



PUBLIC NOTICE DETAILS

PLANNING APPLICATION DETAILS

Application Number:	2025/40
Application Type:	Discretionary Development Application
Property Location:	460 Dry Poles Road, Ellendale
Proposal:	2 Lot Subdivision
Applicant:	Rogerson & Birch Surveyors
Advertising Commencement Date:	Monday 28 th July 2025
Representation Period Closing Date:	Monday 11 th August 2025
Responsible Officer:	Louisa Brown, Senior Planning Officer

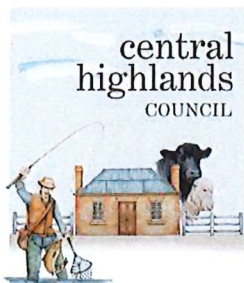
The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal business hours.

Enquiries regarding this Application can be made by contacting Central Highlands Council on (03) 6259 5503 or by emailing development@centralhighlands.tas.gov.au. Please quote the "Application Number" when making your enquiry.

Representations on this application may be made to the General Manager in writing either by:

Post: 19 Alexander Street, Bothwell TAS 7030
Email: development@centralhighlands.tas.gov.au

All representations must include the authors full name, contact number and postal address and be received by 5.00pm on the representation period closing date.



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:

Applicant, Owner & Contact Details:

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

Applicant:

Address:

Email:

Owner:

Address:

Phone No:

Fax: No:

Mobile: No:

Phone No:

Fax: No:

Land Details:

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

Address:

Existing Use

Volume:

Folio:

Please use definitions in planning scheme

Proposed Development Details:

Provide details of the proposed subdivision development.

Development:

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:

The Applicant must sign and date this form.

Date: 9/7/25.

Refer to application checklist over page for additional information requirements

TOWNK05/Slm
July 9th, 2025

Central Highlands Council
19 Alexander Street
Bothwell TAS 7030

Dear Sir/Madam,

RE: PROPOSED SUBDIVISION – 460 DRY POLES ROAD, ELLENDALE.

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

1. A copy of the above-named proposed subdivision.
2. A copy of our client's bushfire management report.
3. A copy of the relevant title.
4. Council's development application.

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

The following matters are relevant to the application.

The intent of the application is to subdivide the existing dwelling on approximately 1.2 hectares of land separated from the balance by the existing public road.

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

Yours faithfully,



Rev Sam Harvey

Overlay Legend:

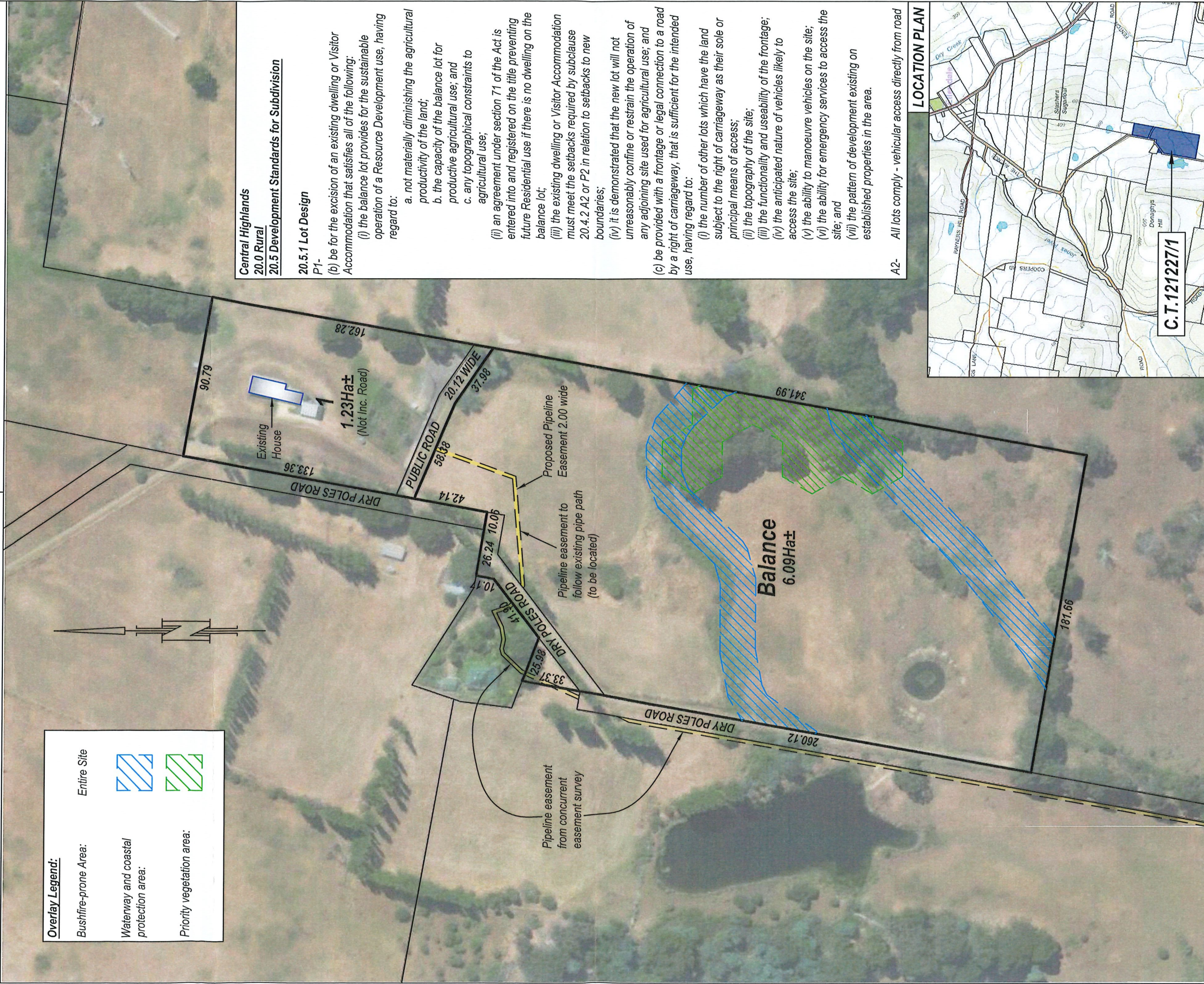
Bushfire-prone Area:

Entire Site

Waterway and coastal protection area:



Priority vegetation area:



Central Highlands

20.0 Rural

20.5 Development Standards for Subdivision

20.5.1 Lot Design

P1-

(b) be for the excision of an existing dwelling or Visitor Accommodation that satisfies all of the following:

(i) the balance lot provides for the sustainable operation of a Resource Development use, having regard to:

- a. not materially diminishing the agricultural productivity of the land;
- b. the capacity of the balance lot for productive agricultural use; and
- c. any topographical constraints to agricultural use;

(ii) an agreement under section 71 of the Act is entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot;

(iii) the existing dwelling or Visitor Accommodation must meet the setbacks required by subclause 20.4.2 A2 or P2 in relation to setbacks to new boundaries;

(iv) it is demonstrated that the new lot will not unreasonably confine or restrain the operation of any adjoining site used for agricultural use; and

(c) be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:

- (i) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;
- (ii) the topography of the site;
- (iii) the functionality and useability of the frontage;
- (iv) the anticipated nature of vehicles likely to access the site;
- (v) the ability to manoeuvre vehicles on the site;
- (vi) the ability for emergency services to access the site; and
- (vii) the pattern of development existing on established properties in the area.

A2- All lots comply - vehicular access directly from road

LOCATION PLAN



C.T.121227/1

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A	Add proposed pipeline easement	LH	09/05/25	LH

OWNER: KEVIN W. TOWNS & SUSAN J. TOWNS

TITLE REFERENCE: C.T.121227/1

LOCATION: 460 DRY POLES ROAD,

ELLENDALE

Proposed Subdivision

Date: 23/01/2024

Reference: TOWNK05

15359-00

Scale: 1:2000 (A3)

Municipality: CENTRAL HIGHLANDS

SEARCH OF TORRENS TITLE

VOLUME 121102	FOLIO 1
EDITION 5	DATE OF ISSUE 15-Nov-2006

SEARCH DATE : 04-Jan-2024

SEARCH TIME : 02.03 PM

DESCRIPTION OF LAND

Parish of ARGYLE, Land District of BUCKINGHAM
Lot 1 on Sealed Plan 121102
Derivation : Part of Lot 11616 Granted to J. Donaghy, Part of
Lot 10347 Granted to J. Donaghy, Part of Lot 8078 Granted to T.
Donaghy
Prior CTs 53146/2, 53146/5 and 53146/4

SCHEDULE 1

B907043 TRANSFER to ANTHONY FRANK DONAGHY and ANNE MAREE
DONAGHY Registered 23-Jan-1996 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
C744660 MORTGAGE to Westpac Banking Corporation Registered
15-Nov-2006 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER S.J.RANSLEY FOLIO REFERENCE C.T.53146/2, C.T.53146/4 C.T.53146/5 GRANTEE PART OF LOT 8078 (18-1-0) THOMAS DONAGHY PUR., PART OF LOT 10347 (33-2-0) JOHN DONAGHY PUR., & PART OF LOT 11616 (50-2-0) JOHN DONAGHY PUR.		PLAN OF SURVEY BY SURVEYOR D.G.J.POTTER D.G.POTTER SURVEYORS 19 Mt.Stuart Rd. MT.STUART LOCATION BUCKINGHAM ARGYLE SCALE 1: 500 LENGTHS IN METRES		REGISTERED NUMBER SP121102 APPROVED 18 OCT 1995 EFFECTIVE FROM Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. 425-105	LAST UPI No. 200 200 200 1075, 1278, 1280	LAST PLAN No. (053146)	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

SEARCH OF TORRENS TITLE

VOLUME 121227	FOLIO 1
EDITION 4	DATE OF ISSUE 26-Apr-2024

SEARCH DATE : 08-Jul-2025

SEARCH TIME : 02.50 PM

DESCRIPTION OF LAND

Parish of ARGYLE, Land District of BUCKINGHAM
Lot 1 on Plan 121227
Derivation : Part of Lot 8078 Granted to T. Donaghy
Prior CT 53146/4

SCHEDULE 1

N179336 TRANSFER to KEVIN WAYNE TOWNS and SUSAN JOAN TOWNS
Registered 26-Apr-2024 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 121227	FOLIO 1
EDITION 3	DATE OF ISSUE 07-Jan-2016

SEARCH DATE : 04-Jan-2024

SEARCH TIME : 02.03 PM

DESCRIPTION OF LAND

Parish of ARGYLE, Land District of BUCKINGHAM
Lot 1 on Plan 121227
Derivation : Part of Lot 8078 Granted to T. Donaghy
Prior CT 53146/4

SCHEDULE 1

M523253 TRANSFER to ANTHONY GEORGE DONAGHY and JANE DONAGHY
Registered 14-Jul-2015 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
E30143 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 07-Jan-2016 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 121227	FOLIO 3
EDITION 1	DATE OF ISSUE 18-Oct-1995

SEARCH DATE : 04-Jan-2024

SEARCH TIME : 02.04 PM

DESCRIPTION OF LAND

Parish of ARGYLE, Land District of BUCKINGHAM
Lot 3 on Plan 121227
Derivation : Part of Lot 10347 Granted to J. Donaghy
Prior CT 53146/5

SCHEDULE 1


A473032 STEPHEN JOHN RANSLEY

SCHEDULE 2

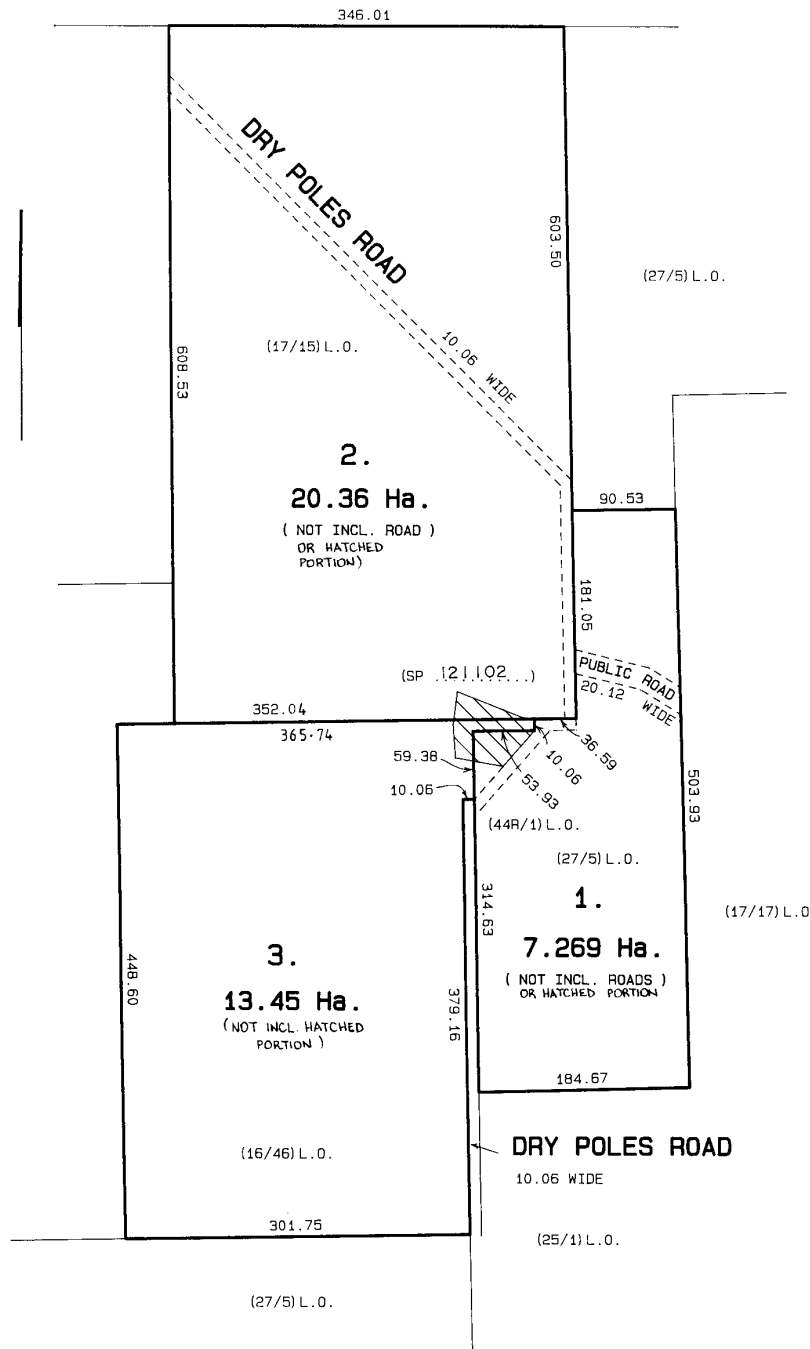
Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER S.J.RANSLEY FOLIO REFERENCE C.T. 53146/2, C.T. 53146/4 C.T. 53146/5 GRANTEE PART OF LOT 8079 (18-1-0) THOMAS DONAGHY PUR., PART OF LOT 10347 (33-2-0) JOHN DONAGHY PUR., & PART OF LOT 11616 (50-2-0) JOHN DONAGHY PUR.		PLAN OF TITLE LOCATION BUCKINGHAM ARGYLE FIRST SURVEY PLAN No. (27/5) L.O. COMPILED BY D.G.J.POTTER SCALE 1: 500 LENGTHS IN METRES		REGISTERED NUMBER P121227 APPROVED 18 OCT 1995  Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 425 105	LAST UPI No. 200 1075, 200 1278, 200 1280	LAST PLAN No. (053146)	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

BALANCE PLAN



The diagram illustrates a balance plan for three land parcels. Parcel 1 (7.269 Ha) is located at the bottom right, adjacent to DRY POLES ROAD. Parcel 2 (20.36 Ha) is located at the top left, also adjacent to DRY POLES ROAD. Parcel 3 (13.45 Ha) is located at the bottom left. The plan includes various survey points, bearings, and distances, as well as a public road and a dry poles road. The parcels are labeled with their respective areas and survey details.



Bushfire Hazard Report



Cover photo: view to south-east from site.

One Lot and Balance Subdivision

460 Dry Poles Road, Ellendale

23 June 2025

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Overview

Project Detail

Project: One Lot and Balance Subdivision

Site Address: 460 Dry Poles Road, Ellendale

PID: 3389090

CT Reference: 121227/1

Client: Kevin and Susan Towns

Author: Adam Smee, Bushfire Hazard Practitioner

Accreditation No.: BFP-120

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

Email: adam@southernplanning.com.au

Phone: 0404 439 402

Date: June 2025

Version: v1.0

Executive Summary

This report considers the bushfire hazard posed to a proposed subdivision of the above property. The report concludes that this hazard is acceptable provided that the development proceeds in accordance with the attached recommendations.

Introduction

Purpose

The purpose of this report is to consider the bushfire hazard posed to a subdivision proposed on a site within a bushfire prone area.

Scope

This Report has been prepared in accordance with the Tasmania Fire Service (TFS) Chief Officer's Bushfire Hazard Advisory Note no.4 (version 4.0). This Advisory Note prescribes the Chief Officer's Approved Form for a Bushfire Hazard Management Plan and the required content for a Bushfire Hazard Report. The Advisory Note states that a Bushfire Hazard Report is:

An investigation and assessment of bushfire risk to establish the level of hazard exposure, vulnerability, and the required mitigation to achieve an acceptable level of residual risk.

The scope of the report therefore includes identification of the level of bushfire threat that would be posed to future development upon the lots in accordance with the Australian Standard for *Construction of Buildings in Bushfire Prone Areas AS3959:2018* (the Australian Standard). The report considers the vulnerability to bushfires of the proposed development and options for mitigation measures to reduce this risk. These options include identification of the appropriate construction requirements for future development upon the lots within the Australian Standard. The report identifies the appropriate bushfire hazard mitigation measures provided within the *Bushfire-Prone Areas Code* (the Code) of the relevant planning scheme. The report provides a conclusion regarding the residual risk that would remain to development from the bushfire if these mitigation measures are implemented.

Limitations

The report is limited to an assessment of the bushfire hazard posed to the proposed development as prescribed in the Australian Standard and as required by the Code. The report is also limited to an assessment of the bushfire hazard posed to the development at the time of writing and does not allow for factors that may subsequently increase this hazard, such as significant vegetation regrowth. The report does not offer comment on the environmental impact of the proposed development, including that of any vegetation management required to implement any recommended bushfire hazard mitigation measures.

Disclaimer

Given the above scope and limitations, no responsibility is taken by the author for any loss arising as a result of any matter not considered in the Australian Standard or the Code. Neither is any responsibility taken by the author for any loss arising as result of failure to comply with the recommendations made in this report. Attention is drawn to the Australian Standard's foreword which states that it is:

Primarily concerned with improving the ability of buildings in designated bushfire-prone areas to better withstand attack from bushfire thus giving a measure or protection to the building occupants (until the fire front passes) as well to the building itself.

Compliance with the Australian Standard does not guarantee that no loss of life or property will occur as a result of bushfire, as further stated:

It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions.

Attention is also drawn to current TFS advice which states that In Catastrophic Fire Danger Rating conditions:

Even very well-prepared buildings may not be safe. Residents in bushland areas should not plan to defend any building, regardless of any preparations they have made.

It should also be noted that the Fire Danger Index (FDI) prescribed for the design of buildings within bushfire prone areas in Tasmania is FDI50. However, please note that in extreme conditions the actual FDI may significantly exceed this figure and the bushfire protection measures identified in this report should not be relied upon in these situations.

The Author

The author is a qualified land use planner with over fifteen years' experience in local government; the majority spent working in planning in a rural context. The author has successfully completed the University of Technology Sydney's *Development and Building in Bushfire Prone Areas Short Course* and is accredited by the TFS to assess bushfire hazard and to certify Bushfire Hazard Management Plans for buildings or extensions and for subdivisions involving less than 10 lots.

Site Visit

A site visit was conducted on 16 June 2025.

Proposal

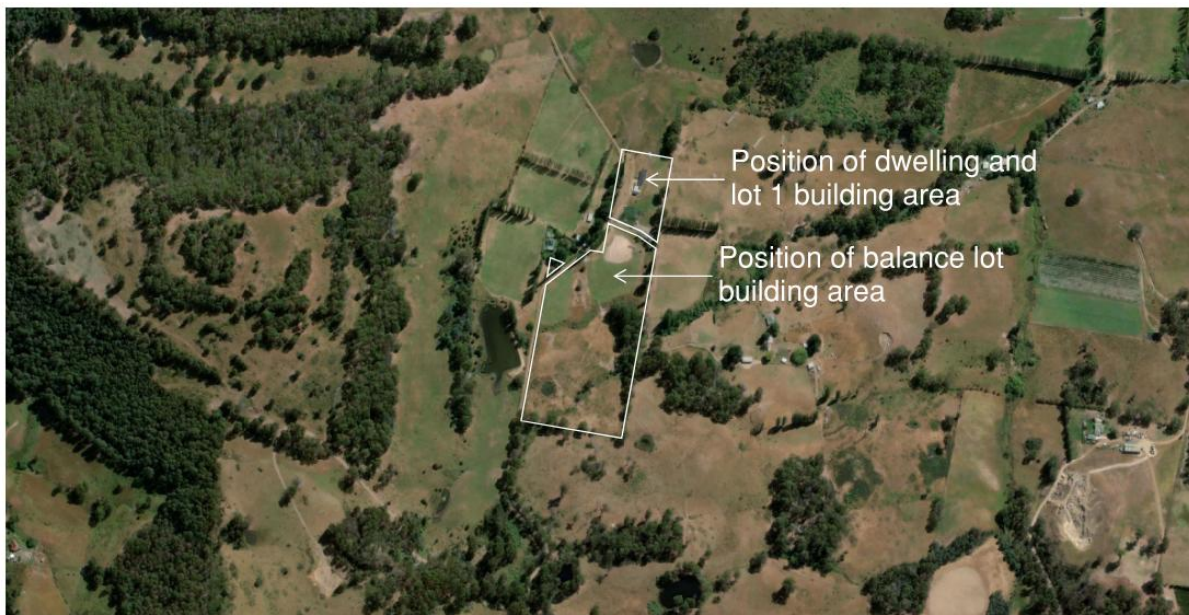
The proposal is to subdivide the property into two lots. Proposed lot 1 would be a smaller lot within the northern part of the property that would contain a dwelling. A building area would be created around the dwelling and associated garage/storage shed. Lot 1 would have an area of approximately 1.32ha. This lot would retain the existing access to the dwelling from Dry Poles Road.

The other proposed lot would contain the balance of the land within the property and have an area of approximately 6.09ha. This lot would contain a large shed that has recently been constructed close to what would be the northern boundary of this lot. The proposed balance lot would retain the existing vehicular access to this shed. A building area would be created within the paddock immediately to the south of the shed. The remainder of the land within the balance lot would be vacant rural land that includes sown pasture and areas of remnant native vegetation.

The proposed development is not identified as a Vulnerable Use by the Bushfire Prone Areas Code.

Site Description

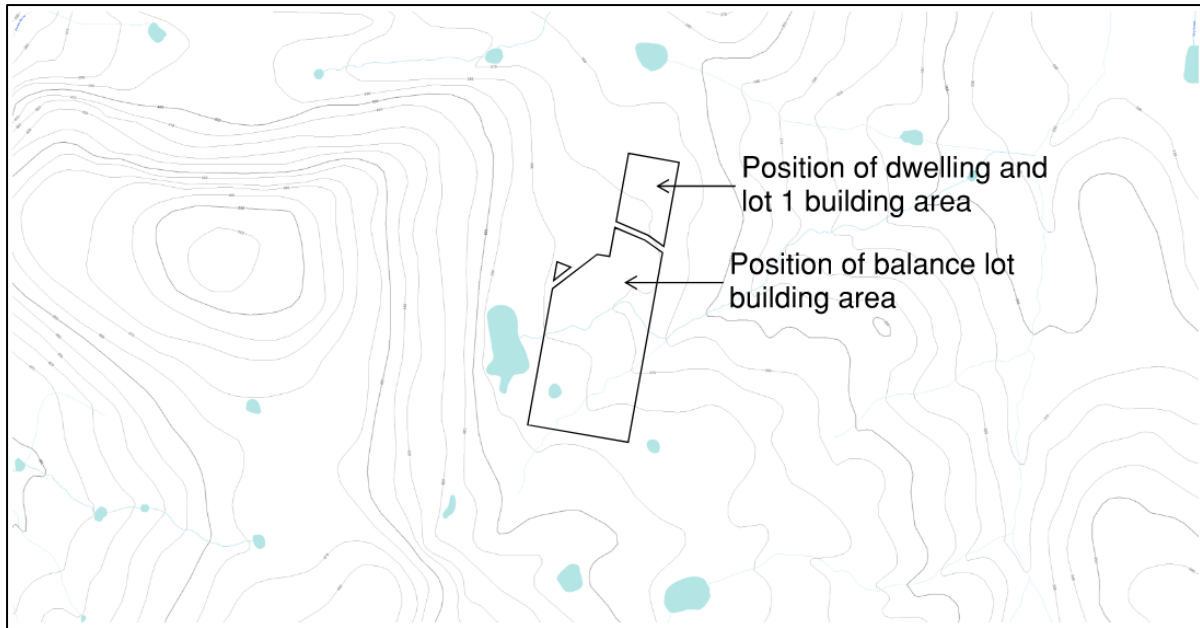
The site is a rural property within the Ellendale locality. The property has an irregular shape and an area of 7.629ha. The property has been mostly cleared of native vegetation. The site is surrounded by similar rural land that has also been mostly cleared. The site is mapped within the Bushfire Prone Areas Overlay of the *Tasmanian Planning Scheme – Central Highlands*. There is a dwelling within the northern part of the property. The majority of the property is rural land.



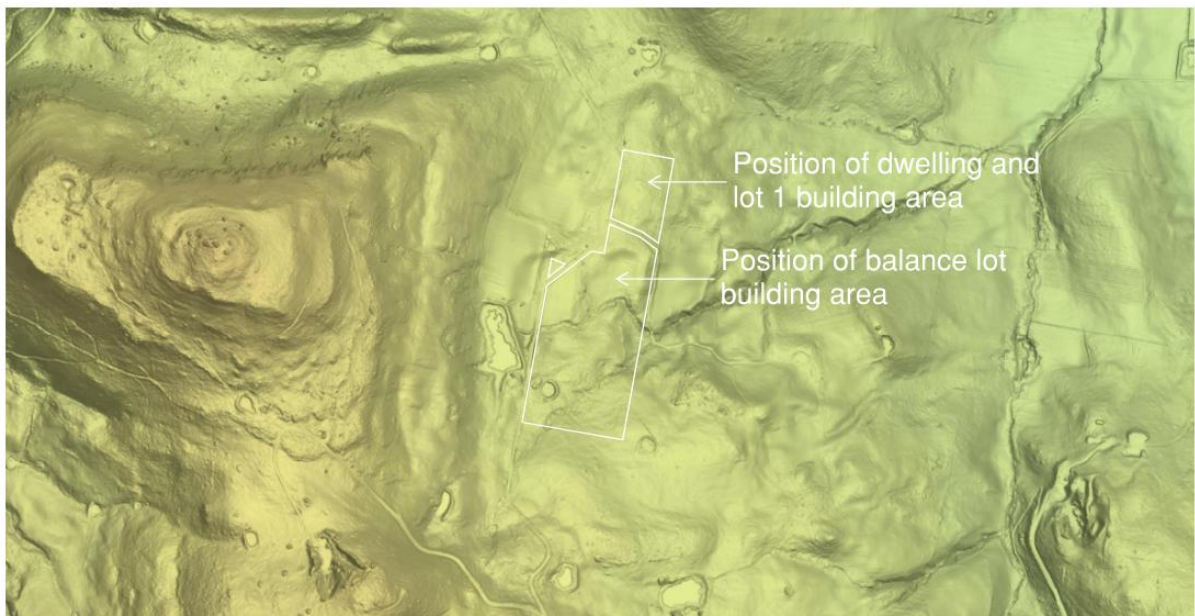
Aerial view of subject property (outlined in white) and surrounding land (ESRI accessed via LISTmap 18/6/2025).

Topography

The site is on the eastern slope of Donaghys Hill, the summit of which is approximately 750m to the WSW. The land to the east slopes downward toward the base of the valley followed by Dry Creek, which is approximately 1.1km from the site. Slashers Sugarloaf is approximately 580m to the NNE of the site. There is a saddle between the sugarloaf and Donaghys Hill to the north of the site. The site is at a similar level as the nearby land to the south. The land further to the south falls toward the base of a gully that is approximately 200m from the site.



Topographical relief (10m contours) of subject property (outlined in black) and surrounding land (source: LISTmap accessed 18/6/2025).



Hillshade relief of subject property (outlined in white) and surrounding land (source: LISTmap accessed 18/6/2025).

Site Assessment

Vegetation

The land within 100m of where the proposed lot 1 building area would be located has been mostly cleared of native vegetation. There are a few isolated Eucalypt trees within this area and other standing vegetation such as a row of introduced trees along the section of Dry Poles Road adjacent to the site, and other rows of deciduous trees that act as windbreaks. However, this standing vegetation does not provide a foliage cover greater than 10% and does not represent the dominant vegetation type found within 100m of the site. The land in all directions surrounding the site is cleared for a

considerable distance beyond 100m. Therefore, the vegetation within 100m of the proposed lot 1 building area site is generally limited to grasses. This vegetation is classified within the Group G Grassland classification in accordance with Table 2.3 of the Australian Standard.

Similarly, the majority of the land within 100m of where the proposed balance lot building area would be located has been cleared of native vegetation. However, there is a band of remnant native forest within the gully to south of where this building area would be located. This vegetation includes Eucalypt trees that are up to 30m high and has a foliage cover greater than 30%. Therefore, this vegetation is classified as open forest within the Group A Forest classification. The remaining vegetation within 100m of the balance lot building area would be mostly limited grasses, similar to that surrounding the proposed lot 1 building area. Therefore, this remaining vegetation is classified within the Group G Grassland classification in accordance with Table 2.3.

Slope

The proposed lot 1 building area would be below the level of the land to the west and the north. The effective slope in these directions is therefore upslope and 0°. The site is at a similar level as the nearby land to the south, so the effective slope in this direction is level and 0°. The site is above the level of the land to the east. The effective slope here is downslope and between 5° and 10°.

The proposed balance lot building area would have a similar relationship with the nearby land to the north and west, so the effective slope in these directions is also upslope and 0°. This building area would be above the level of the land within the gully to the south and south-east. The effective slope in these directions is downslope and between 5° and 10°. The site would also be above the level of the land to the east, so the effective slope here is downslope and just over 10°.

Distances

The proposed building areas would be provided with adequate separation from bushfire prone vegetation within the respective lot boundaries.

Bushfire Attack Level

Table 2.6 within the Australian Standard prescribes Bushfire Attack Levels for buildings in bushfire prone areas based upon the relevant Fire Danger Index, the distance from unmanaged vegetation, the type of bushfire prone vegetation, and the gradient beneath the vegetation. A BAL assessment must be based upon the highest BAL posed to a site. As demonstrated in the attached Hazard Management Areas Table, the Bushfire Attack Level posed to the building areas within the proposed lots would be BAL12.5. The relevant standard within the Bushfire-Prone Areas Code (i.e., clause C13.6.1 discussed below) requires hazard management areas between the building areas and bushfire prone vegetation equal to or greater than the separation distances required for BAL19. However, given the size of the proposed lots, it is considered that the proposal should allow for future habitable buildings to be constructed at the lower BAL of BAL12.5.

Bushfire-Prone Areas Code

Provision of Hazard Management Areas

C13.6.1 Subdivision: Provision of hazard management areas

The proposal complies with acceptable solution A1(b)(i) for the above clause as the attached proposed plan of subdivision shows all of the lots that are proposed within a bushfire prone area. The proposal complies with A1(b)(ii) and (iii) as the plan of subdivision shows building areas for each lot and hazard

management areas between the building areas and bushfire prone vegetation equal to or greater than the separation distances required for BAL19 in AS3959:2018.

A1(b)(iv) is met as the attached BHMP also shows hazard management areas between the building areas and bushfire prone vegetation equal to or greater than the separation distances required for BAL19 in AS3959:2018 and is certified by an accredited person. A1(c) is not relevant as HMA upon land external to the subdivision is not required.

Public and Fire Fighting Access

C13.6.2 Subdivision: Public and fire fighting access

The proposal complies with the acceptable solution A1(b) for this clause because the attached BHMP demonstrates that the property access to each proposed lot will comply with Table C13.2. Table C13.1 is not relevant as a new road is not proposed. Table C13.3 is not relevant as a fire trail is not proposed.

As access is required to a fire fighting water point, property access to each lot must comply with the following requirements:

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

As noted earlier, proposed lot 1 would retain the existing access to the dwelling on the property. This access has an all-weather construction of compacted gravel. The access has two access points to Dry Poles Road, at what would be the north-western and south-western corners of lot 1. The gate at the northern access point is too narrow to allow for fire fighting vehicle access, however, the southern access is a farm gate access that has the required width (see below site photo). The driveway to the dwelling does not pass through standing vegetation so has the required vertical and horizontal clearances. The driveway slopes only gradually from the access point so complies with the maximum gradient prescribed for unsealed roads. The driveway includes a turning area adjacent to the dwelling and garage/storage shed that is suitable for fire fighting vehicles. Therefore, no further work is considered to be required to ensure that the access to proposed lot 1 complies with the requirements of Table C13.2.



Site photo: view of farm gate access to existing dwelling that would be retained upon lot 1.

The access to the proposed balance lot building area would use the existing access point that provides access to the shed that would be retained upon this lot. A driveway would be extended from an existing farm gate access, between the shed and Dry Poles Road, to the proposed building area (see below site photo). This driveway would not pass through standing vegetation so would achieve the required vertical and horizontal clearances. The building area proposed for the balance lot would be only slightly below the level of the associated access point so is likely to comply with the maximum gradient prescribed for unsealed roads.



Site Photo: view of farm gate access that would provide access to the proposed balance lot building area.

While an indicative access arrangement for the balance lot building area is shown on the attached BHMP, the final design of any access would be determined prior to construction of any future habitable development upon the lot. No further work to the balance lot access is required at this stage to ensure compliance with Table C13.2 as the existing access to the boundary of this proposed lot complies with the relevant standards.

Provision of Water Supply for Fire Fighting Purposes

C13.6.3 Subdivision: Provision of water supply for fire fighting purposes

The proposal complies with acceptable solution A2(b) for the above clause as an accredited person has certified that the attached plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table C13.5. The static water supply must comply with the following requirements:

Distance between building area to be protected and water supply

- (a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and,
- (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

Static Water Supplies

A static water supply:

- (a) may have a remotely located offtake connected to the static water supply;
- (b) may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
- (c) must be a minimum of 10,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;
- (d) must be metal, concrete or lagged by non-combustible materials if above ground; and
- (e) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of *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:
 - (i) metal;
 - (ii) non-combustible material; or
 - (iii) fibre-cement a minimum of 6mm thickness.

Fittings, pipework and accessories (including stands and tank supports)

Fittings and pipework associated with a fire fighting water point for a static water supply must:

- (a) have a minimum nominal internal diameter of 50mm;
- (b) be fitted with a valve with a minimum nominal internal diameter of 50mm;
- (c) be metal or lagged by non-combustible materials if above ground;
- (d) if buried, have a minimum depth of 300mm;
- (e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;
- (f) ensure the coupling is accessible and available for connection at all times;

- (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);
- (h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and
- (i) if a remote offtake is installed, ensure the offtake is in a position that is:
 - (i) visible;
 - (ii) accessible to allow connection by fire fighting equipment;
 - (iii) at a working height of 450 – 600mm above ground level; and
 - (iv) protected from possible damage, including damage by vehicles.

Signage for static water connections

The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:

- (a) comply with water tank signage requirements within *Australian Standard AS 2304-2011 Water storage tanks for fire protection systems*; or,
- (b) *Water Supply Signage Guideline, version 1.0*, Tasmania Fire Service, February 2017.

Hardstand

A hardstand area for fire appliances must be:

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

There does not appear to be a dedicated static fire fighting water supply provided for the dwelling on the site. Therefore, in order to comply with the requirements of Table C13.5, a dedicated must be provided prior to the sealing of the title for lot 1, as shown on the attached BHMP – Lot 1.

Similarly to above, an indicative static fire fighting water supply for the balance lot building area is shown on the attached BHMP – Balance Lot. However, the final location of any static fire fighting water supply would be determined prior to construction of any future habitable development upon the lot.

Recommendations

The following bushfire hazard management and mitigation measures are required to achieve a tolerable level of residual risk for the proposed use and development.

Construction Requirements

Future residential development upon the lots must comply with the general construction requirements prescribed within Section 3 and the specific requirements prescribed for a Bushfire Attack Level of BAL12.5 within Section 5 of the Australian Standard for the *Construction of Buildings in Bushfire Prone Areas AS3959:2018*.

Property Access

- 1) Property access to the proposed lots must comply with the property access requirements prescribed in Table C13.2 of the Bushfire Prone Areas Code (see the above section Public and Fire Fighting Access).
- 2) Property access must be provided in accordance with the requirements of Table C13.2 to the boundary of each lot prior to the sealing of the title for the lots.
- 3) Property access must be provided in accordance with the requirements of Table C13.2 and verified prior to occupancy of any future habitable development upon the respective lot.

Water Supply for Fire Fighting

- 1) A static water supply for fire fighting must be provided for each lot in accordance with the requirements prescribed in Table C13.5 of the Bushfire Prone Areas Code (see the above section Provision of Water Supply for Fire Fighting Purposes).
- 2) A static water supply for fire fighting must be provided for lot 1 in accordance with Table C13.5 prior to the sealing of the title for this lot.
- 3) A static water supply for fire fighting must be provided for the balance lot in accordance with Table C13.5 and verified prior to occupancy of any future habitable development upon the lot.

Hazard Management Areas

- 1) The Hazard Management Areas (HMA) shown on the attached BHMP for lot 1 must be established by the developer prior to the sealing of the title for this lot.
- 2) The HMA shown on the attached BHMP for the balance lot must be established and verified prior to occupancy of any future habitable development upon the lot.
- 3) HMA must be established substantially in accordance with the attached BHMP such that fuels are reduced sufficiently and other hazards are removed such that the fuels and other hazards do not significantly contribute to bushfire attack. For example:
 - Grass must be short cropped to no more than 100mm and maintained during the declared fire permit period,
 - All leaves and vegetation debris must be removed at regular intervals during the declared fire permit period,
 - No unenclosed fuel sources or timber is to be stored within 10m of any buildings,
 - Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building,
 - The canopy of each tree within the HMA must be separated by at least 2m,
 - Individual and clumps of shrubs must not exceed 5m² in area and must be separated by at least 5 m,

- Trees must not overhang or touch any elements of any buildings, and,
 - There must be a clearance of at least 2m between the lowest tree branches and ground level.
- 4) The HMA must be maintained in such condition throughout the life of habitable development upon the lots.

Conclusion

The proposed use and development of the site would achieve and is likely to maintain a tolerable level of residual bushfire risk, for the future occupants of the lots and assets on the site and adjacent land, provided that the recommendations made above are implemented. Given the nature of the proposed development, it is considered unlikely to cause or contribute to the occurrence or intensification of bushfire on the site or on adjacent land. This conclusion is based upon:

- i) the nature, intensity, and duration of the proposed use,
- ii) the type, form, and duration of the proposed development,
- iii) the above Bushfire Attack Level assessment, and,
- iv) the nature of the above bushfire hazard mitigation measures recommended above.

In accordance with clause 3(5) of the *Director's Determination - Bushfire Hazard Areas*, a building surveyor may rely upon a BAL assessment that formed part of a BHMP prepared at the time of subdivision. Therefore, the attached BHMP may be relied upon for building compliance purposes for up to six years from the date of this report. A copy of the plan should be provided to any future owners of the proposed lots.



ADAM SMEE
BUSHFIRE HAZARD PRACTITIONER (BFP-120)

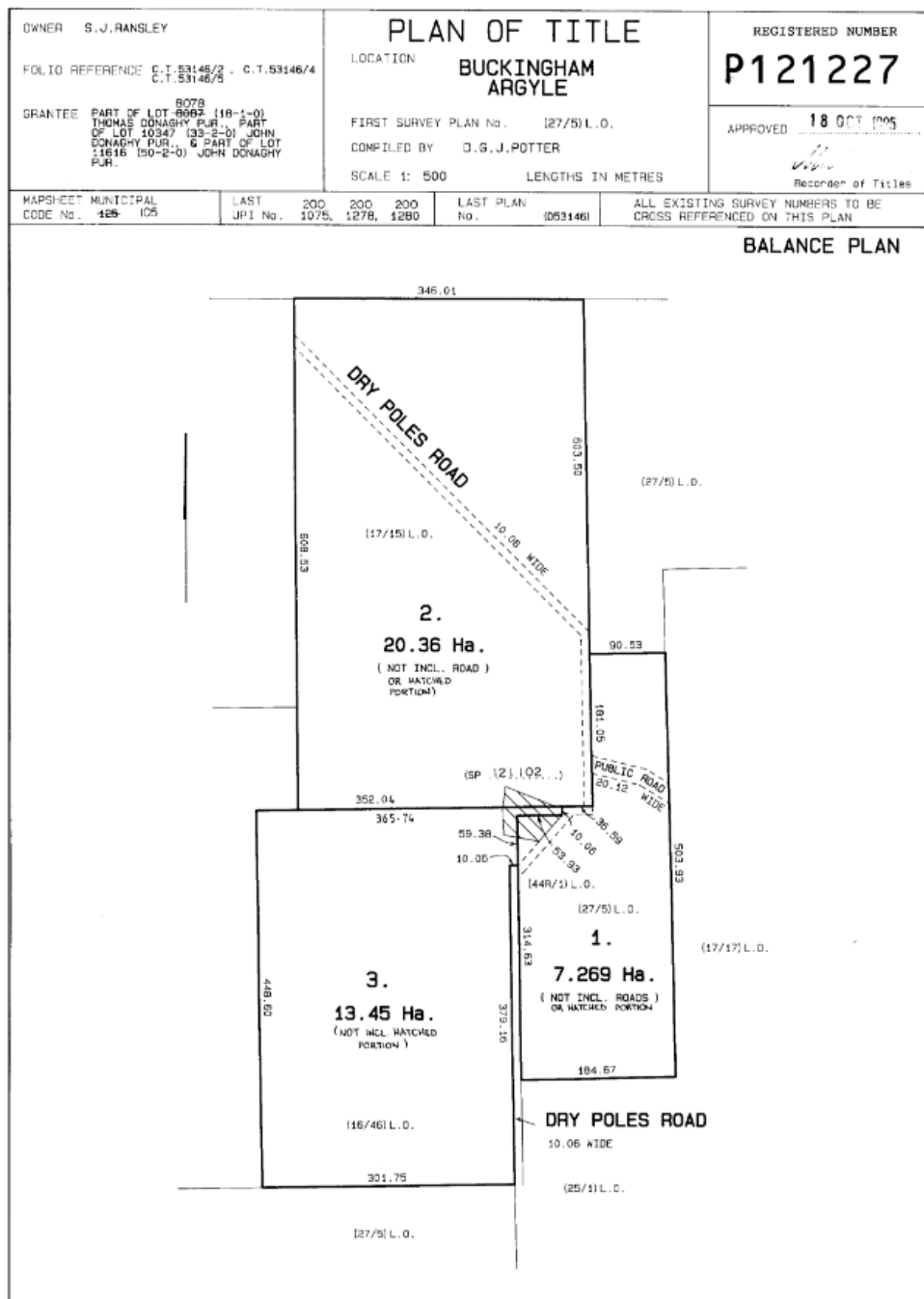
Appendix (1) Site Folio plan



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Search Date: 11 Apr 2024

Search Time: 09:54 AM

Volume Number: 121227

Revision Number: 01

Page 1 of 1

Department of Natural Resources and Environment Tasmania

www.thelist.tas.gov.au

Note: subject property is lot 1 on the above plan.

Appendix (2) Hazard Management Areas Table

Lot 1 Building Area:

	North	East	South	West
Vegetation Type:	Group G Grassland			
Relationship to site:	Upslope	Downslope	Level	Upslope
Effective slope:	0°	>5° to 10°	0°	0°
Separation distance:	29m*	19m*	58m*	m^
Assessed BAL:	BAL12.5	BAL12.5	BAL12.5	BAL12.5
Proposed BAL:	BAL12.5			
Minimum HMA required:	14m	19m	14m	14m

Notes: *to property boundary, ^to line of existing vegetation.

Balance Lot Building Area:

	North	East	South	West
Vegetation Type:	Group G Grassland		Group A Forest	
Relationship to site:	Upslope	Downslope	Level	Upslope
Effective slope:	0°	>10° to 15°	0°	0°
Separation distance:	14m^	22m^	32m^	14m^
Assessed BAL:	BAL12.5	BAL12.5	BAL12.5	BAL12.5
Proposed BAL:	BAL12.5			
Minimum HMA required:	14m	22m	32m	14m

Notes: ^to line of existing vegetation.

Appendix (3) Site Photos

Lot 1 Building Area:



Photo 1: view to SSE from site.



Photo 2: view to south from site.



Photo 3: view to south-west from Dry Poles Road to the south-west of the site.



Photo 4: view to south from Dry Poles Road to the south-west of the site.



Photo 5: view to NWW from Dry Poles Road to the south-west of the site.



Photo 6: view to SSW from Dry Poles Road to the north-west of the site.



Photo 7: view to south-west from Dry Poles Road to the north-west of the site.



Photo 8: view to north-west from site.



Photo 9: view to NNE from site.



Photo 10: view to north-east from site.

Balance Lot Building Area:



Photo 1: view to north of existing access point.



Photo 2: view to NNE from site.



Photo 3: view to east from site.



Photo 4: view to south-east from site.



Photo 5: view to SSE from site.



Photo 6: view to south from site.



Photo 7: view to SSW from site.



Photo 8: view to west from site.



Photo 9: view to NWW of access to 449 Dry Poles Road, opposite the site.



Photo 10: view to north-west from Dry Poles Road adjacent to the site.



Photo 11: view to NNE from Dry Poles Road adjacent to the site.

Appendix (4) Proposed Subdivision Plans

Overlay Legend:

Bushfire-prone Area: Entire Site

Waterway and coastal protection area:

Priority vegetation area:



Central Highlands
20.0 Rural
20.5 Development Standards for Subdivision

20.5.1 Lot Design

P1-

(b) be for the excision of an existing dwelling or Visitor Accommodation that satisfies all of the following:

(i) the balance lot provides for the sustainable operation of a Resource Development use, having regard to:

- a. not materially diminishing the agricultural productivity of the land;
- b. the capacity of the balance lot for productive agricultural use; and
- c. any topographical constraints to agricultural use;

(ii) an agreement under section 71 of the Act is entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot;

(iii) the existing dwelling or Visitor Accommodation must meet the setbacks required by subclause 20.4.2 A2 or P2 in relation to setbacks to new boundaries;

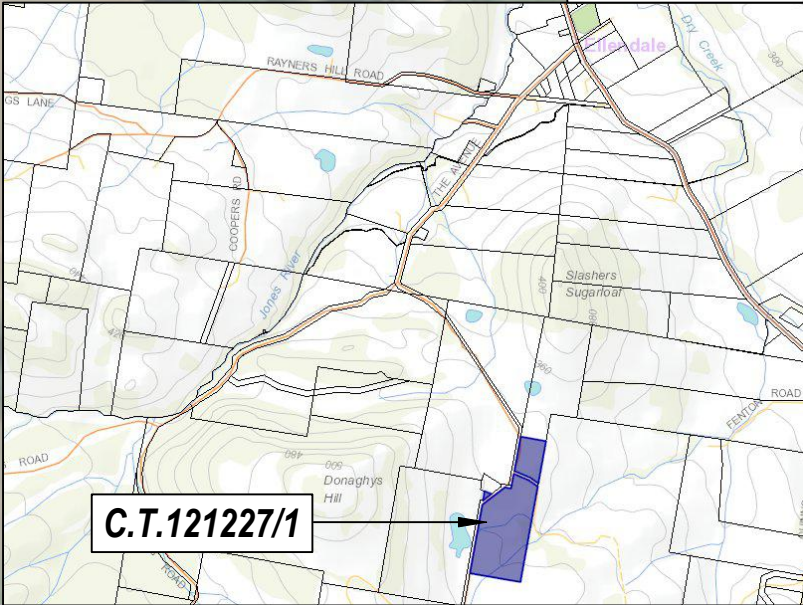
(iv) it is demonstrated that the new lot will not unreasonably confine or restrain the operation of any adjoining site used for agricultural use; and

(c) be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:

- (i) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;
- (ii) the topography of the site;
- (iii) the functionality and useability of the frontage;
- (iv) the anticipated nature of vehicles likely to access the site;
- (v) the ability to manoeuvre vehicles on the site;
- (vi) the ability for emergency services to access the site; and
- (vii) the pattern of development existing on established properties in the area.

A2- All lots comply - vehicular access directly from road

LOCATION PLAN



E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.

OWNER:

ANTHONY G. DONAGHY &
JANE DONAGHY

TITLE REFERENCE:

C.T.121227/1

LOCATION:

460 DRY POLES ROAD,
ELLENDALE

Proposed Subdivision

Date:

23/01/2024

Reference:

TOWNK05 15359-00

Scale:

1:2000 (A3)

Municipality:

CENTRAL HIGHLANDS

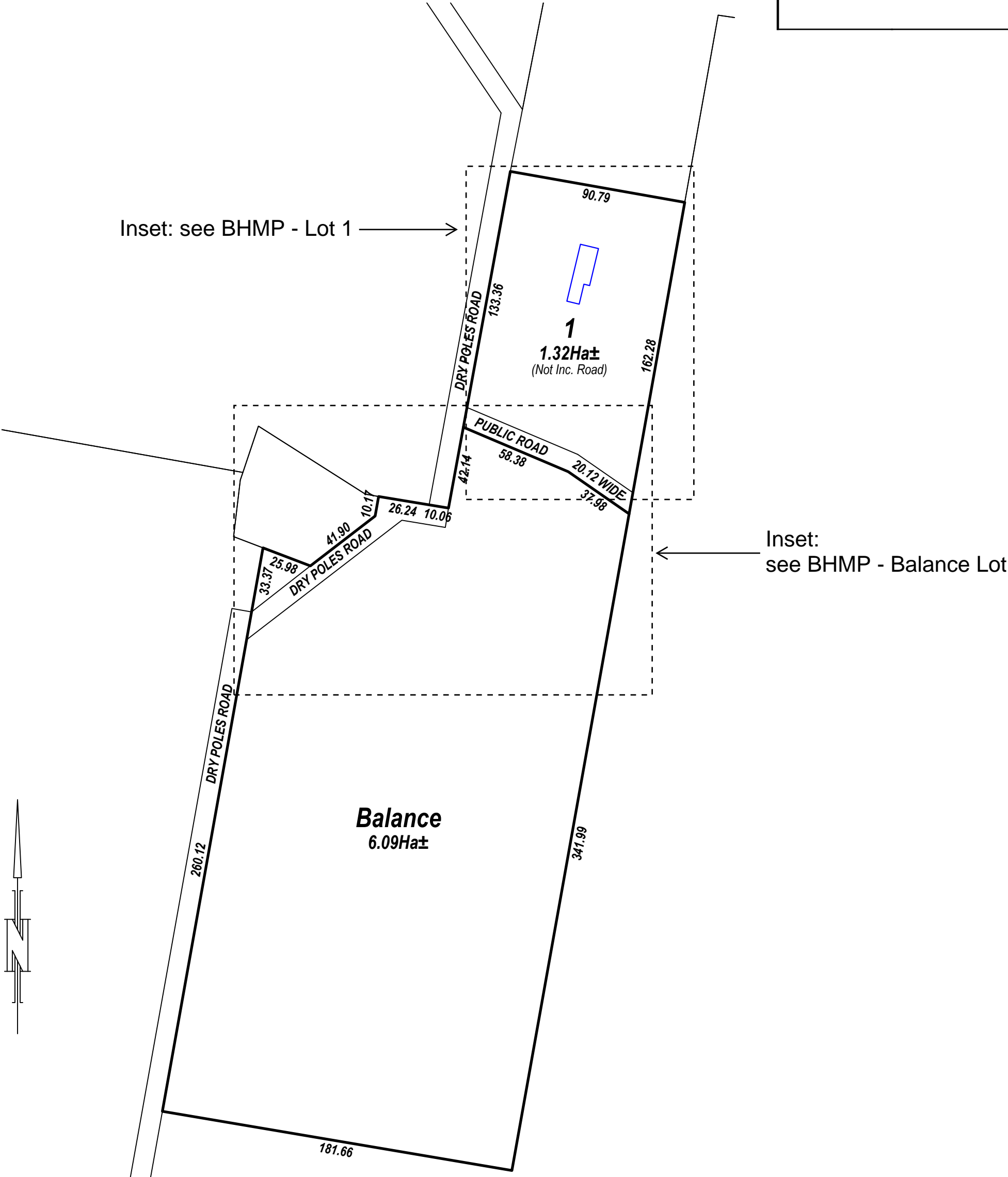
Appendix (5) Bushfire Hazard Management Plan

- Notes:
- 1) This plan must be read in conjunction with the Bushfire Hazard Report (BHR) prepared for the proposed subdivision (dated 23/6/2025). The BHR is a schedule to this BHMP.
 - 2) Future residential development within the building areas upon the lots must comply with the construction requirements prescribed for BAL12.5, AS3959:2018.
 - 3) The HMA shown must be established (please refer to the recommendations regarding Hazard Management Areas in the BHR for further information) and verified prior to occupancy of any future habitable development within the building area on the lot. The HMA is to be measured from the external walls of any future habitable development constructed within the respective building area, including the external walls of any future additions. For additions that do not have external walls (such as decks or carports for example) the HMA is to be measured from the outside of any supporting structure (such as posts or columns).
 - 4) Property access must be provided in accordance with the relevant requirements of Table E2, BPAC, and verified prior to occupancy of any future habitable development within the building area on the respective lot (please refer to the Public and Fire Fighting Access section of the BHR for further information).
 - 5) A static water supply for fire fighting must be provided for the lots in accordance with the requirements prescribed in Table E5, BPAC (please refer to the Provision of Water Supply for Fire Fighting Purposes section of the BHR for further information) and verified prior to occupancy of any future habitable development within the building area upon the respective lot.
 - 6) The final design for property access and the location of static water supplies for fire fighting will be determined as part of the design of future development upon the lots.



SouthernPlanning
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Project Name and Address	One Lot & Balance Subdivision 460 Dry Poles Road, Ellendale (CT 121227/1)
Drawing Title	BHMP - Location Plan (v1.0, 23/6/2025)
Client	Kevin and Susan Towns
SCALE	1:2000 at A3

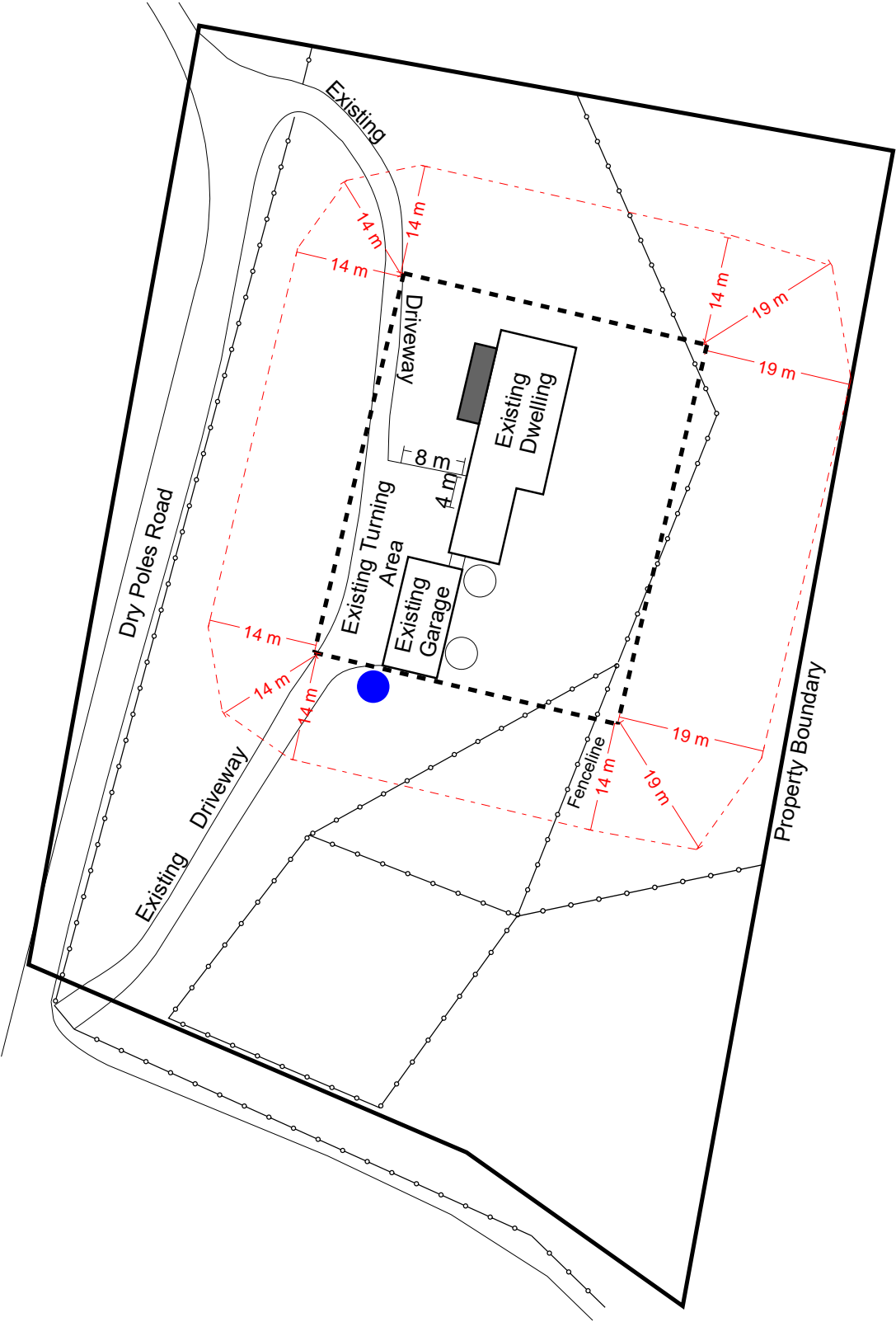


Key

Indicative location of static
fire fighting water supply: ●

Building Area
(40m x 50m):

Hazard Management Area:



E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.



22 Jerrim Place
Kingston Beach 7050
PHONE: 0404 439 402
EMAIL:
adam@southernplanning.com.au

OWNERS: Kevin and Susan Towns
TITLE REFERENCE: CT 121227/1
LOCATION: 460 Dry Poles Road, Ellendale

BHMP - Lot 1	
Date: 23-6-2025	Version: v1.0
Scale: 1:800 (A3)	Municipality: Central Highlands

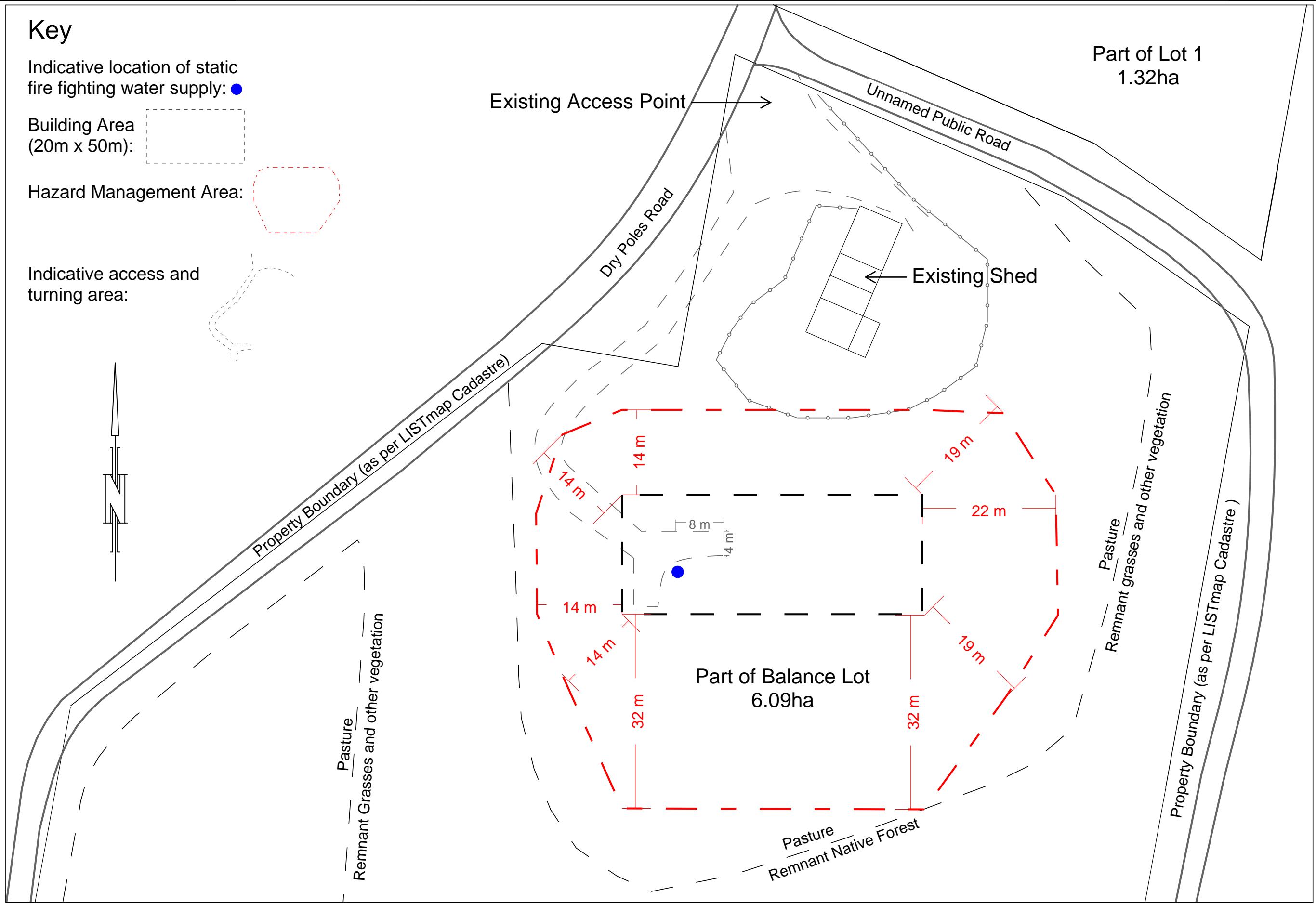
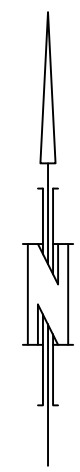
Key

Indicative location of static fire fighting water supply: ●

Building Area (20m x 50m):

Hazard Management Area:

Indicative access and turning area:



E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.



22 Jerrim Place
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OWNERS: Kevin and Susan Towns
TITLE REFERENCE: CT 121227/1
LOCATION: 460 Dry Poles Road, Ellendale

BHMP- Balance Lot

Date: 23-6-2025	Version: v1.0
Scale: 1:600 (A3)	Municipality: Central Highlands