposes. Any future development of Lot 1 will require a separate assessment at the time of building application. It is noted that the separation of the new boundaries from the existing dwelling are sufficient and adequate, given the residential use and curtilage of existing dwelling being in a managed/low threat state surrounding the existing dwelling in all directions with grassland surrounding the managed area for a significant distance in all directions. Lot 1 because of the proposed subdivision is considered that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision.

Road Access - Balance

Access will remain unchanged. There is an insufficient increase in risk from bushfire as a result of the subdivision to warrant specific measures for public access for the purposes of fire fighting. It is noted that any future development on Lot 1 may require access upgrades/construction, however the existing access is approximately 4.0m in width at time of site inspection.

Water Supply - Balance

Water supply will remain unchanged. There is an insufficient increase in risk from bushfire as a result of the subdivision to warrant provision of a water supply for fire fighting purposes. It is noted that any future development is likely to require dedicated onsite water supply for fire fighting purposes, although it is noted that a previous assessment for a dwelling extension allocated the swimming pool as static water supply for fire fighting purposes. Lot 1 will also retain two dams, a smaller unused dam is located quite close to vehicular access. The present use of Lot 1 will remain.

3.3 Outbuildings

Not applicable – existing.

3.4 Road Access

Roads are to be constructed to provide vehicle access to the site to assist firefighting and emergency personnel to defend the building or evacuate occupants; and provide access at all times to the water supply for firefighting purposes on the building site.

Private access roads are to be maintained from the entrance to the property cross over with the public road through to the buildings on the site.

Balance - (existing/new)	Private access driveways are to be <u>constructed / maintained</u> from the entrance of the property cross over at the public road through to any future habitable building and on-site dedicated firefighting water supply. Private access roads are to be maintained to a standard not less than specified in Table C13.2B (C13.2C if greater than 200m).
Lot 1	Insufficient increase in risk.

Table C13.2B: Standards for Property Access

The following design and construction requirements apply to property access length is 30 metres or greater or access for a fire appliance to a fire fighting point:

- (a) All weather construction;
- (b) Load capacity of at least 20 tonnes, including for bridges and culverts;
- (c) Minimum carriageway width of 4 metres;
- (d) Minimum vertical clearance of 4 metres;
- (e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- (f) Cross falls of less than 3 degrees (1:20 or 5%);
- (g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- (h) Curves with a minimum inner radius of 10 metres;
- (i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
- (j) Terminate with a turning area for fire appliances provided by one of the following:
 - i) A turning circle with a minimum outer radius of 10 metres;
 - ii) A property access encircling the building; or
 - iii) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.

Table C13.2C: Standards for Property Access

The following design and construction requirements apply to property access length is 200 metres or greater or access for a fire appliance to a fire fighting point:

- (a) All weather construction;
- (b) Load capacity of at least 20 tonnes, including for bridges and culverts;
- (c) Minimum carriageway width of 4 metres;
- (d) Minimum vertical clearance of 4 metres;
- (e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- (f) Cross falls of less than 3 degrees (1:20 or 5%);
- (g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- (h) Curves with a minimum inner radius of 10 metres;
- (i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
- (j) Terminate with a turning area for fire appliances provided by one of the following:
 - i) A turning circle with a minimum outer radius of 10 metres;
 - ii) A property access encircling the building; or
 - iii) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.
- (k) Passing bays of 2m additional carriageway width and 20m length provided every 200m.

3.5 Water Supply

A building that is constructed in a designated bushfire prone area must provide access at all times to a sufficient supply of water for firefighting purposes on the building site.

The exterior elements of a habitable building in a designated Bushfire prone area must be within reach of a 120m long hose (reticulated) or 90m long hose (static) (lay) connected to –

- (i) A fire hydrant system designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03-2011-3.1 MRWA Edition 2.0; or
- (ii) A stored water supply in a water tank, swimming pool, dam or lake available for fire fighting at all times which has the capacity of at least 10,000L for each separate building area to be protected.

Balance – Static Water Supply (new)	On-site water supply is required for any new habitable building. A water tank of at least 10,000 litres per building area to be protected and above ground pipes and fittings used for a stored water supply must be of non-rusting, non-combustible, non-heat-deforming materials and must be situated more than 6m from a building area to be protected.
--	--

Lot 1

Insufficient increase in risk.

Table C13.5: Static Water Supply for Fire Fighting

Column 1		Column 2
Element		Requirement
A.	Distance between building area to be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Static Water Supplies	A static water supply: (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2018 the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: (i) Metal; (ii) Non-combustible material; or (iii) Fibre-cement a minimum 6mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a fire fighting water point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm; (e) Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and

		securing chain (minimum 220mm length); (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 from 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 comply with: (a) water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or (b) <i>Water Supply Signage Guideline</i> , version 1.0, Tasmanian Fire Service, February 2017.
E.	Hardstand	A hardstand area for fire appliances must be provided: (1) 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); (2) No closer than 6m from the building area to be protected; (3) a minimum width of 3m constructed to the same standard as the carriageway; and (4) Connected to the property access by a carriageway equivalent to the standard of the property access.

4.0 Bushfire-Prone Areas Code Assessment Criteria

Assessment has been completed below to demonstrate the BAL and BHMP have been developed in compliance with the Acceptable Solutions and/or the Performance Criteria as specified in the Bushfire-Prone Areas Code.

C13.4 – Exemptions – Not applicable.

C13.6 Development Standards for Subdivision

C13.6.1 Provision of hazard management areas

		Comments
☒ A1	(a) & (b)	Insufficient increase in risk – Lot 1. Specified distances for Hazard Management Areas for BAL 12.5 (Balance),

as specified on the plan are in accordance with AS3959. The proposal complies.		
☐	P1	
C13.6.2 Public and fire fighting access		
Comments		
☐	A1	(a) Insufficient increase in risk – Lot 1.
☒	A1	(b) The private driveway to Balance will be constructed/maintained in accordance with Table C13.2B/ C13.2C at the time of future habitable building. Access is required to on-site dedicated firefighting water supply.
☐	P1	
☒	A2	Not applicable.
☐	P2	No PC
C13.6.3 Provision of water supply for fire fighting purposes		
Comments		
☐	A1	(a) Not applicable (b) Not applicable.
☐	P1	No PC
☒	A2	(a) Insufficient increase in risk – Lot 1. (b) Any new habitable building on Balance, at building application stage consideration with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.
☐	A2	(c) Not applicable.
☐	P2	No PC

5.0 Layout Options

Not relevant to this proposal.

6.0 Other Planning Provisions

Not relevant to this proposal.

7.0 Conclusions and Recommendations

Mitigation from bushfire is dependent on the careful management of the site by maintaining reduced fuel loads within the hazard management areas and within the site generally and to provide sources of water supply dedicated for firefighting purposes and the construction and maintenance of a safe egress route.

The site has been assessed as demonstrating a building area that have the dimensions equal to or greater than the separation distance required for BAL 12.5 (Balance) in Table 2.6 of AS 3959 – 2018 Construction of Buildings in Bushfire Prone Areas.

Access

The private driveway to Balance will be constructed in accordance with Table C13.2B/ C13.2C (dependent on length) at the time of any future habitable building.

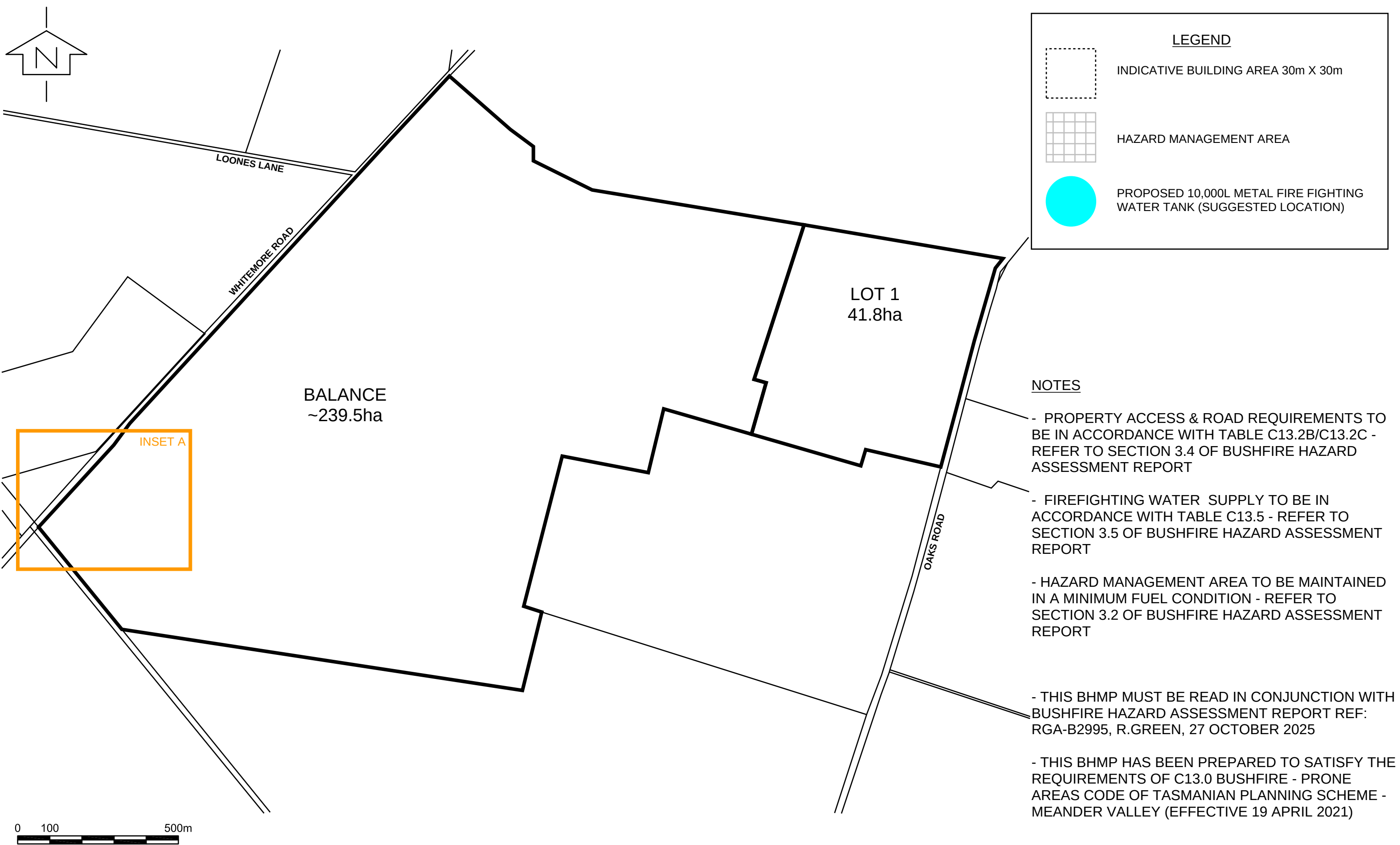
Water Supplies

Any new habitable building on Balance at building application stage consideration with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.

Fuel Managed Areas

Hazard Management Areas as detailed within the plan shall be constructed and maintained as detailed in Schedule 2. Balance, Hazard Management Area to be established and maintained prior to the construction of any habitable building on the lot and managed into perpetuity.

Schedule 2 – Bushfire Hazard Management Plan

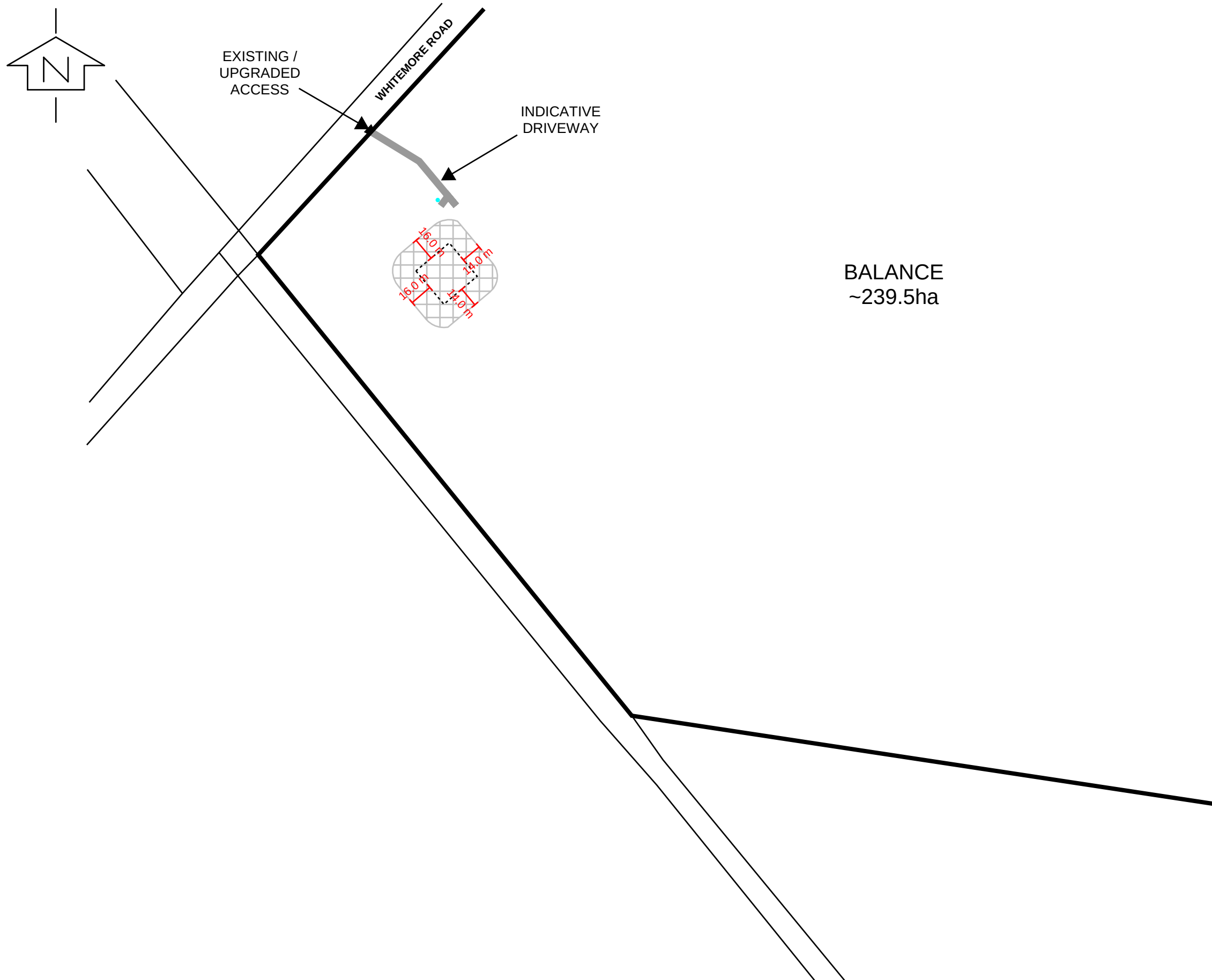


BUSHFIRE HAZARD MANAGEMENT PLAN
BUSHFIRE ATTACK LEVEL (BAL) - 12.5 (BALANCE)
PROPOSED SUBDIVISION (1 LOT AND BALANCE)

430 OAKS ROAD, OAKS
VOLUME 178674 FOLIO 1
PROPERTY ID 9917048

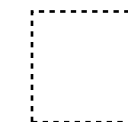
DATE: 27 OCTOBER 2025
VERSION: 1
DRAWN: REBECCA GREEN
PHONE: 0409 284 422
EMAIL: ADMIN@RGASSOCIATES.COM.AU
BFP - 116, SCOPE - 1, 2, 3A, 3B, 3C





BALANCE
~239.5ha

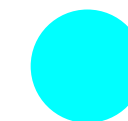
LEGEND



INDICATIVE BUILDING AREA 30m X 30m



HAZARD MANAGEMENT AREA



PROPOSED 10,000L METAL FIRE FIGHTING
WATER TANK (SUGGESTED LOCATION)

NOTES

- PROPERTY ACCESS & ROAD REQUIREMENTS TO BE IN ACCORDANCE WITH TABLE C13.2B/C13.2C - REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT

- FIREFIGHTING WATER SUPPLY TO BE IN ACCORDANCE WITH TABLE C13.5 - REFER TO SECTION 3.5 OF BUSHFIRE HAZARD ASSESSMENT REPORT

- HAZARD MANAGEMENT AREA TO BE MAINTAINED IN A MINIMUM FUEL CONDITION - REFER TO SECTION 3.2 OF BUSHFIRE HAZARD ASSESSMENT REPORT

- THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B2995, R.GREEN, 27 OCTOBER 2025

- THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF C13.0 BUSHFIRE - PRONE AREAS CODE OF TASMANIAN PLANNING SCHEME - MEANDER VALLEY (EFFECTIVE 19 APRIL 2021)

0 20 100m

BUSHFIRE HAZARD MANAGEMENT PLAN
BUSHFIRE ATTACK LEVEL (BAL) - 12.5 (BALANCE)
PROPOSED SUBDIVISION (1 LOT AND BALANCE)
INSET A

430 OAKS ROAD, OAKS
VOLUME 178674 FOLIO 1
PROPERTY ID 9917048

DATE: 27 OCTOBER 2025
VERSION: 1
DRAWN: REBECCA GREEN
PHONE: 0409 284 422
EMAIL: ADMIN@RGASSOCIATES.COM.AU
BFP - 116, SCOPE - 1, 2, 3A, 3B, 3C

Rebecca Green

**Rebecca Green
& Associates**

Form 55

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Robert Dent Owner /Agent
ardentseeds@bigpond.com Address
Suburb/postcode

Form **55**

Qualified person details:

Qualified person: Rebecca Green
Address: PO Box 2108 Phone No: 0409 284 422
Launceston 7250 Fax No:
Licence No: BFP-116 Email address: admin@rgassociates.com.au

Qualifications and Insurance details:

Accredited to report on bushfire hazards under Part IVA of the Fire Services Act 1979

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise:

Analysis of hazards in bushfire prone areas

(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 430 Oaks Road Lot No: 1
OAKS 7303 Certificate of title No: 178674
The assessable item related to this certificate: Proposed Subdivision (1 Lot and Balance)
(description of the assessable item being certified)
Assessable item includes –
- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: Bushfire Hazard (description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work:



or

a building, temporary structure or plumbing installation:



In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan (Rebecca Green & Associates, 27 October 2025, Version 1, Job No. RGA-B2995)
Relevant	N/A
References:	<i>Tasmanian Planning Scheme – Meander Valley, Bushfire-Prone Areas Code</i> <i>Australian Standard 3959-2018</i>

Substance of Certificate: (what it is that is being certified)

1. Assessment of the site Bushfire Attack Level (to Australian Standard 3959-2018)
2. Bushfire Hazard Management Plan showing BAL-12.5 (Balance) solutions.

Scope and/or Limitations

Scope

This report and certification was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with *Tasmanian Planning Scheme – Meander Valley, Bushfire-Prone Areas Code C13.0*, the *Building Act 2016 & Regulations 2016*, *National Construction Code* and *Australian Standard 3959-2018, Construction of buildings in bushfire-prone areas*.

Limitations

The assessment has been undertaken and report provided on the understanding that:-

1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this certificate.
2. The report only identifies the size, volume and status of vegetation at the time the inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.
4. No assurance is given or inferred for the health, safety or amenity of the general public, individuals or occupants in the event of a Bushfire.
5. No warranty is offered or inferred for any buildings constructed on the property in the event of a Bushfire.

No action or reliance is to be placed on this certificate or report; other than for which it was commissioned.

I certify the matters described in this certificate.

	Signed:	Certificate No:	Date:
Qualified person:		RG-224/2025	27 October 2025

Attachment 1 – Certificate of Compliance to the Bushfire-prone Area Code

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

430 Oaks Road, Oaks TAS 7303

Certificate of Title / PID:

F.R. 178674/1, PID9917048

2. Proposed Use or Development

Description of proposed Use and Development:

Proposed Subdivision (1 Lot and Balance)

Applicable Planning Scheme:

Tasmanian Planning Scheme – Meander Valley

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan of Subdivision Job No: 54896 Drawing Number: 01	PDA Surveyors, Engineers & Planners	31/07/2025	00
Bushfire Hazard Assessment Report	Rebecca Green	27 October 2025	1
Bushfire Hazard Management Plan	Rebecca Green	27 October 2025	1

¹ This document is the approved form of certification for this purpose and must not be altered from its original form.

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

☐	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
☐	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

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

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

☒	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
☐	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☒	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk – Lot 1
☒	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as ‘balance’) <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by</i>

		<i>Rebecca Green & Associates, 27 October 2025 demonstrating BAL 12.5 for Balance.</i>
☐	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

☒	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
☐	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☒	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk – Lot 1
☒	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management 27 October 2025 – Balance.</i>

☒	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
☐	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
☒	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk – Lot 1
☒	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 27 October 2025 – Balance.</i>
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name: Rebecca Green

Phone No: 0409 284 422

Postal Address: PO Box 2108
Launceston, Tas 7250

Email Address: admin@rgassociates.com.au

Accreditation No: BFP – 116

Scope: 1, 2, 3A, 3B, 3C

6. Certification

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

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

Date: 27 October 2025

Certificate
Number: RGA-068/2025

(for Practitioner Use only)

Attachment 2 – AS3959-2018 Construction Requirements



BAL Assessments

Revised for 2018 edition

	BAL—LOW	BAL-12.5	BAL-19	BAL-29	BAL-40	BAL –FZ (FLAMEZONE)
SUBFLOOR SUPPORTS	No special construction requirements	No special construction requirements	Enclosure by external wall or by steel, bronze or aluminium mesh	Enclosure by external wall or by steel, bronze of aluminium mesh. Non-combustible or naturally fire resistant timber supports where the subfloor is unenclosed	If enclosed by external wall refer below “External Walls” section in table or non-combustible sub-floor supports, or tested for bushfire resistance to AS1530.8.1	Enclosure by external wall or non-combustible with an FRL of 30/-/- or to be tested for bushfire resistance to AS1530.8.2
FLOORS	No special construction requirements	No special construction requirements	Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground or enclosure by external wall or protection of underside with a non-combustible material such as fibre cement sheet or be non-combustible or to be tested for bushfire resistance to AS1530.8.1	Concrete slab on ground or enclosure by external wall or an FRL of 30/30/30 or protection of underside 30 minute incipient spread of fire system or to be tested for bushfire resistance to AS1530.8.2
EXTERNAL WALLS	No special construction requirements	As for BAL-19	Parts less than 400mm above ground or decks etc to be of non-combustible material, 6mm fibre cement clad or bushfire resistant/ naturally fire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed, or steel framed walls sarked on the outside and clad with 6mm fibre cement sheeting or steel sheeting or bushfire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed, or steel framed walls sarked on the outside and clad with 9mm fibre cement sheeting or steel or to be tested for bushfire resistance to AS1530.8.1	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) with a minimum thickness of 90mm or a FRL of -/30/30 when tested from outside or to be tested for bushfire resistance to AS1530.8.2
EXTERNAL WINDOWS	No special construction requirements	4mm grade A Safety Glass of glass blocks within 400m of ground, deck etc with Openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber	5mm toughened glass or glass bricks within 400mm of the ground, deck etc with openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber. Above 400mm annealed glass can be used with all glass screened	5mm toughened glass with openable portion screened and frame of metal or metal reinforced PVC-U, or bushfire resistant timber and portion within 400mm of ground, deck, screen etc screened	6mm toughened glass. Fixed and openable portion screened with steel or bronze mesh	Protected by bushfire shutter or FRL of -/30/- and openable portion screened with steel or bronze mesh or be tested for bushfire resistance to AS1530.8.2
EXTERNAL DOORS	No special construction requirements	As for BAL-19 except that door framing can be naturally fire resistant (high density) timber	Screened with steel, bronze or aluminium mesh or glazed with 5mm toughened glass, non-combustible or 35mm solid timber for 400mm above threshold, metal or bushfire resistant timber framed for 400mm above ground, decking etc. tight-fitting with weather strips at base	Screened with steel, bronze or aluminium mesh or non-combustible, or 35mm solid timber for 400mm above threshold. Metal or bushfire resistant timber framed tight-fitting with weather strips at base	Non-combustible or 35mm solid timber, screened with steel or bronze mesh, metal framed, tight-fitting with weather strips at base	Protected by bushfire shutter or tight-fitting with weather strips at base and a FRL of -/30/-
ROOFS	No special construction requirements	As for BAL-19 (including roof to be fully sarked)	Non-combustible covering, roof/wall junctions sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked.	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked and no roof mounted evaporative coolers	Roof with FRL of 30/30/30 or tested for bushfire resistance to AS1530.8.2. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. No roof mounted evaporative coolers
VERANDAS DECKS ETC.	No special construction requirements	As for BAL-19	Enclosed sub floor space—no special requirements for materials except within 400mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300mm horizontally and 400mm vertically from a glazed element	Enclosed sub floor space or non-combustible or bushfire resistant timber supports. Decking to be non-combustible or bushfire resistant timbers	Enclosed sub-floor space or non-combustible supports. Decking to be non-combustible	Enclosed sub floor space or non-combustible supports. Decking to have no gaps and be non-combustible

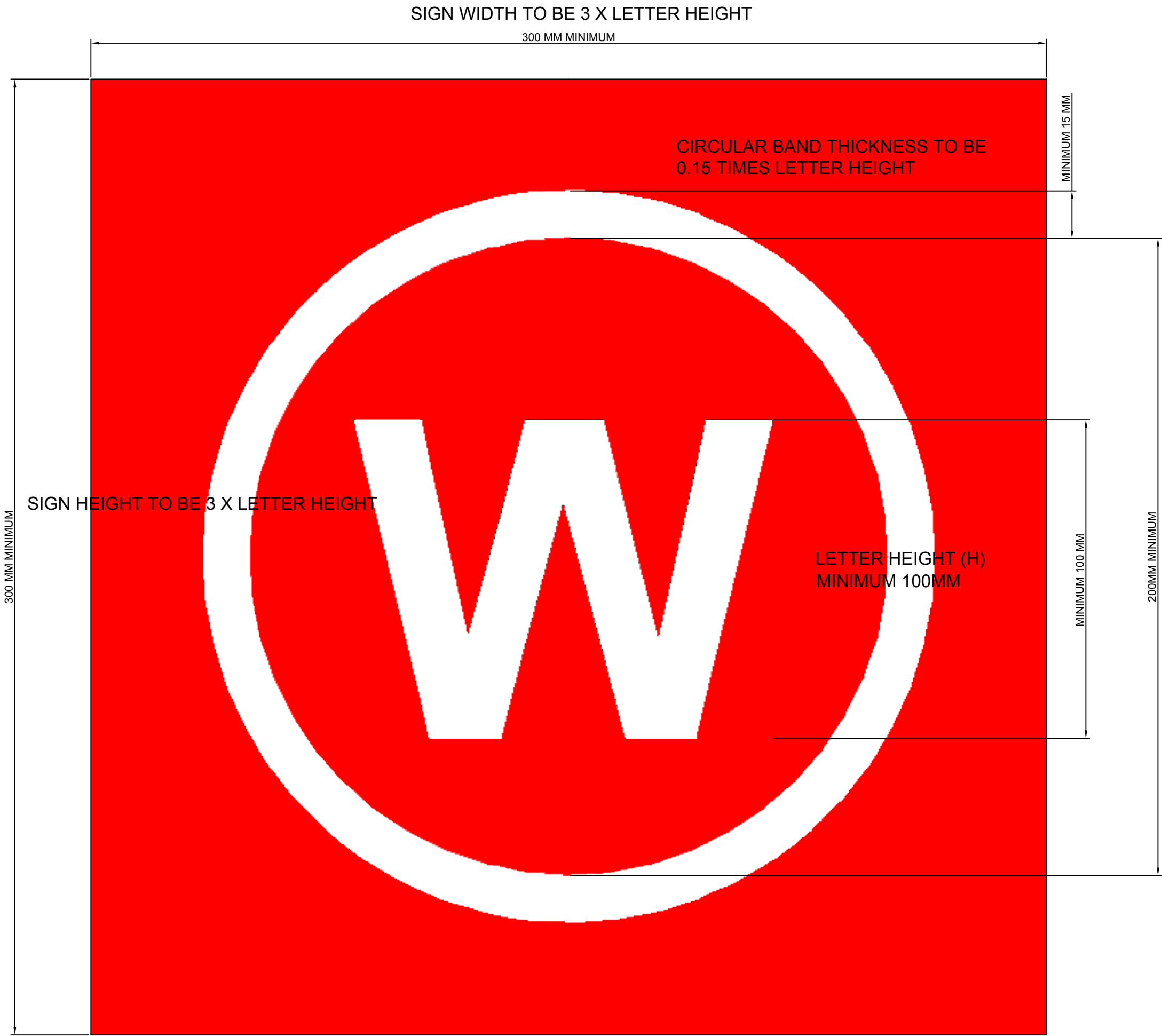
Please note: The information in the table is a summary of the construction requirements in the AS3959-2018 standard and is not intended as a design or construction guide. You should consult the standard for the full technical details.

Attachment 3 – Proposal Plan

PDA Surveyors, Engineers & Planners

Attachment 4 – Tasmania Fire Service Water Supply Signage Guideline

10,000 LITRE DOMESTIC FIREFIGHTING STATIC WATER INDICATOR SIGN



LETTERING TO BE UPPERCASE AND NOT LESS THAN 100MM IN HEIGHT

INSIDE DIAMETER OF CIRCULAR BAND TO BE 2 TIMES LETTER HEIGHT

SIGN SIZE DIMENSIONS
3 X LETTER HEIGHT HIGH AND 3 X LETTER HEIGHT WIDE.

THICKNESS OF CIRCULAR BAND TO BE 0.15 TIMES LETTER HEIGHT

TEXT STYLE TO BE IN ACCORDANCE WITH AS1744.2015, SERIES F

SIGN TO BE IN FADE RESISTING MATERIAL WITH WHITE REFLECTIVE LETTERING AND CIRCLE ON A RED BACKGROUND

RED TO BE R-13 SIGNAL RED COLOUR CODE 1795U

WHITE SUBSTRATE COLOUR TO BE PMS 186C

SIGN TO BE CONSTRUCTED FROM UV STABILIZED, NON FLAMMABLE AND NON HEAT DEFORMING MATERIAL

SIGN TO BE PERMANENTLY FIXED



References

- (a) Tasmanian Planning Commission 2021, *Tasmanian Planning Scheme – Meander Valley (Effective 19 April 2021)*, C13.0 Bushfire-Prone Areas Code, Tasmania.
- (b) Australian Standards, AS 3959-2018, *Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney NSW.
- (c) Resource Management & Conservation Division of the Department Primary Industry & Water September 2006, TASVEG, *Tasmanian Vegetation Map*, Tasmania.
- (d) Tasmanian Government, Land Information System Tasmania, www.thelist.tas.gov.au