

PLANNING NOTICE

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

APPLICANT:	DJ McCulloch & Associates - PA\26\0131
PROPERTY ADDRESS:	2 Albuera Street WESTBURY (CT: 108079/3)
DEVELOPMENT:	Subdivision (3 lots) – lot design, not connected to sewerage and stormwater.

The application can be inspected until **Monday, 8 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 22 November 2025.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993

- 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

PROPERTY DETAILS:

Address:	2 ALBUERA STREET	Certificate of Title:	1DB079
Suburb:	WESTBURY	Lot No:	3
Land area:	3.885 ha	m² / ha	
Present use of land/building:	RESIDENTIAL	(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):	\$ 25,000	Includes total cost of building work, landscaping, road works and infrastructure		
Description of work:	3 LOT SUBDIVISION			
Use of building:		(main use of proposed building – dwelling, garage, farm building, factory, office, shop)		
New floor area:	m<sup>2</sup>	New building height:	m	
Materials:	External walls:		Colour:	
	Roof cladding:		Colour:	

SEARCH OF TORRENS TITLE

VOLUME 108079	FOLIO 3
EDITION 3	DATE OF ISSUE 29-Aug-1995

SEARCH DATE : 10-Nov-2025

SEARCH TIME : 11.31 AM

DESCRIPTION OF LAND

Town of WESTBURY

Lot 3 on Diagram 108079

Derivation : Being the whole of 9 acres 2 roods 16 perches
granted to Adye Douglas

Derived from A15264

SCHEDULE 1

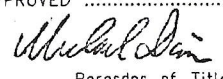
WALLACE CHARLES RITTER and HELEN MAXINE RITTER

SCHEDULE 2

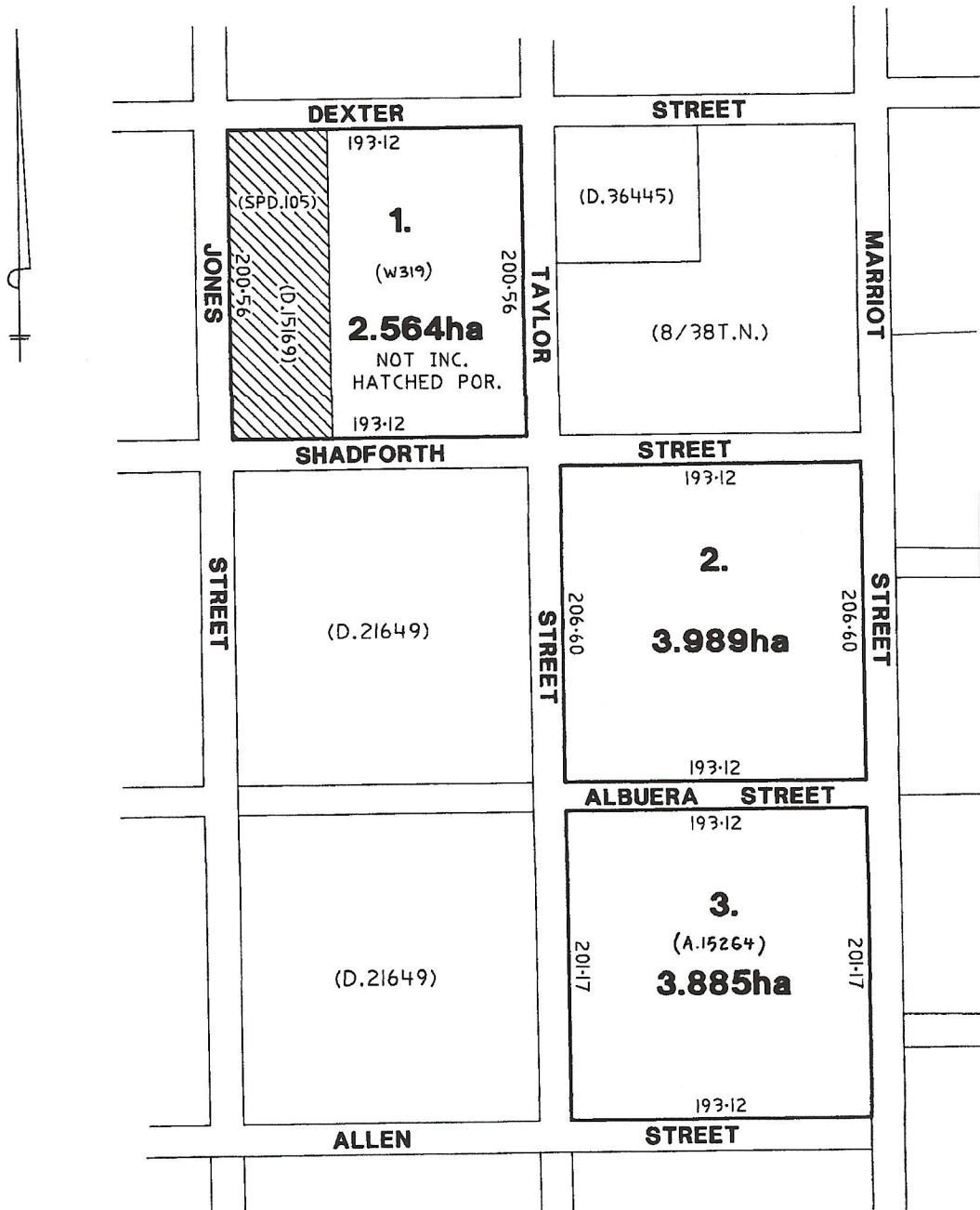
Reservations and conditions in the Crown Grant if any

B725615 MORTGAGE to Launceston Bank for Savings [formerly
55/3093] Registered 31-Aug-1994 at noonB858225 MORTGAGE to Trust Bank Registered 16-Jun-1995 at
noonB895253 MORTGAGE to Trust Bank Registered 29-Aug-1995 at
noonUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

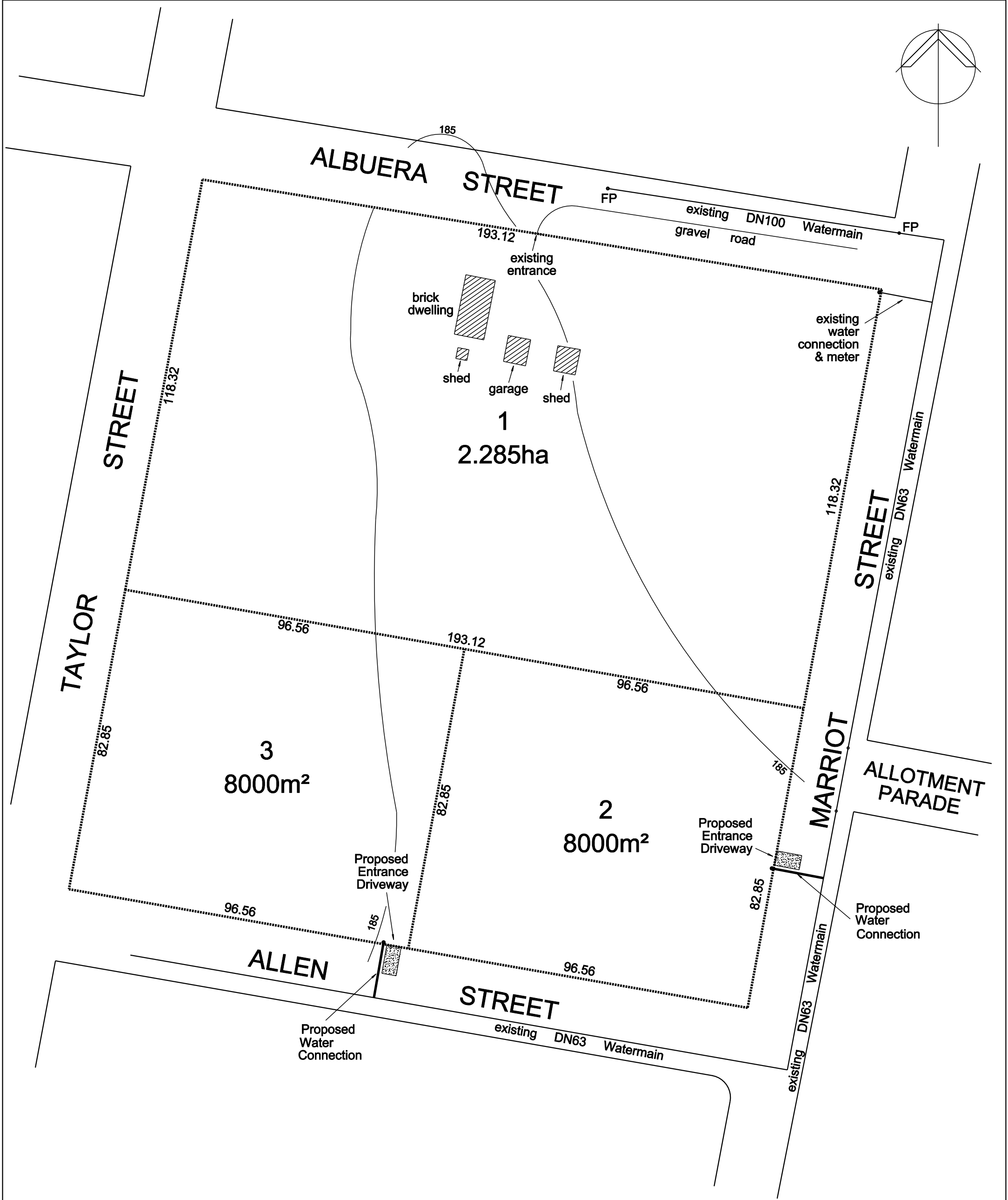
OWNER L.T.ACT 1980 FOLIO REFERENCE W.319 GRANTEE PART OF 9-2-II GTD. TO JOHN PEYTON JONES, WHOLE OF 9-3-17 GTD. TO CORNELIUS KEEFE & WHOLE OF 9-2-16 GTD. TO ADYE DOUGLAS		PLAN OF TITLE LOCATION TOWN OF WESTBURY (SEC. E2, E5 & E7) COMPILED FROM C1/132L.O. COMPILED BY SCALE 1: 3000 LENGTHS IN METRES		D.108079 APPROVED 11 OCT 1993  Recorder of Titles
STATE MUNICIPAL CODE No. 65	LAST UPI No. 2362, 63#66	LAST SURVEY PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

BALANCE PLAN



JL 9.9.
B.10.88

K 98



NOTES
ALL DIMENSIONS ARE SUBJECT TO THE FINAL TITLE SURVEY

D.J.McCulloch & Associates
LAND SURVEYORS

PO BOX 725 MOBILE 0417526589 EMAIL:- mcculldj@bigpond.net.au
RIVERSIDE
TAS 7250

PROPOSED SUBDIVISION
2 Albuera Street, Westbury
W.C. & H.M. Ritter Owners
Title Reference F/R 108079/3
Development Application for Planning Permit
Meander Valley Council

This plan has been prepared as a proposed subdivision plan to accompany an application to Council for Planning Approval and it should not be used for any other purpose. The dimensions, areas, boundary positions and number of lots are subject to final survey and also to the requirements of Council and any other authority acting under any relevant legislation. In particular no reliance should be placed on the information shown on this plan for any legal or financial dealings involving the subject or adjoining lands
This note is an integral part of this plan

SCALE 1:1000 (A3)

Job No. 2032-2544

D. McCulloch
Registered Land Surveyor

15/10/2025
Date

Plan Number
4425-01DA

D.J.McCulloch & Associates
Land Surveyors

**P.O.BOX 725 Riverside,
TAS, 7250**

**148 West Tamar Road Riverside,
TAS, 7250**

Mobile:-- 0417 526589

Our Ref : 4425 Planning MVC

Monday 10th November 2025

Planning Report

Proposed Subdivision

Land at 2 Albuera Street, Westbury

W.C. & H.M.Ritter Owners

Planning Authority: - Meander valley Council

Planning Scheme: - Tasmanian Planning Scheme

Westbury Specific Area Plan

The Proposed Subdivision

It is proposed to subdivide the existing 3.885ha title into 3 low density residential lots.

The proposed subdivision satisfies the purposes of the Westbury Specific Area Plan.

The land will be subdivided as shown on the Subdivision Plan 4425-01 DA.

Zoning

The whole of the parent title is zoned Low Density Residential under the provisions of the Tasmanian Planning Scheme.

The Subject Land

The subject land is described in Certificate of Title F/R 108079/3

The subject land is wholly pasture land with frontage to Albuera Street, Allen Street & Marriot Streets that are Council maintained public roads.

**Compliance with the Development Standards for subdivision
in the Low Density Residential Zone**

MEA-S11.8.1 Lot Design - Acceptable Solutions A1

Proposed Lot 1 satisfies the Acceptable Solutions A1 (a) & (a) (I), (ii)

MEA-S11.8.1 Lot Design - Performance Criteria P1

The proposed subdivision satisfies the Performance Criteria P1 (a), (b), (c)(i), (c)(ii).

P1 (c)(iii) Proposed Lots 2 & 3 have sufficient useable area and dimensions suitable for their intended residential use having due regard to items P1(c)(iii) (a), (b), (c), (d), (e) (f) (g), (h) & (I).

TPS-10.6.1 Lot Design

Proposed Lots 1, 2 & 3 satisfy the Acceptable Solutions A2.

All proposed lots can satisfy the Acceptable Solutions A3

TPS-10.6.2 Services

Acceptable Solution A1 (a) is satisfied

Performance Criteria P2 is satisfied. Each lot has sufficient area to accommodate on-site wastewater treatment.

Performance Criteria P2 is satisfied. Each lot has sufficient area to accommodate on-site stormwater management, having due regard to items (a), (b), (c), (d), (e) & (f).

Assessment against TPS C3.0 Road and Railway Assets Code

C3.5.1 Traffic generation at a vehicular crossing – Code

Applies

A1.1 – Not applicable – Albuera Street, Marriot Street & Allen Street are not category 1 or limited access road.

A1.2 – **New accesses are required – proposal does not comply, refer to P1 assessment page 3.**

Note that the new accesses are part of the proposed subdivision development application and the written consent of the road authority will be provided by the Planning Permit conditions.

A1.3 – Not applicable

A1.4 – Vehicular traffic to and from Lot 1 using the existing vehicle crossing will not increase by more than 40 VPD less than 5.5m or more than 5 VPD greater than 5.5m – **the proposal complies.**

A1.5 – Vehicular traffic is able to enter and leave each lot in a forward direction – **the proposal complies.**

P1 – Vehicular traffic to and from the site must minimise any adverse effects on the safety of a vehicle crossing or safety or efficiency of the road network, having regard to:

(a) any increase in traffic caused by the use; **the proposal is a low density residential subdivision with limited increase in traffic from the proposed use in the context of the local and wider network as a transport hub. Albuera Street, Marriot Street & Allen Street have no known traffic limitations in terms of capacity or use.**

(b) the nature of the traffic generated by the use; **Residential zone local traffic only. No local or wider impacts foreseen.**

- (c) the nature of the road; **Albuera Street & Allen Street are well maintained gravel roads suited for local residential traffic. Marriot Street has a well maintained sealed carriageway suited to local residential traffic.**
- (d) the speed limit and traffic flow of the road; **50km/hr speed zone. Two way traffic flows with low number of daily movements observed..**
- (e) any alternative access to a road; **none**
- (f) the need for the use; **the zoning of the subject land anticipated subdivision into low density residential lots in accordance with the Planning Scheme.**
- (g) any traffic impact assessment; **It is not considered that a full TIA is necessary given the low impact of the proposed accesses and road use.**
- (h) any advice received from the road authority; **no preliminary advice obtained - to be considered as part of the Development Application.**

General

- This development complies with the objectives of the Tasmanian Planning Scheme and satisfies the purposes of the Low Density Residential Zone thereof.



Dallas McCulloch
Registered Land Surveyor
10/11/2025

Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan

2 Albuera Street, Westbury



Prepared for (Client)

D.J. McCulloch & Associates

PO Box 725

RIVERSIDE TAS 7250

Assessed & Prepared by

Rebecca Green

Senior Planning Consultant & Accredited Bushfire Hazard Assessor

Rebecca Green & Associates

PO Box 2108 LAUNCESTON TAS 7250

Mobile: 0409 284 422

Version 1

10 November 2025

Job No: RGA-B3002

Executive Summary

The proposed development at 2 Albuera Street, Westbury, 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 3 Lot Subdivision from one existing title.

2.0 Site Description for Proposal (Bushfire Context)

2.1 Locality Plan

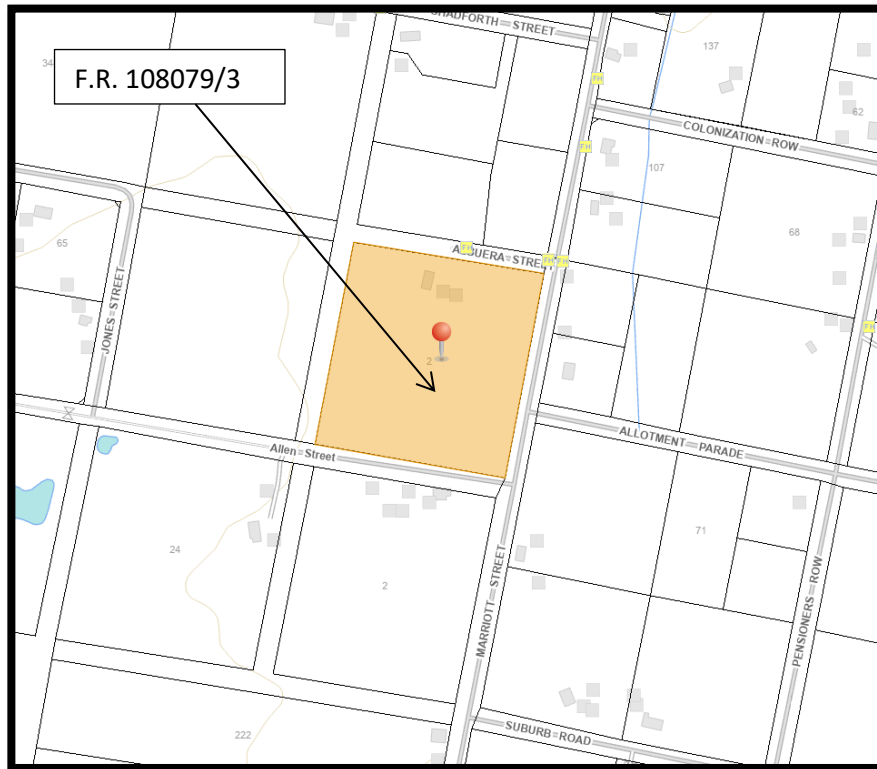


Figure 1: Location Plan of 2 Albuera Street, Westbury

2.2 Site Details

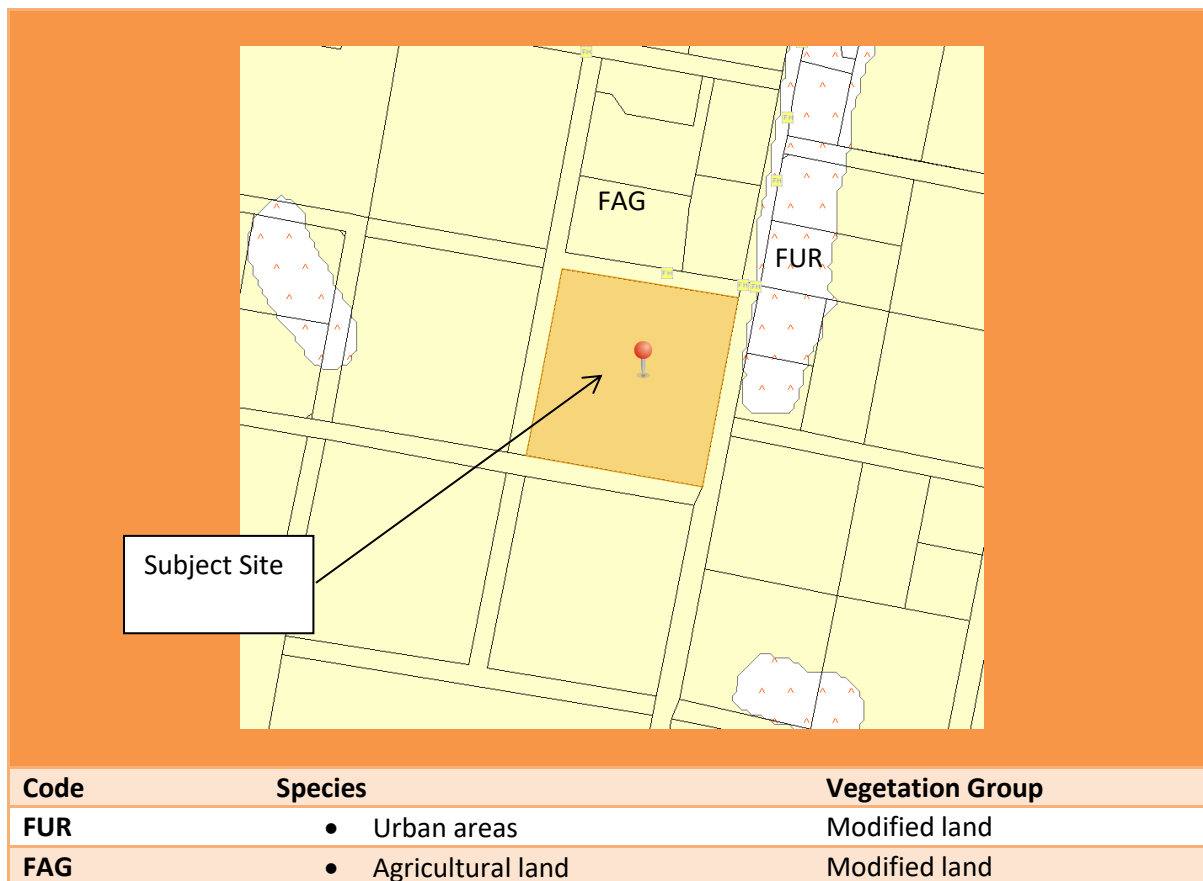
Property Address	2 Albuera Street, Westbury
Certificate of Title	Volume 108079 Folio 3
Owner	Wallace Charles Ritter and Helen Maxine Ritter
Existing Use	Dwelling
Type of Proposed Work	3 Lot Subdivision
Water Supply	Reticulated TasWater supply available (100mm DN) (Lot 1) from existing fire hydrants in Albuera Street On-site for fire fighting – Lots 2 & 3
Road Access	Albuera Street (Lot 1), Marriott Street (Lot 2) and Allen Street (Lot 3)

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 fire plug in Albuera Street



Existing access – Lot 1



Looking north – Lot 1



Looking east – Lot 1



Looking south – Lot 1



Looking west – Lot 1



Proposed access location from Marriott Street – Lot 2



Looking north – Lot 2



Looking east – Lot 2



Looking south – Lot 2



Looking west– Lot 2



Proposed access location from Allen Street – Lot 3



Looking north – Lot 3



Looking east – Lot 3



Looking south - Lot 3



Looking west – Lot 3

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 19 (Lot 1) and BAL 19/12.5 (Lots 2-3).**

Lot 1

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	0-<17m managed Min. 17m grassland	0-<6.7m managed Min. 6.7m grassland	0-<15m managed Min. 15m grassland	0-<6.5m managed Min. 6.5m grassland
REQUIRED Distance to classified vegetation for BAL 19	10-<14m	10-<14m	11-<16m	11-<16m

Lot 2 and Lot 3

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	14-<50m	14-<50m	16-<50m
REQUIRED Distance to classified vegetation for BAL 19	10-<14m	10-<14m	10-<14m	11-<16m

Note 1 – BAL 12.5: Habitable buildings must be fully constructed to BAL 19 if any façade is within the BAL 19 building area.

3.3 Outbuildings

Not applicable – existing and greater than 6.0m from habitable building on Lot 1.

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.

Lot 1 - (existing)	Access is not required for a fire appliance to access a fire fighting water point. Private access roads are to be maintained to a standard not less than specified in Table C13.2A.
Lot 2 and Lot 3 - (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.

Table C13.2A: Standards for Property Access

There are no specified design and construction requirements.

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.

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.

Lot 1 – Reticulated Water Supply (existing)	Building areas are compliant with Table C13.4, being within 120m of an existing hydrants.
Lot 2 and Lot 3– 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.

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.
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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)	Specified distances for Hazard Management Areas for BAL 19 (Lot 1) and BAL 19/12.5 (Lot 2 and Lot 3) as specified on the plan are in accordance with AS3959. The Hazard Management Area for Lot 1 shall be <u>established/maintained (extended further to south and west)</u> prior to the Council sealing the final plan of survey. The proposal complies.
☐ P1		
C13.6.2 Public and fire fighting access		
		Comments
☐ A1	(a)	Not applicable.
☒ A1	(b)	The private driveway to Lot 1 will be maintained in accordance with Table C13.2A. Access is not required to on-site dedicated firefighting water supply. The private driveway to Lot 2 and Lot 3 will be constructed/maintained in accordance with Table C13.2B 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) (b)	Not applicable Lot 1 habitable building is located within 120m hose lay of existing fire plugs in the existing roads. The acceptable solution is achieved.
☐ P1	No PC	
☒ A2	(a) (b)	Not applicable. Any new habitable building on Lot 2 and Lot 3, 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 19 (Lot 1) and BAL 19/12.5 (Lot 2 and Lot 3) in Table 2.6 of AS 3959 – 2018 Construction of Buildings in Bushfire Prone Areas.

Access

The private driveway to Lot 1 will be maintained into perpetuity in accordance with Table C13.2A for existing habitable building.

The private driveway to Lot 2 and Lot 3 will be constructed in accordance with Table C13.2B at the time of future habitable building.

Water Supplies

Water supply complies with Table C13.4 – Lot 1.

Any new habitable building on Lot 2 and Lot 3 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. For Lot 2 and Lot 3, Hazard Management Area to be established and maintained prior to the construction of any habitable building on the lot and managed into perpetuity. For Lot 1, Hazard Management Area is to be established/maintained (extended to south and west) prior to the final plan of survey being sealed by Council and must be managed into perpetuity.

Schedule 2 – Bushfire Hazard Management Plan



LEGEND

EXISTING DWELLING

INDICATIVE BUILDING AREA 10m X 15m

HAZARD MANAGEMENT AREA BAL 19

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

BAL 12.5 BUILDING AREA

BAL 19 BUILDING AREA

FIRE HYDRANT

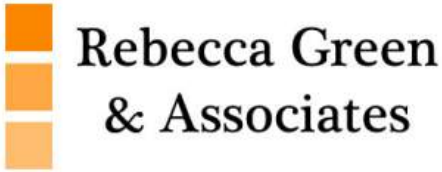
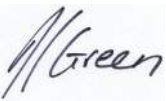
NOTES

- PROPERTY ACCESS & ROAD REQUIREMENTS TO BE IN ACCORDANCE WITH TABLE C13.2A/C13.2B - REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- FIREFIGHTING WATER SUPPLY TO BE IN ACCORDANCE WITH TABLE C13.4/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
- HABITABLE BUILDINGS MUST BE FULLY CONSTRUCTED TO BAL-19 IF ANY FACADE IS WITHIN THE BAL-19 BUILDING AREA
- THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B3002, R.GREEN, 10 NOVEMBER 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)

BUSHFIRE HAZARD MANAGEMENT PLAN
BUSHFIRE ATTACK LEVEL (BAL) - 12.5/19 (LOTS 2-3), BAL 19 (LOT 1)
3 LOT SUBDIVISION

2 ALBUERA STREET, WESTBURY
VOLUME 108079 FOLIO 3
PROPERTY ID 7033390

DATE: 10 NOVEMBER 2025
VERSION: 1
DRAWN: REBECCA GREEN
PHONE: 0409 284 422
EMAIL: ADMIN@RGASSOCIATES.COM.AU
BFP - 116, SCOPE - 1, 2, 3A, 3B, 3C



Form 55

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

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: Lot No:
 Certificate of title No:
The assessable item related to this certificate:

(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: *(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, 10 November 2025, Version 1, Job No. RGA-B3002)
Relevant	N/A
References:	<i>Tasmanian Planning Scheme – Meander Valley, Bushfire-Prone Areas Code 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-19 (Lot 1) and BAL 19/12.5 (Lot 2 and Lot 3) 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-232/2025	10 November 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:

2 Albuera Street, Westbury TAS 7303

Certificate of Title / PID:

F.R. 108079/3, PID7033390

2. Proposed Use or Development

Description of proposed Use and Development:

3 Lot Subdivision

Applicable Planning Scheme:

Tasmanian Planning Scheme – Meander Valley

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Proposed Subdivision Ref: Job No: 2032-2544, Plan No: 4425-01DA	D.J. McCulloch & Associates	15/10/2025	-
Bushfire Hazard Assessment Report	Rebecca Green	10 November 2025	1
Bushfire Hazard Management Plan	Rebecca Green	10 November 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
☒	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 Rebecca Green & Associates, 10 November 2025</i>

		<i>demonstrating BAL 19 for Lot 1 and BAL 19/12.5 for Lot 2 and Lot 3.</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
☒	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 10 November 2025.</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 <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 10 November 2025 (Lot 1).</i>
☐	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
☒	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, 10 November 2025 (Lot 2 and Lot 3).</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: 10 November 2025

Certificate
Number: RGA-072/2025

(for Practitioner Use only)

Attachment 2 – AS3959-2018 Construction Requirements



BAL Assessments

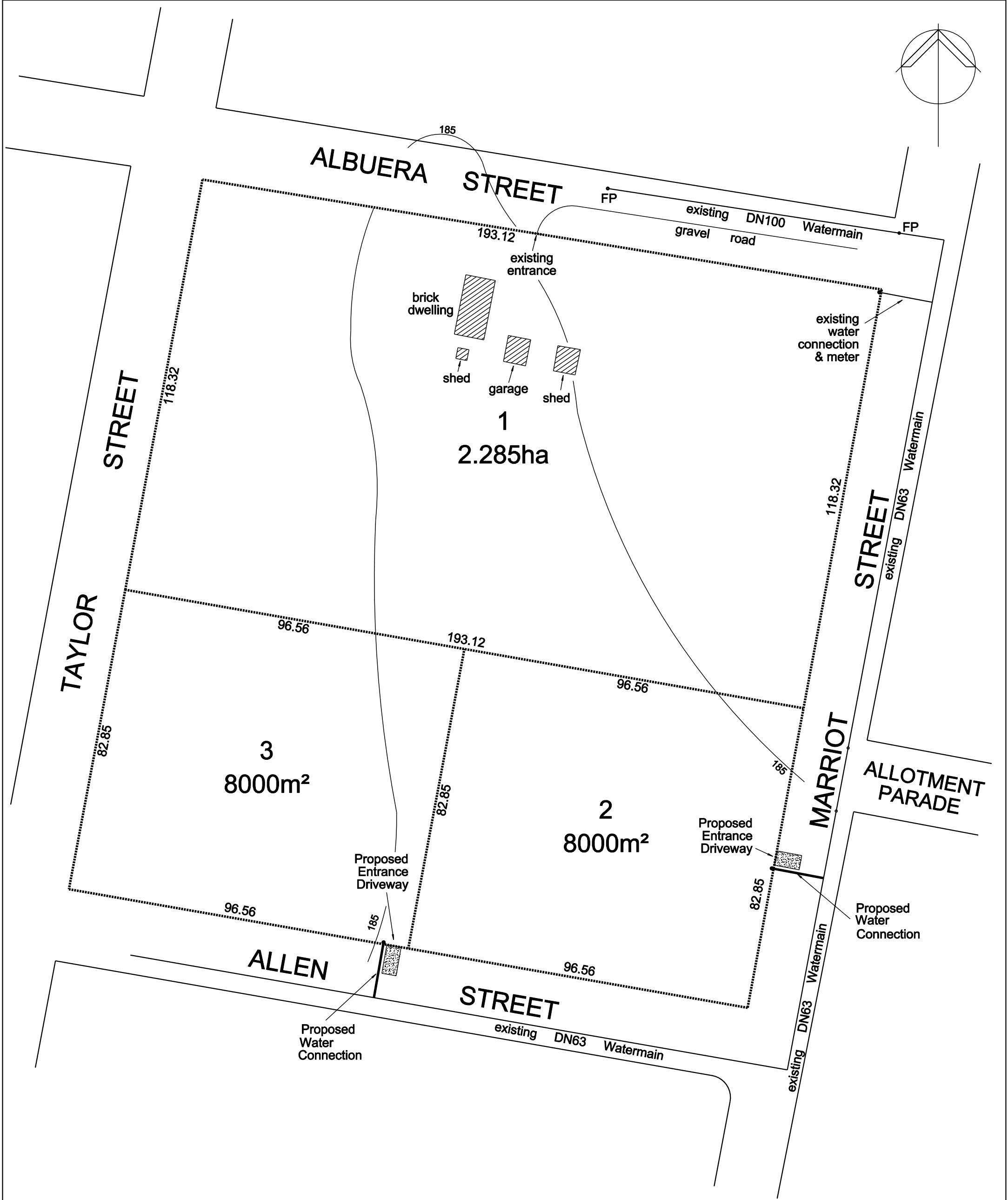
Revised for 2018 edition

	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 or 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

D.J. McCulloch & Associates



NOTES
ALL DIMENSIONS ARE SUBJECT TO THE FINAL TITLE SURVEY

D.J.McCulloch & Associates
LAND SURVEYORS

PO BOX 725 MOBILE 0417526589 EMAIL:- mcculldj@bigpond.net.au
RIVERSIDE
TAS 7250

PROPOSED SUBDIVISION
2 Albuera Street, Westbury
W.C. & H.M. Ritter Owners
Title Reference F/R 108079/3
Development Application for Planning Permit
Meander Valley Council

This plan has been prepared as a proposed subdivision plan to accompany an application to Council for Planning Approval and it should not be used for any other purpose. The dimensions, areas, boundary positions and number of lots are subject to final survey and also to the requirements of Council and any other authority acting under any relevant legislation. In particular no reliance should be placed on the information shown on this plan for any legal or financial dealings involving the subject or adjoining lands
This note is an integral part of this plan

SCALE 1:1000 (A3)

Job No. 2032-2544

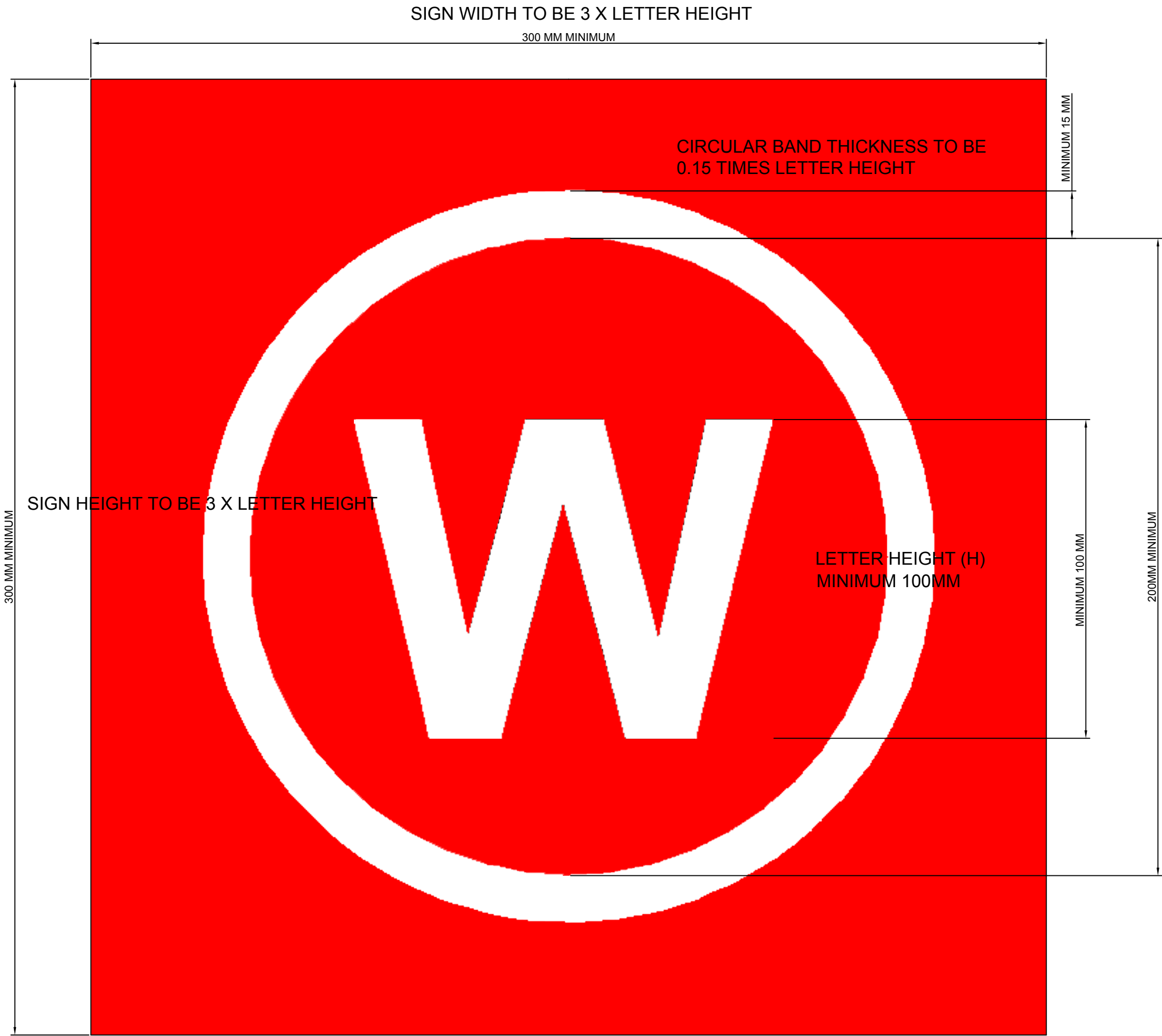
D. McCulloch
Registered Land Surveyor

15/10/2025
Date

Plan Number
4425-01DA

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