



Meander Valley Council
Working Together

PLANNING NOTICE

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

APPLICANT:	6ty Pty Ltd - PA\26\0145
PROPERTY ADDRESS:	15 Suburb Road WESTBURY (CT: 103620/1)
DEVELOPMENT:	Subdivision (3 lots) – lot design, not connected to sewerage & stormwater.

The application can be inspected until **Wednesday, 14 January 2026**, 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 20 December 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:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

- Is your application the result of an illegal building work? Yes No Indicate by ✓ box
- 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:	<input type="text" value="15 Suburb Road"/>	Certificate of Title:	<input type="text" value="103620"/>
Suburb:	<input type="text" value="Westbury"/>	<input type="text" value="7303"/>	Lot No: <input type="text" value="1"/>
Land area:	<input type="text" value="2.833ha"/>	<i>m² / ha</i>	
Present use of land/building:	<input type="text" value="Dwelling/rural lifestyle"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	

- 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	<input type="checkbox"/> Building work	<input type="checkbox"/> Change of use	<input checked="" type="checkbox"/> Subdivision	<input type="checkbox"/> Demolition
	<input type="checkbox"/> Forestry	<input type="checkbox"/> Other		
Total cost of development (inclusive of GST):	<input type="text" value="\$ 15,000"/>	<i>Includes total cost of building work, landscaping, road works and infrastructure</i>		
Description of work:	<input type="text" value="Subdivision - 3 lots"/>			
Use of building:	<input type="text"/>	<i>(main use of proposed building – dwelling, garage, farm building, factory, office, shop)</i>		
New floor area:	<input type="text"/> m ²	New building height:	<input type="text"/> m	
Materials:	External walls:	<input type="text"/>	Colour:	<input type="text"/>
	Roof cladding:	<input type="text"/>	Colour:	<input type="text"/>

SEARCH OF TORRENS TITLE

VOLUME 103620	FOLIO 1
EDITION 4	DATE OF ISSUE 10-Oct-2001

SEARCH DATE : 19-Nov-2025

SEARCH TIME : 09.55 AM

DESCRIPTION OF LAND

Town of WESTBURY

Lot 1 on Diagram [103620](#)

Derivation : Part of Lot 1, Section G.3 Gtd to E J Dawes

Prior CT [2751/60](#)

SCHEDULE 1

[C331214](#) TRANSFER to YVETTE MAREE JORY Registered
10-Oct-2001 at 12.01 PM

SCHEDULE 2

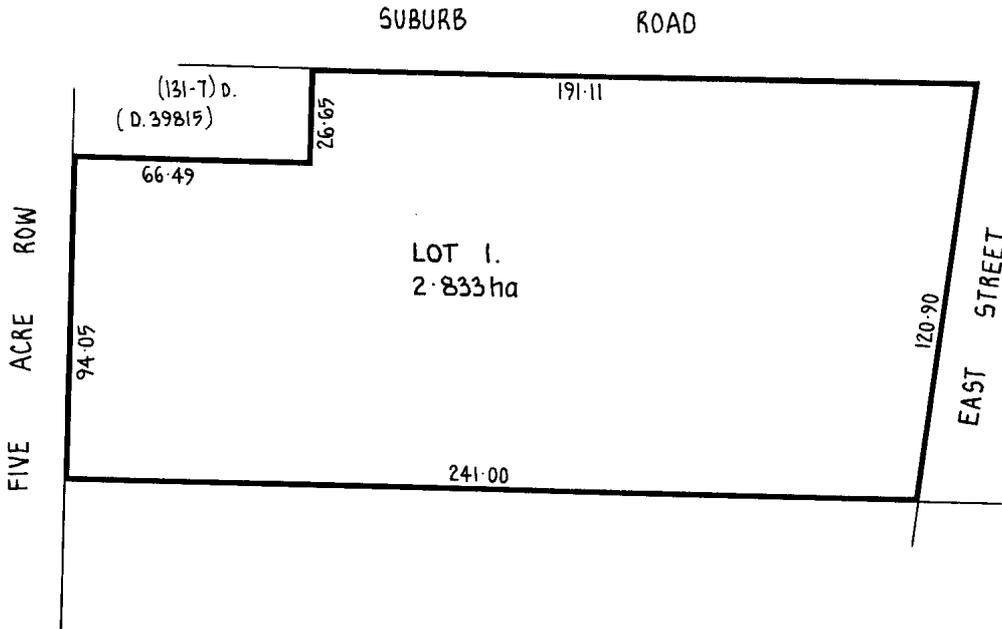
Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner:	<p>PLAN OF TITLE of land situated in the</p> <p>WESTMORLAND : WESTBURY</p> <p>COMPILED FROM <u>W.3.</u></p> <p>SCALE 1:1500 MEASUREMENTS IN METRES</p>	<p>REGISTERED NUMBER</p> <p>D.103620</p>
Title Reference: C.T. 2751 - 60		<p>Approved 21 DEC 1992</p> <p><i>Michael Stimm</i> Recorder of Titles</p>
Grantee:		

TASMAP MUNICIPAL CODE NO. 4840-52	LAST TASMAP UPI NO. 2210	LAST SURVEY PLAN NO.
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



PLEASE NOTE

- INTENDED USE OF PLAN**
THIS PLAN WAS PREPARED TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. DETAILS ARE SUBJECT TO CHANGE AND IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THIS LAND.
- LAYOUT MEASUREMENTS**
ALL MEASUREMENTS, AREAS AND LOTS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO CHANGE DUE TO FINAL FIELD SURVEY, DETAILED DESIGN AND CONSTRUCTION
- SERVICES**
ALL SERVICES SHOWN ARE APPROXIMATE ONLY. NO GUARANTEE CAN BE GIVEN THAT ALL RELEVANT SERVICES ARE SHOWN
- DETAILED DESIGN APPROVALS**
ROAD, DRIVEWAYS, FOOTPATHS, SEWER, STORMWATER, WATER AND LANDSCAPING SHOWN IS PRELIMINARY ONLY AND SUBJECT TO CHANGE. ALL CHANGES DURING DETAILED DESIGN AND CONSTRUCTION ARE SUBJECT TO THE APPROVALS OF THE RELEVANT SERVICE AUTHORITIES

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN

DRIVEWAYS
LOT 1 TO RETAIN EXISTING DRIVEWAY ACCESS.
LOTS 2 & 3 ARE PROPOSED TO USE NEW UNSEALED DRIVEWAYS ACCORDING TO DRG. TSD-R03-V3

SITE DRAINAGE - STORMWATER STRATEGY
ALL LOTS ARE PROPOSED TO USE ON SITE STORMWATER DISPOSAL

SITE SEWAGE - SERVICING STRATEGY
ALL LOTS ARE PROPOSED TO USE ON SITE SEWAGE DISPOSAL

SITE WATER SUPPLY - WATER STRATEGY
NO RETICULATED WATER SUPPLY IS PROPOSED TO SERVICE THIS DEVELOPMENT.
ALL LOTS WILL HAVE STATIC WATER SUPPLIES FOR BUSHFIRE



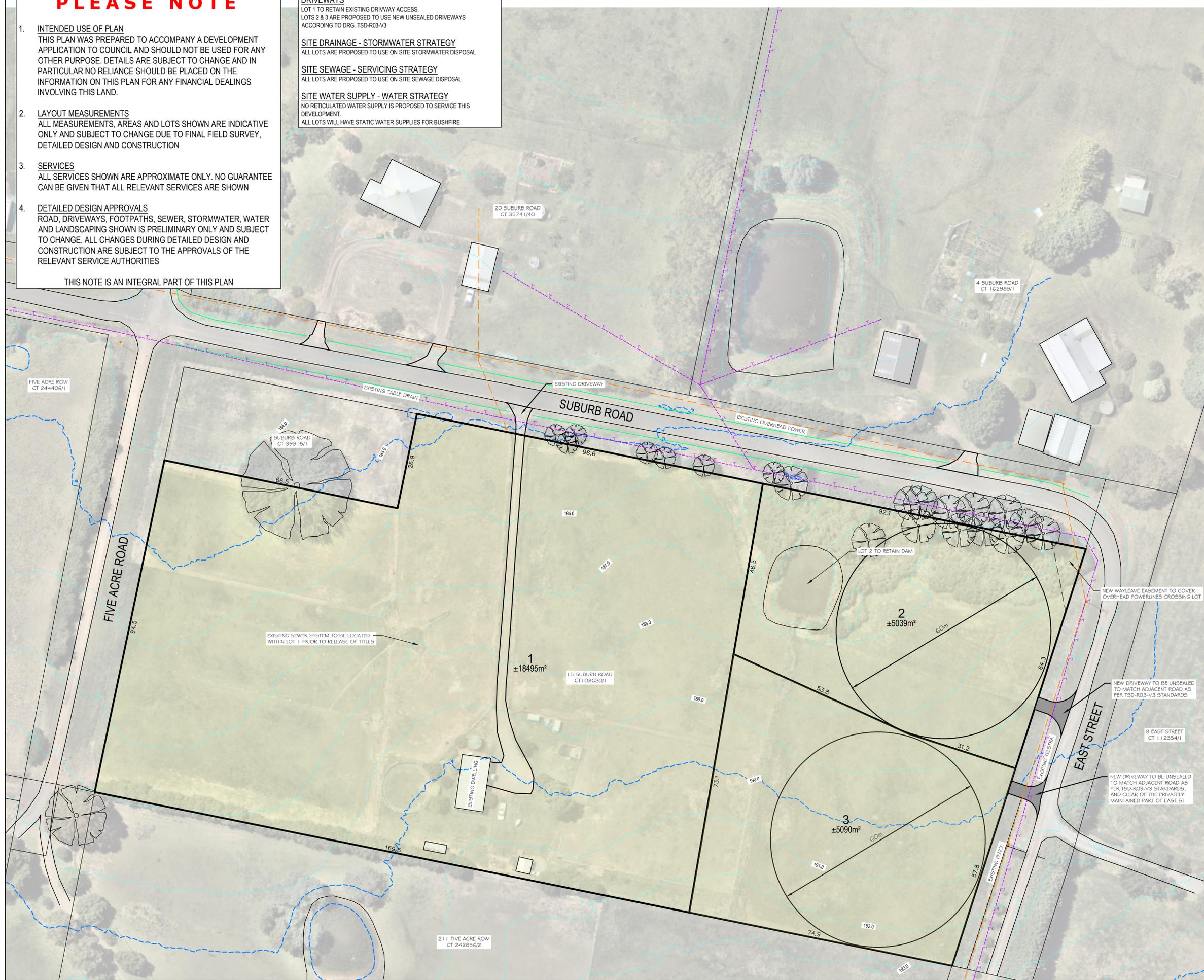
Postal Address
PO Box 63
Riverside
Tasmania 7250
W 6ty.com.au
E admin@6ty.com.au

6ty Pty Ltd
ABN 27 014 609 900
Designer
Chester Bullock - CC1633



Tamar Suite 103
The Charles
287 Charles Street
Launceston Tasmania
P (03) 6332 3300

57 Best Street
Devonport Tasmania
P (03) 6424 7161



ISSUE	DATE	ISSUED FOR	REV.
01	13.11.25	DEVELOPMENT APPLICATION	-
01	08.12.25	RESPONSE TO COUNCIL	A

LEGEND

- EXISTING TABLE DRAIN
- EXISTING OVERHEAD ELECTRICAL
- EXISTING TELECOM



DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

PROJECT: 3 LOT SUBDIVISION
PROPOSAL
AT: 15 SUBURB ROAD,
WESTBURY
FOR: Y. JORY
DRAWING: PROPOSAL PLAN

DESIGNED: MCV DRAWN: JKG CHECKED: MCV
SCALES: 1:500 AT A1 SIZE DRAWING SHEET

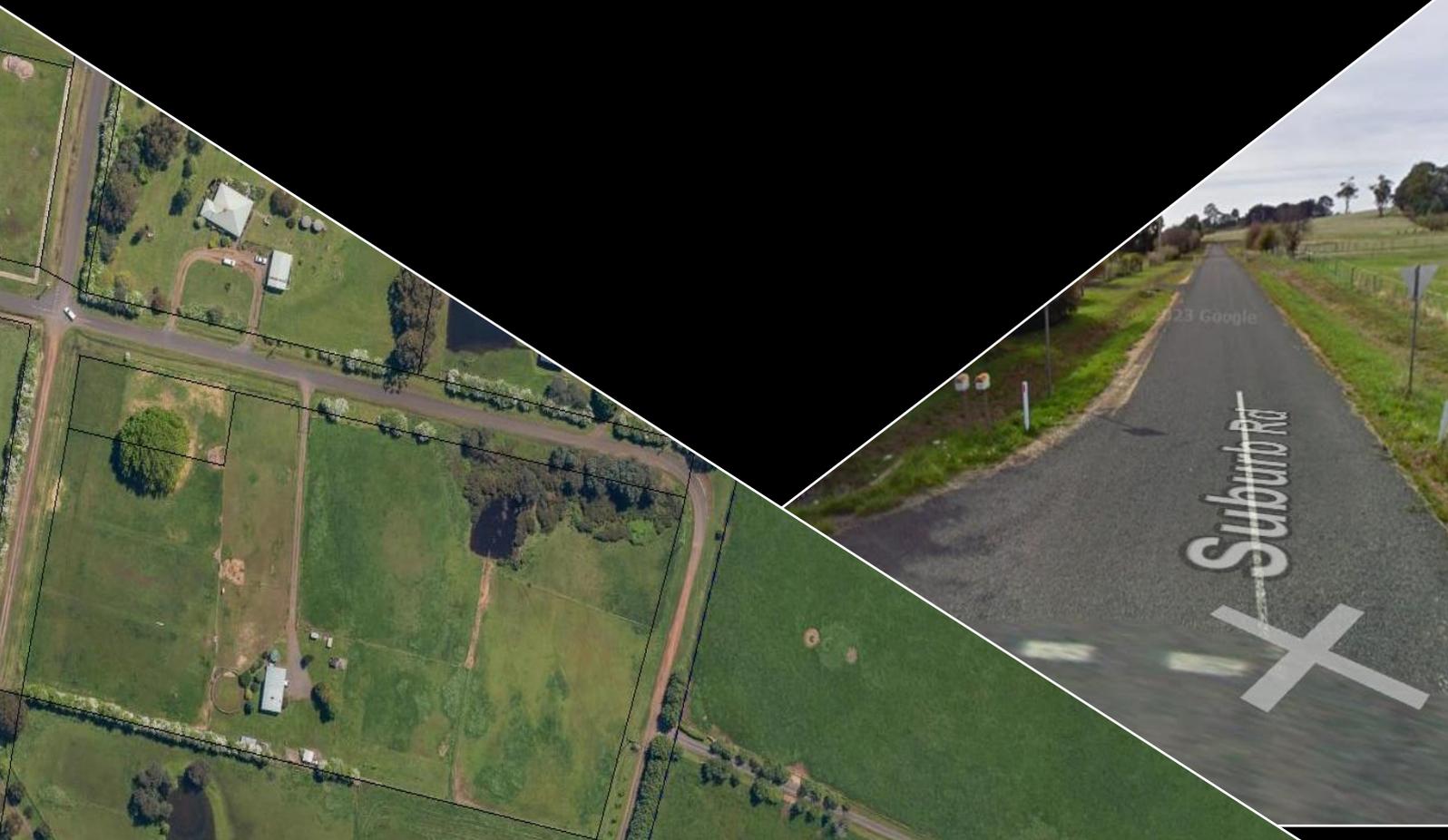
PROJECT No: 25.246 DRAWING No: Cp01 REV: A



Planning Report

Subdivision – 3 lots

15 Suburb Road, Westbury



Document Control Record

Document prepared by:

6ty° Pty Ltd
ABN 27 014 609 900

Postal Address
PO Box 63
Riverside
Tasmania 7250
W 6ty.com.au
E admin@6ty.com.au

Launceston Office
Tamar Suite 103
The Charles
287 Charles Street
Launceston 7250
P (03) 6332 3300



Document Control					
Report Title:	Planning Report – 15 Suburb Road, Westbury				
Project Number:	25.246	Project Name:	3 lot Subdivision		
Client:	Y. Jory	Client Contact:	Y. Jory		
Revision:	Date:	Revision details:	Prepared by:	Reviewed by:	
1	19 November 2025	1.0	J Tyson	J. Tyson	
Current revision:	1				

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1. Introduction

6ty° Pty Ltd has been engaged by Yvette Jory to prepare an application¹ for a 3 lot subdivision at 15 Suburb Road, Westbury.

The purpose of this planning report is to provide a description and details of the proposed subdivision and an assessment of the proposed subdivision against the applicable standards of the *Tasmanian Planning Scheme* incorporating the Meander Valley *Local Provisions Schedule* ('the Scheme').

The planning report should be read in conjunction with the following plans prepared by 6ty° with **Project No. 25.246** and supporting reports listed in Table 1. Where there are discrepancies between the information included within this planning report and the drawings and documents listed in Table 1, the information contained in the drawings and documents listed in Table 1 prevails.

Table 1 - plans and supporting reports that form part of the application.

Drawing Title	Drawing No.	Revision	Date	Issue	Issued For
Proposal Plan	Cp01	-	13.11.25	01	Development Application

1.1 Planning Overview

The site² comprises a single lot. Specific planning details associated with the site are set out in Table 2 below.

Table 2 - Site specific planning details.

Address:	15 Suburb Road, Westbury	
Property Identification Number:	7331814	
Certificate of Title:	Volume	Folio
	103620	1
Owner:	Yvette Maree Jory	
Area:	2.833ha	
Planning Instrument:	<i>Tasmanian Planning Scheme</i> - Meander Valley	
Applicable Zone:	Low Density Residential	
Applicable Overlay(s):	Bushfire-Prone Areas	
Applicable Code(s):	Parking and Sustainable Transport	
	Road and Railway	
	Bushfire-Prone Areas	
Applicable General Overlay(s):	Westbury Specific Area Plan	
Special Provisions:	7.10 Development Not Required to be Categorised into a Use Class	
Proposed Use:	NA	
Proposed Development:	Subdivision – 3 lots	
Application Status:	Discretionary	

¹ means an application for a permit made under this planning scheme. Table 3.1, Scheme.

² means the lot or lots on which a use or development is located or proposed to be located. Table 3.1, Scheme.

1.2 Site and Surrounding Area

1.2.1 Site Characteristics

The site and surrounding area are illustrated in Figure 1 below.

Figure 1 - aerial image illustrating the location and spatial extent of the site.



Source: image and base data retrieved from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

The site comprises a low density residential lot with an area of 2.833ha that is currently developed with single dwelling and associated improvements.

The site is located on the southern side of Suburb Road, and the existing dwelling is accessed from this frontage using an existing crossover and gravel driveway. The site has two other frontages, being East Street to the eastern side and Five Acre Row on the western side.

The site is not serviced by reticulated water, sewer or stormwater.

1.2.2 Surrounding Area

The site and surrounding land is part a large rural living area on the southern and eastern side of the Westbury settlement. The site is located at the eastern edge of this area, with other low density lifestyle lots to the north, south and west and larger lot agricultural land to the east.

Properties in the area are mainly used for lifestyle residential purposes. Land to the east is used for productive agriculture including irrigated cropping and grazing.

2. Proposed Use and Development

The application involves the subdivision of one existing title into three (3) lots, as described below.

Lot 1 will have an area of approximately 1.84ha and will contain the existing dwelling. Lot 1 will have 98m of frontage to Suburb Road and will retain the existing vehicle access. Lot 1 will also have 94.5m frontage to Five Acre Road.

Lot 2 will have an area of 5065m² and will contain an existing dam. Lot 2 will have 92.1m frontage to Suburb Road and 68.9m frontage to East Street. Lot 2 will require a new vehicle crossing to be constructed from East Street, as indicated on the proposed subdivision plan.

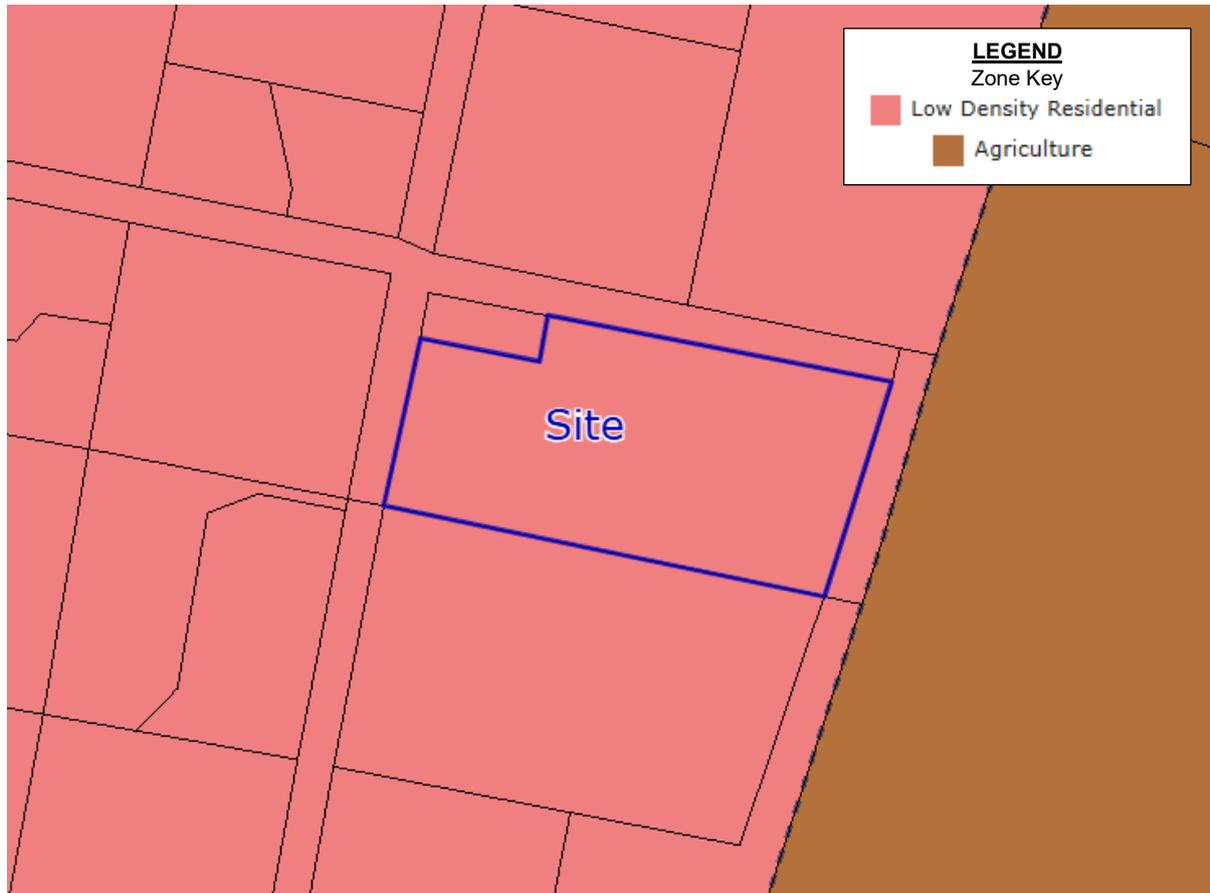
Lot 3 will be vacant and have an area of 5065m². Lot 3 will have a 53.2m frontage to East Street. Lot 3 will require a new vehicle crossing to be constructed from East Street, as indicated on the proposed subdivision plan.

3. Scheme Controls

3.1 Zone

The zoning of the site and surrounding land is illustrated in Figure 2.

Figure 2 - zone map illustrating the land zone of the site and surrounding area.



Source: image and base data retrieved from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

3.2 Scheme Overlays

The extent to which the Scheme overlay maps apply to the site is illustrated in the figures under respective overlay headings.

3.2.1 Bushfire-Prone Areas



4. Statutory Planning Assessment

The following section provides a detailed assessment of the proposed development against applicable standards of the *Tasmanian Planning Scheme* incorporating the *Meander Valley Local Provisions Schedule*.

4.1 Categorisation of Use

Pursuant to Clause 6.2.6 of the Scheme, development which is for the subdivision of land does not need to be categorised into a Use Class listed in Table 6.2.

4.2 General Provisions

Clause 7.10 of the Scheme applies to development that is not required to be categorised into one of the Use Classes pursuant to clause 6.2.6 of the Scheme and which has a discretionary status within the context of clause 6.8 of the Scheme and section 57 of the LUPA Act. Clause 7.10.1 gives general discretion to Council with respect to this form of development.

Table 3 provides an assessment of the applicable criteria under clause 7.10.2 and 7.10.3 of the Scheme.

Table 3 - assessment of clause 7.10 of the Scheme.

7.10 Development Not Required to be Categorised into a Use Class	
7.10.2	An application must only be approved under sub-clause 7.10.1 if there is no unreasonable detrimental impact on adjoining uses or the amenity of the surrounding area.
Response:	
<p>The application involves the subdivision of land on the eastern edge of the Westbury settlement. The site is zoned Low Density Residential and is located within the area subject to the Westbury Specific Area Plan. The site adjoins other Low Density Residential zoned land in three directions and farmland in the Agriculture Zone to the east. Surrounding properties are generally developed for residential lifestyle purposes and agriculture.</p> <p>The proposal involves subdivision of to create three lots. Whilst the proposed subdivision is not required to be categorised into a Use Class pursuant to clause 6.2.6 of the Scheme, the new lots are expected to be developed for residential use.</p> <p>The proposed lot layout and the likely future use of the proposed lots will therefore be compatible with adjoining uses and the amenity of the surrounding area which is predominately characterised by low density residential use and development.</p>	
7.10.3	In exercising its discretion under sub-clauses 7.10.1 and 7.10.2 of this planning scheme, the planning authority must have regard to:
Subclause	Response
(a) the purpose of the applicable zone.	<p><u>Low Density Residential Zone</u></p> <p>The proposed subdivision is consistent with the purpose of the Low Density Residential zone insofar as it will create additional lots suitable for residential use in an area with limited services.</p>
(b) the purpose of any applicable code.	<p><u>Parking and Sustainable Transport Code</u></p>

	<p>The proposed subdivision is consistent with the purpose of the Parking and Sustainable Transport Code insofar as each proposed lot will be provided with a single vehicular crossing and will be capable of accommodating an appropriate level of parking facilities to meet the needs of future use.</p> <p><u>Road and Railway Assets Code</u></p> <p>The proposed subdivision is consistent with the purpose of the Road and Railway Assets Code insofar as the subdivision will provide for access to both new lots from East Street and will not impact upon the efficiency and safety of the broader road network.</p> <p><u>Bushfire-Prone Areas Code</u></p> <p>The proposed subdivision is expected to be consistent with the purpose of the Bushfire-Prone Areas Code which will be demonstrated by provision of a bushfire hazard management report, prepared by an accredited person.</p>
(c) any relevant local area objectives.	There are no local area objectives applicable to the site.
(d) the purpose of any applicable specific area plan.	The site is subject to the Westbury Specific Area Plan. The proposal is consistent with the purpose of this specific area plan to provide for subdivision density and arrangement while providing additional lot yield without diminishing the historic low density grid arrangement, maintains separation between dwellings and a low density character in the area.

4.3 Low Density Residential Zone

An assessment of the applicable standards of the Low Density Residential Zone is provided below.

4.3.1 Use Provisions

The use standards listed under clause 10.3 of the Scheme do not apply to the application on the basis that it does not involve use³ and the proposed development, being subdivision of land, is not required to be categorised into a Use Class listed in Table 6.2 pursuant to clause 6.2.6 of the Scheme.

4.3.2 Development Provisions

The development standards listed under clauses 10.4 and 10.5 of the Scheme do not apply to the application on the basis that it does not involve the development of dwellings or buildings and works other than related to subdivision.

³ "in relation to land, includes the manner of utilising land but does not include the undertaking of development", section 3(1) the LUPA Act.

4.3.3 Development Provisions for Subdivision

10.6 Development Standards for Subdivision			
Standard	Assessment	Compliance	
10.6.1 Lot design			
A1	<p>Each lot, or a lot proposed in a plan of subdivision must:</p> <ul style="list-style-type: none"> (a) have an area of not less than 1,500m²: <ul style="list-style-type: none"> (i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> a. all setbacks required by clause 10.4.3 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone. 	<p>This clause is substituted by MEA-S11.8.1, below.</p>	Not Applicable
A2	<p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 20m.</p>	<p>Each of the proposed lots will have frontage to a road exceeding 20m.</p>	Complies with Acceptable Solution
A3	<p>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.</p>	<p>Each of the proposed lots will be provided with vehicular access from a road to the boundary of the lot. Lots 2 and 3 require new vehicular accesses to be constructed from East Street.</p>	Complies with Acceptable Solution

10.6 Development Standards for Subdivision		
Standard	Assessment	Compliance
11.5.2 Roads		
A1	The subdivision includes no new roads.	No new roads are proposed. Complies with Acceptable Solution
11.5.3 Services		
A1	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must: (a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or (b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.	The site is not serviced by a reticulated water supply. Complies with Acceptable Solution
A2	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	The site is not serviced by a reticulated sewerage system. Relies on Performance Criteria
A3	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	The site is not serviced by a reticulated stormwater system. Relies on Performance Criteria

4.4 Westbury Specific Area Plan

An assessment of the applicable standards of the Westbury Specific Area Plan is provided below.

4.4.1 Use Provisions

There are no Use Standards included in the specific area plan.

4.4.2 Development Provisions for Buildings and Works

The development standards listed under clause MEA-S11.6 of the LPS do not apply to the application on the basis that it does not involve the development of buildings or works other than related to subdivision.

4.4.3 Development Provisions for Subdivision

This clause is in substitution for Low Density Residential Zone - clause 10.6.1 Lot design A1 and P1.

MEA-S11.8 Development Standards Subdivision			
Standard		Assessment	Compliance
MEA-S11.8.1 Lot design			
A1	Each lot, or a lot proposed in a plan of subdivision, must:	The proposed lots 2 and 3 are less than 1ha.	Relies on Performance Criteria
	(a) have an area not less than 1ha and:	Assessment against the Performance Criteria is required.	
	(i) be able to contain a 70m diameter circle with a gradient not steeper than 1 in 5; and		
	(ii) existing buildings are consistent with the setback required by clause MEA-S11.7.1 A1 and A2; or		
	(b) be required for public use by the Crown, a council or a State authority;	The proposed subdivision involves private land only.	Not Applicable
	(c) be required for the provision of Utilities; or	The proposed subdivision is not for a Utilities use.	Not Applicable
	(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	The proposed subdivision will create additional lots.	Not Applicable

4.5 Code Applicability Overview

An overview as to the applicability of Scheme codes is provided below.

Scheme Code Applicability Overview			
Clause	Code Application	Assessment	Applicability
C1.0 Signs Code			
C1.2.1	Unless otherwise stated in a particular purpose zone, this code applies to all development for signs, unless the following clauses apply:	The application does not involve any signage.	Not Applicable
	(a) C1.4.2; or (b) C1.4.3.		
C2.0 Parking and Sustainable Transport Code			
C2.2.1	Unless stated otherwise in a particular purpose zone, or sub-clause C2.2.2, C2.2.3 or C2.2.4, this code applies to all use and development.	The Code applies to all use and development.	Applicable

Scheme Code Applicability Overview			
Clause	Code Application	Assessment	Applicability
C3.0 Road and Railway Assets Code			
C3.2.1	<p>This code applies to a use or development that:</p> <ul style="list-style-type: none"> (a) will increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an existing vehicle crossing or private level crossing; (b) will require a new vehicle crossing, junction or level crossing; or (c) involves a subdivision or habitable building within a road or railway attenuation area if for a sensitive use. 	<p>The proposal will not increase the amount of vehicular traffic using an existing vehicle crossing and does not involve any level crossings.</p> <p>The proposal will require the construction of two new vehicle crossings.</p> <p>The site is not located within a road or railway attenuation area.</p>	<p>Not Applicable</p> <p>Applicable</p> <p>Not Applicable</p>
C4.0 Electricity Transmission Infrastructure Protection Code			
C4.2.1	<p>This code applies to use or development of land within the following areas:</p> <ul style="list-style-type: none"> (b) electricity transmission corridor, and if for: <ul style="list-style-type: none"> (i) buildings or works; (ii) a sensitive use contained within a building; (iii) use listed in Table 4.1; or (iv) subdivision; and (c) communications station buffer area, and if for: <ul style="list-style-type: none"> (i) buildings or works; or (ii) subdivision; and (d) substation facility buffer area, and if for: <ul style="list-style-type: none"> (i) a sensitive use contained within a building; 	<p>The application does not involve development within an electricity transmission corridor.</p> <p>The application does not involve development within a communications station buffer area.</p> <p>The application does not involve development within a substation facility buffer area.</p>	<p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>

Scheme Code Applicability Overview			
Clause	Code Application	Assessment	Applicability
	<ul style="list-style-type: none"> (ii) a use listed in Table C4.1; (iii) buildings or works within 5m of a substation facility; or (iv) subdivision. 		
C5.0 Telecommunications Code			
C5.2.1	Unless otherwise stated in a particular purpose zone, this code applies to all development for telecommunication facilities.	The application does not involve development for a telecommunications facility.	Not Applicable
C6.0 Local Historic Heritage Code			
C6.2.1	<p>This code applies to:</p> <ul style="list-style-type: none"> (a) development on land within any of the following, as defined in this code: <ul style="list-style-type: none"> (i) a local heritage place; (ii) a local heritage precinct; (iii) a local historic landscape precinct; (iv) for excavation only, a place or precinct of archaeological potential; and (b) the lopping, pruning, removal or destruction of a significant tree as defined in this code. 	The site is not listed and is not within any precinct under this Code.	Not Applicable
C6.2.3	This code does not apply to a registered place entered on the Tasmanian Heritage Register, unless for the lopping, pruning, removal or destruction of a significant tree as defined in this code.	The site is not a registered place entered on the Tasmanian Heritage Register.	Not Applicable
C7.0 Natural Assets Code			
C7.2.1	<p>This code applies to development on land within the following areas:</p> <ul style="list-style-type: none"> (a) a waterway and coastal protection area; (b) a future coastal refugia area; and 	<p>The site is not subject to a waterway and coastal protection area.</p> <p>The site is not subject to a future coastal refugia area.</p>	<p>Not Applicable</p> <p>Not Applicable</p>

Scheme Code Applicability Overview			
Clause	Code Application	Assessment	Applicability
	(c) a priority vegetation area only if within the following zones:	The site is not subject to a priority vegetation area.	Not Applicable
C8.0 Scenic Protection Code			
C8.2.1	This code applies to development on land within a scenic protection area or scenic road corridor.	The site is not located within a scenic protection area or a scenic road corridor.	Not Applicable
C9.0 Attenuation Code			
C9.2.1	This code applies to: (a) activities listed in Tables C9.1 and C9.2; (b) sensitive uses; and (c) subdivision if it creates a new lot where a sensitive use could be established, within an attenuation area.	The application does not involve an activity listed in Tables C9.1 or C9.2. The application does not involve use pursuant to clause 6.2.6 of the Scheme. The site is not located within a known attenuation area.	Not Applicable Not Applicable Not Applicable
C9.2.2	The code does not apply to attenuation areas between the activities listed in Tables C9.1 and C9.2 where those activities occur within the Light Industrial Zone, General Industrial Zone, Port and Marine Zone, and Utilities Zone.	This application does not involve an activity listed in Tables C9.1 or C9.2.	Not Applicable
C9.2.3	The code does not apply to sensitive uses occurring within the Light Industrial Zone, General Industrial Zone, Port and Marine Zone, and Utilities Zone.	The application does not involve sensitive use pursuant to clause 6.2.6 of the Scheme and the site is not assigned to the Light Industrial, General Industrial, Port and Marine or Utilities zones.	Not Applicable
9.2.4	The code does not apply to a plant nursery or controlled environment agriculture activities occurring within the Rural Zone and Agriculture Zone.	The application does not involve a plant nursery or controlled environment agriculture activities and is not within the Rural Zone or Agriculture Zone.	Not Applicable
C10.0 Coastal Erosion Hazard Code			
C10.2.1	This code applies to: (a) use and development of land within a coastal erosion hazard area; or (b) development identified in a report, that is lodged with an application, or required in response to a request under section 54 of the Act, as located on an actively mobile	The site is not located within a coastal erosion hazard area. The site is not located within a coastal erosion hazard area.	Not Applicable Not Applicable

Scheme Code Applicability Overview

Clause	Code Application	Assessment	Applicability
	<p>(i) a notice issued in accordance with Part 5A of the <i>Environmental Management and Pollution Control Act 1994</i>; or</p> <p>(ii) a previous permit;</p> <p>(c) the planning authority reasonably suspects may be contaminated by reference to:</p> <p>(i) a notice in accordance with Part 5A of the <i>Environmental Management and Pollution Control Act 1994</i>; or</p> <p>(ii) advice from the Director that it is likely that contamination has migrated onto the land; or</p> <p>(d) has been identified as having been used, or may have been used, for a potentially contaminating activity, or as land onto which it is likely that contamination from a potentially contaminating activity has migrated:</p> <p>(i) in a report lodged with the application; or</p> <p>(ii) in a report prepared by a site contamination practitioner in response to a request under section 54 of the Act.</p>	<p>The site is not known to have been used for a potentially contaminating activity.</p> <p>The site is not known to have been used for a potentially contaminating activity.</p>	<p>Not Applicable</p> <p>Not Applicable</p>
C15.0 Landslip Hazard Code			
C15.2.1	<p>This code applies to:</p> <p>(a) use or development of land within a landslip hazard area; or</p>	<p>The site is not shown on an overlay map as within a landslip hazard area.</p>	<p>Not Applicable</p>
C16.0 Safeguarding of Airports Code			
C16.2.1	<p>This code applies to:</p>		

Scheme Code Applicability Overview			
Clause	Code Application	Assessment	Applicability
	(a) a sensitive use within an airport noise exposure area; and	The site is not located within an airport noise exposure area.	Not Applicable
	(b) development within an airport obstacle limitation area.	The site is not located within an airport obstacle limitation area.	Not Applicable

4.6 Parking and Sustainable Transport Code

4.6.1 Use Provisions

C2.5 Use Standards			
Standard	Assessment	Compliance	
C2.5.1 Car parking numbers			
A1	<p>The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if:</p> <p>(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p> <p>(b) the site is contained within a parking precinct plan and subject to Clause C2.7.</p> <p>(c) the site is subject to Clause C2.5.5; or</p> <p>(d) it relates to an intensification of an existing use or development or a change of use where:</p>	<p>The application does not involve use on any of the lots, pursuant to clause 6.2.6 of the Scheme.</p>	<p>Not Applicable</p> <p>Choose an item.</p> <p>Choose an item.</p> <p>Choose an item.</p>
C2.5.2 Bicycle parking numbers			
A1	<p>Bicycle parking spaces must:</p> <p>(a) be provided on the site or within 50m of the site; and</p> <p>(b) be no less than the number specified in Table C2.1.</p>	<p>The application does not involve use, pursuant to clause 6.2.6 of the Scheme.</p>	<p>Not Applicable</p>
C2.5.3 Motorcycle parking numbers			

C2.5 Use Standards			
Standard		Assessment	Compliance
A1	<p>The number of on-site motorcycle parking spaces for all uses must:</p> <p>(a) be no less than the number specified in Table C2.4; and</p> <p>(b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle numbers is maintained.</p>	The application does not involve use, pursuant to clause 6.2.6 of the Scheme.	Not Applicable
C2.5.4 Loading bays			
A1	A loading bay must be provided for uses with a floor area of more than 1,000m ² in a single occupancy.	The application does not involve use pursuant to clause 6.2.6 of the Scheme.	Not Applicable
C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone			
A1	<p>Within existing non-residential buildings in the General Residential Zone and Inner Residential Zone, on-site car parking is not required for:</p> <p>(a) Food Services uses up to 100m² floor area or 30 seats, whichever is the greater; and</p> <p>(b) General Retail and Hire uses up to 100m² floor area,</p> <p>provided the use complies with the hours of operation specified in the relevant Acceptable Solution for the relevant zone.</p>	The application does not involve use pursuant to clause 6.2.6 of the Scheme.	Not Applicable

4.6.2 Development Provisions

C2.6 Development Standards for Buildings and Works			
Standard		Assessment	Compliance
C2.6.1 Construction of parking areas			
A1	<p>All parking, access ways, manoeuvring and circulation spaces must:</p> <p>(a) be constructed with a durable all weather pavement;</p>	The application does not involve development for the purposes of vehicle parking, access ways, manoeuvring or circulation spaces.	Not Applicable

C2.6 Development Standards for Buildings and Works

Standard	Assessment	Compliance
<p>(b) be drained to the public stormwater system, or contain stormwater on the site; and</p> <p>(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.</p>		

C2.6.2 Design and layout of parking areas

A1	<p>Parking, access ways, manoeuvring and circulation spaces must either:</p> <p>(a) comply with the following:</p> <ul style="list-style-type: none"> (i) have a gradient in accordance with <i>Australian Standard AS 2890 – Parking facilities, Parts 1-6.</i> (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access with no less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; 	The application does not involve development for the purposes of vehicle parking, access ways, manoeuvring or circulation spaces.	Not Applicable
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C2.6 Development Standards for Buildings and Works

Standard	Assessment	Compliance
<p>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and</p> <p>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</p> <p>(b) comply with <i>Australian Standard AS 2890 Parking facilities, Parts 1-6.</i></p>		
<p>A1.2 Parking spaces provided for use by persons with a disability must satisfy the following:</p> <p>(a) be located as close as practicable to the main entry point to the building;</p> <p>(b) be incorporated into the overall car park design; and</p> <p>(c) be designed and constructed in accordance with <i>Australian/New Zealand Standard AS/NZS 2890.6: 2009 Parking facilities, Off-street parking for people with disabilities.</i>⁴</p>	<p>The application does not involve development for the purposes of vehicle parking, access ways, manoeuvring or circulation spaces.</p>	<p>Not Applicable</p>
<p>C2.6.3 Number of accesses for vehicles</p>		
<p>A1 The number of accesses provided for each frontage must:</p> <p>(a) be no more than 1; or</p> <p>(b) no more than the existing number of accesses, whichever is the greater.</p>	<p>Each of the proposed lots will have a single vehicular access. Lot 1 will retain the existing access from Suburb Road and Lots 2 and 3 will have new accesses from East Street.</p>	<p>Complies with Acceptable Solution</p>
<p>A2 Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.</p>	<p>The site is not assigned to the Central Business zone.</p>	<p>Not Applicable</p>

⁴ Requirements for the number of accessible car parking spaces are specified in part D3 of the *National Construction Code 2016*.

C2.6 Development Standards for Buildings and Works

Standard	Assessment	Compliance	
C2.6.4 Number of accesses for vehicles			
A1	In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roads and pedestrian paths serving 5 or more car parking spaces, which are used outside daylight hours, must be provided with lighting in accordance with Clause 3.1 " <i>Basis of Design</i> " and Clause 3.6 " <i>Car Parks</i> " in <i>Australian Standard/New Zealand Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements</i> .	The site is not assigned to the General Business or Central Business zones.	Not Applicable
C2.6.5 Pedestrian access			
A1	Uses that require 10 or more car parking spaces must: <ul style="list-style-type: none"> (a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by: <ul style="list-style-type: none"> (i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or (ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and (b) be signed and line marked at points where pedestrians cross access ways or parking aisles. 	The application does not involve use pursuant to clause 6.2.6 of the Scheme.	Not Applicable
A1.2	In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.	The application does not involve development for the purposes of vehicle parking spaces.	Not Applicable

C2.6 Development Standards for Buildings and Works

Standard	Assessment	Compliance	
C2.6.6 Loading bays			
A1	The area and dimensions of loading bays and access way areas must be designed in accordance with Australian Standard AS 2890.2–2002, <i>Parking facilities, Part 2: Off-street commercial vehicle facilities, for the type of vehicles likely to use the site.</i>	The proposed development is not required to provide loading bays.	Not Applicable
A2	The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with Australian Standard AS 2890.2 – 2002, <i>Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities.</i>	The application does not involve use pursuant to clause 6.2.6 of the Scheme and will therefore not involve generation of commercial vehicles.	Not Applicable
C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone			
A1	Bicycle parking for uses that require 5 or more bicycle spaces in Table C2.1 must: <ul style="list-style-type: none"> (a) be accessible from a road, cycle path, bicycle land, shared path or access way; (b) be located within 50m of an entrance; (c) be visible from the main entrance or otherwise signed; (d) be available and adequately lit during the times they will be used, in accordance with Table 2.3 of Australian/New Zealand Standard AS/NZS 1158.3.1: 2005 <i>Lighting for roads and public spaces – Pedestrian area (Category P lighting – Performance and design requirements).</i> 	The site is not assigned to the General Business or Central Business zones.	Not Applicable
A2	Bicycle parking spaces must: <ul style="list-style-type: none"> (a) have dimensions not less than: <ul style="list-style-type: none"> (i) 1.7m in length; (ii) 1.2m in height; 	The site is not assigned to the General Business or Central Business zones.	Not Applicable

C2.6 Development Standards for Buildings and Works

Standard	Assessment	Compliance
<p>(iii) 0.7m in width at the handlebars;</p> <p>(b) have unobstructed access with a width of not less than 2m and a gradient not steeper than 5% from a road, cycle path, bicycle lane, shared path or access way; and</p> <p>(c) include a rail or hoop to lock a bicycle that satisfies Australian Standard AS 2890.3-2015 Parking facilities – Part 3: Bicycle parking.</p>		

C2.6.8 Siting of parking and turning areas

A1	<p>Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas must be located behind the building line of buildings, excluding if a parking area is already provided in front of the building line.</p>	The site is not assigned to the Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone.	Not Applicable
A2	<p>Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must:</p> <p>(a) have no new vehicle accesses, unless an existing access is removed;</p> <p>(b) retain an active street frontage; and</p> <p>(c) not result in parked cars being visible from public places in the adjacent roads.</p>	The site is not assigned to the Central Business Zone.	Not Applicable

4.7 Road and Railway Code

An assessment of the applicable standards of the Road and Railway Code is provided below.

4.7.1 Use Provisions

C3.5 Use Standards

Standard	Assessment	Compliance
C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction		

C3.5 Use Standards			
Standard	Assessment	Compliance	
A1.1	For a category 1 road or a limited access road, vehicular traffic to and from the site will not require: <ul style="list-style-type: none"> (a) a new junction; (b) a new vehicle crossing; or (c) a new level crossing. 	Suburb Road and East Street are not a category 1 or a limited access roads.	Not Applicable
A1.2	For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.	The proposal includes two (2) new vehicle crossings from East Street to serve Lots 2 and 3. Consent from the road authority (Council) is sought as part of this application.	Complies with Acceptable Solution
A1.3	For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.	The proposal does not impact the rail network.	Not Applicable
A1.4	Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than: <ul style="list-style-type: none"> (a) the amounts in Table C3.1; or (b) allowed by a license issued under Part IVA of the <i>Roads and Jetties Act 1935</i> in respect to a limited access road. 	The vehicular traffic using the existing vehicle crossing from Suburb Road will not increase. Suburb Road is not subject to Part IVA of the <i>Roads and Jetties Act 1935</i> .	Complies with Acceptable Solution Not Applicable
A1.5	Vehicular traffic must be able to enter and leave a major road in a forward direction.	Suburb Road and East Street are not a major roads.	Not Applicable

4.8 Bushfire-Prone Areas Code

An assessment of the applicable standards of the Bushfire-Prone Areas Code is provided below.

4.8.1 Use Provisions

Pursuant to clause 6.2.6 of the Scheme, the application does not involve use. More specifically, the application does not involve a vulnerable or hazardous use. Accordingly, Standard C13.5 is not applicable to the application.

4.8.2 Development Provisions for Subdivision

The application is accompanied by a Bushfire Hazard Management Report ('**BHMR**') which incorporates a Bushfire Hazard Management Plan ('**BHMP**') prepared by Scott Livingston who is an accredited person ('**Accredited Person**') under the *Fire Service Act 1979* (Accreditation No. BFP-105).

C13.6 Development Standards for Subdivision

Standard	Assessment	Compliance	
C13.6.1 Provision of hazard management areas			
A1	<p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</p> <p>(b) The proposed plan of subdivision:</p> <p>(i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage or a staged subdivision;</p> <p>(ii) shows the building area for each lot;</p> <p>(iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of Australian Standard AS 3959: 2018 <i>Construction of buildings in bushfire-prone areas</i>; and</p> <p>(iv) is accompanied by a bushfire hazard management plan</p>	<p>An Accredited Person has not certified that there is an insufficient risk from bushfire to warrant the provision of hazard management areas as part of the proposed subdivision.</p> <p>The whole subdivision is within a bushfire-prone area. The BHMR and BHMP has been prepared on the basis that the proposed subdivision will be completed in a single stage.</p> <p>The BHMP shows a building area for each proposed lot.</p> <p>The BHMP shows all proposed residential lots can achieve a bushfire attack level (BAL) that is equivalent to BAL 19 or lower.</p> <p>The BHMP has been completed by an accredited person (Scott Livingston) and shows all</p>	<p>Not Applicable</p> <p>Complies with Acceptable Solution</p> <p>Complies with Acceptable Solution</p> <p>Complies with Acceptable Solution</p> <p>Complies with Acceptable Solution</p>

C13.6 Development Standards for Subdivision

Standard	Assessment	Compliance
<p>that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than the separation distances required for BAL 19 in Table 2.6 of AS 3959: 2018 <i>Construction of buildings in bushfire-prone areas</i>; and</p> <p>(c) if hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</p>	<p>proposed lots can achieve a bushfire attack level (BAL) that is equivalent to BAL 19 or lower.</p> <p>Hazard management areas are not required to be located on land external to the proposed subdivision.</p>	<p>Not Applicable</p>
<p>C13.6.2 Public and fire fighting access</p>		
<p>A1</p>	<p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or</p>	<p>An Accredited Person has not certified that there is an insufficient risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting.</p> <p>Not Applicable</p>

C13.6 Development Standards for Subdivision

Standard	Assessment	Compliance
<p>(b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas, is included in the bushfire hazard management plan that:</p> <p>(i) demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3; and</p> <p>(ii) is certified by the TFS or an accredited person.</p>	<p>The BHMP shows the layout of all roads and the location of property accesses to building areas of individual lots.</p> <p>The BHMP certifies that all proposed property accesses comply with the requirements of Table C13.2</p> <p>The BHMP is certified by an Accredited Person (Scott Livingston).</p>	<p>Complies with Acceptable Solution</p> <p>Complies with Acceptable Solution</p> <p>Complies with Acceptable Solution</p>

C13.6.3 Provision of water supply for fire fighting purposes

A1	<p>In areas serviced with reticulated water by the water corporation:</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes;</p> <p>(b) A proposed plan of subdivision showing the layout of hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table C13.4; or</p>	<p>The site is located within an area that is not serviced with reticulated water by TasWater.</p>	<p>Not Applicable</p>
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C13.6 Development Standards for Subdivision

Standard	Assessment	Compliance	
	<p>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</p>		
A2	<p>In areas that are not serviced by reticulated water by the water corporation:</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes;</p> <p>(b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table C13.5; or</p> <p>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</p>	<p>The site is located within an area that is not serviced with reticulated water by TasWater.</p> <p>An Accredited Person has not certified that there is an insufficient risk from bushfire to warrant the provision of a water supply for fire fighting purposes.</p> <p>An Accredited Person (Scott Livingston) has certified that a static water supply will be provided for Lots 1 and 2 in accordance with this requirement.</p> <p>The BHMP prepared by an Accredited Person certifies that the proposed water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</p>	<p>Applicable</p> <p>Not Applicable</p> <p>Complies with Acceptable Solution</p> <p>Complies with Acceptable Solution</p>

5. Performance Criteria Assessment

5.1 Clause 11.5.3 - Performance Criteria P2 & P3

11.5.3 Services	
Objective	
That the subdivision of land provides services for the future use and development of the land.	
Performance Criteria P2	Assessment
Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.	<p>The proposed Lot 1 already contains a dwelling and associated wastewater treatment system.</p> <p>Lots 2 and 3 will both exceed 5000m² and are of a suitable size and layout to accommodate onsite wastewater treatment adequate for expected future development.</p>
Performance Criteria P2	Assessment
<p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</p> <ul style="list-style-type: none"> (a) the size of the lot; (b) topography of the site; (c) soil conditions; (d) any existing buildings on the site; (e) any area of the site covered by impervious surfaces; and (f) any watercourse on the land. 	<p>Lot 1 will contain the existing onsite stormwater disposal for the dwelling, driveway and small outbuildings.</p> <p>Lots 2 and 3 are of sufficient size to accommodate the onsite stormwater needs of future use and development.</p> <ul style="list-style-type: none"> (a) Lots 2 and 3 exceed 5000m²; (b) The land is relatively flat, falling gently towards the north. (c) The existing soil conditions are reasonable, with good pasture cover and little sign of erosion. (d) Existing buildings will be contained on Lot 1, which will exceed 1.8ha. (e) Lots 2 and 3 are vacant and do not include any impervious surfaces. (f) Lot 2 will contain a small farm dam. The building area of 60m diameter does not include this water feature, ensuring sufficient area for onsite stormwater management.

5.2 Clause MEA-S11.8.1 - Performance Criteria P1.

MEA-S11.8.1 Lot design	
Objective	
To provide for:	
<ul style="list-style-type: none"> (a) density and dimensions of lots in an arrangement consistent with the low density grid arrangement of the area; (b) dimensions of lots that enables building to be separated; (c) lot areas and dimensions of lots that are appropriate to accommodate a dwelling and associated on-site drainage and on-site wastewater requirements; and (d) access to lots that minimises the number of driveway crossovers. 	
Performance Criteria P1	Assessment
Subdivision must only be from an area of land not less than 2ha and:	The proposed subdivision is from a parent lot with an area of 2.833ha, and:
(a) provide not more than 3 lots for each 2ha;	The proposal is for 3 lots from a parent lot of 2.833ha, which is not more than 3 lots for each 2ha.
(b) provide 1 lot that has an area of not less than 1ha; and	Lot 1 will have an area of 1.8495ha.
(c) each lot, or lot proposed in a plan of subdivision must:	
(i) be capable of containing a circle of not less than 60m diameter;	Each of the proposed lots is capable of containing a circle with a diameter of 60m, as depicted on the subdivision plan.
(ii) have an area not less than 5,000m ² ; and	Lot 2 will have an area of 5065m ² and Lot 3 will have an area of 5063m ² .
(iii) have sufficient useable area and dimensions suitable for its intended use, having regard to:	The proposed lots will have sufficient useable area and dimensions suitable for the intended use (future residential), having regard to:
a. the plan purpose;	The purpose of the plan is to create two additional lots suitable for residential use and development.
b. the relevant requirements for development of buildings on the lots;	Buildings on the future lots will need to comply with the development standards of the zone, which include
c. the potential or intended location of buildings;	There are no intended buildings at this stage. The potential location is reflected by the 60m diameter circles indicated on the subdivision plan.

<p>d. distances between new building areas and new building areas and existing buildings;</p>	<p>The building areas on the new lots are separated from the existing dwelling on the site and dwellings and buildings on other sites by a minimum of 60m and mostly much more than this.</p>
<p>e. the topography of the site;</p>	<p>The land is relatively flat, falling gently towards the north.</p>
<p>f. adequate provision of drainage and on-site wastewater disposal;</p>	<p>The proposed lots are of sufficient size and dimension to provide for drainage and onsite wastewater disposal for future development.</p>
<p>g. the ability to screen development through retention of existing hedgerows or other vegetation, or the planting of new vegetation screening;</p>	<p>The proposal does not require removal of any existing trees or hedgerows.</p>
<p>h. whether the location of access driveways and crossovers minimises vegetation clearance and viewing opportunities;</p>	<p>The new accesses for Lots 2 and 3 will be located on East Street. No vegetation removal (other than grass) will be required.</p>
<p>i. the use of adjoining land as a recreational pathway; and</p>	<p>The site is adjoined by three roads and private property.</p>
<p>j. any constraints to development.</p>	<p>There are no apparent constraints to development. Lot 2 will contain a small dam, there is sufficient space to accommodate development on the remainder of the lot.</p>

6. Conclusion

The application involves a 3-lot subdivision of land located at 15 Suburb Road, Westbury. The preceding assessment sets out the details of the application and provides an assessment of the proposed subdivision against all applicable standards of the Scheme.

The assessment has concluded that the application satisfies all applicable standards of the Scheme including compliance with the following performance criteria:

1. **Clause 11.5.3 - Performance Criteria P2 and P3; and**
2. **Clause MEA-S11.8.1 - Performance Criteria P1**

Accordingly, it is contended that a Discretionary permit is able to be issued for the proposed subdivision pursuant to sections 51 and 57 of the LUPA Act and clause 6.8.1 of the Scheme.

Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan

15 Suburb Road, Westbury



Prepared for (Client)

Yvette Jory

PO Box 115

WESTBURY TAS 7303

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 2

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Job No: RGA-B3026

Executive Summary

The proposed development at 15 Suburb Road, 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

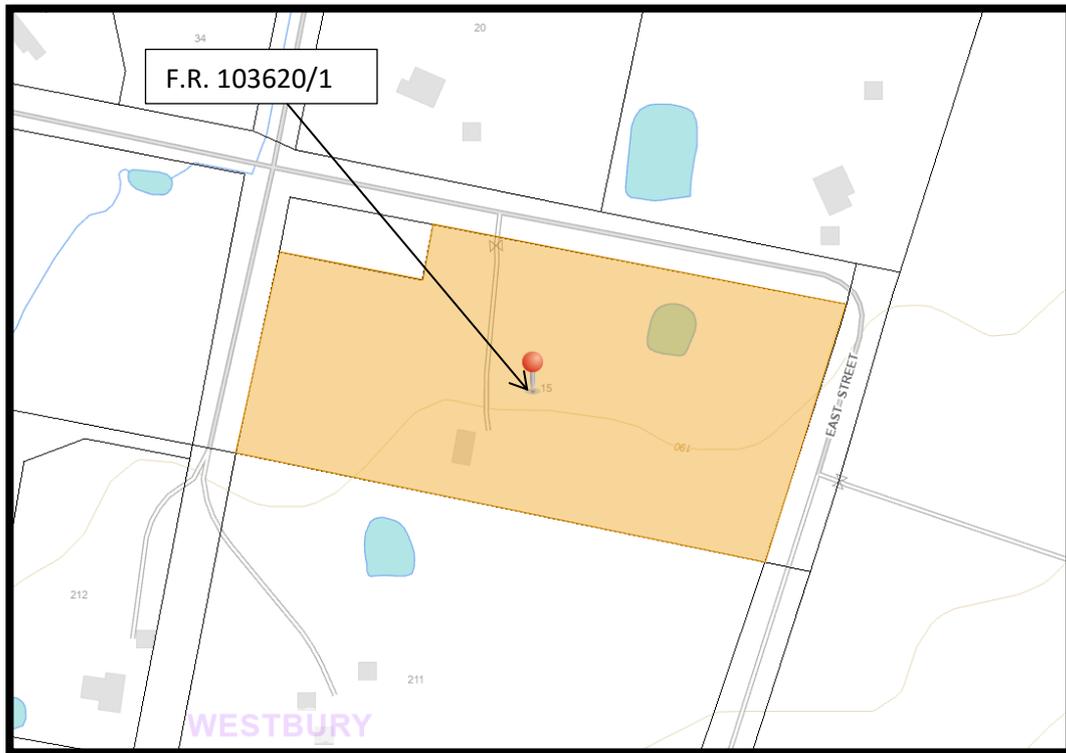


Figure 1: Location Plan of 15 Suburb Road, Westbury

2.2 Site Details

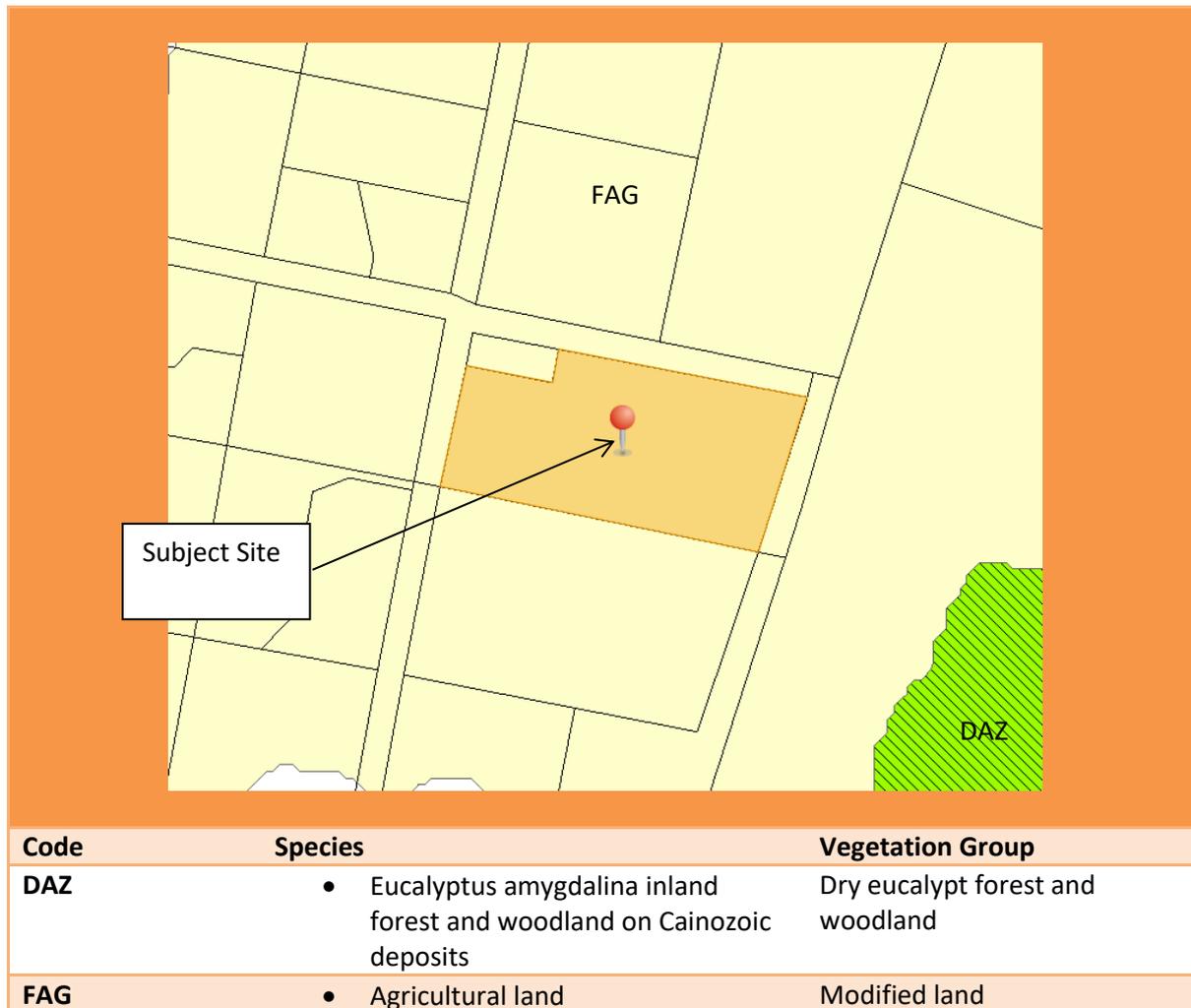
Property Address	15 Suburb Road, Westbury
Certificate of Title	Volume 103620 Folio 1
Owner	Yvette Maree Jory
Existing Use	Dwelling
Type of Proposed Work	3 Lot Subdivision
Water Supply	On-site for fire fighting
Road Access	Suburb Road and East Street and Five Acre Row

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 turn area – Lot 1



Existing concrete tank (domestic supply) – Lot 1



Looking north – Lot 1



Looking east – Lot 1



Looking south – Lot 1



Looking west – Lot 1



Existing driveway looking toward Suburb Road
(approx. 2.6m wide carriageway)



Proposed access location – Lot 2



Proposed access location – 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 <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
Group A	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
Group B	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
Group C	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
Group D	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
Group E	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
Group F	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
Group G	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland
	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land
Effective slope (degrees)	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°
	<input checked="" type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°
	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
Likely direction of bushfire attack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Distance to classified vegetation	0-<7.5m managed Min. 7.5m grassland	0-<17m managed Min. 17m grassland	0-<25m managed >25m grassland	0-<5m managed >5m grassland
REQUIRED Distance to classified vegetation for BAL 19	11-<16m	10-<14m	10-<14m	10-<14m

Lot 2 and Lot 3

Vegetation classification AS3959	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
Group A	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
Group B	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
Group C	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
Group D	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
Group E	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
Group F	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
Group G	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland
	<input checked="" type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land
Effective slope (degrees)	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°
	<input checked="" type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°
	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
Likely direction of bushfire attack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	16-<50m	14-<50m	14-<50m	14-<50m
REQUIRED Distance to classified vegetation for BAL 19	11-<16m	10-<14m	10-<14m	10-<14m

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.

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 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.
Lot 1 (existing)	Private access driveways are to be <u>upgraded/maintained</u> from the entrance of the property cross over at the public road through to existing habitable building and on-site dedicated firefighting water supply prior to Final Plan of Survey for subdivision to be signed off by Council. Private access roads are to be maintained to a standard not less than specified in Table C13.2B (widened carriageway to 4.0m).

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 (lay) connected to –

- (i) A fire hydrant with a minimum flow rate of 600L per minute and pressure of 200kpa; or
- (ii) A stored water supply in a water tank, swimming pool, dam or lake available for firefighting at all times which has the capacity of at least 10,000L for each separate building.

<p>Lot 2 and Lot 3– Static Water Supply (new)</p>	<p>On-site water supply is required for any new habitable building.</p> <p>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.</p>
<p>Lot 1 – Static Water Supply (new)</p>	<p>On-site water supply is to be <u>established/maintained</u> for the existing habitable building prior to Final Plan of Survey for subdivision to be signed off by Council.</p> <p>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.</p>

Table C13.5: Static Water Supply for Fire Fighting

Column 1		Column 2	
Element		Requirement	
<p>A.</p>	<p>Distance between building area to be protected and water supply</p>	<p>The following requirements apply:</p>	<p>(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</p> <p>(b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.</p>
<p>B.</p>	<p>Static Water Supplies</p>	<p>A static water supply:</p>	

		<ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (i) Metal; (ii) Non-combustible material; or (iii) Fibre-cement a minimum 6mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a fire fighting water point for a static water supply must:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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
<input checked="" type="checkbox"/>	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</u> prior to the Council sealing the final plan of survey. The proposal complies.
<input type="checkbox"/>	P1	
C13.6.2 Public and fire fighting access		
		Comments
<input type="checkbox"/>	A1 (a)	Not applicable.
<input checked="" type="checkbox"/>	A1 (b)	Access to Lot 1 shall be <u>upgraded/maintained</u> prior to Council sealing the final plan of survey in accordance with Table C13.2B and maintained into perpetuity. 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.
<input type="checkbox"/>	P1	

<input checked="" type="checkbox"/> A2		Not applicable.
<input type="checkbox"/> P2	No PC	
C13.6.3 Provision of water supply for fire fighting purposes		
Comments		
<input type="checkbox"/> A1	(a)	Not applicable
	(b)	Not applicable.
<input type="checkbox"/> P1	No PC	
<input checked="" type="checkbox"/> A2	(a)	Not applicable.
	(b)	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.
		The existing dwelling on Lot 1, prior to the final plan of survey being sealed by Council, shall be provided 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 and signage.
<input type="checkbox"/> A2	(c)	Not applicable.
<input type="checkbox"/> 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 shall be upgraded/maintained prior to the council sealing the final plan of survey and maintained into perpetuity in accordance with Table C13.2B (widened carriageway to 4.0m).

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

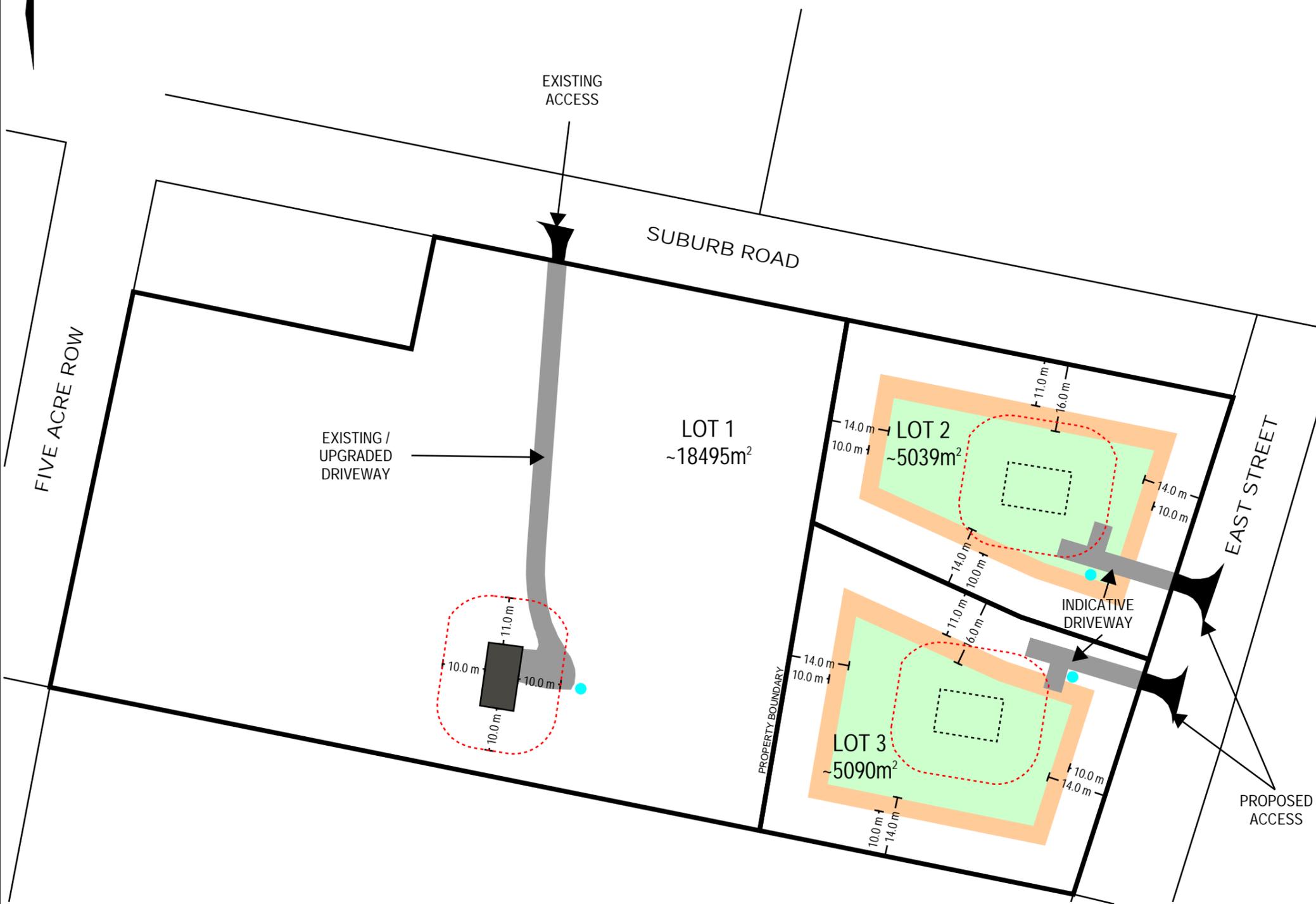
Any new habitable building on Lot 2 and Lot 3 at building application stage consideration with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.

The existing dwelling on Lot 1 prior to the council sealing the final plan of survey, must be provided 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 and signage.

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 prior to the final plan of survey being sealed by Council and must be managed into perpetuity (extended to the north and west).

Schedule 2 – Bushfire Hazard Management Plan



SCHEDULE OF REQUIREMENTS

- 1. BUILDING DESIGN & CONSTRUCTION**
 - SPECIFIED SEPARATION DISTANCES SHOWN ON THIS PLAN PROVIDE FOR A BAL SOLUTION AS INDICATED.
 - HABITABLE BUILDINGS AND ASSOCIATED OUTBUILDINGS MUST BE DESIGNED AND CONSTRUCTED TO COMPLY WITH AS 3959:2018 - SECTION 3 FOR GENERAL REQUIREMENTS AND RELEVANT SECTION FOR BAL RATING REQUIREMENTS.
 - NO SPECIFIC CONSTRUCTION REQUIREMENTS FOR OUTBUILDINGS FIRE SEPARATED FROM THE HABITABLE BUILDINGS IN ACCORDANCE WITH AS 3959 CLAUSE 3.2 OR WITH GREATER THAN 6m SEPARATION FROM THE HABITABLE BUILDINGS.
 - NEW HABITABLE BUILDINGS MUST BE FULLY CONSTRUCTED TO BAL-19 IF ANY FACADE IS WITHIN THE BAL-19 BUILDING AREA
- 2. PROPERTY ACCESS**
 - CONSTRUCT ALL WEATHER PROPERTY ACCESS WITH 4m WIDE CARRIAGEWAY FROM THE PUBLIC ROAD TO WITHIN <90m OF THE FURTHEST PART OF THE HABITABLE BUILDING MEASURED AS A HOSELAY AND TO THE HARDSTAND LOCATED WITHIN <3m OF THE WATER CONNECTION POINT.
 - LOAD CAPACITY GREATER THAN 20 TONNES (INC. BRIDGES AND CULVERTS). CROSS FALL LESS THAN 3°, DIPS LESS THAN 7°, CURVES MIN. 10m INNER RADIUS. 10° MAX. GRADIENT FOR UNSEALED ROADS AND 15° MAX. GRADIENT FOR SEALED ROADS.
 - CONSTRUCT 20m LONG PASSING BAY PROVIDING 2m ADDITIONAL CARRIAGEWAY WIDTH EVERY 200m.
 - TERMINATE IN A TURNING CIRCLE WITH A 10m MIN. OUTER RADIUS OR ALTERNATIVELY IN A HAMMERHEAD 'T' OR 'Y' TURNING AREA FOR FIRE APPLIANCES WITH TURNING HEADS 4m WIDE x 8m LONG.
 - KEEP CLEAR OF VEGETATION AND OTHER OBSTRUCTIONS 0.5m EITHER SIDE AND 4m ABOVE CARRIAGEWAY.
 - PROPERTY ACCESS & ROAD REQUIREMENTS TO BE IN ACCORDANCE WITH TABLE C13.2B - REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- 3. STATIC WATER SUPPLY FOR FIREFIGHTING**
 - FIREFIGHTING WATER SUPPLY TO BE IN ACCORDANCE WITH TABLE C13.5 - REFER TO SECTION 3.5 OF BUSHFIRE HAZARD ASSESSMENT REPORT
 - INSTALL METAL OR CONCRETE FIREFIGHTING WATER TANK WITH A MINIMUM OF 10,000 LITRES STORED WATER DEDICATED TO FIREFIGHTING PURPOSE PER HABITABLE BUILDING TO BE PROTECTED. FITTED WITH A COMPLIANT STORZ WATER CONNECTION POINT LOCATED WITHIN <90m OF FURTHEST ELEMENT OF THE HABITABLE BUILDING, MEASURED AS A HOSE LAY, & ACCESSIBLE WITHIN <3m OF THE HARDSTAND. MAY HAVE REMOTE OFFTAKE CONNECTED TO THE STATIC WATER SUPPLY.
 - IDENTIFY THE FIREFIGHTING WATER POINT WITH PERMANENTLY FIXED COMPLIANT SIGNAGE COMPLYING WITH TFS GUIDELINES. KEEP CLEAR OF VEGETATION IMMEDIATELY ABOVE & AROUND THE CONNECTION POINT.
 - CONSTRUCT HARDSTAND AREA FOR FIRE APPLIANCE ACCESS TO THE FIREFIGHTING WATER POINT. MINIMUM 3m WIDE, CONSTRUCTED TO THE SAME STANDARD AS THE PROPERTY ACCESS AND LOCATED <3m FROM THE FIREFIGHTING WATER POINT AND >6m FROM THE BUILDING TO BE PROTECTED.
- 4. HAZARD MANAGEMENT AREA**
 - HAZARD MANAGEMENT AREA TO BE MAINTAINED IN A MINIMUM FUEL CONDITION - REFER TO SECTION 3.2 OF BUSHFIRE HAZARD ASSESSMENT REPORT ESTABLISH HAZARD MANAGEMENT AREA AS DIMENSIONED ON THIS PLAN.
 - MAINTAIN IN A MINIMAL FUEL CONDITION IN PERPETUITY, ENSURING FUELS ARE REDUCED SUFFICIENTLY AND OTHER HAZARDS ARE REMOVED SUCH THAT THE FUELS & OTHER HAZARDS DO NOT SIGNIFICANTLY CONTRIBUTE TO THE BUSHFIRE ATTACK.
 - LIMITED AMOUNTS OF LOW FLAMMABILITY PLANTS ARE ACCEPTABLE WITHIN THE HMA: INCLUDING MAINTAINED LAWN, LOW GROWING PLANTS & GROUND COVERS, LOW FLAMMABILITY ORNAMENTAL GARDENS, VEGETABLE GARDENS AND THE LIKE.
 - DO NOT PLANT ADJACENT TO WALLS & DECKS OR DIRECTLY UNDER GLAZED ELEMENTS.
 - REGULARLY REMOVE GROUND FUELS SUCH AS FALLEN BRANCHES, STICKS, LEAVES, BARK, LAWN CLIPPINGS ETC.
 - MAINTAIN LAWN TO A HEIGHT LESS THAN 100mm.
 - DO NOT USE PINE BARK AND OTHER FLAMMABLE MULCH.
 - THIN-OUT UNDERSTORY VEGETATION AND PRUNE LOW-HANGING TREE BRANCHES.
 - PRUNE TREES TO MAINTAIN HORIZONTAL SEPARATION BETWEEN CANOPIES.
 - MINIMISE STORAGE OF FLAMMABLE MATERIALS SUCH AS FIREWOOD AND BUILDING MATERIALS.
 - CLEAR ACCUMULATED LEAVES AND OTHER DEBRIS FROM ROOF GUTTERS.

LEGEND

-  EXISTING DWELLING
-  INDICATIVE 10m X 15m BUILDING AREA
-  BAL 12.5 BUILDABLE AREA
-  BAL 19 BUILDABLE AREA
-  HAZARD MANAGEMENT AREA BAL-19
-  PROPOSED 10,000L METAL FIRE FIGHTING WATER TANK (SUGGESTED LOCATION)

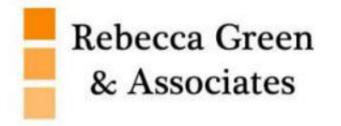
THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B3026, R.GREEN, 11 DECEMBER 2025

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)



3 LOT SUBDIVISION
 15 SUBURB ROAD, WESTBURY
 VOLUME 103620 FOLIO 1
 PROPERTY ID 7331814

DATE: 11 DECEMBER 2025
 VERSION: 2
 SHEET: 1



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

BUSHFIRE HAZARD MANAGEMENT PLAN
LOT 1: BAL-19
LOT 2 & LOT 3: BAL-12.5/19



Form 55

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Owner /Agent
 Address
 Suburb/postcode^a

Form **55**

Qualified person details:

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

Qualifications and Insurance details: *(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

Speciality area of expertise: *(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, 11 December 2025, Version 2, Job No. RGA-B3026)
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

<p>Scope</p> <p>This report and certification was commissioned to identify the Bushfire Attack Level for the existing property. <u>All</u> comment, advice and fire suppression measures are in relation to compliance with <i>Tasmanian Planning Scheme – Meander Valley, Bushfire-Prone Areas Code C13.0</i>, the <i>Building Act 2016 & Regulations 2016</i>, <i>National Construction Code</i> and <i>Australian Standard 3959-2018, Construction of buildings in bushfire-prone areas</i>.</p> <p>Limitations</p> <p>The assessment has been undertaken and report provided on the understanding that:-</p> <ol style="list-style-type: none">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. <p>No action or reliance is to be placed on this certificate or report; other than for which it was commissioned.</p>
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I certify the matters described in this certificate.

	<i>Signed:</i>	<i>Certificate No:</i>	<i>Date:</i>
Qualified person:		RG-264/2025	11 December 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:

15 Suburb Road, Westbury TAS 7303

Certificate of Title / PID:

F.R. 103620/1, PID7331814

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
Proposal Plan Ref: 25.246 Cp01	6ty° Pty Ltd	08.12.25	A
Bushfire Hazard Assessment Report	Rebecca Green	11 December 2025	2
Bushfire Hazard Management Plan	Rebecca Green	11 December 2025	2

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

4. Nature of Certificate

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

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

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

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

<input checked="" type="checkbox"/> E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/> E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/> E1.6.1 A1 (b) / C13.6.1 A1(b)	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, 11 December 2025</i>

		<i>demonstrating BAL 19 for Lot 1 and BAL 19/12.5 for Lot 2 and Lot 3.</i>
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management 11 December 2025.</i>

<input checked="" type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 11 December 2025.</i>
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:

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:

11 December 2025

Certificate
Number:

RGA-082/2025

(for Practitioner Use only)

Attachment 2 – AS3959-2018 Construction Requirements



	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

6ty^o Pty Ltd

PLEASE NOTE

- INTENDED USE OF PLAN**
THIS PLAN WAS PREPARED TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. DETAILS ARE SUBJECT TO CHANGE AND IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THIS LAND.
- LAYOUT MEASUREMENTS**
ALL MEASUREMENTS, AREAS AND LOTS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO CHANGE DUE TO FINAL FIELD SURVEY, DETAILED DESIGN AND CONSTRUCTION
- SERVICES**
ALL SERVICES SHOWN ARE APPROXIMATE ONLY. NO GUARANTEE CAN BE GIVEN THAT ALL RELEVANT SERVICES ARE SHOWN
- DETAILED DESIGN APPROVALS**
ROAD, DRIVEWAYS, FOOTPATHS, SEWER, STORMWATER, WATER AND LANDSCAPING SHOWN IS PRELIMINARY ONLY AND SUBJECT TO CHANGE. ALL CHANGES DURING DETAILED DESIGN AND CONSTRUCTION ARE SUBJECT TO THE APPROVALS OF THE RELEVANT SERVICE AUTHORITIES

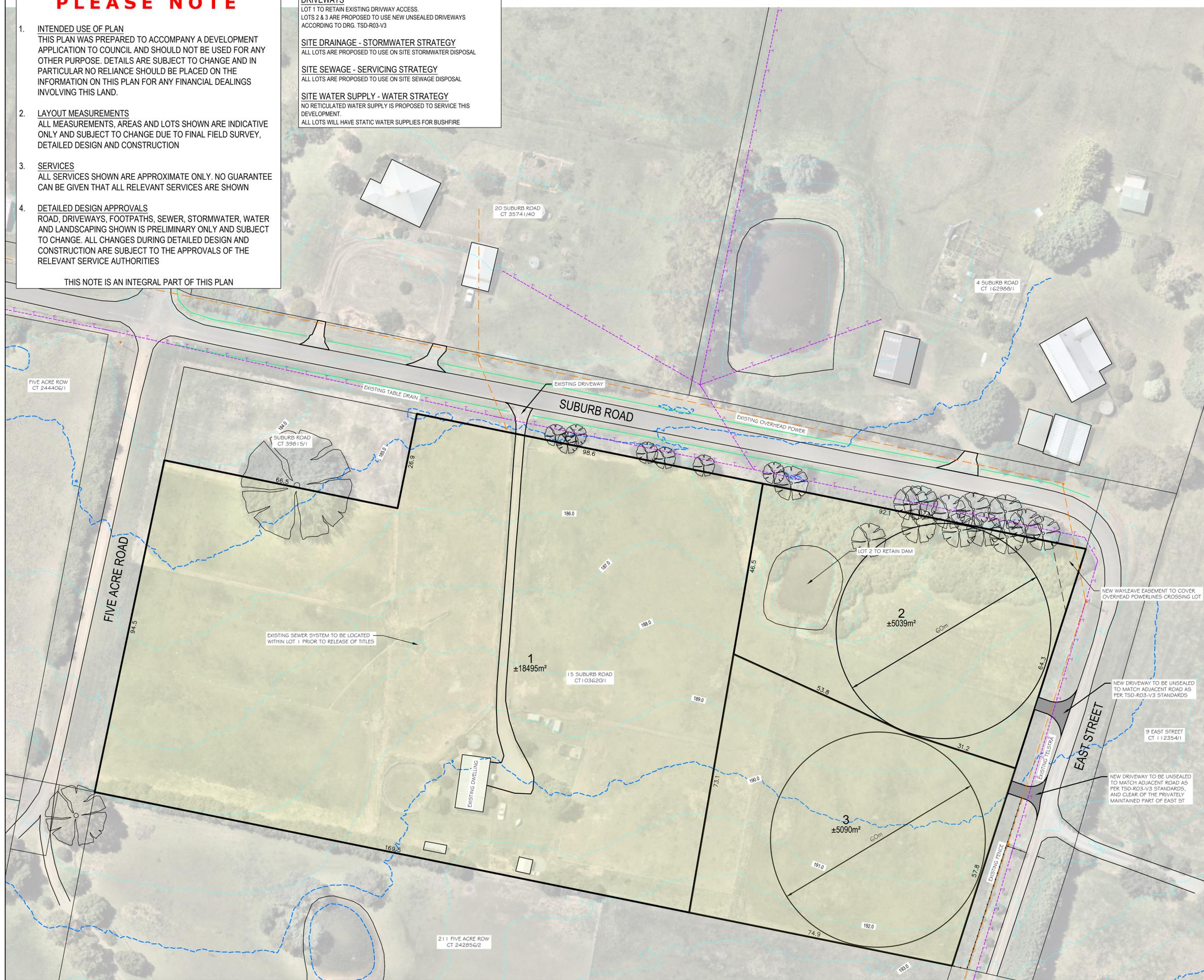
THIS NOTE IS AN INTEGRAL PART OF THIS PLAN

DRIVEWAYS
LOT 1 TO RETAIN EXISTING DRIVEWAY ACCESS.
LOTS 2 & 3 ARE PROPOSED TO USE NEW UNSEALED DRIVEWAYS ACCORDING TO DRG. TSD-R03-V3

SITE DRAINAGE - STORMWATER STRATEGY
ALL LOTS ARE PROPOSED TO USE ON SITE STORMWATER DISPOSAL

SITE SEWAGE - SERVICING STRATEGY
ALL LOTS ARE PROPOSED TO USE ON SITE SEWAGE DISPOSAL

SITE WATER SUPPLY - WATER STRATEGY
NO RETICULATED WATER SUPPLY IS PROPOSED TO SERVICE THIS DEVELOPMENT.
ALL LOTS WILL HAVE STATIC WATER SUPPLIES FOR BUSHFIRE



Postal Address
PO Box 63
Riverside
Tasmania 7250
W 6ty.com.au
E admin@6ty.com.au

6ty Pty Ltd
ABN 27 014 609 900
Designer
Chester Bullock - CC1633

Tamar Suite 103
The Charles
287 Charles Street
Launceston Tasmania
P (03) 6332 3300

57 Best Street
Devonport Tasmania
P (03) 6424 7161



ISSUE	DATE	ISSUED FOR	REV.
01	13.11.25	DEVELOPMENT APPLICATION	-
01	08.12.25	RESPONSE TO COUNCIL	A

LEGEND

	EXISTING TABLE DRAIN
	EXISTING OVERHEAD ELECTRICAL
	EXISTING TELECOM



DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

PROJECT: 3 LOT SUBDIVISION
PROPOSAL
AT: 15 SUBURB ROAD,
WESTBURY
FOR: Y. JORY

DRAWING: PROPOSAL PLAN

DESIGNED: MCV DRAWN: JKG CHECKED: MCV

SCALES: 1:500 AT A1 SIZE DRAWING SHEET

PROJECT No: 25.246 DRAWING No: Cp01 REV: A

Attachment 4 – Tasmania Fire Service Water Supply Signage Guideline

10,000 LITRE DOMESTIC FIREFIGHTING STATIC WATER INDICATOR SIGN

SIGN WIDTH TO BE 3 X LETTER HEIGHT

300 MM MINIMUM

CIRCULAR BAND THICKNESS TO BE
0.15 TIMES LETTER HEIGHT

MINIMUM 15 MM

SIGN HEIGHT TO BE 3 X LETTER HEIGHT

300 MM MINIMUM

LETTER HEIGHT (H)
MINIMUM 100MM

MINIMUM 100 MM

200MM MINIMUM

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

CIRCLE INNER DIAMETER
2 X LETTER HEIGHT



Tasmania Fire Service

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