

# **DISCRETIONARY APPLICATION**

## ***For Public Display***

**Applicant:**

M Walsh

**Location:**

871 Dawson Road, Ouse & 991 Dawson Road, Ouse

**Proposal:**

Boundary Reorganisation & Subdivision

**DA Number:**

DA 2021 / 00072

**Date Advertised:**

22 November 2022

**Date Representation Period Closes:**

6 December 2022

**Responsible Officer:**

Louisa Brown (Planning Officer)

**Viewing Documents:**

The relevant documents may be viewed at Council's website [www.centralhighlands.tas.gov.au](http://www.centralhighlands.tas.gov.au) or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

**Representations to:**

General Manager  
19 Alexander Street  
BOTHWELL TAS 7030

**Email:**

[development@centralhighlands.tas.gov.au](mailto:development@centralhighlands.tas.gov.au)

1 July 2021  
The General Manager  
Central Highlands Council  
PO Box 20  
Hamilton  
TAS 7140  
Our Ref 21014



RJS Surveying Pty Ltd  
PO Box 14  
Blackmans Bay TAS  
7052  
  
Phone: 0419 368 180  
E: [russell@peterbinneysurveys.com.au](mailto:russell@peterbinneysurveys.com.au)

Attn Planning Dept

**Re: S Danieluk Pty Ltd & Nigel Tomlin; 871 Dawson Road Ouse & 991 Dawson Road Ouse; Subdivision and Boundary Reorganisation.**

Please find attached Application and associated documents in support of a subdivision and boundary reorganisation for the above mentioned properties. The enclosed plan depicts the proposed.

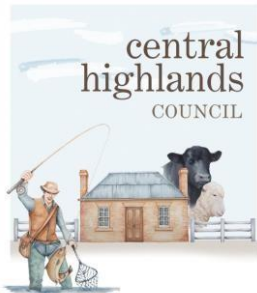
The proposed Lot 6 will be a lot for Utilities use that is above 1 hectare in size (Central Highlands Interim Planning Scheme 26.5.2); an existing Power Station exists onsite for electricity generation. A Right of Way 10 metres wide is proposed to follow the existing road formation which is located from the eastern boundary of proposed Lot 6, passing through proposed Lot 5, to the intersection with Dawson Road. An Electricity Infrastructure Easement has been surveyed by Entura in early 2021 from the Power Station in an easterly direction following Dawson Road and is awaiting registration with the Land Titles Office.

The purpose of the boundary adjustment of Folio Reference 166928/3 (proposed Lot 5) is to enable the creation of proposed Lot 6 and to provide better utilisation of rural land through the reorganisation of boundaries with Folio Reference 179590/1. The rear boundary of FR 166928/3 has been straightened to reduce fencing costs and reduce boundary length as it is no longer constrained by the Gunns lease of land at the rear. The road frontage for FR 179590/1 has been increased and enables the subdivision of proposed lots 3 and 4. The existing Rights of Way "J" & "K" will be made redundant.

The subdivision of lots 1 and 2 is proposed on Folio Reference 177250/2 per the Plan of Subdivision.

Fees will be paid upon submission of this application. Please advise of fee totals for this application.

Yours Sincerely  
Michael Walsh  
Peter Binny Surveys



Development & Environmental Services 19  
Alexander Street  
BOTHWELL TAS 7030

Phone (03) 6259 5503  
Fax (03) 6259 5722

www.centralhighlands.tas.gov.au

For office use only:

Date Received:	
DA Number:	
PID:	

## Application for Planning Approval – Subdivision & Strata Division

Use this form to apply for subdivision approval in accordance with section 81 of the Local Government (Building & Miscellaneous Provisions) Act 1993 and section 57 and 58 of the Land Use Planning and Approvals Act 1993 (the Act).

Tick ☒ if there has been a pre-application meeting with a Council officer:

Yes: ☐ No: ☐

Officer's name		Date:	
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### Applicant, Owner & Contact Details:

Provide details of the Applicant and Owner of the land. (Please print)

Applicant:	Michael Walsh	Phone No:	0448882209
Address:	12 Conrad Drive	Fax No:	n/a
	Otago TAS 7017	Mobile No:	0448882209
Email:	michael@peterbinnysurveys.com.au		
Owner:	Nigel Tomlin ; S Danieluk Pty Ltd	Phone No:	0439613566 (Graeme Danieluk)
Address:	38 THE AVENUE ELLENDALE TAS 7140 (Nigel Tomlin) 4 MOLLINEAUX DR OLD BEACH TAS 7017 (Graeme Danieluk)		0427881281 (Nigel Tomlin)

### Land Details:

Provide details of the land, including street address, title details and the existing use.

Address:	871 DAWSON RD OUSE TAS 7140 991 DAWSON RD OUSE TAS 7140	FR 177250/2, FR179590/1, FR 166928/3, FR 166928/4
Existing Use	Rural Resource Zone (Central Highlands Interim Planning Scheme 2015)	Please use definitions in planning scheme

### Proposed Development Details:

Provide details of the proposed subdivision development.

Development:	Proposed boundary adjustment and subdivision as shown in Plan of Subdivision. Additional context provided in the Application Cover Letter.
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Tick ☒ if proposed developed is to be staged:

Yes ☒ No ☐

Tick ☒ Is the proposed development located on land previously used as a tip site?

Yes ☐ No ☒

Provide an estimate of the completed value of the proposed development works, including the value of all site works and any labour contributions by the Applicant or the Owner.

Est. value: \$ Write 'Nil' if no works are proposed, e.g. boundary adjustment

### Declaration:

I/we hereby apply for planning approval to carry out the subdivision development described in this application and the accompanying documents and declare that: -

- The information in this application is true and correct.
- In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
- I/we authorise Council to provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.  
Council will only use the information provided to consider and determine the application for planning approval. Information provided may be made available for public inspection in accordance with section 57 of the Act.
- I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the Land Use Planning and Approvals Act 1993.  
Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.

Signature:		Date:	30/06/2021	The Applicant must sign and date this form.
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Refer to application checklist over page for additional information requirements

# Checklist

*To ensure that we can process your application as quickly as possible, please read the following checklist carefully and ensure that you have provided the following at the time of lodging the application. If you are unclear on any aspect of your application, please contact Central Highlands Council by phone on (03) 6259 5503 to discuss or arrange an appointment concerning your proposal. Note that Council may require additional information in accordance with section 54 of the Land Use Planning and Approvals Act 1993.*

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1. A completed Application for Approval of Use/Development form.  
*Please ensure that the information provides an accurate description of the proposal, has the correct address and contact details and is signed and dated by the applicant.*
2. A current copy of the Certificate of Title for all lots involved in the proposal.  
*The title details must include, where available, a copy of the search page, title plan, sealed plan or diagram and any schedule of easements (if any), or other restrictions, including covenants, Council notification or conditions of transfer.*
3. Two (2) copies of the following information -
  - a) An analysis of the site and surrounding area setting out accurate descriptions of the following -
    - (i) topography and major site features including an indication of the type and extent of native vegetation present, natural drainage lines, water courses and wetlands, trees greater than 5 metres in height in areas of skyline or landscape importance and identification of any natural hazards including flood prone areas, high fire risk areas and land subject to instability;
    - (ii) soil conditions (depth, description of type, land capability etc);
    - (iii) the location and capacity of any existing services or easements on the site or connected to the site;
    - (iv) existing pedestrian and vehicle access to the site;
    - (v) any existing buildings on the site;
    - (vi) adjoining properties and their uses; and
    - (vii) soil and water management plans.
  - b) A site plan for the proposed use or development drawn, unless otherwise approved, at a scale of not less than 1:200 or 1:1000 for sites in excess of 1 hectare, showing -
    - (i) a north point;
    - (ii) the boundaries and dimensions of the site;
    - (iii) Australian Height Datum (AHD) levels and contours;
    - (iv) natural drainage lines, watercourses and wetlands;
    - (v) soil depth and type;
    - (vi) the location and capacity of any existing services or easements on the site or connected to the site, including the provisions to be made for supplying water and draining the lots;
    - (vii) the location of any existing buildings on the site, indicating those to be retained or demolished, and their relationship to buildings on adjacent sites, streets and access ways;
    - (viii) the use of adjoining properties;
    - (ix) the proposed subdivision lots boundaries and the building envelopes for buildings, including distinguishing numbers, boundary dimensions and areas;
    - (x) the streets, roads, footpaths and other ways public and private, existing and to be opened or constructed on the land, including the widths of any such roads, footpaths and other ways;
    - (xi) the general location of all trees over three (3) metres in height;
    - (xii) the position of any easement over or adjoining the land;
    - (xiii) the location of any buildings on the site or lots adjoining it;
    - (xiv) any proposed public open space, or communal space or facilities;
    - (xv) proposed landscaping, indicating vegetation to be removed or retained and species and mature heights of plantings; and
    - (xvi) methods of minimizing erosion and run-off during and after construction and preventing contamination of storm water discharged from the site.
4. A written submission supporting the application that demonstrates compliance with the relevant parts of the Act, State Policies and the Central Highlands Planning Scheme 1998, including a Traffic Impact Statement where the development is likely to create more than 100 vehicle movements per day.
5. Application fees.  
*As per Fee Schedule. Please contact Central Highland Council's Development and Environmental Services Department by phone on (03) 6259 5503 if you require assistance in calculating the fees.*



1 July 2021  
S Danieluk Pty Ltd  
(Graeme Danieluk)  
4 Mollineaux Drive  
Old Beach  
TAS 7017  
Our Ref 21014

RJS Surveying Pty Ltd

PO Box 14

Blackmans Bay TAS  
7052

Phone: 0419 368 180

E: [russell@peterbinnysurveys.com.au](mailto:russell@peterbinnysurveys.com.au)

**Re: S Danieluk Pty Ltd & Nigel Tomlin; 871 Dawson Road Ouse & 991 Dawson Road Ouse;  
Subdivision and Boundary Reorganisation.**

Dear Graeme,

As owner of one of the above properties, I am hereby notifying you of the application I am making to Council for a boundary reorganisation and subdivision.

Please see attached Plan of Subdivision.

If you have any questions, please do not hesitate to contact me.

Yours Sincerely  
Michael Walsh  
Peter Binny Surveys  
Ph: 0448 882 209

1 July 2021  
Nigel Tomlin  
38 The Avenue  
Ellendale  
TAS 7140  
Our Ref 21014



RJS Surveying Pty Ltd

PO Box 14

Blackmans Bay TAS  
7052

Phone: 0419 368 180

E: [russell@peterbinnysurveys.com.au](mailto:russell@peterbinnysurveys.com.au)

**Re: S Danieluk Pty Ltd & Nigel Tomlin; 871 Dawson Road Ouse & 991 Dawson Road Ouse;  
Subdivision and Boundary Reorganisation.**

Dear Nigel,

As owner of one of the above properties, I am hereby notifying you of the application I am making to Council for a boundary reorganisation and subdivision.

Please see attached Plan of Subdivision.

If you have any questions, please do not hesitate to contact me.

Yours Sincerely  
Michael Walsh  
Peter Binny Surveys  
Ph: 0448 882 209

### SEARCH OF TORRENS TITLE

VOLUME 166928	FOLIO 3
EDITION 2	DATE OF ISSUE 13-Jun-2014

SEARCH DATE : 01-Jul-2021

SEARCH TIME : 02.42 PM

### DESCRIPTION OF LAND

Parish of SUTHERLAND Land District of BUCKINGHAM  
 Lot 3 on Sealed Plan 166928  
 Derivation : Part of Lot 376, 720 Acres Gtd. to Alexander Macpherson and Part of 500A Gtd. to W A Bethune  
 Prior CT 158564/1

### SCHEDULE 1

M463125 TRANSFER to NIGEL TOMLIN Registered 13-Jun-2014 at 12.01 PM

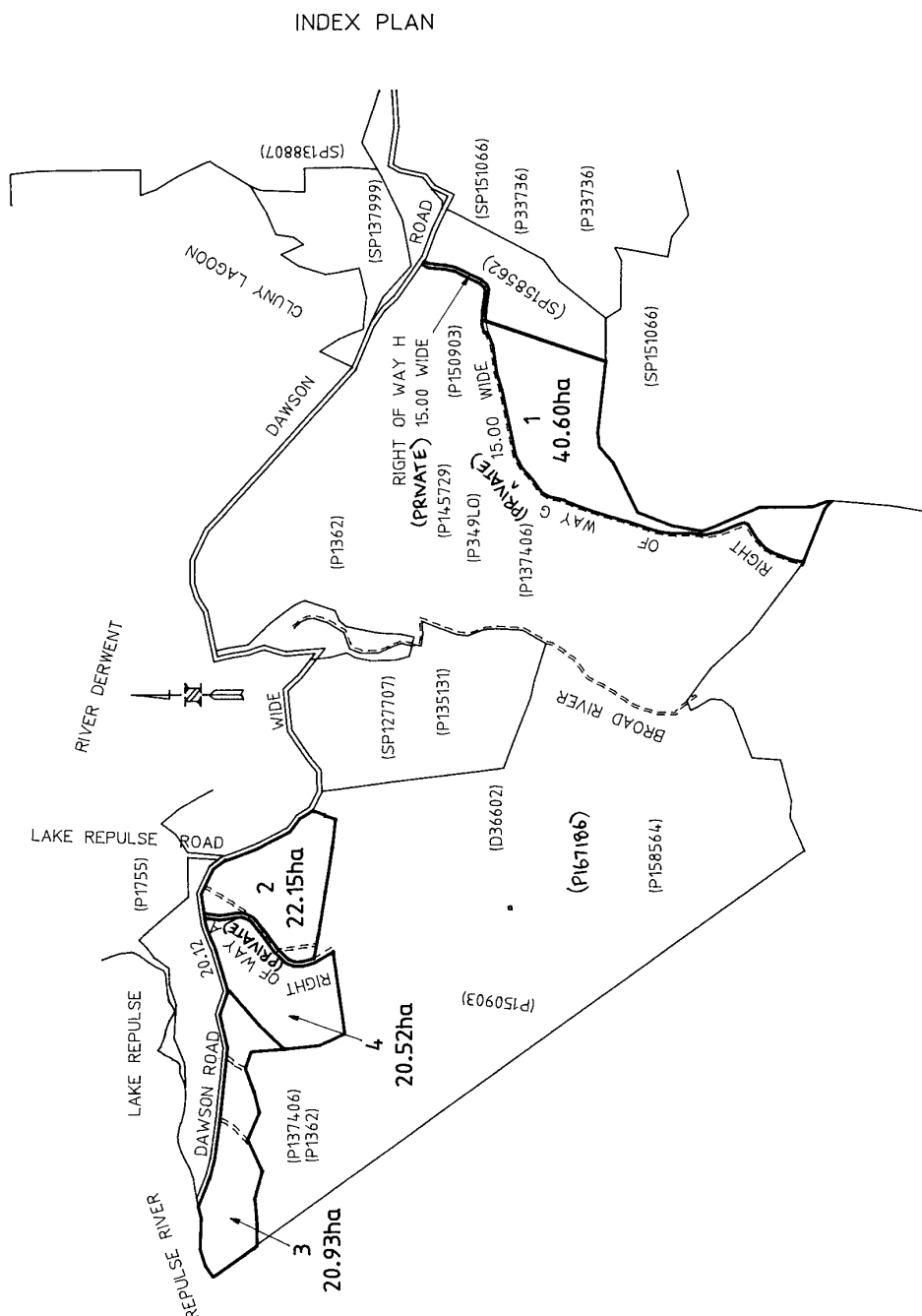
### SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP166928 EASEMENTS in Schedule of Easements  
 SP166928 FENCING COVENANT in Schedule of Easements  
 SP166928 WATER SUPPLY RESTRICTION  
 SP166928 SEWERAGE AND/OR DRAINAGE RESTRICTION  
 SP166928 COUNCIL NOTIFICATION under Section 83(5) of the Local Government (Building and Miscellaneous Provisions) Act 1993.  
 C287139 INSTRUMENT Creating Restrictive Covenants Registered 23-Mar-2001 at noon  
 D114231 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 12-Feb-2014 at noon

### UNREGISTERED DEALINGS AND NOTATIONS

181027 Plan - Pending Lodged by TAS NETWORKS on 14-Apr-2021 BP: 181027  
 E260616 TRANSFER of EASEMENT Lodged by TAS NETWORKS on 26-Apr-2021 BP: E260611

<p>OWNER S DANIELUK PTY LTD</p> <p>FOLIO REFERENCE</p> <p>C/T 158564/1</p> <p>GRANTEE PART OF 500A GTD TO WALTER ANGUS BETHUNE.</p> <p>PART OF 2060A OR OP GRANTED TO EDWARD PAINE BUTLER &amp; ROBERT PITCAIRN, PART OF LOT 376 (720A) &amp; LOT 349 (640A) GTD TO ALEXANDER MACPHERSON</p>	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR Peter David Binny</p> <p>LOCATION</p> <p>LAND DISTRICT OF BUCKINGHAM</p> <p>PARISH OF SUTHERLAND</p> <p>SCALE 1: 20000</p> <p>LENGTHS IN METRES</p>	<p>REGISTERED NUMBER</p> <p><b>SP166928</b></p> <p>APPROVED</p> <p>EFFECTIVE FROM 1 2 FEB 2014</p> <p><i>Alice Kawa</i></p> <p>Recorder of Titles</p>
<p>MAPSHEET MUNICIPAL</p> <p>CODE No. 105 (4629)</p> <p>LAST</p> <p>UPI No JTP28</p>	<p>LAST PLAN</p> <p>No. P158564</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>



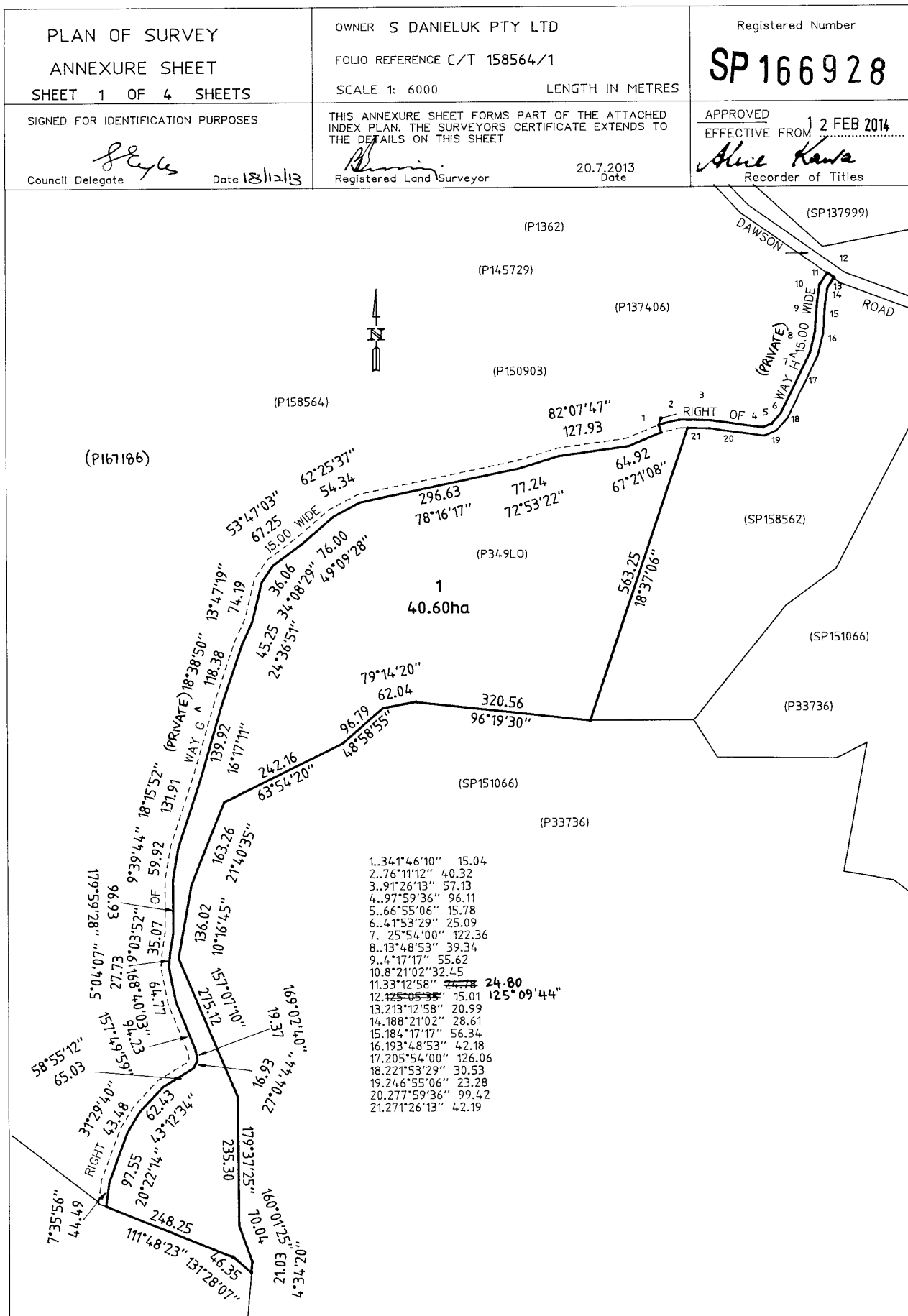
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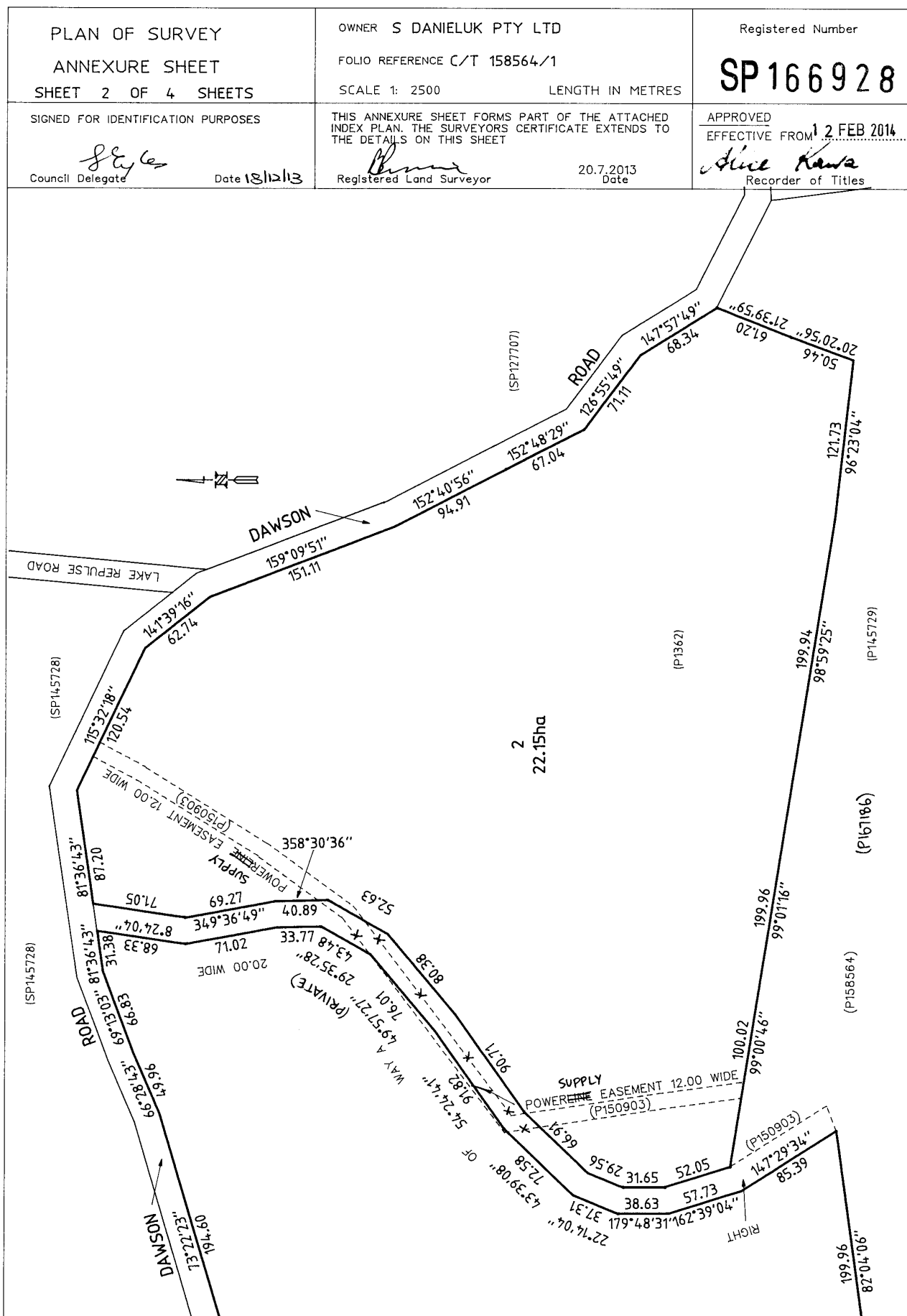
18/12/13

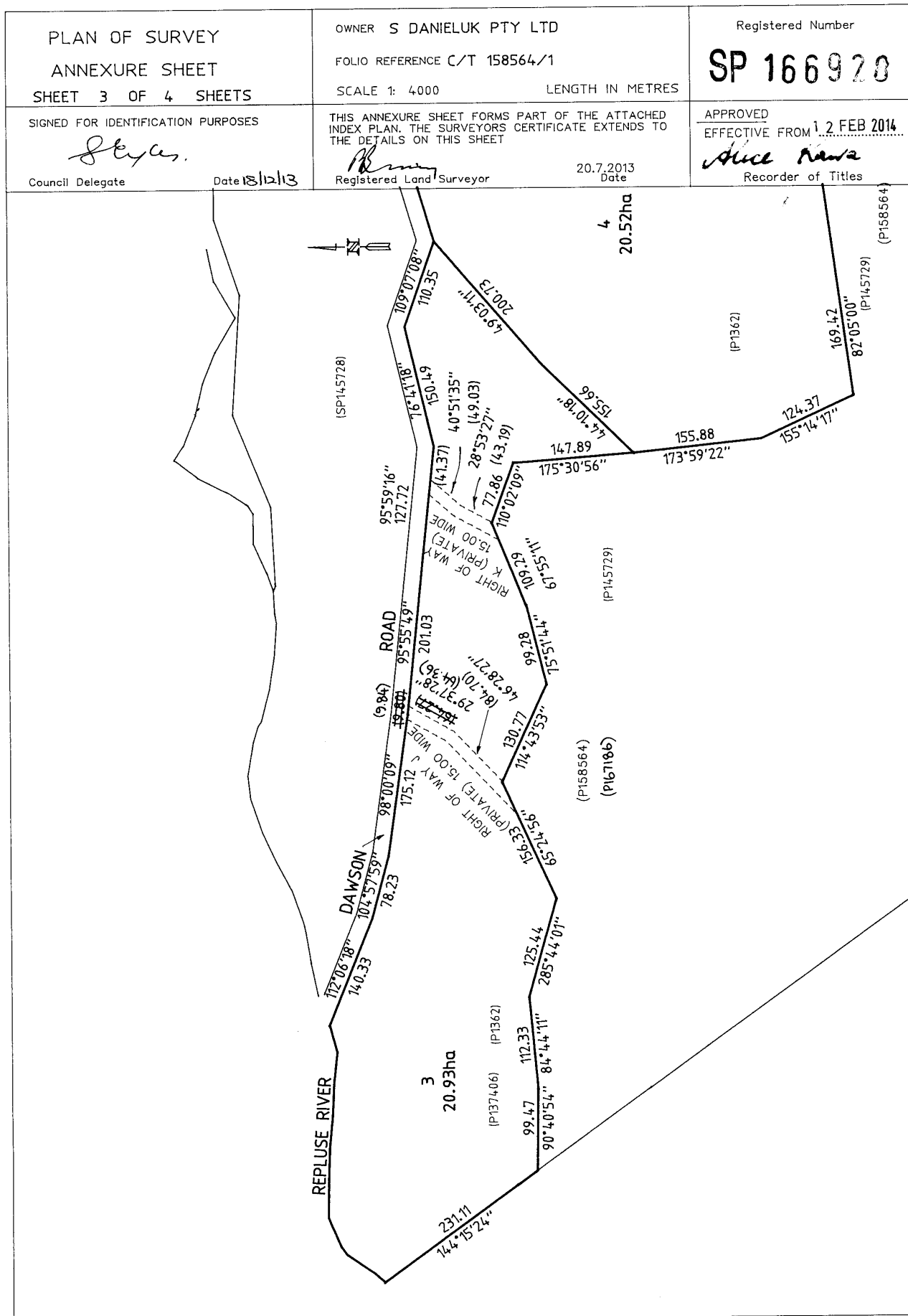
COUNCIL DELEGATE

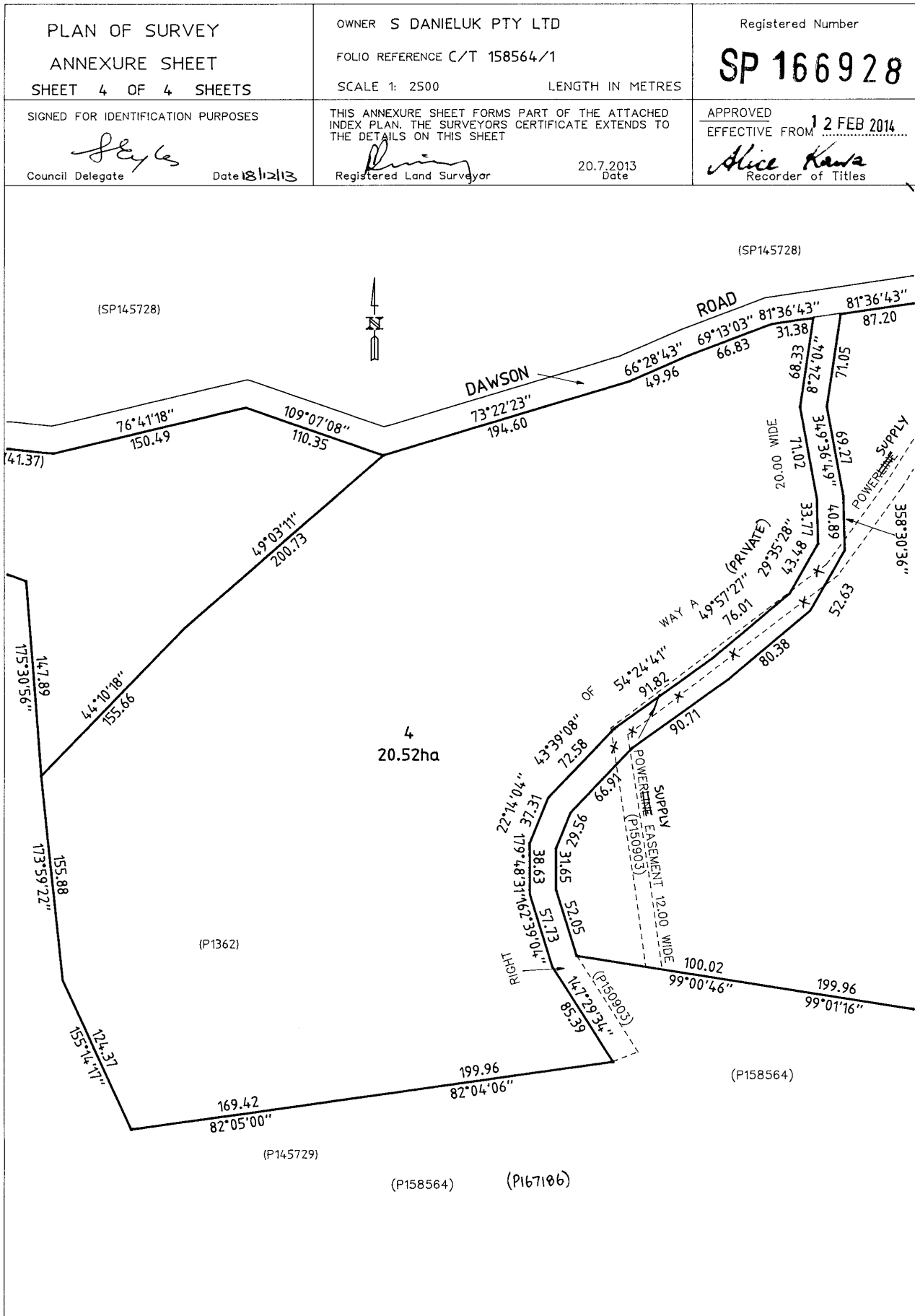
DATE \_\_\_\_\_











<b>SCHEDULE OF EASEMENTS</b>	Registered Number <b>SP 166928</b>
<b>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS &amp; MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</b>	

PAGE 1 OF 2 PAGE/S

## EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

## EASEMENTS

Lot 1 on the plan is together with a right of carriageway over that part of the Balance marked Right of Way G, 15.00 wide on the plan.  
(private)

Lot 1 on the plan is subject to a right of carriageway (appurtenant to the Balance) over the Right of Way H (private) 5.00 wide on the plan.

is  
Lot 1 and the Balance are each subject to a right of carriageway in favour of Forestry Tasmania over the Right of Way K, 15.00 wide on plan 158564 created by dealing C765963.  
H' (private) the

Lot 2, Lot 4 and the Balance are each subject to a Burdening Wayleave Easement with the benefit of a restriction as to user of land in favour of Aurora Energy Pty Ltd (as described in C765988) over the Powerline Easement 12.00 wide shown on the plan.  
supply (private)

Lot 2 on the plan is together with a right of carriageway over the Right of Way A/20.00 wide shown on the plan.

Lot 3 on the plan is subject to a right of carriageway (appurtenant to the Balance) over the Right of Way J (Private) 15.00 wide and Right of Way K (Private) 15.00 wide shown on the plan.  
(private)

Lot 4 on the plan is together with a right of carriageway over the Right of Way A/20.00 wide shown on the plan.

*[Signature]*

*[Signature]*

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: S DANIELUK PTY LTD  
FOLIO REF: Volume158564 Folio 1  
SOLICITOR  
& REFERENCE: Shields Heritage

PLAN SEALED BY: Central Highlands Council  
DATE: 18 December 2013  
20.2011.28  
REF NO. Council Delegate

**NOTE: The Council Delegate must sign the Certificate for the purposes of identification.**

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 2 PAGES	Registered Number <b>SP 166928</b>
SUBDIVIDER: <u>S DANIELUK PTY LTD</u>	
FOLIO REFERENCE: Volume 158564 Folio 1	

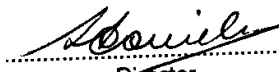
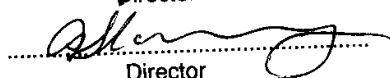
**INTERPRETATION**

"Balance" means the Balance of the land remaining in folio of the register Volume 158564 Folio 1 after excepting thereout the lots on the sealed plan.

**FENCING COVENANT**

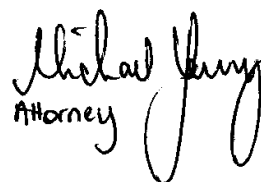
The Owner of each lot on the plan covenants with the Vendor (S Danieluk Pty Ltd) that the Vendor shall not be required to fence.


EXECUTED by S DANIELUK PTY LTD  
pursuant to Section 127 of the  
Corporations Act by being signed by two  
Directors

  
.....  
Director  
  
.....  
Director

*Executed by National  
Australia Bank Ltd  
as Mortgagee*

Executed by National Australia Bank Ltd by its  
Attorney MICHAEL ROBERT YOUNG  
who holds the position of Level 3 Attorney under  
Power of Attorney No. PA 12631 (Who declares that  
he has received no notice of revocation of the said  
Power) in the presence of

  
Attorney

Witness 

FULL NAME Sarah Crift

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

### SEARCH OF TORRENS TITLE

VOLUME 177250	FOLIO 2
EDITION 1	DATE OF ISSUE 25-Sep-2020

SEARCH DATE : 01-Jul-2021

SEARCH TIME : 02.42 PM

### DESCRIPTION OF LAND

Parish of SUTHERLAND Land District of BUCKINGHAM  
 Lot 2 on Sealed Plan 177250  
 Derivation : Part of Lot 376, 720 Acres Alexander Macpherson  
 Pur. & Part of 500 Acres W A Bethune Pur.  
 Prior CT 167186/1

### SCHEDULE 1

C859258 TRANSFER to S DANIELUK PTY LTD Registered  
 02-Jun-2008 at 12.01 PM

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP177250 EASEMENTS in Schedule of Easements  
 SP177250 COVENANTS in Schedule of Easements  
 SP177250 FENCING PROVISION in Schedule of Easements  
 SP177250 WATER SUPPLY RESTRICTION  
 SP177250 SEWERAGE AND/OR DRAINAGE RESTRICTION  
 SP177250 SEPTIC TANK NOTIFICATION  
 C287139 INSTRUMENT Creating Restrictive Covenants Registered  
 23-Mar-2001 at noon  
 C859259 MORTGAGE to National Australia Bank Limited  
 Registered 02-Jun-2008 at 12.02 PM  
 D114231 AGREEMENT pursuant to Section 71 of the Land Use  
 Planning and Approvals Act 1993 Registered  
 12-Feb-2014 at noon  
 E167939 AGREEMENT pursuant to Section 78 of the Land Use  
 Planning and Approvals Act 1993 Registered  
 25-Sep-2020 at noon

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER S DANIELUK PTY LTD

FOLIO REFERENCE

C/T 167186/1

GRANTEE

PART OF LOT 376 (720Ac.) ALEXANDER  
MACPHERSON PUR. & PART OF 500Ac  
GRANTED TO WALTER ANGUS BETHUNE PUR.

# PLAN OF SURVEY

BY SURVEYOR

Peter David Binny

LOCATION

LAND DISTRICT OF BUCKINGHAM

PARISH OF SUTHERLAND

SCALE 1:

9000

LENGTHS IN METRES

REGISTERED NUMBER

SP177250

APPROVED

EFFECTIVE FROM .....

Recorder of Titles

MAPSHEET MUNICIPAL

CODE No. 105 (4629)

LAST

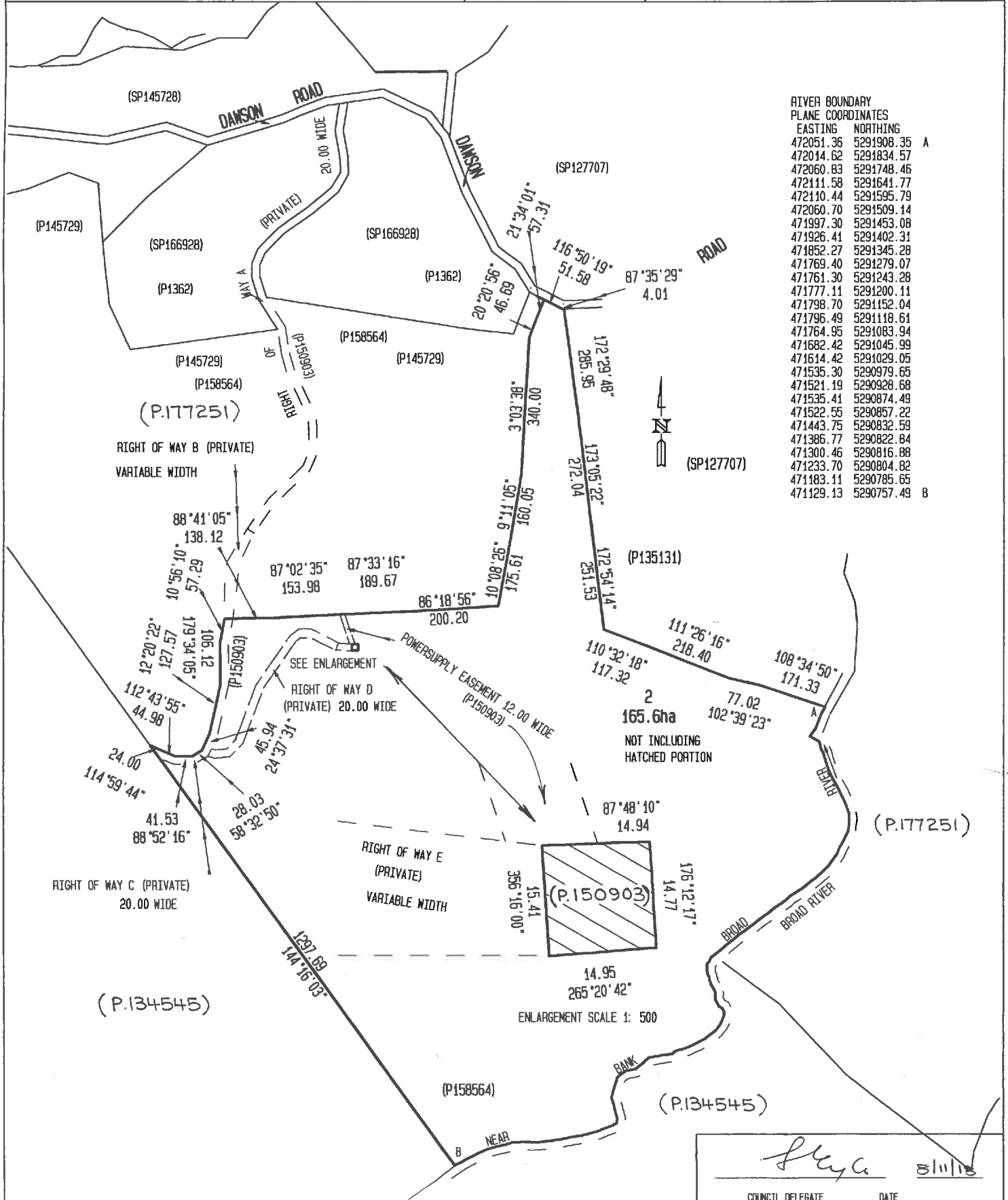
UPI No

LAST PLAN

No. P167186

ALL EXISTING SURVEY NUMBERS TO BE

CROSS REFERENCED ON THIS PLAN



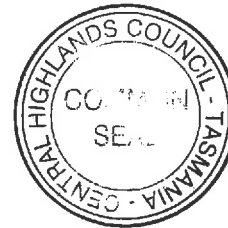


SP 177250

## COUNCIL APPROVAL

(Insert any qualification to the permit under section 83(5), section 109 or section 111  
of the Local Government (Building & Miscellaneous Provisions) Act 1993)  
The subdivision shown in this plan is approved

The Central Highlands Council cannot provide a means of connection to a supply of water to the Lot shown on the Plan.  
The Central Highlands Council cannot provide a means of drainage of stormwater or sewerage to the Lot shown on the Plan.  
The Lot on the Plan is only suitable for the on-site disposal of wastewater using a licensed Aerated Wastewater  
Treatment System or modified trench septic or other approved system



In witness whereof the common seal of Central Highlands Council  
has been affixed, pursuant to a resolution of the Council of the said municipality  
passed the 8 day of November 2018, in the presence of us

Member .....

Member .....

Council Delegate .....

Council Reference CA 2014/4

## NOMINATIONS

For the purpose of Section 88 of the Local Government (Building & Miscellaneous Provisions) Act 1993  
the owner has nominated

Solicitor to act for the owner

Peter David Binny

Surveyor to act for the owner

OFFICE EXAMINATION:

Indexed .....

Computed DH 31/5/19

Examined DH 14/6/19

# SURVEY NOTES

SHEET 1 OF 3 SHEETS

Registered Number

SP 177250

## SURVEY CERTIFICATE

I Peter David Binny of GRANTON  
in Tasmania a Registered Land Surveyor HEREBY CERTIFY that:  
(a) this survey is based upon the best evidence that the nature of the case admits  
(b) the survey notes have been truly compiled from surveys made by me or made under my supervision; and  
(c) this survey and accompanying survey notes comply with relevant legislation affecting surveys and are correct for the purpose required.

Signature

Date 25.7.2018

Surveyor's Reference: 175608

CROSS REFERENCE PLAN NUMBERS  
USED AS PART OF THIS SURVEY

DESCRIBE BY REPORT THE EVIDENCE  
USED TO DETERMINE BOUNDARIES

Survey commenced 26.4.2017  
Survey finished 16.5.2017

All  $\blacksquare$  are CPs unless stated otherwise.  
All  $\bullet$  are RM spikes unless stated otherwise.  
All boundaries are open unless stated otherwise.  
MGA coordinates have a positional uncertainty of (0.15  
Surveyed with GPS except where Stn #'s shown.

CSF 0.99958

(P1362)

(SP166928)

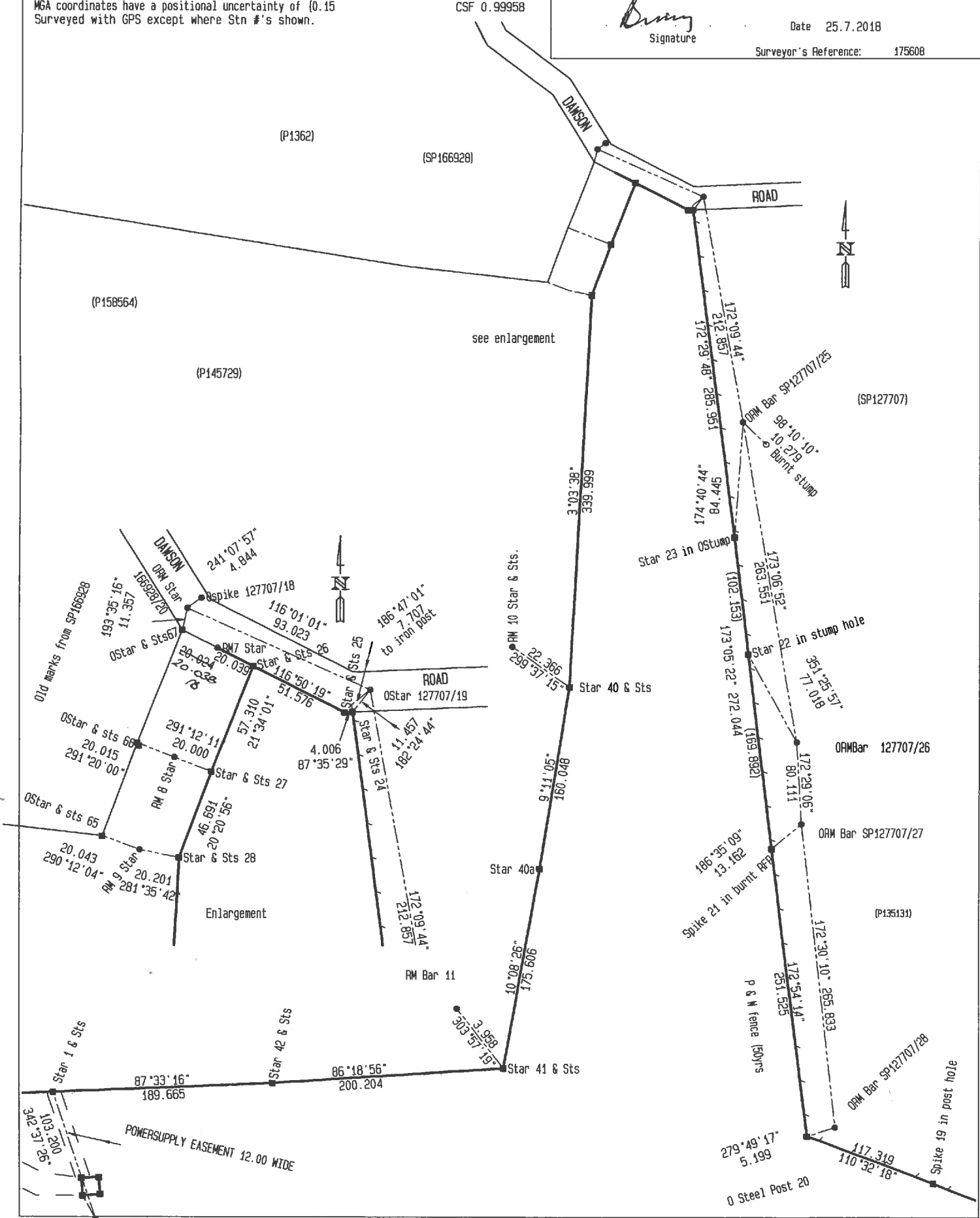
(P158564)

(P145729)

see enlargement

(SP127707)

(P135131)



SHEET 2 OF 3 SHEETS

OWNER S DANIELUK PTY LTD  
FOLIO REFERENCE C/T 167186/1

Registered Land Surveyor

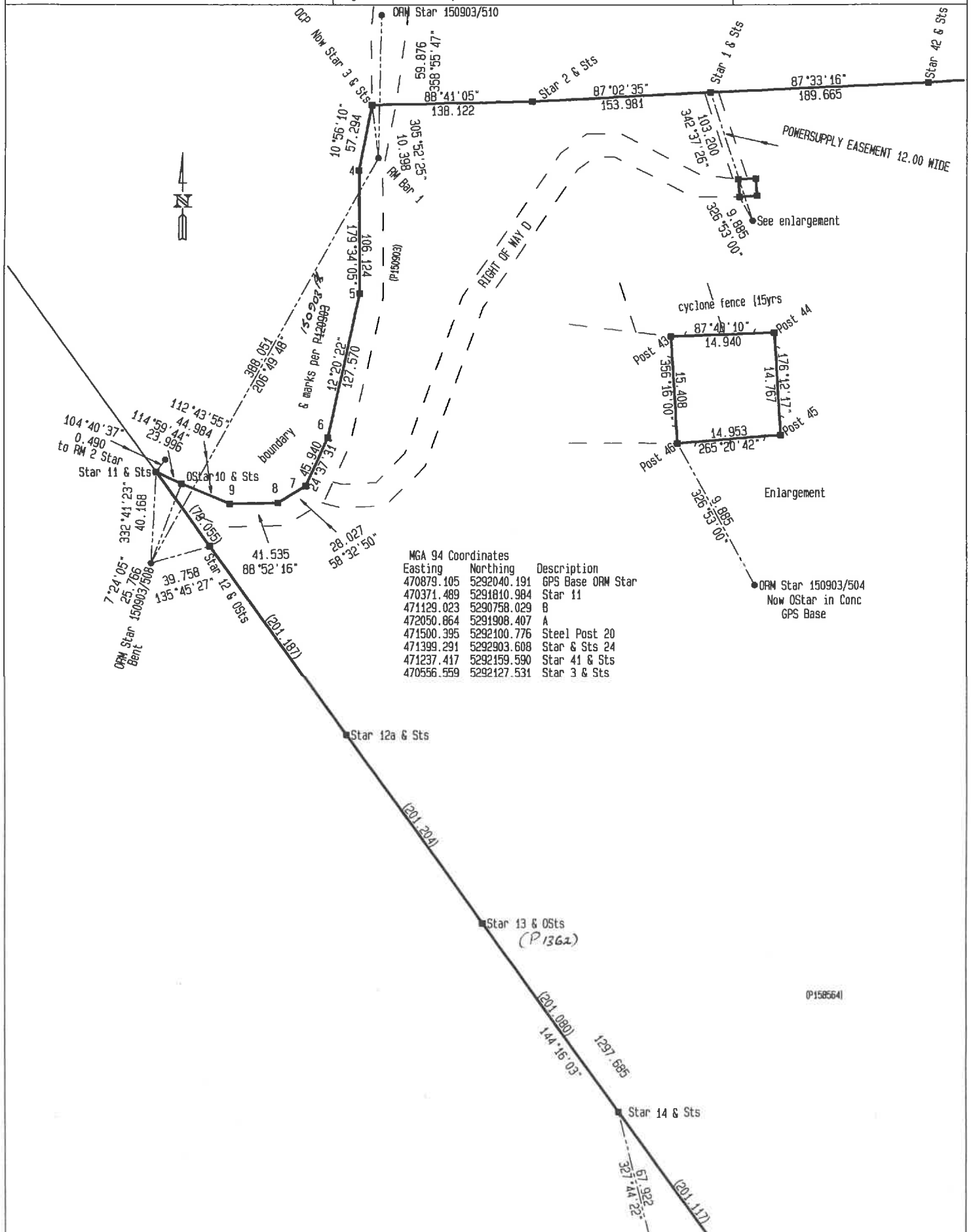
Date \_\_\_\_\_

25.7.2018

Registered Number

SP. 177250

LENGTHS IN METRES



# SURVEY NOTES

ANNEXURE SHEET

SHEET 3 OF 3 SHEETS

CROSS REFERENCE PLAN NUMBERS

USED AS PART OF THIS SURVEY

OWNER S DANIELUK PTY LTD

FOLIO REFERENCE C/T 167186/1

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET

*Buning*  
Registered Land Surveyor

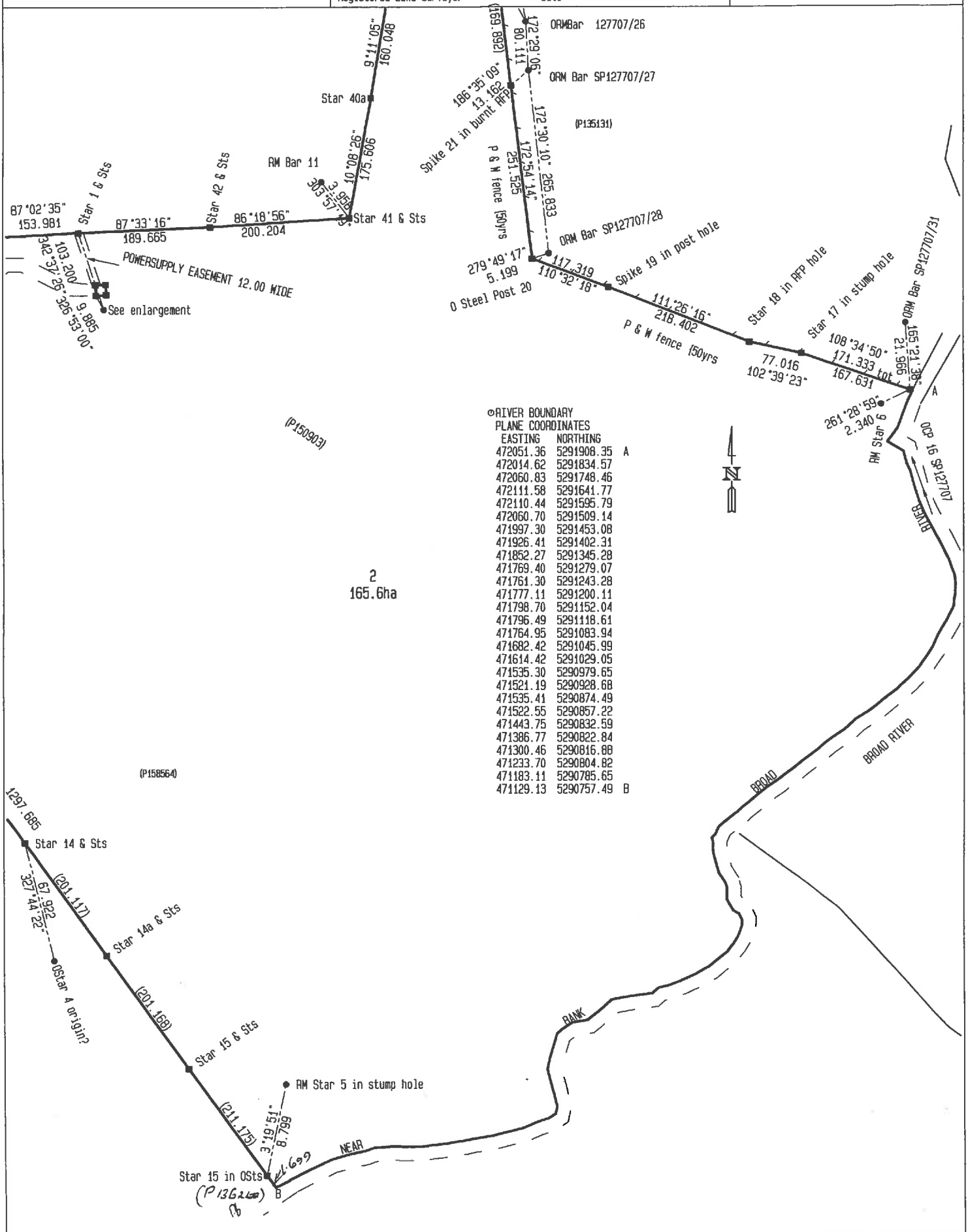
Date

25.7.2018

Registered Number

SP 177250

LENGTHS IN METRES



## SCHEDULE OF EASEMENTS

**NOTE:** THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.

Registered Number

**SP 177250**

### EASEMENTS AND PROFITS

PAGE 1 OF 1 PAGE

Lot 2 is together with a right of carriageway over the land marked RIGHT OF WAY "A" (PRIVATE) 20.00 WIDE and RIGHT OF WAY "B" (PRIVATE) VARIABLE WIDTH on the plan

Lot 2 is subject to a right of carriageway (appurtenant to lot 1 on Plan 150903) over the land marked RIGHT OF WAY "C" (PRIVATE) 20.00 WIDE, RIGHT OF WAY "D" (PRIVATE) 20.00 WIDE and RIGHT OF WAY "E" (PRIVATE) VARIABLE WIDTH passing through that lot on the plan

Lot 2 is subject to a right of carriageway (in favour of Forestry Tasmania) over the land marked RIGHT OF WAY "C" (PRIVATE) 20.00 WIDE passing through that lot on the plan

Lot 2 is subject to a wayleave easement with the benefit of a restriction as to user of land created by and more fully set forth in Transfer No C765988 (in favour of Tasmanian Networks Pty Ltd) over the land marked POWER SUPPLY EASEMENT 12.00 WIDE passing through that lot on the plan

### FENCING PROVISION

In respect to the lot on the plan the vendor (S Danieluk Pty Ltd) shall not be required to fence

### COVENANTS

Lot 2 on is affected by covenants created by and more fully set forth in Instrument No C287139  
*the Plan*

### FORESTRY RIGHT

~~Portion of lot 2 is affected by the forestry right created by and more fully set forth in Instrument No C606425~~

Executed by S DANIELUK PTY LTD under section 127 of the

Corporations Act 2001 by being signed by-

Director: *STEVEN DANIELUK*

Print Full Name:

Director: *ANNE HARVEY*

Print Full Name:

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: S DANIELUK P/L

FOLIO REF: 167186-1

SOLICITOR: MARK SAMSON

PLAN SEALED BY: CENTRAL HIGHLANDS COUNCIL

DATE: *8 November 2018*

SA-2014-4  
REF NO.

*[Signature]*  
Council Delegate

**NOTE:** The Council Delegate must sign the Certificate for the purposes of identification.

### SEARCH OF TORRENS TITLE

VOLUME 179590	FOLIO 1
EDITION 2	DATE OF ISSUE 22-Jun-2021

SEARCH DATE : 01-Jul-2021

SEARCH TIME : 02.42 PM

### DESCRIPTION OF LAND

Parish of SUTHERLAND Land District of BUCKINGHAM  
 Lot 1 on Plan 179590  
 Derivation : Part of Lot 376, 720 Acres Alexander Macpherson  
 Pur. & Part of 500 Acres Walter Angus Bethune Pur.  
 Prior CT 177251/1

### SCHEDULE 1

C859258 TRANSFER to S DANIELUK PTY LTD Registered  
 02-Jun-2008 at 12.01 PM

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any

C507585 BENEFITING EASEMENT: a pipeline right over the land  
 marked Pipeline Easement 5.00 wide on Plan 179590  
 Registered 14-Sep-2004 at 12.01 PM

C765961 BURDENING EASEMENT: a right of carriageway  
 (appurtenant to Lot 1 on Plan 150903) over the land  
 marked Right of Way 'A' 20.00 wide on Plan 179590

C765963 BURDENING EASEMENT: a right of carriageway in favour  
 of Forestry Tasmania over the land marked Right of  
 Way 'A' 20.00 wide on Plan 179590 Registered  
 22-Oct-2007 at 12.02 PM

C765988 BURDENING WAYLEAVE EASEMENT with the benefit of a  
 restriction as to user of land in favour of Aurora  
 Energy Pty Ltd over the land marked Power Supply  
 Easement 'A' 12.00 wide on Plan 179590 Registered  
 22-Oct-2007 at 12.03 PM

SP177250 BURDENING EASEMENT: Right of Carriageway (appurtenant  
 to Lot 2 on Sealed Plan 177250) over the land marked  
 Right of Way 'A' 20.00 wide on Plan 179590

SP179589 BURDENING EASEMENT: Right of Carriageway (appurtenant  
 to Lots 1 & 11 on Sealed Plan 179589) over the land  
 marked Right of Way variable width YZ on Plan 179590

SP166928 BENEFITING EASEMENT: a right of carriageway over the  
 land marked Right of Way 'F' 15.00 wide marked WX on  
 Plan 179590

SP166928 BENEFITING EASEMENT: a right of carriageway over the lands marked Right of Way 'J' 15.00 wide and Right of Way 'K' 15.00 wide on Plan 179590


SP166928 BURDENING EASEMENT: a right of carriageway (appurtenant to Lots 2 and 4 on Sealed Plan 166928) over the land marked Right of Way 'A' 20.00 wide marked YZ on Plan 179590

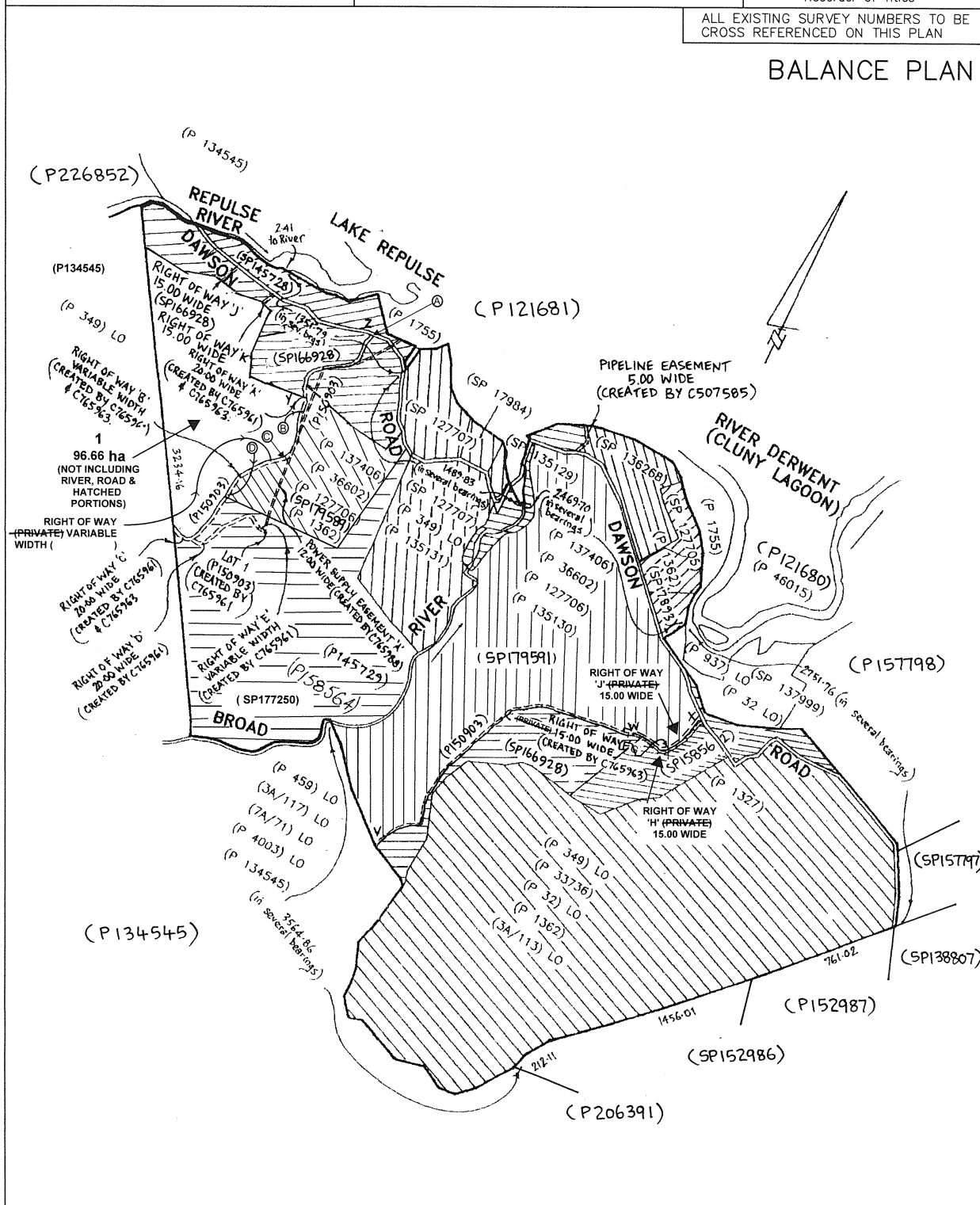
C287139 INSTRUMENT Creating Restrictive Covenants Registered 23-Mar-2001 at noon

D114231 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 12-Feb-2014 at noon

#### UNREGISTERED DEALINGS AND NOTATIONS

181027 Plan - Pending Lodged by TAS NETWORKS on 14-Apr-2021  
BP: 181027

<p>OWNER: S DANIELUK PTY LTD</p> <p>FOLIO REFERENCE: FR 177251/1</p> <p>GRANTEE:</p> <p><del>PART OF 2606A OR OP CTD. TO EDWARD PAINE BUTLER &amp; ROBERT PITCAIRN.</del></p> <p><del>PART OF LOT 376 (720A) &amp; LOT 349 (640A) ALEXANDER MACPHERSON PUR. &amp; PART OF 500 ACRES, PART OF LOT 2116, (1002A) &amp; WHOLE OF LOT 4445 (30A), WALTER ANGUS BETHUNE PUR.</del></p>	<p><b>PLAN OF TITLE</b></p> <p>LOCATION: LAND DISTRICT OF BUCKINGHAM PARISH OF SUTHERLAND</p> <p>FIRST SURVEY PLAN No: (3A/108LO), (5A/95LO), (7A/71LO), (3A/113LO), (3A/117LO), (P32LO)</p> <p>COMPILED BY: MICHAEL ROBERT WALSH</p> <p>SCALE 1: 20000</p> <p>LENGTHS IN METRES</p>	<p>REGISTERED NUMBER</p> <p><b>P179590</b></p> <p><u>APPROVED</u> 11 NOV 2020</p> <p></p> <p>Recorder of Titles</p>
<p></p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>	





OWNER:

S DANIELUK PTY LTD,  
NIGEL TOMLIN

TITLE REFERENCE:

FR177250/2, FR179590/1,  
FR166928/3

LOCATION:

871 DAWSON RD OUSE TAS 7140,  
991 DAWSON RD OUSE TAS 7140

Peter Binny Surveys

P0 Box 14 BLACKMANS BAY 7052

Mobile 0419 368 180

email russell@peterbinnysurveys.com.au

Land situated in the

LAND DISTRICT OF BUCKINGHAM

PARISH OF SUTHERLAND

Scale 1:9000 (A3)

MEASUREMENTS IN METRES

PLAN OF SUBDIVISION

This plan is for the purpose of obtaining planning approval only & is for the sole use of the named owners. The contours are approximate only and suitable only for the purpose of obtaining planning approval.

Dimensions and areas are subject to final survey

Surveyors Ref:21014

-Rev02

Date: 1/7/2021

The map illustrates a land subdivision plan for six lots, each with its area in hectares (ha):

- Lot 1:** 60.17ha
- Lot 2:** 105.2ha
- Lot 3:** 45.86ha
- Lot 4:** 44.38ha
- Lot 5:** 20.93ha
- Lot 6:** 2.933ha

**Key Features and Easements:**

- Roads:** DAWSON ROAD, LAKE REPULSE, BROAD RIVER, REPULSE RIVER.
- Easements:** POWER SUPPLY EASEMENT 12.00 WIDE (P150903), RIGHT OF WAY (PRIVATE) VARIABLE WIDTH (SP179589), RIGHT OF WAY "K" 15.00 WIDE (SP166928) TO BE REMOVED, RIGHT OF WAY "J" 15.00 WIDE (SP166928) TO BE REMOVED, RIGHT OF WAY "A" 10.00 WIDE, PROPOSED RIGHT OF WAY "A" 10.00 WIDE, RIGHT OF WAY "C" 20.00 WIDE (CREATED BY C765961 & C765963), RIGHT OF WAY "D" 20.00 WIDE (CREATED BY C765961), RIGHT OF WAY "E" VARIABLE WIDTH (CREATED BY C765961), MICROWAVE TOWER (CREATED BY C765961), (389) To Tower.
- Other Features:** WATERWAY AND COASTAL PROTECTION AREAS OVERLAY (126.WCP), LAKE REPULSE, BROAD RIVER, REPULSE RIVER, POWER STATION, ELECTRICITY, INFRASTRUCTURE, NOT YET REGISTERED, LOT 2 frontage is 26.1, LOT 1 frontage is 29.4 with 25.0 wide access.

## BUSHFIRE HAZARD REPORT

### 2 LOT SUBDIVISION

871 DAWSON ROAD, OUSE



CERTIFIED BY N M CREESE

Accredited Bushfire Practitioner BFP-118

Scope 1, 2, 3a and 3b

17<sup>th</sup> May 2022

1

LARK & CREESE

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ATTACHMENT 1 - SUBDIVISION PLAN

ATTACHMENT 2 - BUSHFIRE HAZARD MANAGEMENT PLAN

### Disclaimer:

AS 3959:2018 cannot guarantee that a habitable building will survive a bushfire attack, however the implementation of the measures contained within AS 3959:2018, this report and accompanying plan will improve the likelihood of survival of the structure. This report and accompanying plan are based on the conditions prevailing at the time of assessment. No responsibility can be accepted to actions by the landowner, governmental or other agencies or other persons that compromise the effectiveness of this plan. The contents of this plan are based on the requirements of the legislation prevailing at the time of report.



## 1. SUMMARY:

This Bushfire Hazard Report has been prepared to support the development of a new 2 lot rural subdivision at 871 Dawson Road, Ouse. The site is not subject to a bushfire prone area overlay under the relevant planning scheme, however, the site has been deemed to be bushfire prone due to its proximity to the areas of bushfire prone vegetation surrounding the site.

This report identifies the protective features and controls that must be incorporated into the design and construction works to ensure compliance with the standards. Fire management solutions are as defined in *AS 3959:2018 Construction of Buildings in Bushfire-Prone Areas* and *E1.6, Bushfire Prone Areas Code, Central Highlands Interim Planning Scheme 2015 (Code)*.

All lots have been designed to achieve a bushfire attack level of BAL-19 (or lower) of *AS 3959:2018* in accordance with *E1.6, The Code*. New habitable buildings on these lots are to be constructed to this level, or greater, with the establishment and maintenance of the specified Hazard Management Areas to ensure ongoing protection from the risk from bushfire attack. A reduced bushfire attack level may be permitted where the separation distance between the bushfire prone vegetation and the building exceeds that required for BAL-19, subject to a revised assessment at the time of application for building approval.

Compliance with the requirements of E1.6, Bushfire Prone Areas Code are achieved as follows:

- Each lot within the proposed subdivision is provided with a building area assessed as being compliant with BAL-19 in compliance with *E1.6.1, The Code*.
- Private access is to be constructed in accordance with *Table E2, E1.6.2, The Code* to the lots. A turning area at the building area is not required to be constructed at the time of subdivision, however will be required at the time of development of a habitable building in accordance with *Table E2, E1.6.2, The Code*.
- Water supply is not required at the time of subdivision, but must be made available at the time of development of a habitable building on the lots in accordance with *Table E5, E1.6.3 The Code*.

The effectiveness of the measures and recommendations detailed in this report and *AS 3959:2018* is dependent on their implementation and maintenance for the life of the development or until the site characteristics that this assessment has been measured from alter from those identified. No liability can be accepted for actions by lot owners, Council or governmental agencies which compromise the effectiveness of this report.

This report has been prepared Nick Creese, principal of Lark & Creese surveyors. Nick is a registered surveyor in Tasmania and is accredited by the Tasmania Fire Service to prepare bushfire hazard management plans.

## 2. LOCATION:

Property address: 871 Dawsons Road, Ouse  
Title owner: S. Danieluk Pty Ltd  
Title reference: C.T. 177250/2  
PID N°: 9067002  
Title area: 165 ha  
Municipal area: Central Highlands  
Zoning: Rural Resource

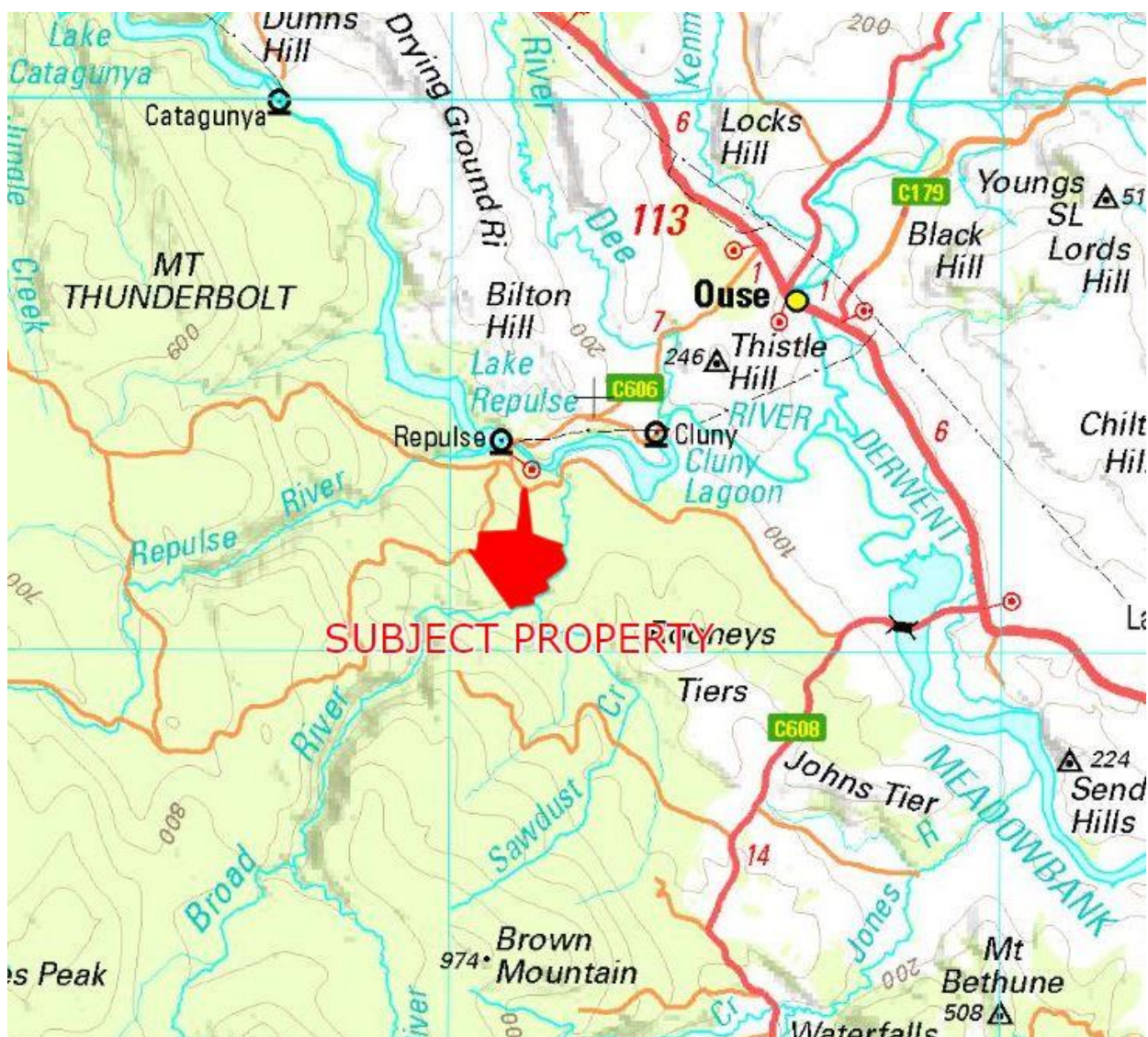


Image 1: Site location (Source *The LIST*)

### **3. SITE DESCRIPTION:**

The site is located off Dawson Road, approximately 8 km Northwest of intersection of Ellendale Road and Dawson Road, Ouse. The site is located at an elevation range of approximately 120-280 metres. The grades on-site range from 0-5° in the central areas to greater than 20° in the east and south.

The site was vegetated by a mix of native vegetation in the central, southern and western portions, with former plantation in the east and north. At the time of assessment, the majority of the plantation vegetation had been removed with grasses regenerating.

The neighbouring allotments to the North include a mix of plantation, areas of native vegetation, grassed areas, and Dawson Road.

Adjacent to the Eastern and Southern boundaries is Broad River beyond which are allotments that appeared to be utilised for forestry purpose. These allotments are vegetated by a mix of native vegetation and forestry plantations.

The allotments to the West appeared to be utilised for forestry purposes and are vegetated by areas of native vegetation and areas of plantation.

Reticulated water supply is unavailable to the site with domestic water supply requirements reliant on on-site storage.





Image 2: Aerial image of site and surrounds (Source: *The LIST*)





Image 3: Looking North across Lot 1



Image 4: Looking East across Lot 1



## Planning Controls:

Planning controls are administered by the Central Highlands Council under the *Central Highlands Interim Planning Scheme 2015*. The site is subject to a Waterways and Coastal Protection Area, Landslide Hazard Area and Electricity Transmission Infrastructure Protection overlays and is zoned Rural Resource. No Bushfire Prone Areas overlay is currently available for this site with the application of E1.0, Bushfire Prone Areas Code based on the presence of in excess 1 hectare of potential bushfire prone vegetation within 100 metres of the site.

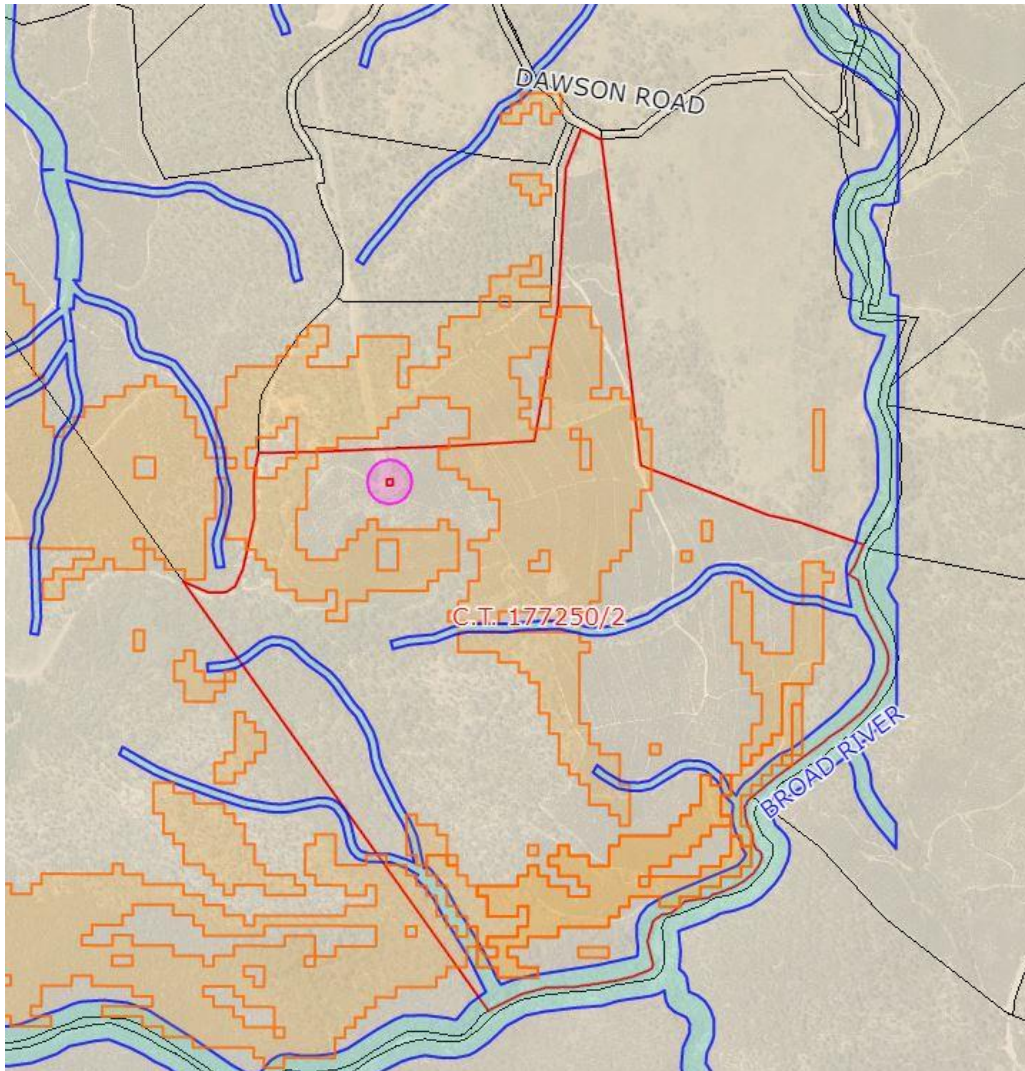


Image 5: Council zoning and overlays

Beige:	Rural Resource
Blue hatching:	Waterways and Coastal Protection
Orange hatching:	Landslide Hazard Area
Whole of site:	Bushfire Prone Area

### Fire History:

From the Fire History overlay detailed within *The LIST* map imagery, two bushfire events are mapped within a 2 km range of the site. These include two bushfires that impacted the site directly. One in 2010, affected  $\pm 6285$  ha, and was caused by arson. The second occurred in 2013, affected  $\pm 10238$  ha which was accidental in origin.

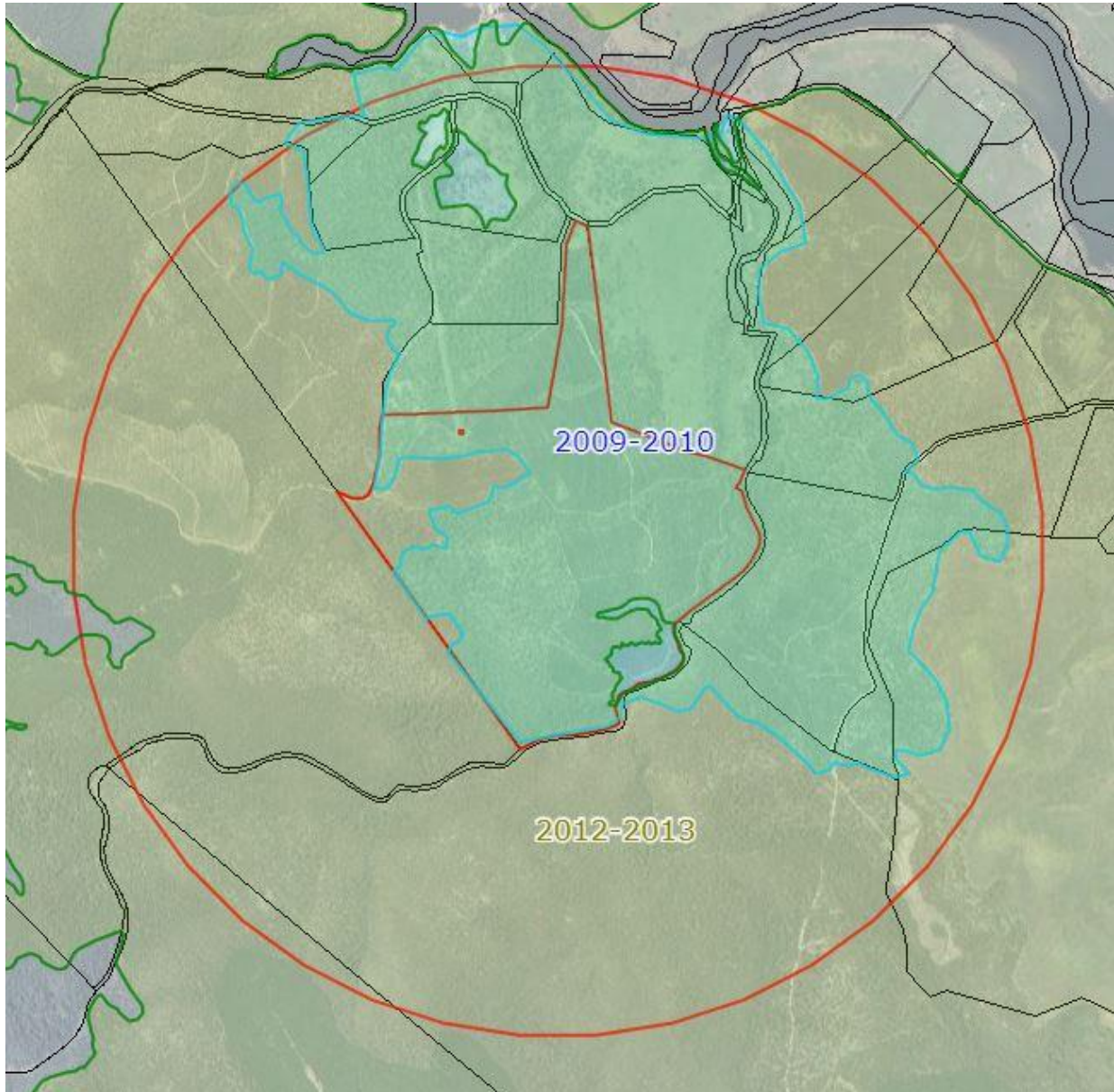


Image 6: Bushfire History (Source: *The LIST*)



#### 4. PROPOSED DEVELOPMENT:

The proposal is to subdivide the parent title into two allotments resulting in Lot 1, 60.17 ha, and Lot 2, 105.2 ha. Lots 3-6 are not considered by this report.

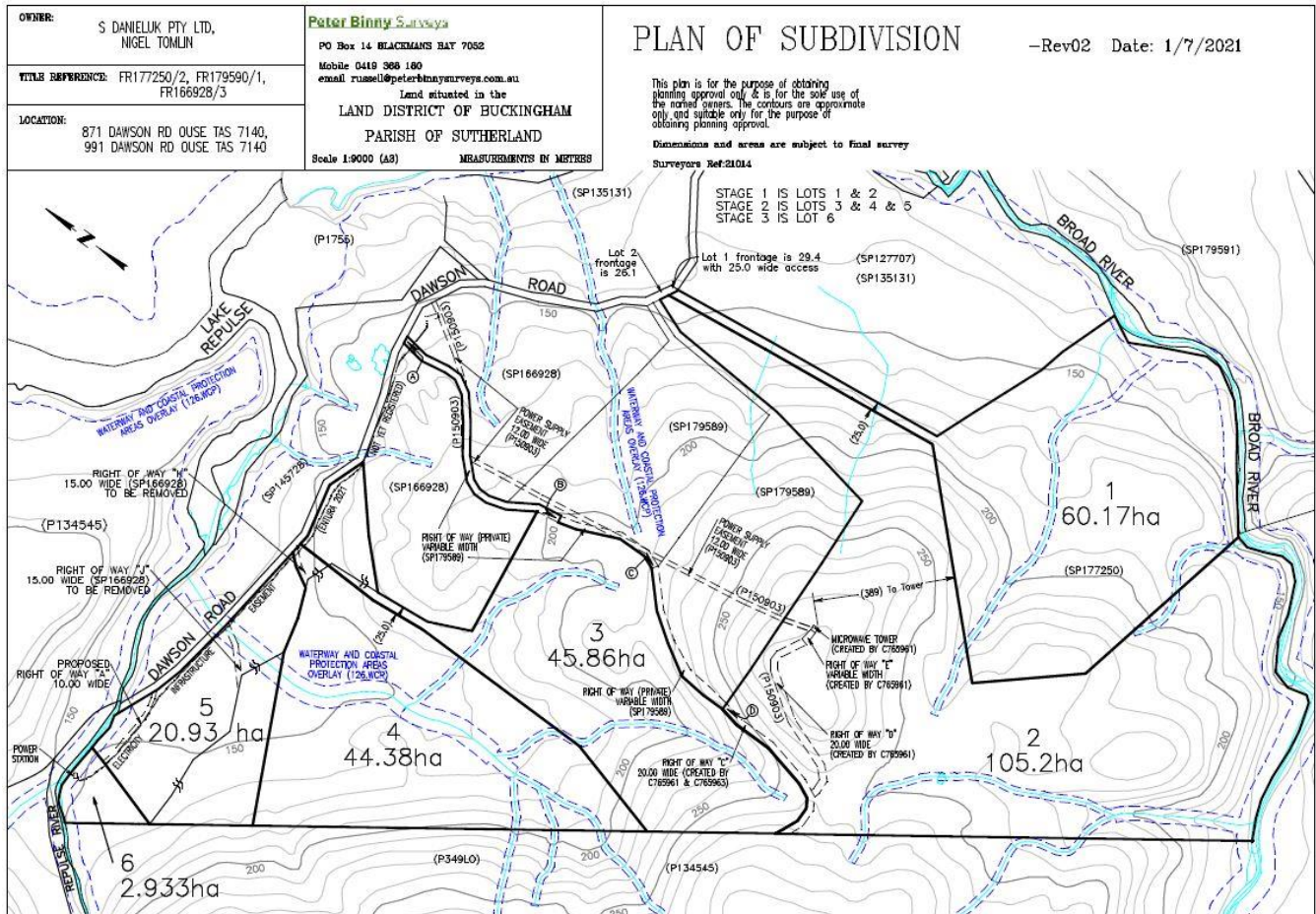


Image 7: Subdivision layout

## 5. BUSHFIRE ATTACK LEVEL:

Fire Danger Index (FDI): The Fire Index Rating for Tasmania is adopted as 50.

### Vegetation Assessment:

Following assessment of the characteristics of the site, the vegetation types, separation distances from development site and slope under the vegetation have been identified as shown in Table 1 below:

Lot N°	Direction:	Vegetation type:	Distance (m):	Slope:
1 (Indicative location 1)	North:	Woodland	0-100	Level
	East:	Woodland	0-100	<5° down
	South:	Woodland Forest	0-70 70-100	Level
	West:	Woodland	0-100	9° up
1 (Indicative location 2)	North:	Woodland Forest	0-90 90-100	5° down
	East:	Woodland	0-100	9° down
	South:	Woodland	0-100	Level
	West:	Woodland	0-100	6° up
2 (Indicative location 3)	Northeast:	Woodland	0-100	Level
	Southeast:	Woodland	0-100	11° down
	Southwest:	Woodland	0-100	Level
	Northwest:	Woodland	0-100	12° up
2 (Indicative location 4)	Northeast:	Woodland	0-100	12° down
	Southeast:	Woodland	0-100	Level
	Southwest:	Woodland	0-100	7° up
	Northwest:	Woodland	0-100	Level

Table 1: Site Assessment

NOTE: The vegetation identified above has been assessed in consideration of *Table 2.3* and *Figures 2.4 (A)-(H)*, AS 3959:2018 as follows.

The site was vegetated predominately by plantation which been removed at some point in the past. The vegetation within this area was regenerating with scattered eucalypts and bracken ferns. This area of vegetation has been assessed as having a potential to regenerate into a vegetation community consistent with *Figure 2.4(C)* as *Woodland B-05* resulting in a vegetation classification of **B: Woodland**. The vegetation within the remainder of the property appeared to follow the water courses and consisted of eucalypts with a dense understory with an assessed foliage coverage of >30%. As a result, these areas of vegetation have been classified as **A: Forest** in accordance with *Figure 2.4(B)* as *Open Forest A-03*.

Vegetation Classification:

In consideration of vegetation classifications under *Table 2.3* and *Figures 2.4 (A)-(H)*, AS 3959:2018 and as detailed above, the predominant vegetation, separation distances from development site and slope under the classified vegetation is assessed as shown in Table 2 below:

Direction:	Vegetation Type:	Distance (m):	Slope:	Exclusions:
LOT 1 (Indicative location 1)				
North:	B: Woodland	0-100	Level	No
East:	B: Woodland	0-100	<5° down	No
South:	B: Woodland A: Forest	0-70 70-100	Level	No
West:	B: Woodland	0-100	9° up	No
LOT 1 (Indicative location 2)				
North:	B: Woodland A: Forest	0-90 90-100	5° down	No
East:	B: Woodland	0-100	9° down	No
South:	B: Woodland	0-100	Level	No
West:	B: Woodland	0-100	6° up	No
LOT 2 (Indicative location 3)				
Northeast:	B: Woodland	0-100	Level	No
Southeast:	B: Woodland	0-100	11° down	No
Southwest:	B: Woodland	0-100	Level	No
Northwest:	B: Woodland	0-100	12° up	No
LOT 2 (Indicative location 4)				
Northeast:	B: Woodland	0-100	12° down	No



<b>Southeast:</b>	<b>B: Woodland</b>	<b>0-100</b>	<b>Level</b>	<b>No</b>
<b>Southwest:</b>	<b>B: Woodland</b>	<b>0-100</b>	<b>7° up</b>	<b>No</b>
<b>Northwest:</b>	<b>B: Woodland</b>	<b>0-100</b>	<b>Level</b>	<b>No</b>

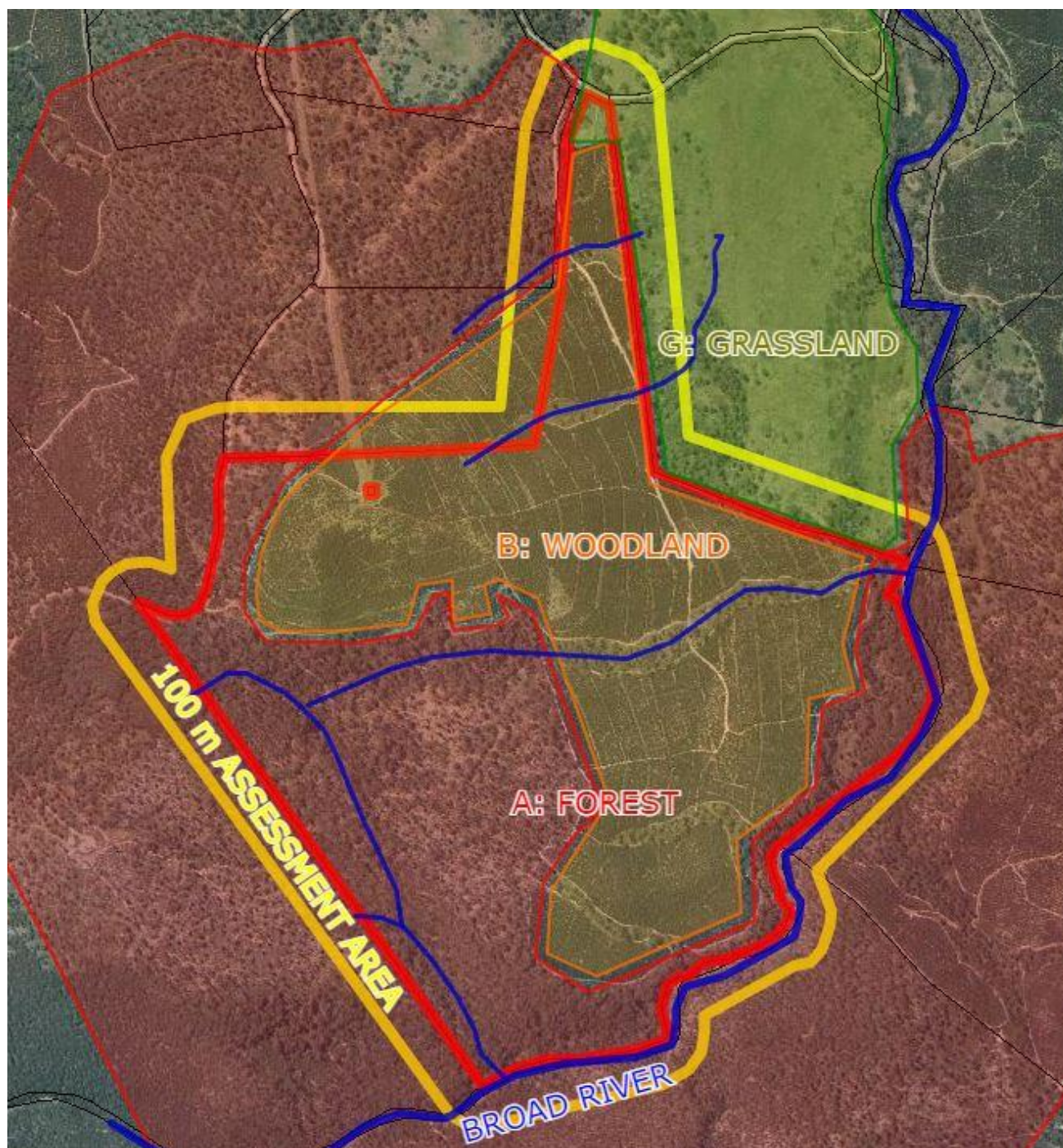


Image 8: Aerial image of predominate vegetation (Source *The LIST*)





Image 9: Predominate vegetation to the North of site – **B: Woodland** (regenerating)



Image 10: Predominate vegetation to the East of site – **B: Woodland** (regenerating)



Image 11: Predominate vegetation to the South of site – **B: Woodland** (regenerating)  
(Reserved forest in background assessed as A: Forest)



Image 12: Predominate vegetation to the Southwest of site – **B: Woodland** (regenerating)  
(Reserved forest in background assessed as A: Forest)



### Bushfire Attack Level (BAL):

Based on the predominant vegetation detailed above, and the separation distances available between the predominant vegetation and the development, the BAL applicable for a compliant building area within each lot has been determined from Table 2.6, AS 3959:2018 as follows:

LOT No.	BAL	Direction	Distance to veg	Slope	Vegetation Classification	HMA per Table 2.6
1 (Indicative location 1)	BAL-19	North East South West	0 m 0 m 0 m 0 m	Level <5° d Level 9° u	B: Woodland B: Woodland B: Woodland* B: Woodland	15-<22 m 18-<26 m 15-<22 m 15-<22 m
1 (Indicative location 2)	BAL-19	North East South West	0 m 0 m 0 m 0 m	5° d 9° d Level 6° u	B: Woodland* B: Woodland B: Woodland B: Woodland	23-<32 m 23-<32 m 15-<22 m 15-<22 m
2 (Indicative location 3)	BAL-19	Northeast Southeast Southwest Northwest	0 m 0 m 0 m 0 m	Level 11° d Level 12° u	B: Woodland B: Woodland B: Woodland B: Woodland	15-<22 m 28-<40 m 15-<22 m 15-<22 m
2 (Indicative location 4)	BAL-19	Northeast Southeast Southwest Northwest	0 m 0 m 0 m 0 m	12° d Level 7° u Level	B: Woodland B: Woodland B: Woodland B: Woodland	28-<40 m 15-<22 m 15-<22 m 15-<22 m

Table 2: Assessed Bushfire Attack Level for each lot

NOTE: \*The vegetation has been assessed as B: Woodland and A: Forest. The predominate vegetation has been assessed as B: Woodland due to the distance between the indicative sites and the vegetation assessed as A: Forest.

## 6. COMPLIANCE:

The site has been assessed as being within 100 metres of bushfire prone vegetation and compliance is assessed against the provisions of E1.6, *Bushfire Prone Areas Code* in the following manner:

### E1.6.1 Provision of Hazard Management Areas:

*This provision seeks to:*

- (a) *facilitate an integrated approach between subdivision and subsequent building on a lot;*
- (b) *provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and*
- (c) *provide protection for lots at any stage of a staged subdivision.*

<b>A1</b>	<b>Acceptable Solutions</b>
(a)	<i>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</i>
(b)	<i>The proposed plan of subdivision;</i> <ul style="list-style-type: none"> <li>(i) <i>Shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision;</i></li> <li>(ii) <i>Shows the building area for each lot;</i></li> <li>(iii) <i>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 Construction of buildings in bushfire-prone areas; and</i></li> <li>(iv) <i>Is accompanied by a bushfire hazard management plan 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 Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas; and</i></li> </ul>
(c)	<i>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 the 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.</i>

The proposed subdivision has been assessed as being compliant with the Acceptable Solutions (b) as follows;

- (i) The plan of subdivision shows all lots within or partly within a bushfire-prone area.
- (ii) The plan of subdivision shows compliant building areas for all proposed allotments

- (iii) Each lot is capable of complying with the hazard management requirements of at least those required for BAL-19.
- (iv) The attached hazard management plan shows hazard management areas for each lot that are equal to or greater than the distances required for BAL-19.

Lots assessed as **BAL-19** are:

**LOTS: 1 & 2**

Provided the management practices as described above are implemented, they will achieve the required Hazard Management areas, and the continuations of these practices are sufficient to comply with this assessment.

## E1.6.2 Subdivision: Public and fire fighting access

*This provision seeks to;*

- (a) Allow safe access and egress for residents, firefighters and emergency service personnel;
- (b) Provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken;
- (c) Are designed and constructed to allow for fire appliances to be manoeuvred;
- (d) Provide access to water supplies for fire appliances; and
- (e) Are designed to allow connectivity, and where needed, offering multiple evacuation points.

<b>A1</b>	<b>Acceptable solutions</b>
(a)	<i>TFS or an accredited person certifies that there is insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or</i>
(b)	<i>A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that;</i> <ul style="list-style-type: none"> <li>(i) <i>Demonstrates proposed roads will comply with Table E1, proposed private accesses will comply with Table E2 and proposed fire trails will comply with Table E3; and</i></li> <li>(ii) <i>Is certified by the TFS of an accredited person.</i></li> </ul>

The proposed subdivision has been assessed as being compliant with the Acceptable Solutions (b) as follows;

- (i) The attached plan of subdivision shows the layout of roads, fire trails and the location of the property accesses to the building areas in compliance with *Table E1, Table E2 and Table E3*.
- (ii) This bushfire hazard report and attached bushfire hazard management area plan has been certified by N.M. Creese, an accredited bushfire practitioner BFP-118, scope 1 ,2 ,3a and 3b.

The development requires the construction of a new private access to each lot from Dawson Road to provide safe access and egress for residents, fire fighters and emergency service personnel. In accordance with *E1.6.2 A1(b)* the *Code*. The private accesses are to comply with the requirements of *Table E2* from the edge of Dawson Road to the boundary of each Lot.

A turning area is to be provided at the building site on each Lot at the time of development of a habitable building on that lot in accordance with *Table E2*. For the purpose of this subdivision, the compliant access is only required to extend to the boundary of the lots.

It is not considered necessary to provide alternative means of egress from the lots due to the restricted nature of the sites. The existing fire trails throughout the development site are to be upgraded and maintained in compliance with *Table E3*.

<b>Table E2 Standards for property access</b>		
<b>Elements</b>		<b>Requirement</b>
<b>A</b>	Property access length is less than 30m; or access is not required for a fire appliance to access a firefighting water point	There are no specified design and construction requirements.
<b>B</b>	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	<p>The following design and construction requirements apply to property access;</p> <ul style="list-style-type: none"> <li>(a) All-weather construction;</li> <li>(b) Load capacity of at least 20t, including for bridges and culverts;</li> <li>(c) Minimum carriageway width of 4m;</li> <li>(d) Minimum vertical clearance of 4m;</li> <li>(e) Minimum horizontal clearance of 0.5m from the edge of the carriageway;</li> <li>(f) Cross falls of less than 3 degrees (1:20 or 5%);</li> <li>(g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angles;</li> <li>(h) Curves with a minimum inner radius of 10m;</li> <li>(i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and</li> <li>(j) Terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> <li>(i) A turning circle with a minimum outer radius of 10m; or</li> <li>(ii) A property access encircling the building; or</li> <li>(iii) A hammerhead 'T' or 'Y' turning head 4m wide and 8m long.</li> </ul> </li> </ul>
<b>C</b>	Property access length is 200m or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) The requirements of B above; and</li> <li>(b) Passing bays of 2m additional carriageway width and 20m length provided every 200m.</li> </ul>
<b>D</b>	Property access length is greater than 30m, and access is provided to 3 or more properties.	<p>The following design and constructions requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) Complies with requirement b above; and</li> <li>(b) Passing bays of 2m additional carriageway width and 20m length must be provided every 100m.</li> </ul>

<b>Table E3 Standards for fire trails</b>		
<b>Element</b>		<b>Requirement</b>
<b>A</b>	<b>All fire trails</b>	<p>The following design and construction requirements apply:</p> <ul style="list-style-type: none"> <li>(a) All-weather, 4 wheel drive construction;</li> <li>(b) Load capacity of at least 20t, including for bridges and culverts;</li> <li>(c) Minimum carriageway width of 4m;</li> <li>(d) Minimum vertical clearance of 4m;</li> <li>(e) Minimum horizontal clearance of 2m from the edge of the carriageway;</li> <li>(f) Cross falls of less than 3 degree (1:20 or 5%);</li> <li>(g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angles;</li> <li>(h) Curves with a minimum inner radius of 10m;</li> <li>(i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed fire trails, and 10 degrees (1:5.5 or 18%) for unsealed fire trails;</li> <li>(j) Gates if installed at fire trail entry, have a minimum width of 3.6m, and if locked, keys are provided to TFS; and</li> <li>(k) Terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> <li>(i) A turning circle with a minimum outer radius of 10m; and</li> <li>(ii) A hammerhead 'T' or 'Y' turning head 4m wide and 8m long.</li> </ul> </li> </ul>
<b>B</b>	<b>Fire trail length is 200m or greater.</b>	<p>The following design and construction requirements apply:</p> <ul style="list-style-type: none"> <li>(a) The requirements for A above; and</li> <li>(b) Passing bays of 2m additional carriageway width and 20m length provided every 200m.</li> </ul>



### E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

*This provision seeks to :*

*Adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life property associated with the subsequent use and development of bushfire-prone areas.*

<b><i>In areas that are not serviced by reticulated water by the water corporation</i></b>	
<b>A2</b>	<b><i>Acceptable solutions</i></b>
(a)	<i>The TFS or an accredited person certifies that there is insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purpose;</i>
(b)	<i>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 E5; or</i>
(c)	<i>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 risk to property and lives in the event of a bushfire.</i>

Where a reticulated supply of water is not available to the site, in accordance with Acceptable Solution A2(b), all lots are assessed as being within a bushfire prone area and must be provided with a firefighting supply of water from a static supply in compliance with the provisions of *Table E5, E1.6.2* as follows:

Each lot is to be provided with a static water supply of minimum capacity of 10,000 litres at the time of development of a habitable building.

<b><i>Table E5 Static water supply for fire fighting</i></b>		
<b><i>Element</i></b>		<b><i>Requirement</i></b>
<b>A</b>	<b><i>Distance between buildings area to be protected and water supply</i></b>	<b><i>The following requirements apply:</i></b> (a) <i>The building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and</i> (b) <i>The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.</i>
<b>B</b>	<b><i>Static Water Supplies</i></b>	<b><i>A static water supply:</i></b> (a) <i>May have a remotely located offtake connected to the static water supply;</i> (b) <i>May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity for fire fighting water must be available at all times;</i> (c) <i>Must be a minimum of 10,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinklers or spray systems;</i>

		<p>(d) Must be metal, concrete or lagged by non-combustible materials is above ground; and</p> <p>(e) If a tank can be located so it is shielded in all directions in compliance with section 3.5 of Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:</p> <ul style="list-style-type: none"> <li>(i) Metal;</li> <li>(ii) Non-combustible material; or</li> <li>(iii) Fibre-cement a minimum of 6mm thickness.</li> </ul>
C	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a fire fighting water point for a static water supply must:</p> <ul style="list-style-type: none"> <li>(a) Have a minimum nominal internal diameter of 50mm;</li> <li>(b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;</li> <li>(c) Be metal or lagged by non-combustible materials if above ground;</li> <li>(d) If buried, have a minimum depth of 300mm;</li> <li>(e) Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;</li> <li>(f) Ensure the coupling is accessible and available for connection at all times;</li> <li>(g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);</li> <li>(h) Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and</li> <li>(i) If a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> <li>(i) Visible;</li> <li>(ii) Accessible to allow connection by fire fighting equipment;</li> <li>(iii) At a working height of 450-600mm above ground level; and</li> <li>(iv) Protected from possible damage, including damage by vehicles.</li> </ul> </li> </ul>
D	Signage for static water connections.	<p>The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location.</p> <p>The sign must:</p> <ul style="list-style-type: none"> <li>(a) Comply with water tank signage requirements within Australian Standard AS 2304-2001 Water storage tanks for fire protection systems; or</li> <li>(b) Comply with the Tasmanian Fire Service Water Supply Guideline published by the Tasmanian Fire Service.</li> </ul>
E	Hardstand	A hardstand area for fire appliances must be:



		<p>(a) No more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);</p> <p>(b) No closer than 6m from the building area to be protected;</p> <p>(c) A minimum width of 3m constructed to the same standard as the carriageway; and</p> <p>(d) Connected to the property access by a carriageway equivalent to the standard of the property access.</p>
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### Individual Lot Management:

Each lot subject to this assessment and considered to be exposed to a risk of attack from bushfire is to be maintained in a manner to ensure the risk to any building on the lot, or to adjoining lots is minimized. This may be achieved, but is not necessarily limited to the following:

- Establishing non-flammable areas around the dwelling such as paths, patios, driveways, lawns etc.
- Locating dams, orchards, vegetable gardens, effluent disposal areas etc on the bushfire prone side of the building.
- Providing heat shields and ember traps on the bushfire prone side of the dwelling such as non-flammable fencing, hedges, separated garden shrubs and small trees. Avoid the use of highly flammable plants.
- Ensure flammable materials such as wood piles, fuels and rubbish heaps are stored away from the dwelling.
- Replace highly flammable plants with low flammability species.
- Provide horizontal separation between tree crowns and vertical separation between ground fuels and overhead branches.
- Regular slashing or mowing of grass to a height of less than 100mm.
- Removal of ground fuels such as leaves, bark, fallen branches etc on a regular basis.
- Ensuring no trees overhang the dwelling so that vegetation falls onto the roof.

## 7. CONCLUSIONS & RECOMMENDATIONS:

This Bushfire Hazard Report and Bushfire Hazard Management Plan have been prepared to support application for planning approval for a subdivision at 871 Dawson Road, Ouse. The report has reviewed the bushfire risks associated with the site and determined the fire management strategies that must be carried out to ensure the development on the site is at reduced risk from bushfire attack.

Provided the elements detailed in this report are implemented, the development on the site is capable of compliance with *AS 3959:2018* and *E1.6 Bushfire-Prone Areas Code* and any potential bushfire risk to the site is reduced.

The proposed lots have been assessed as compliant with bushfire attack levels (BAL) detailed in Table 2. The Council approval issued for the development should contain conditions requiring that the protective elements defined in this report and *E1.6, Bushfire-Prone Areas Code* be implemented during the construction phase. Any new building required to comply with this assessment must be constructed to the bushfire attack level described in Table 2, within the prescribed building areas noted on the Bushfire Hazard Management Plan. Should the extent or classification of the bushfire prone vegetation surrounding the site alters from that assessed by this report, building on the lots affected by this variation may be constructed to a lower level subject to the preparation of a revised assessment.

Lot No.	Compliant BAL
1 & 2	BAL-19

Table 3: Compliant BAL for each lot

Any new building constructed on any of the allotments must have a hazard management area equal to BAL-19 in compliance with *E1.6.1*, the *Code*. Any variation of this must result in the new building being assessed against *AS 3959:2018* and *Director's Determination – Requirements of Building in Bushfire-Prone Areas (transitional)* to determine that appropriate BAL.

Private access, where necessary is to be constructed in accordance with *Table E2, E1.6.2, Bushfire-Prone Areas Code*.

A static water supply is to be installed at the time of development of a new dwelling on either lot in compliance with *Table E5, E1.6.3, Bushfire-Prone Areas Code*.

Although not mandatory, any increase in the construction standards above the assessed Bushfire Attack Level will afford improved protection from bushfire and this should be considered by the owner, designer and/or builder prior to construction commencing.

Hazard Management Areas must be established and maintained in a minimal fuel condition in accordance with this plan and the TFS guidelines. It is the owner's responsibility to ensure the long-term maintenance of the hazard management areas in accordance with the requirements of this report.

This report does not recommend or endorse the removal of any vegetation within or adjoining the site for the purpose of bushfire protection without the explicit approval of the local authority.



N M Creese  
Bushfire Management Practitioner BFP-118  
Scope 1, 2, 3a and 3b

## **8. REFERENCES:**

- *AS 3959:2018 - Construction of Buildings in Bushfire Prone Areas.*
- *Central Highlands Interim Planning Scheme 2015.*
- *Guidelines for Development in Bushfire Prone Areas - Tasmania Fire Service.*
- *The LIST - Department of Primary Industry Parks Water & Environment.*

## 9. GLOSSARY

<b>AS 3959:2018</b>	Australian Standards AS 3959:2018 <i>Construction of buildings in bushfire-prone areas.</i>
<b>BAL (Bushfire Attack Level)</b>	A means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire. The following BAL levels, based on heat flux exposure threshold are used within AS3959:2018; BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40, BAL-FZ.
<b>Bushfire</b>	An unplanned fire burning vegetation.
<b>Bushfire Hazard Management Plan</b>	A plan showing means of protection from bushfire in a form approved in writing by the Chief Officer.
<b>Bushfire-Prone Area</b>	An area that is subject to, or likely to be subject to, bushfire attack. Land that has been designated under legislation; or Has been identified under environmental planning instrument, development control plan or in the course of processing and determining a development application.
<b>Carriageway (also vehicular access)</b>	The section of the road formation which is used by traffic, and includes all the area of the traffic lane pavement together with the formed shoulder.
<b>Classified vegetation</b>	Vegetation that has been classified in accordance with Clause 2.2.3 of AS3959:2018.
<b>Distance to</b>	The distance between the building, or building area to the classified vegetation.
<b>FDI (Fire Danger Index)</b>	The chance of a fire starting, its rate of spread, its intensity and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both long- and short-term drought effects.
<b>Fire Fighting Water Point</b>	Means the point where a fire appliance is able to connect to a water supply for fire fighting purposes. This includes a coupling in the case of a fire hydrant, offtake or outlet, or the minimum water level in the case of a static water body (including a dam, lake or pool).
<b>Gradient under</b>	The slope of the ground under the classified vegetation.
<b>Hazard Management Area</b>	The area between a habitable building or building area and bushfire-prone vegetation, which provides access to a fire front for fire fighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.
<b>Hose lay</b>	The distance between two points established by a fire hose laid out on the ground, inclusive of obstructions.
<b>Predominate vegetation</b>	The vegetation that poses the greatest bushfire threat to the development site.
<b>Water supply - Reticulated (Fire hydrant)</b>	An assembly installed on a branch from a water pipeline, which provides a valved outlet to permit a supply of water to be taken from the pipeline for fire fighting.
<b>Water supply - Static</b>	Water stored on a tank, swimming pool, dam, or lake, that is available for fire fighting purposes at all times.



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NIGEL TOMLIN

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Land situated in the

LAND DISTRICT OF BUCKINGHAM

PARISH OF SUTHERLAND

Scale 1:9000 (A3)

Surveyors Ref:21014

Surveyors Ref:21014

STAGE 1 IS LOTS 1 & 2  
STAGE 2 IS LOTS 3 & 4  
STAGE 3 IS LOT 6

at 1 frontage is 29.4 (SP127707)  
with 25.0 wide access

(SP135131)

Lot 2  
frontage

is 26.1

LAKE  
REPULSE

WATERWAY AND COASTAL PROTECTION AREAS OVERLAY (16.NCZ)

RIGHT OF WAY "N"  
WIDE (SP166928)  
TO BE REMOVED

OF WAY "J"  
SP166928)  
E REMOVED

20: ELECTRICITY

6 2.933

Page 188

# PLAN OF SUBDIVISION

-Rev02 Date: 1/7/2021

This plan is for the purpose of obtaining planning approval only & is for the sole use of the named owners. The contours are approximate only and suitable only for the purpose of obtaining planning approval.

**Dimensions and areas are subject to final survey**

Surveyors Ref:21014

STAGE 1 IS LOTS 1 & 2  
STAGE 2 IS LOTS 3 & 4 & 5  
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at 1 frontage is 29.4 (SP127707)  
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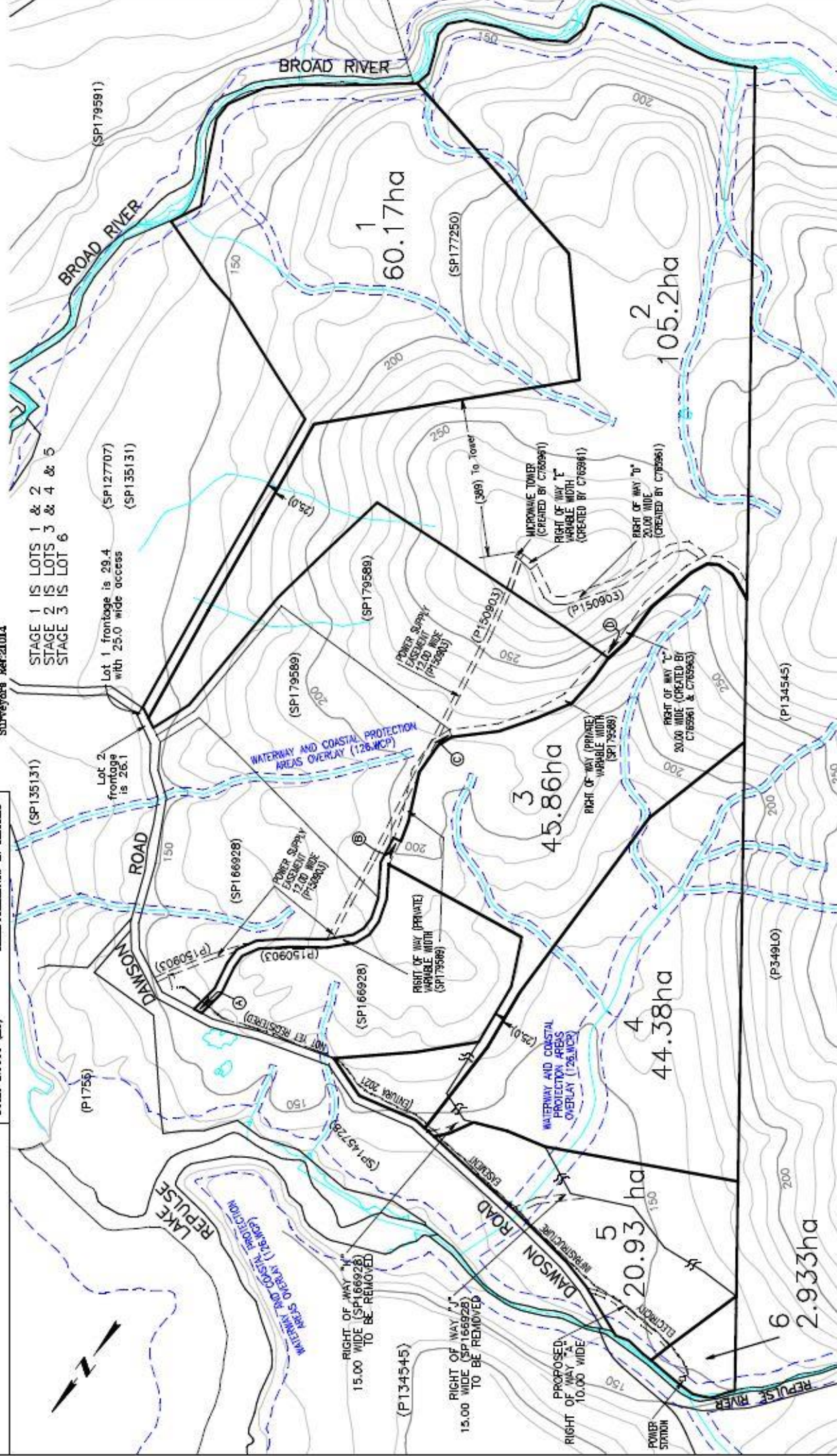
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6 2.933

11/11/2019





# ATTACHMENT 2 - BUSHFIRE HAZARD MANAGEMENT PLAN

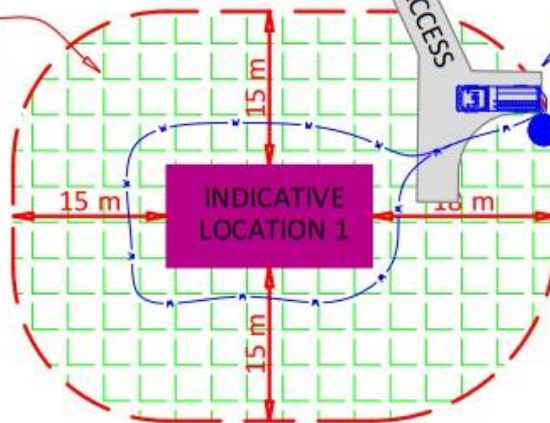
Page 1 of 3



HAZARD  
MANAGEMENT  
AREA

B: WOODLAND

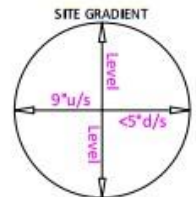
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B: WOODLAND

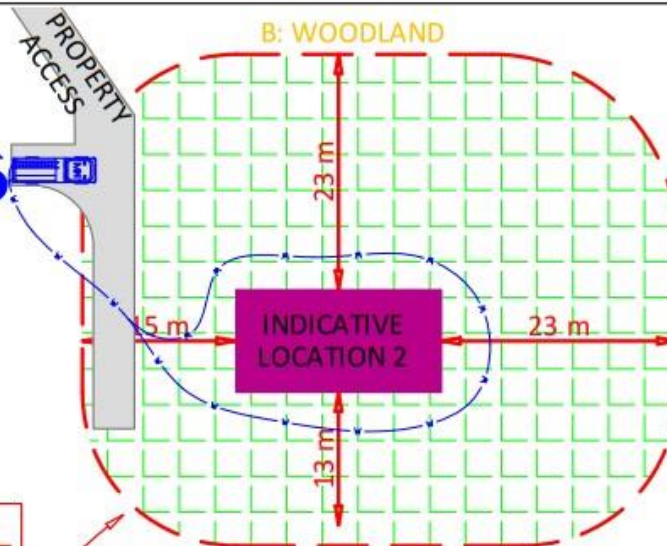
TURNING AREA, HARDSTAND  
AREA AND STATIC WATER  
SUPPLY TO BE INSTALLED AT THE  
TIME OF CONSTRUCTION OF A  
HABITABLE BUILDING.  
Location and design may vary.

B: WOODLAND



TURNING AREA,  
HARDSTAND AREA  
AND STATIC WATER  
SUPPLY TO BE  
INSTALLED AT THE  
TIME OF  
CONSTRUCTION OF A  
HABITABLE BUILDING.  
Location and design  
may vary.

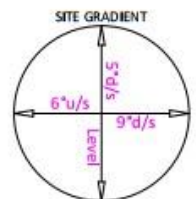
B: WOODLAND



B: WOODLAND

HAZARD  
MANAGEMENT  
AREA

B: WOODLAND



E1.0 Bushfire-Prone Areas Code, Part E Codes, Central Highlands Interim Planning Scheme 2015

## E1.6 Development Standards

### E1.6.1 Subdivision: Provision of hazard management areas

At the time of development of a habitable building within the allotments, a HMA is to be established equal to or greater than the minimum distances required for **BAL-19** in Table 2.6, AS 3959:2018.

### E1.6.2 Subdivision: Public and fire fighting access

At the time of subdivision, the access to each lot will need to be constructed from Dawson Road to the lot boundaries.

At the time of development of a habitable building, an access compliant with Table E2 Standards for property access, the Code.

The existing fire trails will need to be upgraded and maintained in accordance with Table E3 Standards for fire trail, the Code.

### E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

At the time of development of a habitable building, a static water supply with associated signage, fittings and hardstand area will need to be provided in accordance with Table E5 Static water supply for fire fighting, the Code.

Certified by N M Creese  
Accredited Bushfire Hazard Practitioner BFP-118  
Scope 1, 2, 3a and 3b  
17th May 2022

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ADDRESS: 871 DAWSON ROAD, OUSE

TITLE REF: C.T.177250/2

PID: 9067002

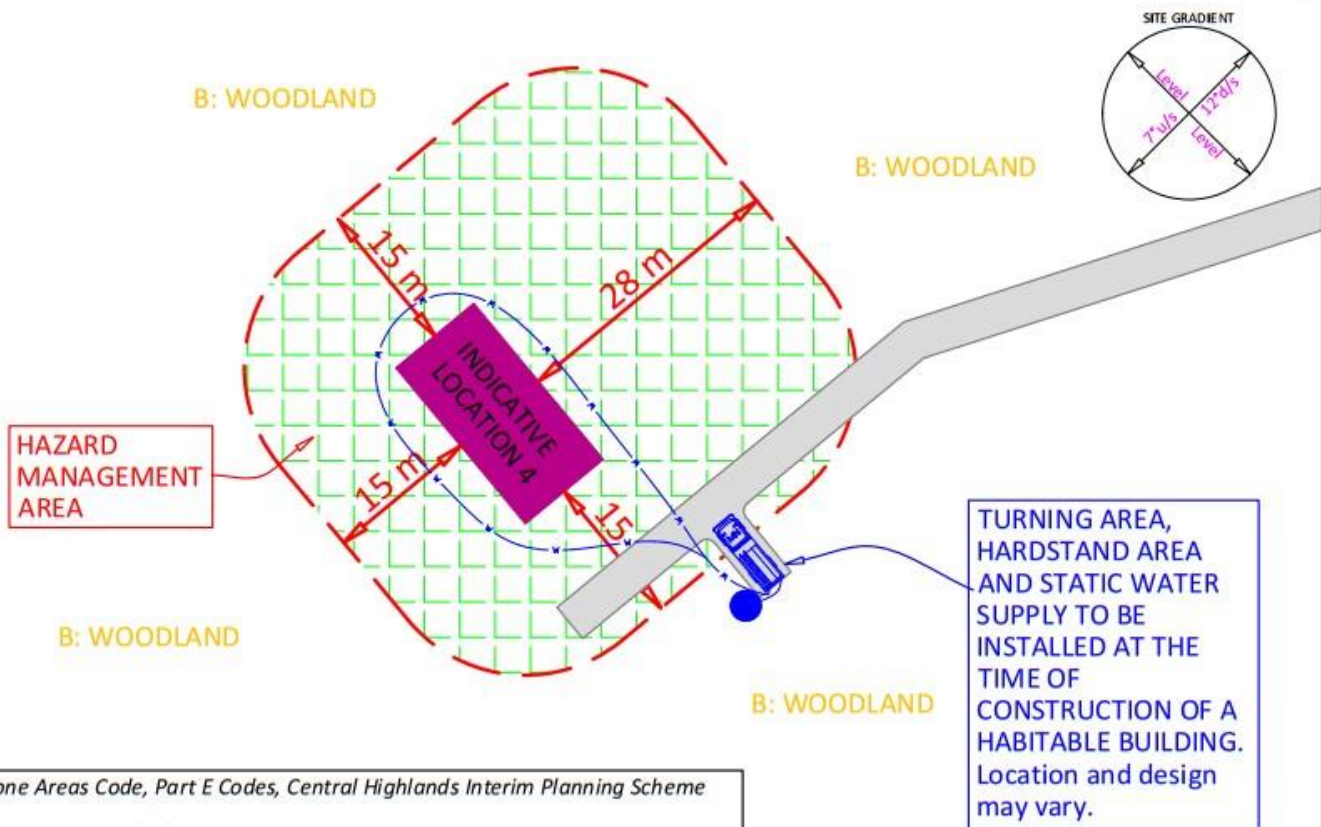
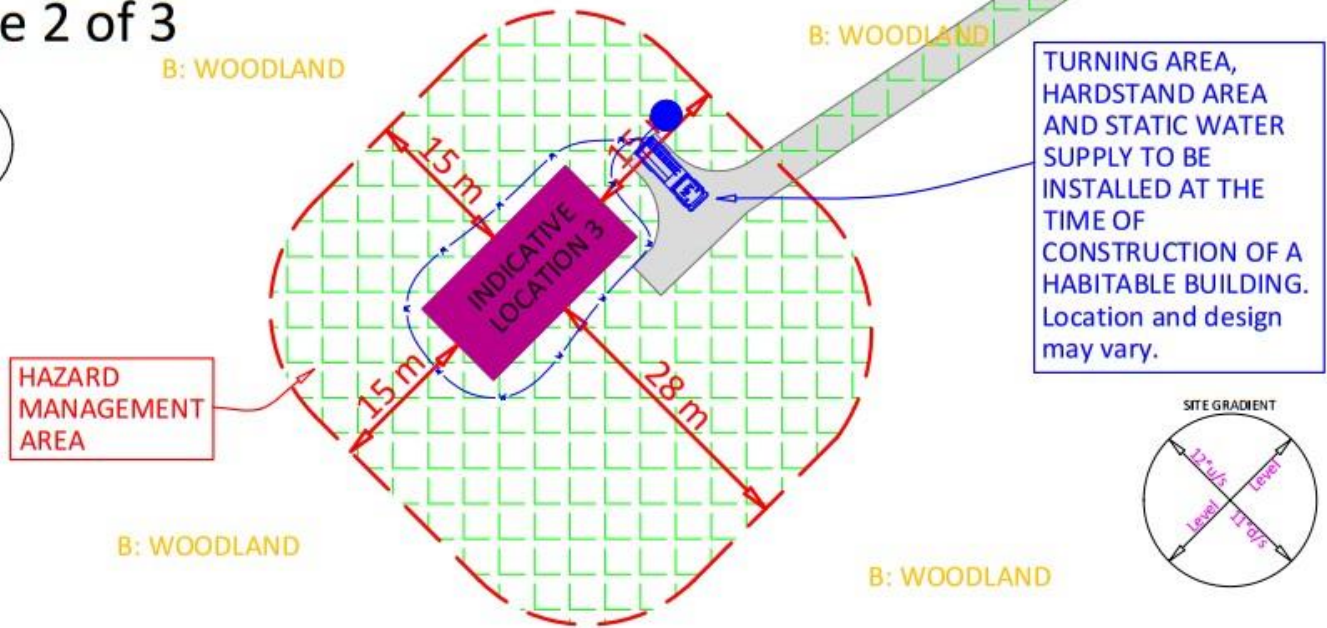
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REF No: 22082-01



# ATTACHMENT 2 - BUSHFIRE HAZARD MANAGEMENT PLAN

Page 2 of 3



E1.0 Bushfire-Prone Areas Code, Part E Codes, Central Highlands Interim Planning Scheme 2015

- E1.6 Development Standards

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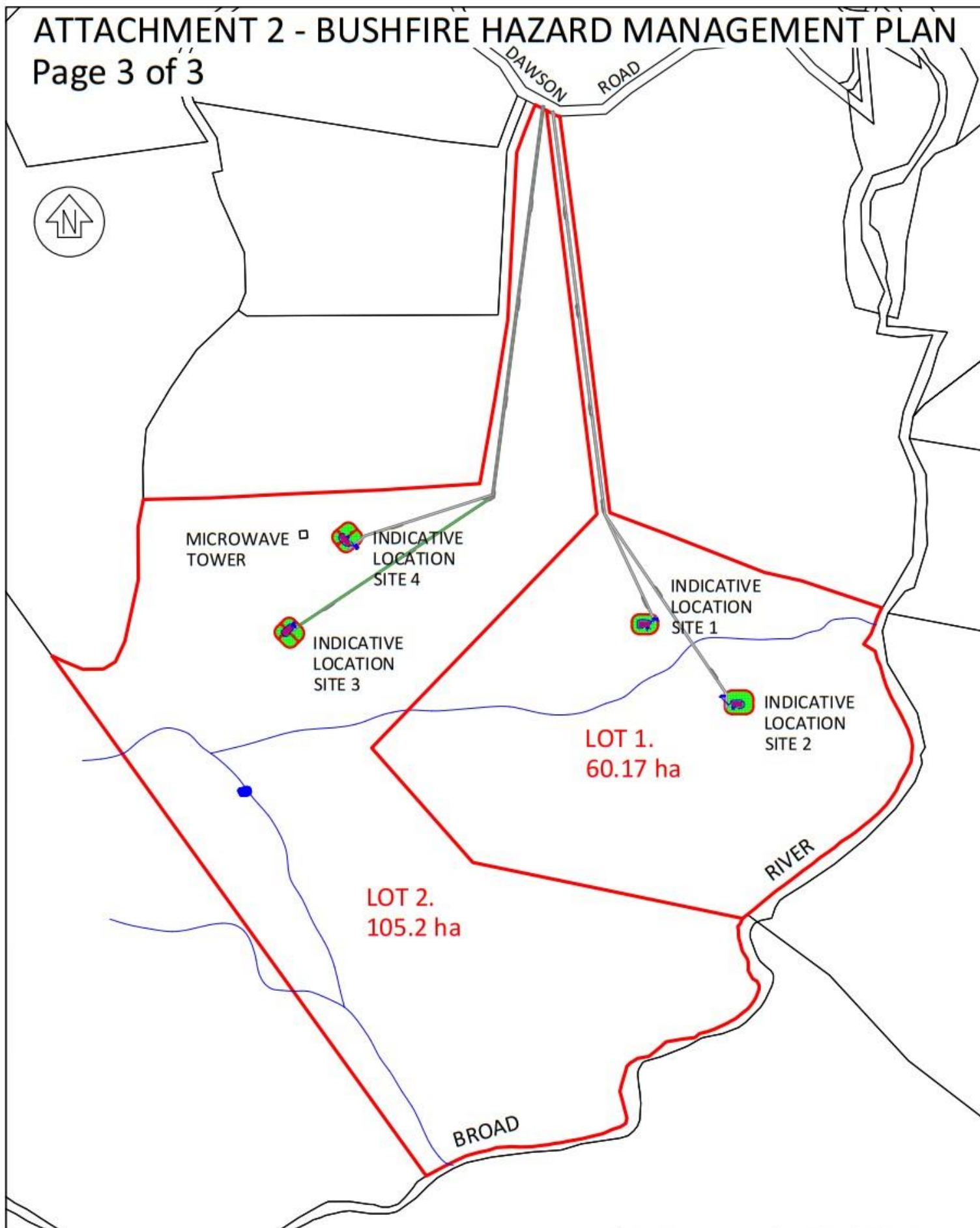
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# ATTACHMENT 2 - BUSHFIRE HAZARD MANAGEMENT PLAN

Page 3 of 3



Certified by N M Creese  
Accredited Bushfire Hazard Practitioner BFP-118  
Scope 1, 2, 3a and 3b  
17th May 2022

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ADDRESS: 871 DAWSON ROAD, OUSE

TITLE REF: C.T.177250/2

PID: 9067002

SCALE: 1:10,000 @ A4

REF No: 22082-01

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## BUSHFIRE-PRONE AREAS CODE

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

---

#### 1. Land to which certificate applies

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

**Street address:**

871 DAWSON ROAD, OUSE

**Certificate of Title / PID:**

C.T. 177250-2 / PID 9067002

#### 2. Proposed Use or Development

**Description of proposed Use and Development:**

SUBDIVISION

**Applicable Planning Scheme:**

CENTRAL HIGHLANDS INTERIM PLANNING SCHEME 2015

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
PLAN OF SUBDIVISION	Peter Binny Surveyors	1 <sup>st</sup> July 2021	Rev02
BUSHFIRE HAZARD REPORT	N M Creese	17 <sup>th</sup> May 2022	22082-01

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



#### 4. Nature of Certificate

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

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

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

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

<input type="checkbox"/>	<b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input type="checkbox"/>	<b>E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<b><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></b>
<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

<input type="checkbox"/>	<b>E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	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
<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: NICHOLAS MARK CREESE

Phone No: 62296563

Postal Address: 62 CHANNEL HIGHWAY  
KINGSTON, TAS, 7050

Email Address: info@larkandcreese.com.au

Accreditation No: BFP – 118

Scope: 1, 2, 3a, and 3b

## 6. Certification

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

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

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

Signed:  
certifier



Name: N.M. CREESE

Date: 17th May 2022

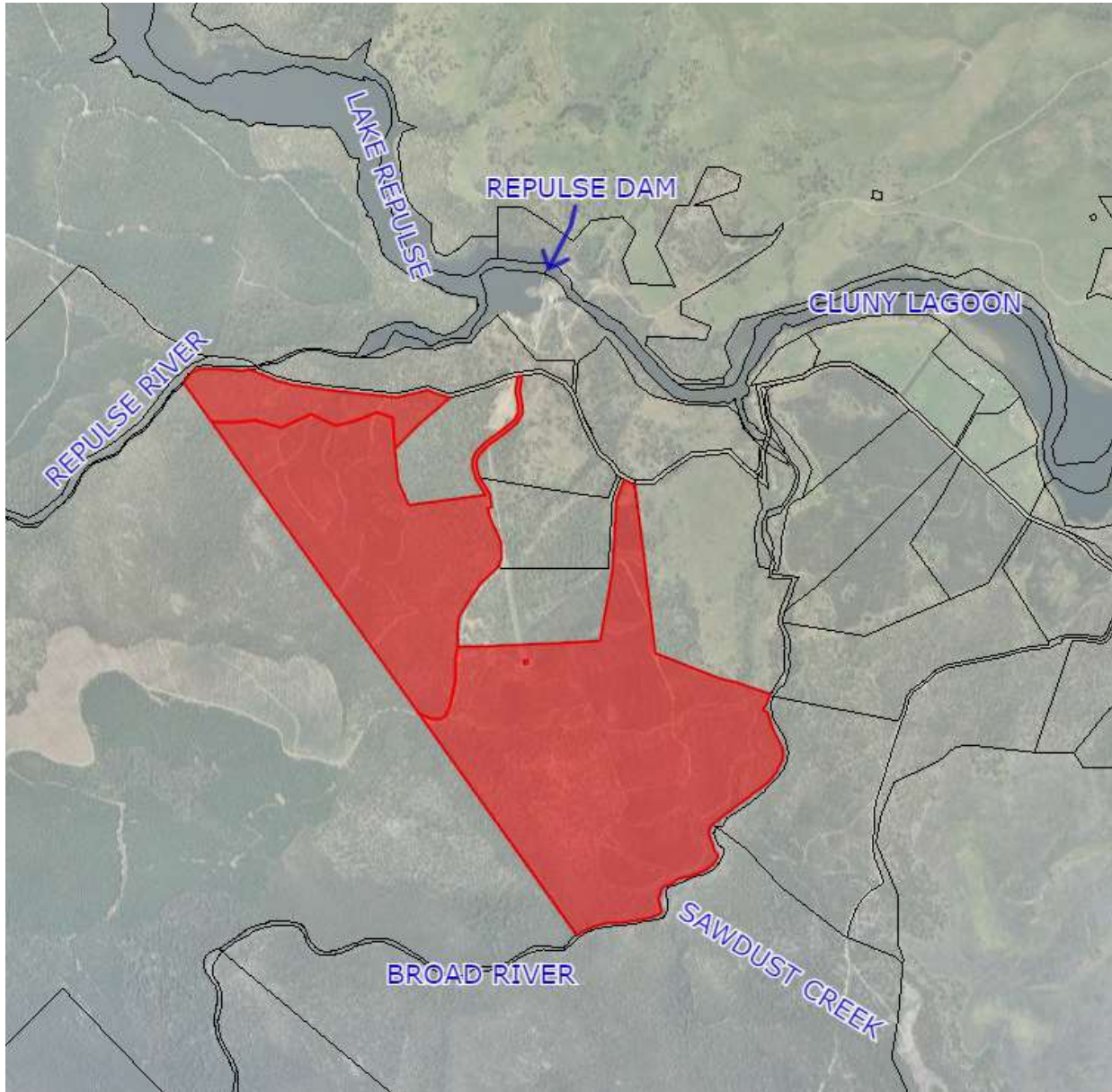
Certificate  
Number: BFP-118

(for Practitioner Use only)

## BUSHFIRE HAZARD REPORT

### 6 LOT SUBDIVISION

871 & 991 DAWSON ROAD, OUSE



CERTIFIED BY N M CREESE

28<sup>th</sup> September 2022

1

LARK & CREESE



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ATTACHMENT 1 - SUBDIVISION PLAN

ATTACHMENT 2 - BUSHFIRE HAZARD MANAGEMENT PLAN

ATTACHMENT 3 - PLANNING CERTIFICATE

Disclaimer:

AS 3959:2018 cannot guarantee that a habitable building will survive a bushfire attack, however the implementation of the measures contained within AS 3959:2018, this report and accompanying plan will improve the likelihood of survival of the structure. This report and accompanying plan are based on the conditions prevailing at the time of assessment. No responsibility can be accepted to actions by the landowner, governmental or other agencies or other persons that compromise the effectiveness of this plan. The contents of this plan are based on the requirements of the legislation prevailing at the time of report.

## 1. SUMMARY:

This Bushfire Hazard Report has been prepared to support the development of a new 6 lot rural subdivision at 871 and 991 Dawson Road, Ouse. The site is subject to a bushfire prone area overlay under the relevant planning scheme.

This report identifies the protective features and controls that must be incorporated into the design and construction works to ensure compliance with the standards. Fire management solutions are as defined in *AS 3959:2018 Construction of Buildings in Bushfire-Prone Areas and E1.6 Development Standards, E1.0 Bushfire-Prone Areas Code, Part E Codes, Central Highlands Interim Planning Scheme 2015 (Code)*.

All lots have been designed to achieve a bushfire attack level of BAL-19 (or lower) of *AS 3959:2018* in accordance with *E1.6, The Code*. New habitable buildings on these lots are to be constructed to this level, or greater, with the establishment and maintenance of the specified Hazard Management Areas to ensure ongoing protection from the risk from bushfire attack. A reduced bushfire attack level may be permitted where the separation distance between the bushfire prone vegetation and the building exceeds that required for BAL-19, subject to a revised assessment at the time of application for building approval.

Compliance with the requirements of E1.6, Bushfire Prone Areas Code are achieved as follows:

- Each lot within the proposed subdivision is provided with a building area assessed as being compliant with BAL-19 in compliance with *E1.6.1, the Code*.
- Private access is to be constructed in accordance with *Table E2, E1.6.2, the Code* to the lots. A turning area at the building area is not required to be constructed at the time of subdivision, however, will be required at the time of development of a habitable building in accordance with *Table E2, E1.6.2, the Code*.
- Water supply is not required at the time of subdivision but must be made available at the time of development of a habitable building on the lots in accordance with *Table E5, E1.6.3 the Code*.

The effectiveness of the measures and recommendations detailed in this report and *AS 3959:2018* is dependent on their implementation and maintenance for the life of the development or until the site characteristics that this assessment has been measured from alter from those identified. No liability can be accepted for actions by lot owners, Council or governmental agencies which compromise the effectiveness of this report.

This report has been prepared Nick Creese, principal of Lark & Creese surveyors. Nick is a registered surveyor in Tasmania and is accredited by the Tasmania Fire Service to prepare bushfire hazard management plans.

## 2. LOCATION:

Property address: 871 & 991 Dawsons Road, Ouse  
 Title owner: S. Danieluk Pty Ltd & N. Tomlin  
 Title reference: C.T. 177250/2, C.T. 179590/1 & C.T. 166928/3  
 PID N°: 9067002 & 3287094  
 Title area: Approximately 259 ha & approximately 21 ha  
 Municipal area: Central Highlands  
 Zoning: Rural Resource

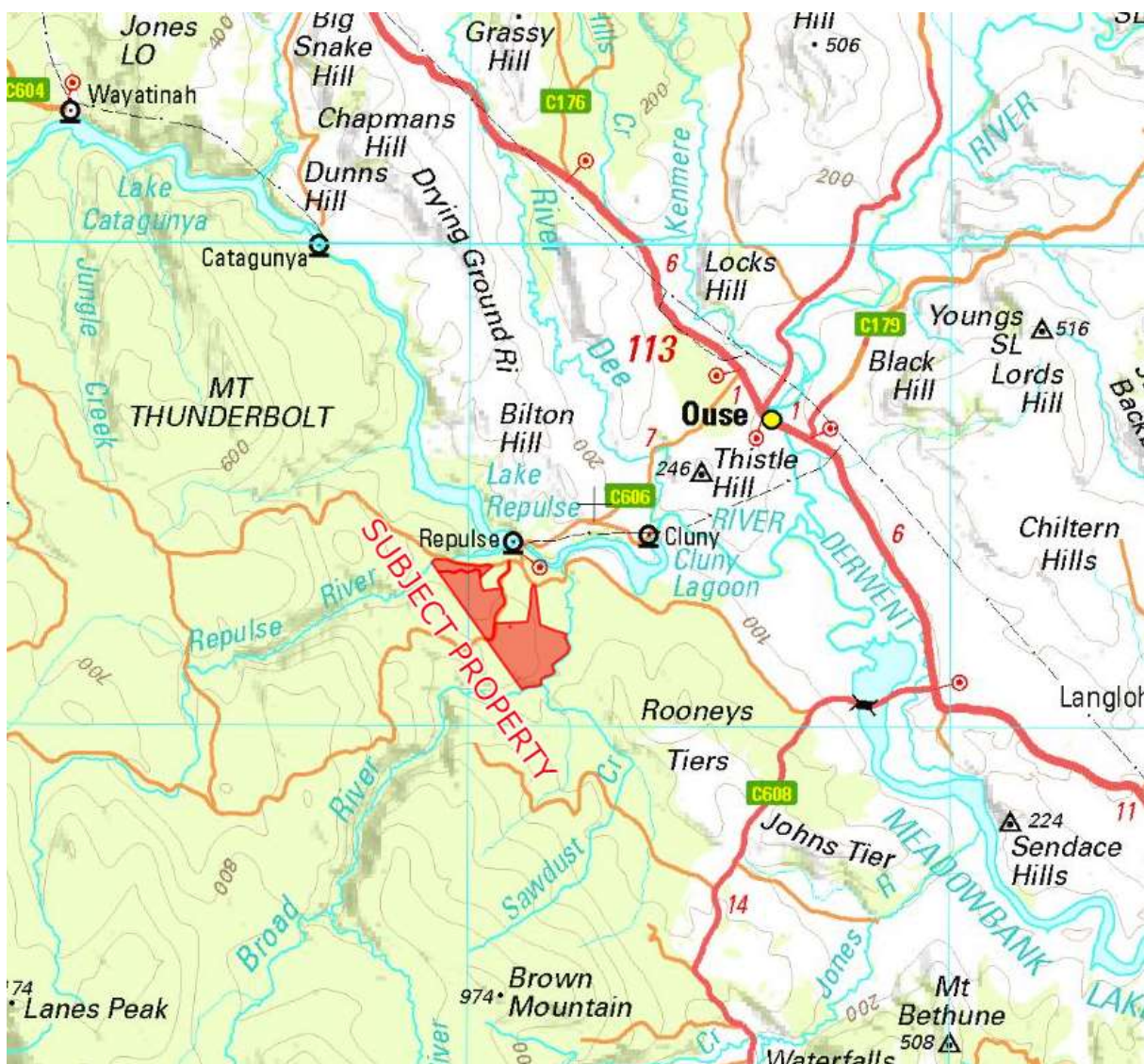


Image 1: Site location (Source *The LIST*)

### **3. SITE DESCRIPTION:**

The site is located off Dawson Road, approximately 8 km Northwest of intersection of Ellendale Road and Dawson Road, Ouse. The site is located at an elevation range of approximately 120-280 metres. The grades on-site vary from upslope to 20° down.

The vegetation within the site varied from relatively cleared areas vegetated by grasses, bracken ferns, and scattered eucalypts, areas vegetated by eucalypts with an understory of smaller trees and shrubs, and areas of forestry plantations.

The neighbouring allotments to the North include a mix of plantation, areas of native vegetation, grassed areas, and Dawson Road.

Adjacent to the Eastern and Southern boundaries is Broad River beyond which are allotments that appeared to be utilised for forestry purpose. These allotments are vegetated by a mix of native vegetation and forestry plantations.

The allotments to the West appeared to be utilised for forestry purposes and are vegetated by areas of native vegetation and areas of forestry plantation and Repulse River.

Reticulated water supply is unavailable to the site with domestic water supply requirements reliant on on-site storage.





Image 2: Aerial image of site and surrounds (Source: *The LIST*)





Image 3: Typical example of cleared area



Image 4: Typical example of regenerating vegetation



Image 5: Typical example of shrubland



Image 6: Typical example of forest



## Planning Controls:

Planning controls are administered by the Central Highlands Council under the *Central Highlands Interim Planning Scheme 2015*. The site is subject to the Bushfire-Prone Areas, Waterways and Coastal Protection Area, Landslide Hazard Area and Electricity Transmission Infrastructure Protection overlays and is zoned Rural Resource.

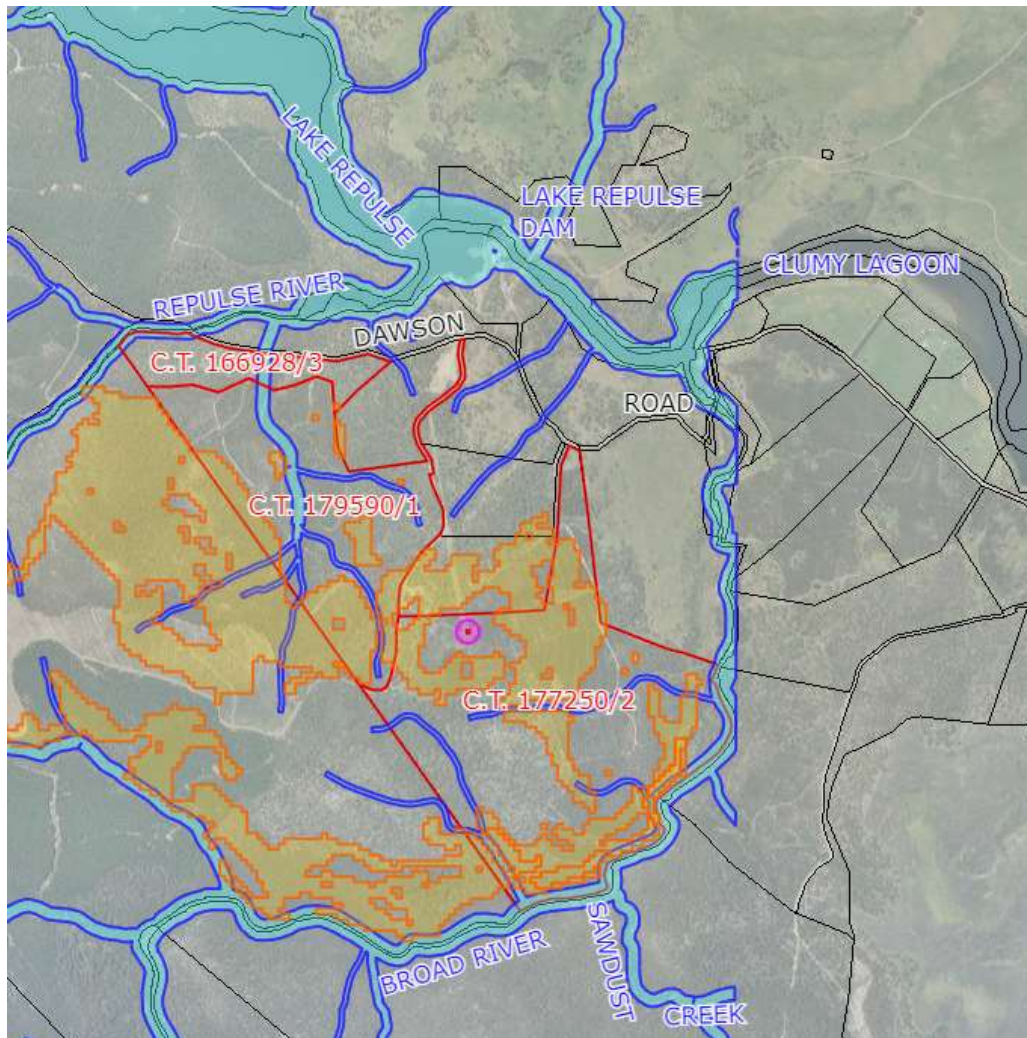


Image 7: Council zoning and overlays

Whole site:	Rural Resource
Blue hatching:	Waterways and Coastal Protection
Orange hatching:	Landslide Hazard Area
Whole of site:	Bushfire Prone Area

### Fire History:

From the Fire History overlay detailed within *The LIST* map imagery, three bushfire events are mapped within a 2 km range of the site. These include two bushfires that impacted the site directly. One in 2010, affected  $\pm 6285$  ha, and was caused by arson. The second occurred in 2013, affected  $\pm 10238$  ha which was accidental in origin. The third bushfire occurred in 1988, to the south of the site, and was accidental in origin.

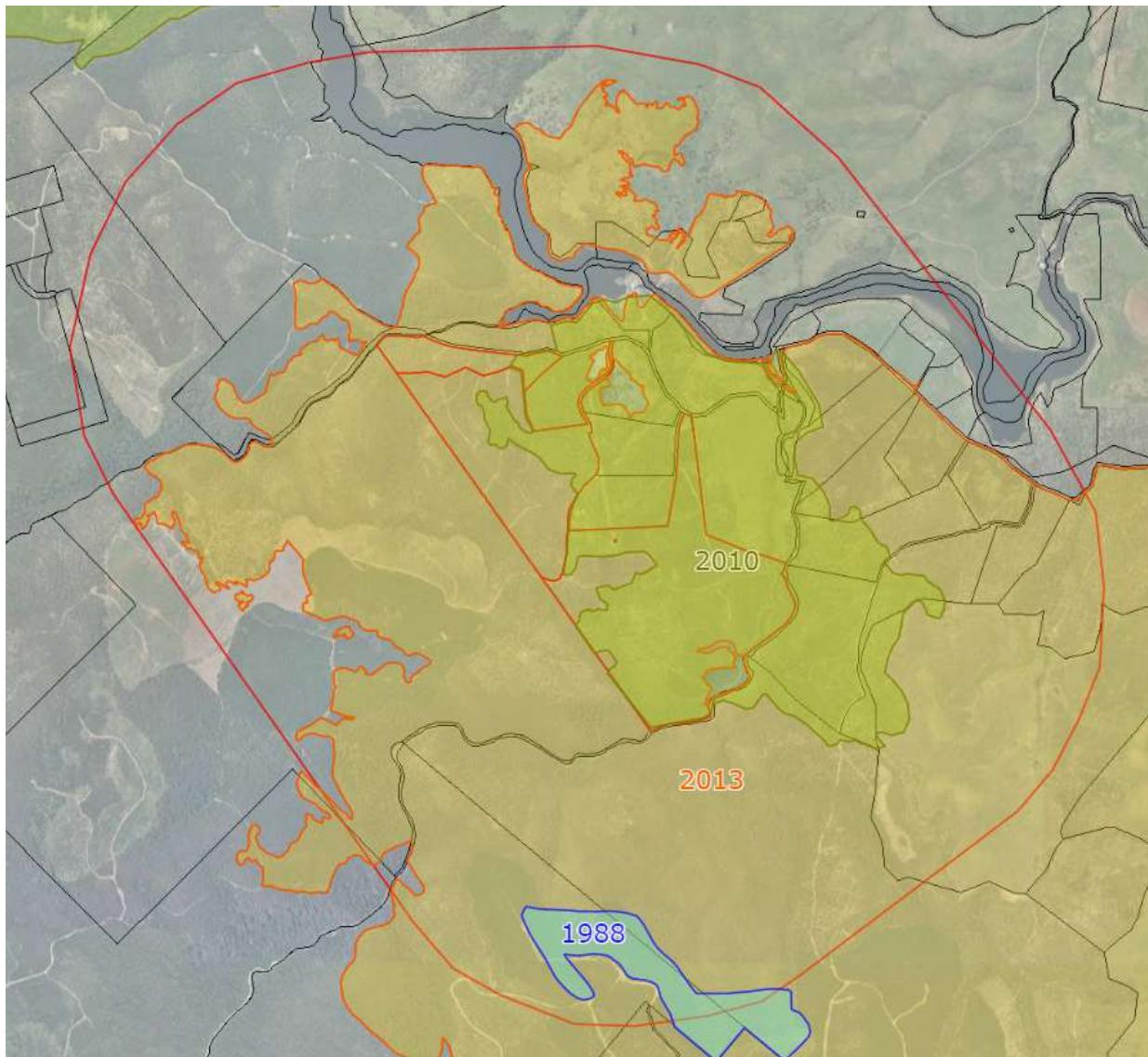


Image 8: Bushfire History (Source: *The LIST*)



#### 4. PROPOSED DEVELOPMENT:

The proposal is to subdivide the properties at 871 and 991 Dawson Road, Ouse, C.T. 177250/2, C.T. 179590/1 and C.T. 166928/3 into 6 allotments varying in size from 2.9 ha to 105 ha.

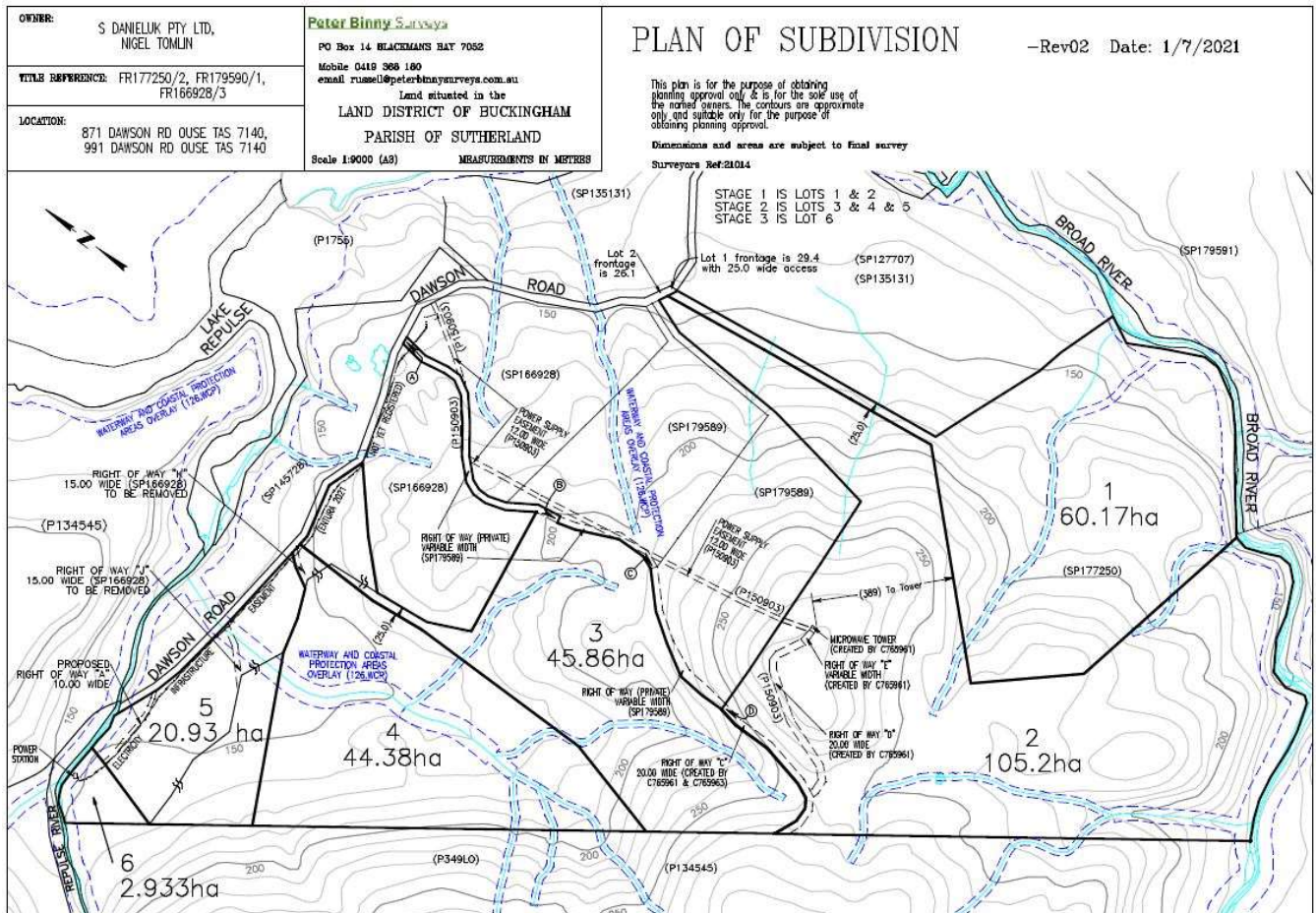


Image 9: Subdivision layout



## 5. BUSHFIRE ATTACK LEVEL:

Fire Danger Index (FDI): The Fire Index Rating for Tasmania is adopted as 50.

### Vegetation Assessment:

Following assessment of the characteristics of the site, the vegetation types, separation distances from development site and slope under the vegetation have been identified as shown in Table 1 below:

Lot N°	Direction:	Vege type:	Distance (m):	Slope:
1	North:	Forest	0-100	Level
	East:	Forest	0-100	<5° down
	South:	Forest	0-100	Level
	West:	Forest	0-100	Upslope
2	Northeast:	Forest	0-100	Level
	Southeast:	Forest	0-100	11° down
	Southwest:	Forest	0-100	Level
	Northwest:	Forest	0-100	Upslope
3	Northeast:	Forest	0-100	5° down
	Southeast:	Forest	0-100	Upslope
	Southwest:	Forest	0-100	20° down
	Northwest:	Forest	0-100	15° down
4	Northeast	Forest	0-100	Upslope
	Southeast	Forest	0-100	Upslope
	Southwest	Forest	0-100	<5° down
	Northwest	Forest	0-100	Level
5	Northeast	Forest	0-100	<5° down
	Southeast	Forest	0-100	<5° down
	Southwest	Forest	0-100	Upslope
	Northwest	Forest	0-100	<5° down
6	Northeast	Forest	0-100	<5° down
	Southeast	Forest	0-100	Upslope
	Southwest	Forest	0-100	Upslope
	Northwest	Forest	0-100	6° down

Table 1: Site Assessment

NOTE: The vegetation identified above has been assessed in consideration of *Table 2.3* and *Figures 2.4 (A)-(H)*, AS 3959:2018 as follows.

The site was vegetated predominately by forestry plantation which been harvested at some point in the past. The vegetation within this area was regenerating with sparse eucalypts, native shrubs and bracken ferns and has been assessed as being consistent with a vegetation classification of D: Scrub. It has been deemed appropriate to assume that once the subdivision has occurred the forestry practices will cease and the likelihood of any vegetation management outside of the HMA will also cease. These areas of vegetation have therefore been assessed as having a potential to regenerate into a vegetation community consistent with *Figure 2.4(B)* as *Open Forest A-03* resulting in a vegetation classification of **A: Forest**. The vegetation within the remainder of the property consisted of eucalypts with a dense understory with an assessed foliage coverage of >30%. As a result, these areas of vegetation have been classified as **A: Forest** in accordance with *Figure 2.4(B)* as *Open Forest A-03*.

### Vegetation Classification:

In consideration of vegetation classifications under *Table 2.3* and *Figures 2.4 (A)-(H)*, AS 3959:2018 and as detailed above, the predominant vegetation, separation distances from development site and slope under the classified vegetation is assessed as shown in Table 2 below:

Direction:	Vegetation Type:	Distance (m):	Slope:	Exclusions:
<b>LOT 1</b>				
North:	A: Forest	0-100	Level	No
East:	A: Forest	0-100	<5° down	No
South:	A: Forest	0-100	Level	No
West:	A: Forest	0-100	Upslope	No
<b>LOT 2</b>				
Northeast:	A: Forest	0-100	Level	No
Southeast:	A: Forest	0-100	11° down	No
Southwest:	A: Forest	0-100	Level	No
Northwest:	A: Forest	0-100	Upslope	No
<b>LOT 3</b>				
Northeast:	A: Forest	0-100	5° down	No
Southeast:	A: Forest	0-100	Upslope	No
Southwest:	A: Forest	0-100	20° down	No
Northwest:	A: Forest	0-100	15° down	No
<b>LOT 4</b>				
Northeast:	A: Forest	0-100	Upslope	No
Southeast:	A: Forest	0-100	Upslope	No
Southwest:	A: Forest	0-100	<5° down	No
Northwest:	A: Forest	0-100	Level	No
<b>LOT 5</b>				
Northeast:	A: Forest	0-100	<5° down	No
Southeast:	A: Forest	0-100	<5° down	No
Southwest:	A: Forest	0-100	Upslope	No
Northwest:	A: Forest	0-100	<5° down	No

LOT 6				
Northeast:	A: Forest	0-100	<5° down	No
Southeast:	A: Forest	0-100	Upslope	No
Southwest:	A: Forest	0-100	Upslope	No
Northwest:	A: Forest	0-100	6° down	No

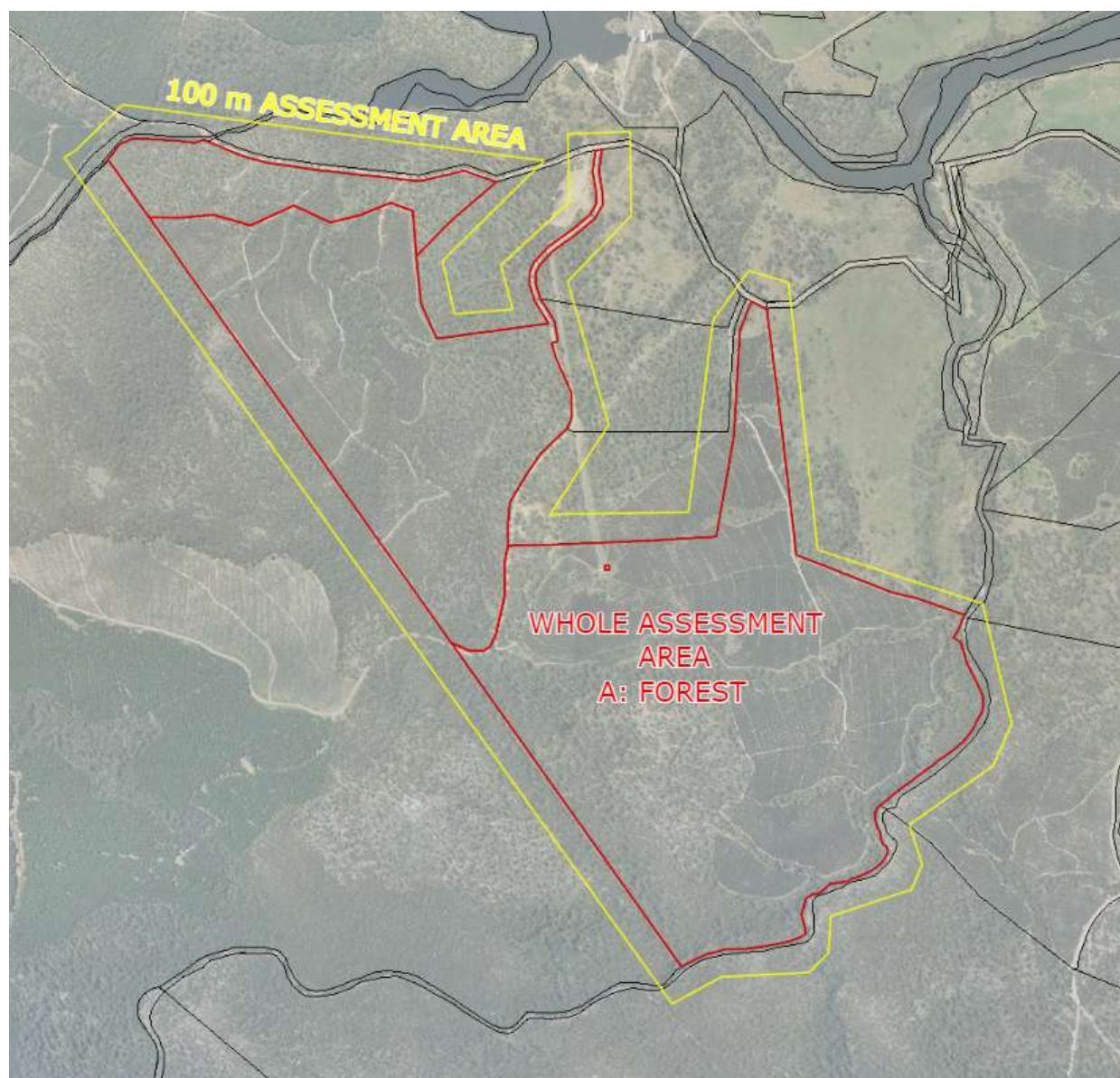


Image 10: Aerial image of predominate vegetation (Source *The LIST*)





Image 11: Predominate vegetation surrounding Lot 1 – **A: Forest** (regenerating)



Image 12: Predominate vegetation surrounding Lot 2 – **A: Forest**





Image 13: Predominate vegetation surrounding Lot 3 – **A: Forest** (regenerating)



Image 14: Predominate vegetation surrounding Lot 4 – **A: Forest** (regenerating)





Image 15: Predominate vegetation surrounding Lot 5 – **A: Forest** (regenerating)



Image 16: Predominate vegetation surrounding Lot 6 – **A: Forest** (regenerating)

### Bushfire Attack Level (BAL):

Based on the predominant vegetation detailed above, and the separation distances available between the predominant vegetation and the development, the BAL applicable for a compliant building area within each lot has been determined from Table 2.6, AS 3959:2018 as follows:

LOT No.	BAL	Direction	Distance to veg	Slope	Vegetation Classification	HMA per Table 2.6
1	19	North	0 m	Level	A: Forest	23-<32 m
		East	0 m	<5° down	A: Forest	27-<38 m
		South	0 m	Level	A: Forest	23-<32 m
		West	0 m	Upslope	A: Forest	23-<32 m
2	19	Northeast	0 m	Level	A: Forest	23-<32 m
		Southeast	0 m	11° down	A: Forest	41-<56 m
		Southwest	0 m	Level	A: Forest	23-<32 m
		Northwest	0 m	Upslope	A: Forest	23-<32 m
3	19	Northeast	0 m	5° down	A: Forest	34-<46 m
		Southeast	0 m	Upslope	A: Forest	23-<32 m
		Southwest	0 m	20° down	A: Forest	51-<67 m
		Northwest	0 m	15° down	A: Forest	51-<67 m
4	19	Northeast	0 m	Upslope	A: Forest	23-<32 m
		Southeast	0 m	Upslope	A: Forest	23-<32 m
		Southwest	0 m	<5° down	A: Forest	27-<38 m
		Northwest	0 m	Level	A: Forest	23-<32 m
5	19	Northeast	0 m	<5° down	A: Forest	27-<38 m
		Southeast	0 m	<5° down	A: Forest	27-<38 m
		Southwest	0 m	Upslope	A: Forest	23-<32 m
		Northwest	0 m	<5° down	A: Forest	27-<38 m
6	19	Northeast	0 m	<5° down	A: Forest	27-<38 m
		Southeast	0 m	Upslope	A: Forest	23-<32 m
		Southwest	0 m	Upslope	A: Forest	23-<32 m
		Northwest	0 m	6° down	A: Forest	34-<46 m

Table 2: Assessed Bushfire Attack Level for each lot  
19

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## 6. COMPLIANCE:

The site has been assessed as being within 100 metres of bushfire prone vegetation and compliance is assessed against the provisions of E1.6, *Bushfire-Prone Areas Code* in the following manner:

### E1.6.1 Provision of Hazard Management Areas:

*This provision seeks to:*

- (a) *facilitate an integrated approach between subdivision and subsequent building on a lot;*
- (b) *provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and*
- (c) *provide protection for lots at any stage of a staged subdivision.*

<b>A1</b>	<b>Acceptable Solutions</b>
(a)	<i>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</i>
(b)	<p><i>The proposed plan of subdivision;</i></p> <ul style="list-style-type: none"> <li>(i) <i>Shows all lots that are within of partly within a bushfire-prone area, including those developed at each stage of a staged subdivision;</i></li> <li>(ii) <i>Shows the building area for each lot;</i></li> <li>(iii) <i>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 Construction of buildings in bushfire-prone areas; and</i></li> <li>(iv) <i>Is accompanied by a bushfire hazard management plan 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 Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas; and</i></li> </ul>
(c)	<i>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 the 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.</i>



The proposed subdivision has been assessed as being compliant with the Acceptable Solutions (b) as follows.

- (i) The plan of subdivision shows all lots within or partly within a bushfire-prone area.
- (ii) The plan of subdivision shows compliant building areas for all proposed allotments
- (iii) Each lot is capable of complying with the hazard management requirements of at least those required for BAL-19.
- (iv) The attached hazard management plan shows hazard management areas for each lot that are equal to or greater than the distances required for BAL-19.

Lots assessed as **BAL-19** are:

**LOTS: 1 - 6**

Provided the management practices as described below are implemented, they will achieve the required Hazard Management Areas, and the continuations of these practices are sufficient to comply with this assessment.

Maintenance Requirements of the Hazard Management Area				
Direction	N/NE	E/SE	S/SW	W/NW
Lot 1	23 metres	27 metres	23 metres	23 metres
Lot 2	23 metres	41 metres	23 metres	23 metres
Lot 3	34 metres	23 metres	51 metres	51 metres
Lot 4	23 metres	23 metres	27 metres	23 metres
Lot 5	27 metres	27 metres	23 metres	27 metres
Lot 6	27 metres	23 metres	23 metres	34 metres
HMA establishment recommendations	<ul style="list-style-type: none"> <li>Establishing non-flammable areas around the dwelling such as paths, patios, driveway, lawns etc.</li> <li>Locating dams, orchards, vegetable garden, effluent disposal areas etc on the bushfire prone side of the building.</li> <li>Providing heat shields and ember trap on the bushfire prone side of the dwelling such as non-flammable fencing, hedges, separated garden shrubs and small trees,</li> <li>Store flammable materials such as wood piles, fuels and rubbish heaps are stored away from the dwelling.</li> <li>Replace highly flammable vegetation with low flammability species. See Tasmanian Fire Service web site (<a href="http://www.fire.tas.gov.au">www.fire.tas.gov.au</a>) publications - Fire resisting garden plants.</li> <li>Provided separation between significant trees such that groups are no greater than 20 metres in width, and more than 20 metres of the other groups of significant trees. Note that the retention of some trees can screen a dwelling from windborne embers.</li> <li>Trim lower branches of retained trees to a minimum of 2 metres above ground level.</li> <li>Avoid trees overhang the dwelling so that vegetation falls onto the roof.</li> <li>Strips of vegetation less than 20 metres in width and not within 20 metres of the site or other areas of bushfire-prone vegetation may be beneficial as an ember trap, wind breaks etc.</li> <li>Removal of ground fuels such as leaves, bark, fallen branches etc.</li> </ul>			
Ongoing Management practices	<ul style="list-style-type: none"> <li>Slash or mow grasses to less than 100 mm.</li> <li>Remove dead and fallen vegetation including branches, bark and leaves regularly.</li> <li>Trim any regrowth branches of retained trees within HMA that overhang building or are less than 2m above ground level.</li> </ul>			

## E1.6.2 Subdivision: Public and fire fighting access

*This provision seeks to;*

- (a) Allow safe access and egress for residents, firefighters and emergency service personnel;
- (b) Provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken;
- (c) Are designed and constructed to allow for fire appliances to be manoeuvred;
- (d) Provide access to water supplies for fire appliances; and
- (e) Are designed to allow connectivity, and where needed, offering multiple evacuation points.

<b>A1</b>	<b>Acceptable solutions</b>
(a)	<i>TFS or an accredited person certifies that there is insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or</i>
(b)	<i>A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that;</i> <ul style="list-style-type: none"> <li>(i) <i>Demonstrates proposed roads will comply with Table E1, proposed private accesses will comply with Table E2 and proposed fire trails will comply with Table E3; and</i></li> <li>(ii) <i>Is certified by the TFS of an accredited person.</i></li> </ul>

The proposed subdivision has been assessed as being compliant with the Acceptable Solutions (b) as follows.

- (i) The attached plan of subdivision shows the layout of roads, fire trails and the location of the property accesses to the building areas in compliance with *Table E1, Table E2 and Table E3*.
- (ii) This bushfire hazard report and attached bushfire hazard management area plan has been certified by N.M. Creese, an accredited bushfire practitioner BFP-118, scope 1 ,2 ,3a and 3b.

The development requires the construction of a new private access to each lot from Dawson Road to provide safe access and egress for residents, fire fighters and emergency service personnel. In accordance with *E1.6.2 A1(b)* the *Code*. The private accesses are to comply with the requirements of *Table E2* from the edge of Dawson Road to the boundary of each Lot.

A turning area is to be provided at the building site on each Lot at the time of development of a habitable building on that lot in accordance with *Table E2*. For the purpose of this subdivision, the compliant access is only required to extend to the boundary of the lots.

It is not considered necessary to provide alternative means of egress from the lots due to the restricted nature of the sites.

<b>Table E2 Standards for property access</b>		
<b>Elements</b>		<b>Requirement</b>
A	Property access length is less than 30m; or access is not required for a fire appliance to access a firefighting water point	There are no specified design and construction requirements.
B	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	<p>The following design and construction requirements apply to property access;</p> <ul style="list-style-type: none"> <li>(a) All-weather construction;</li> <li>(b) Load capacity of at least 20t, including for bridges and culverts;</li> <li>(c) Minimum carriageway width of 4m;</li> <li>(d) Minimum vertical clearance of 4m;</li> <li>(e) Minimum horizontal clearance of 0.5m from the edge of the carriageway;</li> <li>(f) Cross falls of less than 3 degrees (1:20 or 5%);</li> <li>(g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angles;</li> <li>(h) Curves with a minimum inner radius of 10m;</li> <li>(i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and</li> <li>(j) Terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> <li>(i) A tuning circle with a minimum outer radius of 10m; or</li> <li>(ii) A property access encircling the building; or</li> <li>(iii) A hammerhead 'T' or 'Y' turning head 4m wide and 8m long.</li> </ul> </li> </ul>
C	Property access length is 200m or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) The requirements of B above; and</li> <li>(b) Passing bays of 2m additional carriageway width and 20m length provided every 200m.</li> </ul>
D	Property access length is greater than 30m, and access is provided to 3 or more properties.	<p>The following design and constructions requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) Complies with requirement b above; and</li> <li>(b) Passing bays of 2m additional carriageway width and 20m length must be provided every 100m.</li> </ul>



### E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

*This provision seeks to :*

*Adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life property associated with the subsequent use and development of bushfire-prone areas.*

<b><i>In areas that are not serviced by reticulated water by the water corporation</i></b>	
<b>A2</b>	<b><i>Acceptable solutions</i></b>
(a)	<i>The TFS or an accredited person certifies that there is insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purpose;</i>
(b)	<i>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 E5; or</i>
(c)	<i>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 risk to property and lives in the event of a bushfire.</i>

Where a reticulated supply of water is not available to the site, in accordance with Acceptable Solution A2(b), all lots are assessed as being within a bushfire prone area and must be provided with a firefighting supply of water from a static supply in compliance with the provisions of *Table E5, E1.6.2* as follows:

Each lot is to be provided with a static water supply of minimum capacity of 10,000 litres at the time of development of a habitable building.

<b><i>Table E5 Static water supply for fire fighting</i></b>		
<b>Element</b>		<b><i>Requirement</i></b>
<b>A</b>	<i>Distance between buildings area to be protected and water supply</i>	<i>The following requirements apply:</i> (a) <i>The building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and</i> (b) <i>The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.</i>
<b>B</b>	<i>Static Water Supplies</i>	<i>A static water supply:</i> (a) <i>May have a remotely located offtake connected to the static water supply;</i> (b) <i>May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity for fire fighting water must be available at all times;</i> (c) <i>Must be a minimum of 10,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinklers or spray systems;</i>

		<p>(d) Must be metal, concrete or lagged by non-combustible materials is above ground; and</p> <p>(e) If a tank can be located so it is shielded in all directions in compliance with section 3.5 of Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:</p> <ul style="list-style-type: none"> <li>(i) Metal;</li> <li>(ii) Non-combustible material; or</li> <li>(iii) Fibre-cement a minimum of 6mm thickness.</li> </ul>
C	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a fire fighting water point for a static water supply must:</p> <ul style="list-style-type: none"> <li>(a) Have a minimum nominal internal diameter of 50mm;</li> <li>(b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;</li> <li>(c) Be metal or lagged by non-combustible materials if above ground;</li> <li>(d) If buried, have a minimum depth of 300mm;</li> <li>(e) Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;</li> <li>(f) Ensure the coupling is accessible and available for connection at all times;</li> <li>(g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);</li> <li>(h) Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and</li> <li>(i) If a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> <li>(i) Visible;</li> <li>(ii) Accessible to allow connection by fire fighting equipment;</li> <li>(iii) At a working height of 450-600mm above ground level; and</li> <li>(iv) Protected from possible damage, including damage by vehicles.</li> </ul> </li> </ul>
D	Signage for static water connections.	<p>The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location.</p> <p>The sign must:</p> <ul style="list-style-type: none"> <li>(a) Comply with water tank signage requirements within Australian Standard AS 2304-2001 Water storage tanks for fire protection systems; or</li> <li>(b) Comply with the Tasmanian Fire Service Water Supply Guideline published by the Tasmanian Fire Service.</li> </ul>
E	Hardstand	A hardstand area for fire appliances must be:

		<p>(a) <i>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);</i></p> <p>(b) <i>No closer than 6m from the building area to be protected;</i></p> <p>(c) <i>A minimum width of 3m constructed to the same standard as the carriageway; and</i></p> <p>(d) <i>Connected to the property access by a carriageway equivalent to the standard of the property access.</i></p>
--	--	--

## 7. CONCLUSIONS & RECOMMENDATIONS:

This Bushfire Hazard Report and Bushfire Hazard Management Plan have been prepared to support application for planning approval for a subdivision at 871 and 991 Dawson Road, Ouse. The report has reviewed the bushfire risks associated with the site and determined the fire management strategies that must be carried out to ensure the development on the site is at reduced risk from bushfire attack.

Provided the elements detailed in this report are implemented, the development on the site is capable of compliance with *AS 3959:2018* and *E1.6 Bushfire-Prone Areas Code* and any potential bushfire risk to the site is reduced.

The proposed lots have been assessed as compliant with bushfire attack levels (BAL) detailed in Table 2. The Council approval issued for the development should contain conditions requiring that the protective elements defined in this report and *E1.6, Bushfire-Prone Areas Code* be implemented during the construction phase. Any new building required to comply with this assessment must be constructed to the bushfire attack level described in Table 2, within the prescribed building areas noted on the Bushfire Hazard Management Plan. Should the extent or classification of the bushfire prone vegetation surrounding the site alters from that assessed by this report, building on the lots affected by this variation may be constructed to a lower level subject to the preparation of a revised assessment.

Lot No.	BAL
1 – 6	19

Table 3: Compliant BAL for each lot

Any new building constructed on any of the allotments must have a hazard management area equal to BAL-19 in compliance with *E1.6.1, the Code*. Any variation of this must result in the new building being assessed against *AS 3959:2018* and *Director's Determination – Requirements of Building in Bushfire-Prone Areas (transitional)* to determine that appropriate BAL.

Private access, where necessary is to be constructed in accordance with *Table E2, E1.6.2, Bushfire-Prone Areas Code*.

A static water supply is to be installed at the time of development of a new dwelling on either lot in compliance with *Table E5, E1.6.3, Bushfire-Prone Areas Code*.

Although not mandatory, any increase in the construction standards above the assessed Bushfire Attack Level will afford improved protection from bushfire and this should be considered by the owner, designer and/or builder prior to construction commencing.



Hazard Management Areas must be established and maintained in a minimal fuel condition in accordance with this plan and the TFS guidelines. It is the owner's responsibility to ensure the long-term maintenance of the hazard management areas in accordance with the requirements of this report.

This report does not recommend or endorse the removal of any vegetation within or adjoining the site for the purpose of bushfire protection without the explicit approval of the local authority.



N M Creese  
Bushfire Management Practitioner BFP-118  
Scope 1, 2, 3a and 3b

## 8. REFERENCES:

- *AS 3959:2018 - Construction of Buildings in Bushfire Prone Areas.*
- *Central Highlands Interim Planning Scheme 2015.*
- *Guidelines for Development in Bushfire Prone Areas - Tasmania Fire Service.*
- *The LIST - Department of Primary Industry Parks Water & Environment.*

## 9. GLOSSARY

<b>AS 3959:2018</b>	Australian Standards AS 3959:2018 <i>Construction of buildings in bushfire-prone areas.</i>
<b>BAL (Bushfire Attack Level)</b>	A means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire. The following BAL levels, based on heat flux exposure threshold are used within AS3959:2018; BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40, BAL-FZ.
<b>Bushfire</b>	An unplanned fire burning vegetation.
<b>Bushfire Hazard Management Plan</b>	A plan showing means of protection from bushfire in a form approved in writing by the Chief Officer.
<b>Bushfire-Prone Area</b>	An area that is subject to, or likely to be subject to, bushfire attack. Land that has been designated under legislation; or Has been identified under environmental planning instrument, development control plan or in the course of processing and determining a development application.
<b>Carriageway (also vehicular access)</b>	The section of the road formation which is used by traffic, and includes all the area of the traffic lane pavement together with the formed shoulder.
<b>Classified vegetation</b>	Vegetation that has been classified in accordance with Clause 2.2.3 of AS3959:2018.
<b>Distance to</b>	The distance between the building, or building area to the classified vegetation.
<b>FDI (Fire Danger Index)</b>	The chance of a fire starting, its rate of spread, its intensity and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both long- and short-term drought effects.
<b>Fire Fighting Water Point</b>	Means the point where a fire appliance is able to connect to a water supply for fire fighting purposes. This includes a coupling in the case of a fire hydrant, offtake or outlet, or the minimum water level in the case of a static water body (including a dam, lake or pool).
<b>Gradient under</b>	The slope of the ground under the classified vegetation.
<b>Hazard Management Area</b>	The area between a habitable building or building area and bushfire-prone vegetation, which provides access to a fire front for fire fighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.
<b>Hose lay</b>	The distance between two points established by a fire hose laid out on the ground, inclusive of obstructions.
<b>Predominate vegetation</b>	The vegetation that poses the greatest bushfire threat to the development site.
<b>Water supply - Reticulated (Fire hydrant)</b>	An assembly installed on a branch from a water pipeline, which provides a valved outlet to permit a supply of water to be taken from the pipeline for fire fighting.
<b>Water supply - Static</b>	Water stored on a tank, swimming pool, dam, or lake, that is available for fire fighting purposes at all times.



OWNER: S DANIELUK PTY LTD,  
NIGEL TOMLIN

TITLE REFERENCE: FR177250/2, FR179590/1,  
FR166928/3

LOCATION: 871 DAWSON RD OUSE TAS 7140,  
991 DAWSON RD OUSE TAS 7140

**Peter Binny** *Surveyors*  
PO Box 14 BLACKHILLS HAT 7052  
Mobile 0419 368 180  
email russell@peterbinneysurveyors.com.au

Land situated in the  
**LAND DISTRICT OF BUCKINGHAM**  
**PARISH OF SUTHERLAND**  
Scale 1:9000 (A3) MEASUREMENTS IN METERS

# PLAN OF SUBDIVISION

-Rev02 Date: 1/7/2021

This plan is for the purpose of obtaining planning approval only & is for the sole use of the named owners. The contours are approximate only, and suitable only for the purpose of obtaining planning approval.

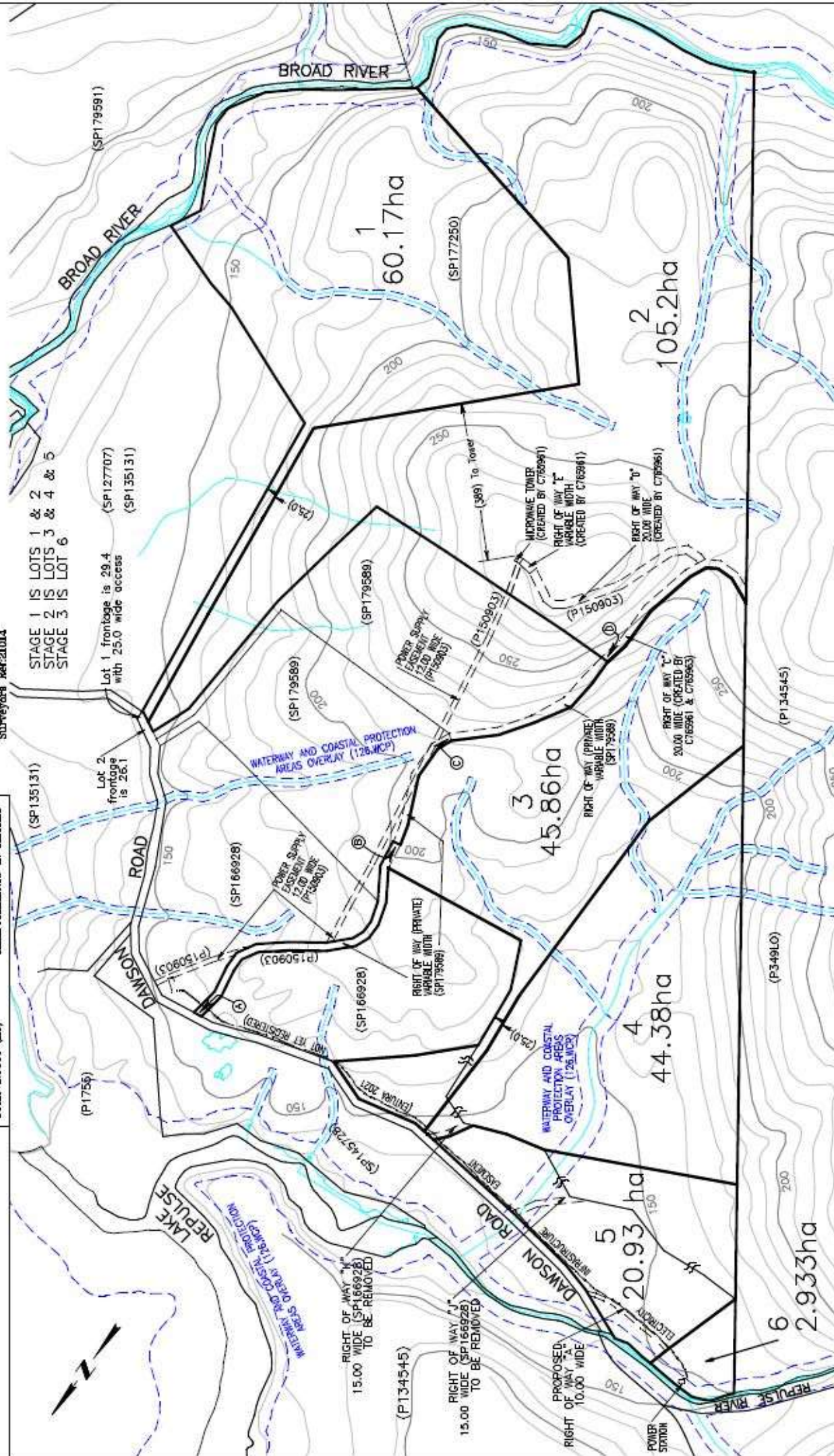
Dimensions and areas are subject to final survey

Surveyors Ref:21014

STAGE 1 IS LOTS 1 & 2  
STAGE 2 IS LOTS 3 & 4 & 5  
STAGE 3 IS LOT 6

Lot 1 frontage is 29.4  
with 25.0 wide access  
(SP127707)  
(SP135131)

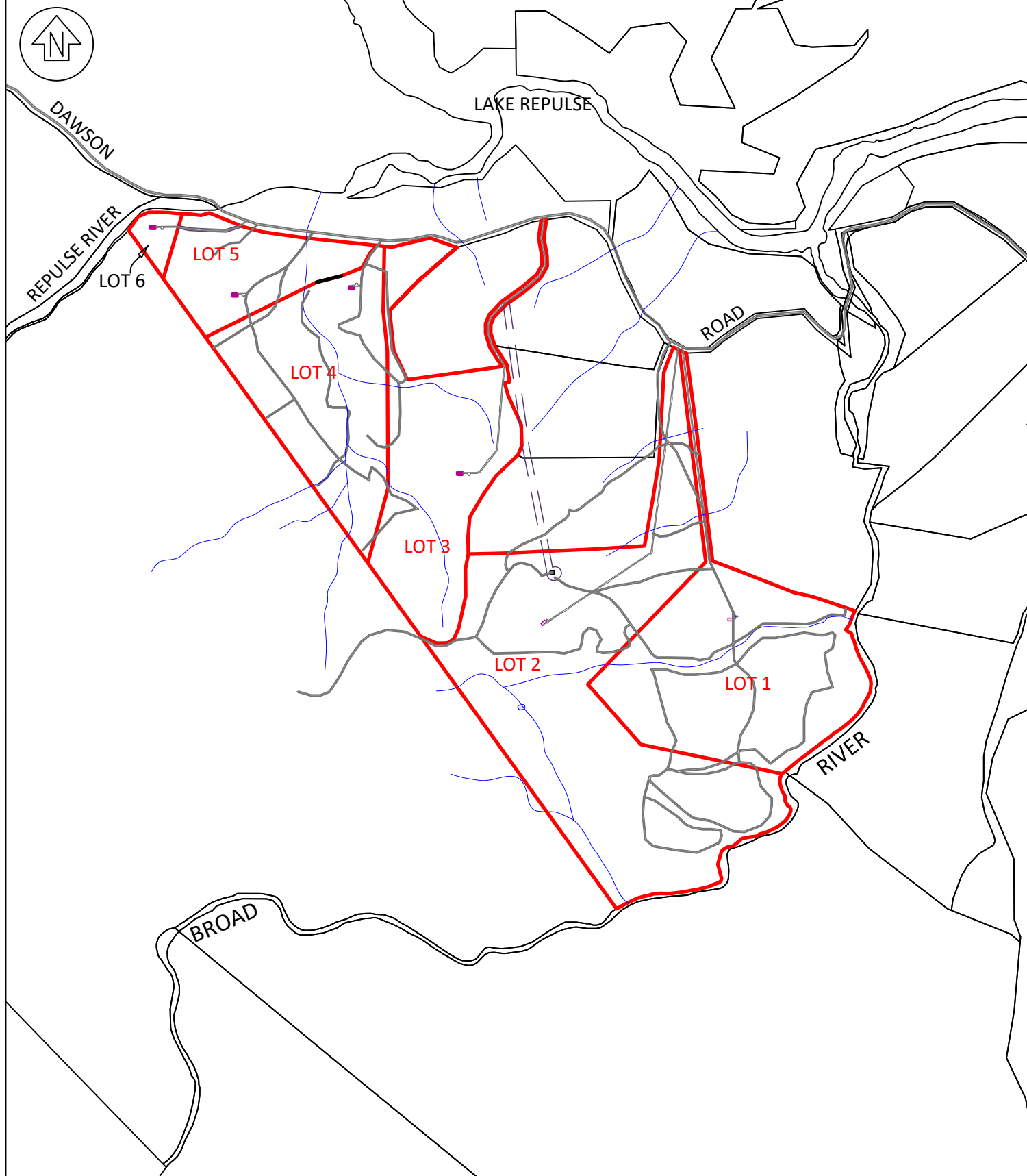
Lot 2  
frontage  
is 26.1





# ATTACHMENT 2 - BUSHFIRE HAZARD MANAGEMENT PLAN

Page 1 of 7



Certified by N M Creese  
Accredited Bushfire Hazard Practitioner BFP-118  
Scope 1, 2, 3a and 3b  
28th September 2022

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PVT LTD  
LAND AND ENGINEERING SURVEYORS

62 Channel Highway  
Kingston 7050 Ph. 62296563  
info@larkandcreese.com.au  
www.larkandcreese.com.au

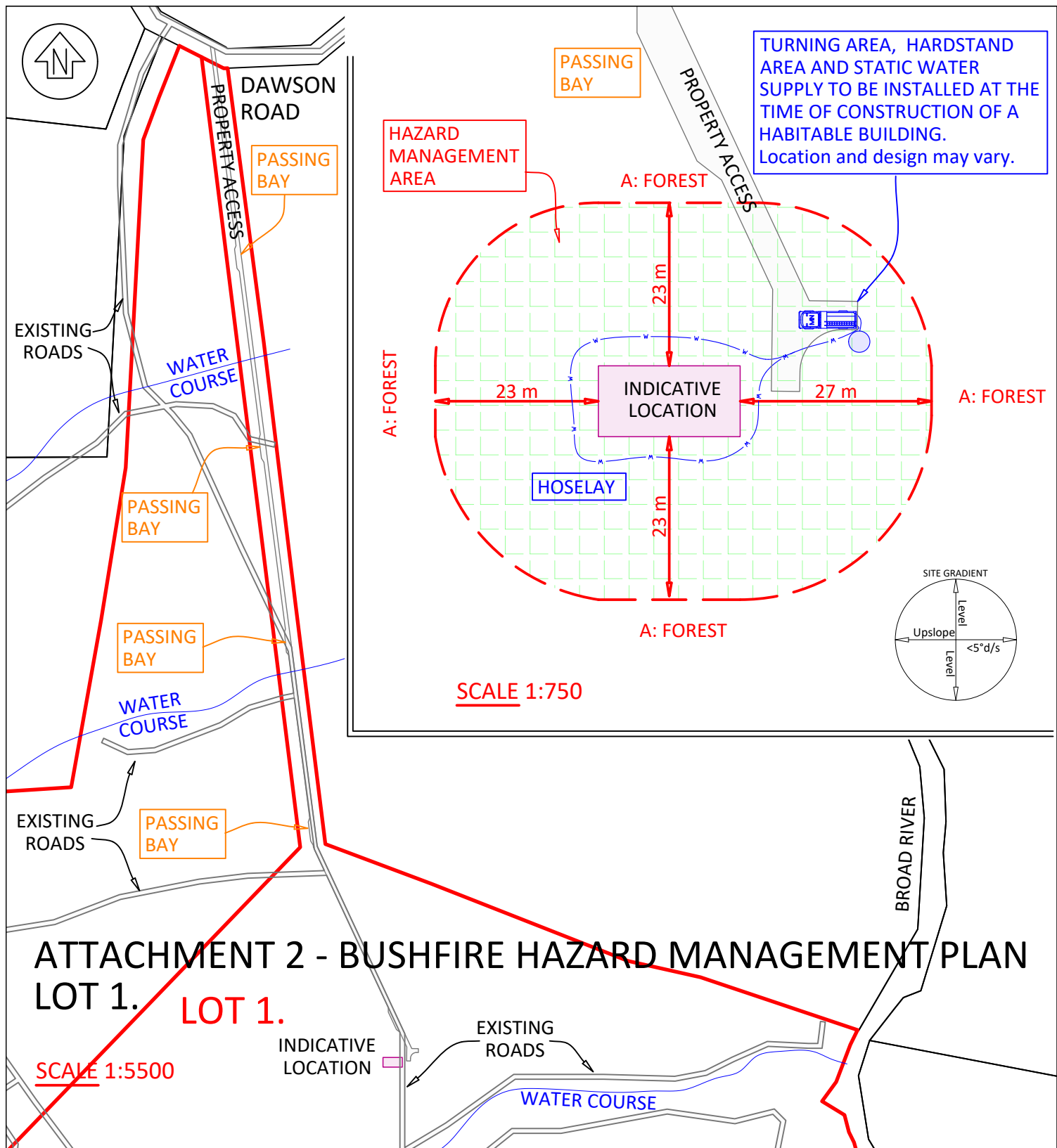
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TITLE REF: C.T.177250/2

PID: 9067002

SCALE: 1:20,000 @ A4

REF No: 22082-02



E1.0 Bushfire-Prone Areas Code, Part E Codes, Central Highlands Interim Planning Scheme 2015

• E1.6 Development Standards

E1.6.1 Subdivision: Provision of hazard management areas

At the time of development of a habitable building within the allotments, a HMA is to be established equal to or greater than the minimum distances required for **BAL-19** in Table 2.6, AS 3959:2018.

E1.6.2 Subdivision : Public and fire fighting access

At the time of subdivision, the access to each lot will need to be constructed from Dawson Road to the lot boundaries.

At the time of development of a habitable building, an access compliant with Table E2 Standards for property access, the Code.

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

At the time of development of a habitable building, a static water supply with associated signage, fittings and hardstand area will need to be provided in accordance with Table E5 Static water supply for fire fighting, the Code.

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Accredited Bushfire Hazard Practitioner BFP-118  
Scope 1, 2, 3a and 3b  
28th September 2022

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PID: 9067002

SCALE: See DWG

REF No: 22082-02

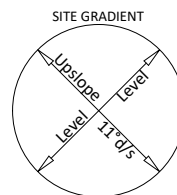
# ATTACHMENT 2 - BUSHFIRE HAZARD MANAGEMENT PLAN LOT 2.

WATER COURSE

WATER COURSE

PASSING BAY

PASSING BAY



EXISTING ROAD

PASSING BAY

WATER COURSE

PROPERTY ACCESS

PASSING BAY

EXISTING ROADS

LOT 2.

INDICATIVE LOCATION

SCALE 1:5500

SCALE 1:1000

A: FOREST

A: FOREST

A: FOREST

A: FOREST

HAZARD MANAGEMENT AREA

HOSELAY

INDICATIVE LOCATION

TURNING AREA, HARDSTAND AREA AND STATIC WATER SUPPLY TO BE INSTALLED AT THE TIME OF CONSTRUCTION OF A HABITABLE BUILDING. Location and design may vary.

E1.0 Bushfire-Prone Areas Code, Part E Codes, Central Highlands Interim Planning Scheme 2015

- E1.6 Development Standards

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At the time of development of a habitable building, a static water supply with associated signage, fittings and hardstand area will need to be provided in accordance with Table E5 Static water supply for fire fighting, the Code.

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Scope 1, 2, 3a and 3b  
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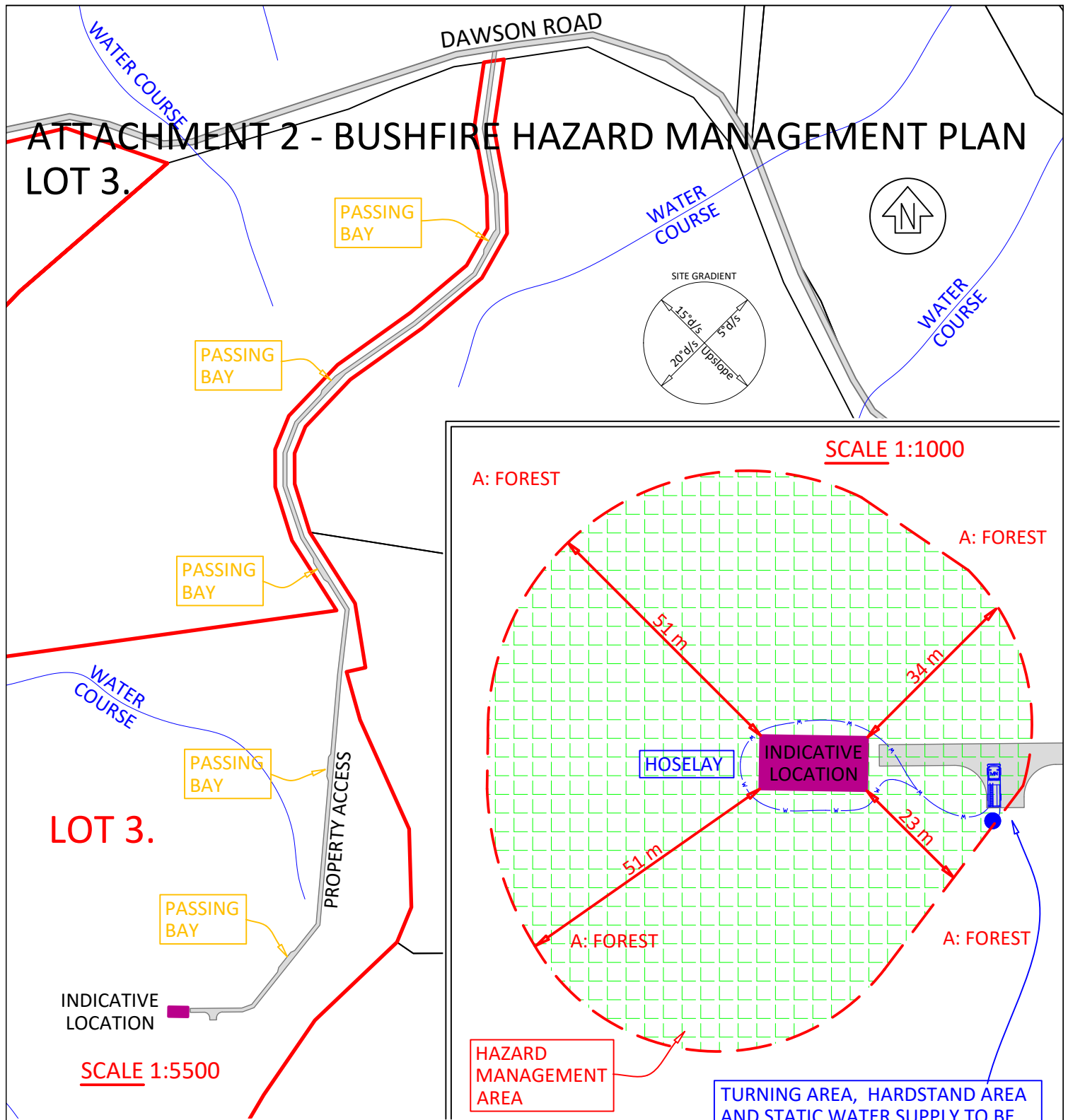
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PID: 9067002

SCALE: See DWG

REF No: 22082-02

# ATTACHMENT 2 - BUSHFIRE HAZARD MANAGEMENT PLAN LOT 3.



E1.0 Bushfire-Prone Areas Code, Part E Codes, Central Highlands Interim Planning Scheme 2015

- E1.6 Development Standards

- E1.6.1 Subdivision: Provision of hazard management areas

At the time of development of a habitable building within the allotments, a HMA is to be established equal to or greater than the minimum distances required for **BAL-19** in Table 2.6, AS 3959:2018.

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PID: 9067002

SCALE: See DWG

REF No: 22082-02





DAWSON ROAD

# ATTACHMENT 2 - BUSHFIRE HAZARD MANAGEMENT PLAN LOT 4.

EXISTING ROAD

PROPERTY ACCESS

INDICATIVE  
LOCATION

LOT 4.

EXISTING ROAD

SCALE 1:2000

HAZARD  
MANAGEMENT  
AREA

A: FOREST

TURNING AREA, HARDSTAND  
AREA AND STATIC WATER  
SUPPLY TO BE INSTALLED AT THE  
TIME OF CONSTRUCTION OF A  
HABITABLE BUILDING.  
Location and design may vary.

A: FOREST

INDICATIVE  
LOCATION

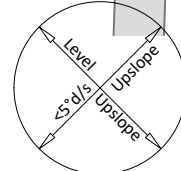
HOSELAY

A: FOREST

A: FOREST

SCALE 1:750

SITE GRADIENT



E1.0 Bushfire-Prone Areas Code, Part E Codes, Central Highlands Interim Planning Scheme 2015

- E1.6 Development Standards

- E1.6.1 Subdivision: Provision of hazard management areas

At the time of development of a habitable building within the allotments, a HMA is to be established equal to or greater than the minimum distances required for **BAL-19** in Table 2.6, AS 3959:2018.

- E1.6.2 Subdivision: Public and fire fighting access

At the time of subdivision, the access to each lot will need to be constructed from Dawson Road to the lot boundaries.

At the time of development of a habitable building, an access compliant with Table E2 Standards for property access, the Code.

- E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

At the time of development of a habitable building, a static water supply with associated signage, fittings and hardstand area will need to be provided in accordance with Table E5 Static water supply for fire fighting, the Code.

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TITLE REF: C.T.177250/2

PID: 9067002

SCALE: See DWG

REF No: 22082-02

# ATTACHMENT 2 - BUSHFIRE HAZARD MANAGEMENT PLAN LOT 5.



LOT 5.

INDICATIVE  
LOCATION

DAWSON ROAD

PROPERTY ACCESS

WATER  
COURSE

EXISTING ROAD

EXISTING ROAD

SCALE 1:3000

TURNING AREA, HARDSTAND AREA AND STATIC  
WATER SUPPLY TO BE INSTALLED AT THE TIME  
OF CONSTRUCTION OF A HABITABLE BUILDING.  
Location and design may vary.

A: FOREST

A: FOREST

INDICATIVE  
LOCATION

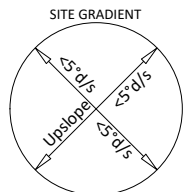
HOSELAY

A: FOREST

A: FOREST

HAZARD  
MANAGEMENT  
AREA

SCALE 1:750



E1.0 Bushfire-Prone Areas Code, Part E Codes, Central Highlands Interim Planning Scheme 2015

- E1.6 Development Standards

- E1.6.1 Subdivision: Provision of hazard management areas

At the time of development of a habitable building within the allotments, a HMA is to be established equal to or greater than the minimum distances required for **BAL-19** in Table 2.6, AS 3959:2018.

- E1.6.2 Subdivision : Public and fire fighting access

At the time of subdivision, the access to each lot will need to be constructed from Dawson Road to the lot boundaries.

At the time of development of a habitable building, an access compliant with Table E2 Standards for property access, the Code.

- E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

At the time of development of a habitable building, a static water supply with associated signage, fittings and hardstand area will need to be provided in accordance with Table E5 Static water supply for fire fighting, the Code.

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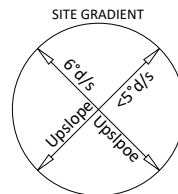
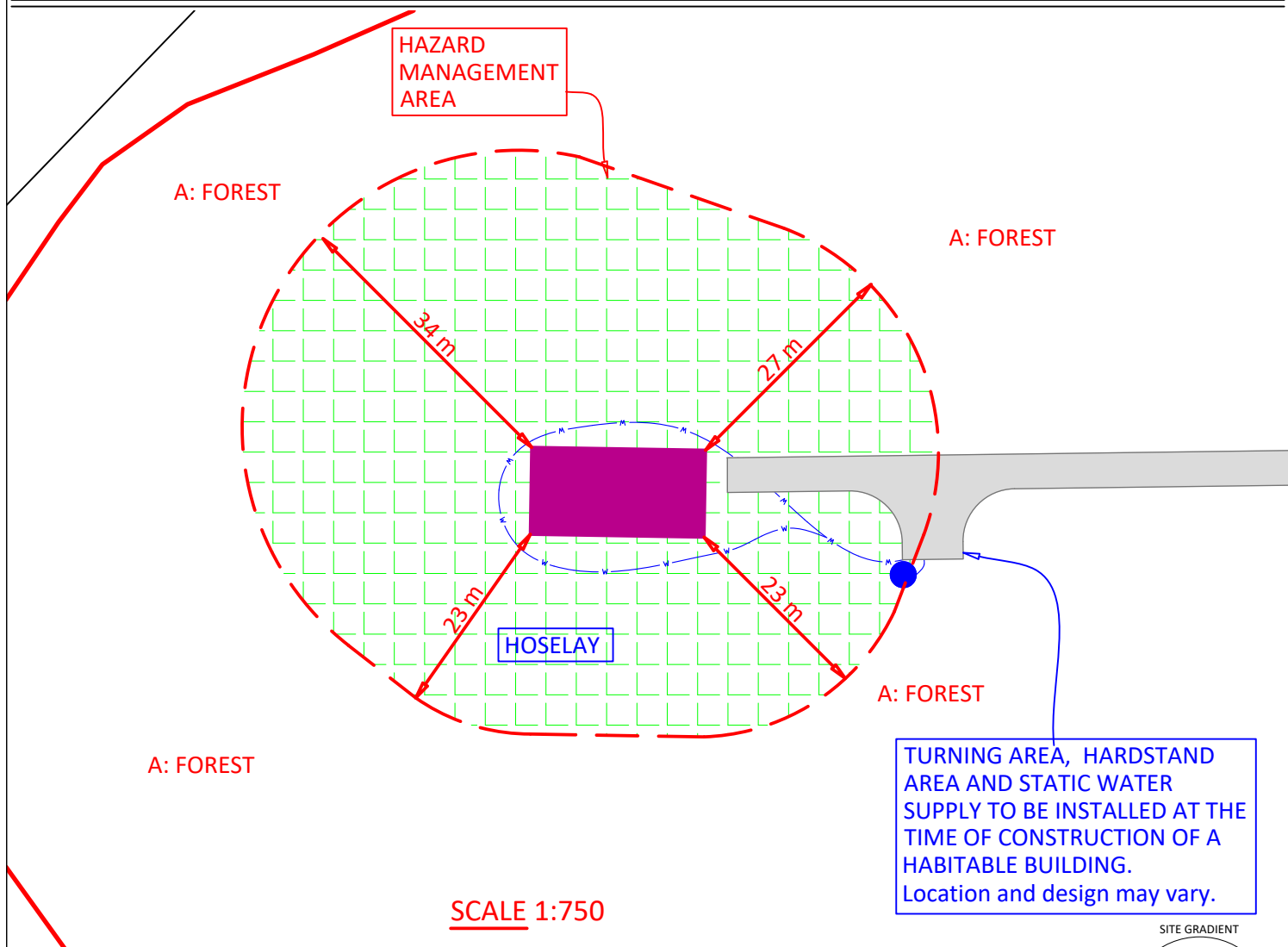
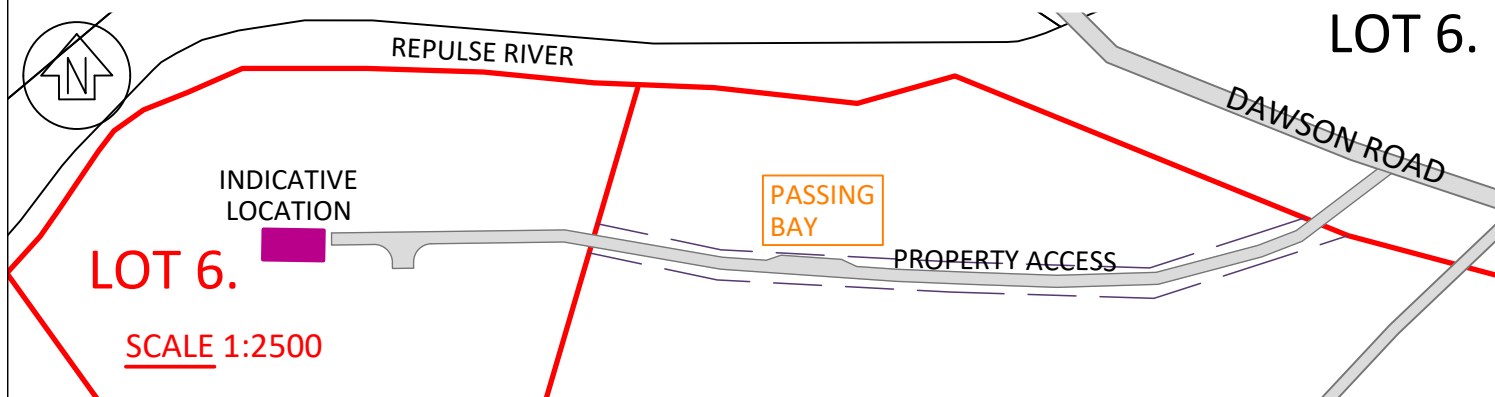
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PID: 9067002

SCALE: See DWG

REF No: 22082-02

# ATTACHMENT 2 - BUSHFIRE HAZARD MANAGEMENT PLAN LOT 6.



## E1.0 Bushfire-Prone Areas Code, Part E Codes, Central Highlands Interim Planning Scheme 2015

### E1.6 Development Standards

#### E1.6.1 Subdivision: Provision of hazard management areas

At the time of development of a habitable building within the allotments, a HMA is to be established equal to or greater than the minimum distances required for **BAL-19** in Table 2.6, AS 3959:2018.

#### E1.6.2 Subdivision : Public and fire fighting access

At the time of subdivision, the access to each lot will need to be constructed from Dawson Road to the lot boundaries.

At the time of development of a habitable building, an access compliant with Table E2 Standards for property access, the Code.

#### E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

At the time of development of a habitable building, a static water supply with associated signage, fittings and hardstand area will need to be provided in accordance with Table E5 Static water supply for fire fighting, the Code.

Certified by N M Creese  
Accredited Bushfire Hazard Practitioner BFP-118  
Scope 1, 2, 3a and 3b  
28th September 2022

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www.larkandcreese.com.au

ADDRESS: 871 DAWSON ROAD, OUSE

TITLE REF: C.T.177250/2

PID: 9067002

SCALE: See DWG

REF No: 22082-02

---

## BUSHFIRE-PRONE AREAS CODE

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

---

#### 1. Land to which certificate applies

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

**Street address:**

871 DAWSON ROAD, OUSE

**Certificate of Title / PID:**

C.T. 177250-2, 179590/1, 166928/3, PID 9067002

#### 2. Proposed Use or Development

**Description of proposed Use and Development:**

SUBDIVISION OF THREE LOTS INTO 6.

**Applicable Planning Scheme:**

CENTRAL HIGHLANDS INTERIM PLANNING SCHEME 2015

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
PLAN OF SUBDIVISION	Peter Binny Surveyors	1 <sup>st</sup> July 2021	Rev02
BUSHFIRE HAZARD REPORT	N M Creese	28 <sup>th</sup> Sept 2022	22082-02

---

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



#### 4. Nature of Certificate

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

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

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

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

<input type="checkbox"/>	<b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input type="checkbox"/>	<b>E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<b><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></b>
<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

<input type="checkbox"/>	<b>E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	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
<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: NICHOLAS MARK CREESE

Phone No: 62296563

Postal Address: 62 CHANNEL HIGHWAY  
KINGSTON, TAS, 7050

Email Address: info@larkandcreese.com.au

Accreditation No: BFP – 118

Scope: 1, 2, 3a, and 3b

## 6. Certification

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

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

Signed:  
certifier



Name:

N.M. CREESE

Date: 28<sup>th</sup> September 2022

Certificate  
Number: BFP-118

(for Practitioner Use only)

4 November 2022  
The General Manager  
Central Highlands Council  
PO Box 20  
Hamilton  
TAS 7140  
Our Ref 21014



RJS Surveying Pty Ltd  
12 Rada Road  
Kettering TAS 7155

Phone: 0419 368 180  
E: russell@peterbinnysurveys.com.au

Attention: Planning Dept.      Council Ref: DA2021/00072

**Re: S Danieluk Pty Ltd & Nigel Tomlin; 871 Dawson Road Ouse & 991 Dawson Road Ouse; Subdivision and Boundary Reorganisation.**

In response to "Council RFI 2" issued on 3<sup>rd</sup> November 2022, we can confirm the following:

- CT 177250/2 is a proposed 2 lot subdivision, creating Lots 1 & 2 on Plan of Subdivision
- CT 166928/4 is not a part of this Application
- CT 166928/3 & 179590/1 is a boundary reorganisation and subdivision, creating Lots 3, 4, 5, 6 as Per Plan of Subdivision. The reorganized boundaries on the Plan of Subdivision are annotated by showing an adhesion symbol along existing boundary lines.
- Subdivision is Staged as noted on the Plan of Subdivision

Additional responses to "Council RFI 2" per items (1) and (2) below.  
If you require any further information, please get in touch.

(1) Central Highlands Interim Planning Scheme 2015

- RE: 26.5.2 P1(c)  
The proposed boundary reorganisation encompasses an existing non-agricultural rural resource use (existing power station) within one lot (Lot 6).
- RE: 26.5.2 P1 (f)  
New vacant lots provide a better utilisation of rural land through the reorganisation of boundaries with Folio Reference 179590/1. The rear boundary of CT166928/3 has been straightened to reduce fencing costs and reduce boundary length as it is no longer constrained by the Gunns lease of the land at the rear. The new vacant lots created contain a multiple of options for suitable building areas capable of accommodating residential development satisfying clauses 26.4.2 and 26.4.3. The new vacant lots created will not result in a significant increase in demand for public infrastructure or services. Reticulated water supply is unavailable with domestic water supply requirements reliant on on-site storage.
- RE: 26.5.1 P1 (c)  
Internal lots are to be created as part of the proposed subdivision and boundary reorganisation. Existing internal lots exist for the pattern of development on nearby land (CT179589/1; CT179589/11) and internal lots also exist on part of the proposed development (CT179590/1).
- RE: 26.5.1 P1 (e)  
The land contained in the proposed subdivision and boundary reorganisation provides a variety of options for future rural resource use. The land on the project site includes cleared land areas, former forestry plantation areas and vegetated areas that can support non-agricultural rural resource use.



(2) Existing accesses from Dawson Road

- Lot 6 has an existing access in the location shown on the Plan of Subdivision as “Proposed Right of Way ‘A’ 10.00 Wide” and is not within the Waterway and Coastal Protection Areas Overlay
- Lot 5 has an existing access in the location shown on the Plan of Subdivision as “Right of Way ‘J’ 15.00 Wide (SP166928) To Be Removed” and is located within the Waterway and Coastal Protection Areas Overlay.

Yours Sincerely

Michael Walsh

Peter Binny Surveys