



PUBLIC NOTICE DETAILS

PLANNING APPLICATION DETAILS

Application Number:	DA 2026/15
Application Type:	Discretionary Development Application
Property Location:	51 Schaw Street, Bothwell
Proposal:	Boundary Re-Organisation (Two Lots)
Advertising Commencement Date:	20 April 2026
Representation Period Closing Date:	05 May 2026
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

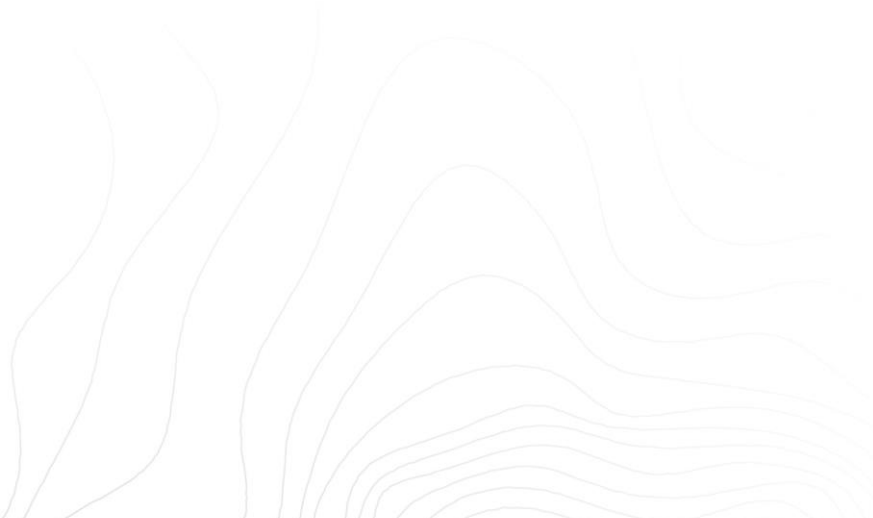
All representations must include the authors full name, contact number and postal address and be received by 5.00pm on the representation period closing date.

PLANNING REPORT

Subdivision – Boundary Adjustment (2 lots to 2 Lots)

51 Schaw Street, Bothwell

February 2026



NOVA
LAND
CONSULTING

Unlocking land potential.

Job Number: H251105

Prepared by: Alex Bowles
(alex@novaland.com.au)
Town Planner

Reviewed by: James Stewart
Senior Town Planner

Rev. no	Description	Date
1	Draft	19 February 2026
2	Final	19 February 2026
3	Addition of C4.7.1	19 March 2026



Land Surveying | Town Planning | Project Management

w novaland.com.au

e info@novaland.com.au

© Nova Land Consulting

ABN 60 675 014 356

All rights reserved pursuant to the Copyright Act 1968

No material may be copied or reproduced without prior authorisation

Launceston

156 George Street
Launceston 7250
p (03) 6709 8116

Hobart

Rear studio, 132 Davey
Street
Hobart 7000
p (03) 6227 7968

Contents

1. Introduction.....	3
1.1 Summary.....	3
2. Site Characteristics and Surroundings.....	4
2.1 Subject Site.....	4
3. Proposed Use and Development.....	7
3.1 Proposal	7
3.2 Proposal plans.....	7
4. Planning Assessment	8
4.1 Planning Scheme Zone Assessment.....	8
4.2 Planning Scheme Code Assessment.....	12
5. Conclusion.....	15
Annexure 1 - Certificate of Title Plan and Folio Text.....	15
Annexure 2 - Proposal Plan.....	15
Annexure 3 - Bushfire Report.....	15

1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approval Act 1993* (the 'Act') to develop land at 51 Schaw Street, Bothwell (the 'subject site').

The proposal seeks approval for the intended use or development of Subdivision – Boundary Adjustment (2 lots to 2 Lots) at the subject site. This report provides a detailed assessment of the site's characteristics, the proposed development's alignment with planning controls of the municipal area and considers any potential impacts.

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Proposal Plans	Nova Land Consulting
Bushfire Report	Nova Land Consulting

1.1 Summary

Subject Site	
Address(es)	51 Schaw Street, Bothwell
Property ID	7440412
Title(s)	84174/1 & 237096/1
Planning Authority	Central Highlands Council
Access	Access is via the existing crossover onto public roads Meadsfield road & Schaw Street
Planning Controls	
Zone	Rural Zone (20.0)
General Overlay	N/A
Overlays	Electricity Transmission Infrastructure Protection Code (C4.0) Bushfire-Prone Areas Code (C13.0)
Existing development	Residential Single Dwelling & Outbuildings (CT 84174/1) Vacant (CT 237096/1)
Proposal	
Proposed Use/Development	Subdivision – Boundary Adjustment (2 lots to 2 Lots)
Use Class	No Use Class assigned - As per Clause 6.2.6 of the SPPs
Use Class Status	Not Applicable

Existing services and infrastructure	
Water	Relies on onsite water servicing
Sewer	Relies on onsite sewer servicing
Stormwater	Relies on onsite stormwater servicing

2. Site Characteristics and Surroundings

2.1 Subject Site

The subject site is located at 51 Schaw Street, Bothwell, and comprises two separate titles. The land is zoned Rural (20.0) under the *Tasmanian Planning Scheme – Central Highlands Local Provisions Schedule*. The site is generally characterised as a residential property situated on the outskirts of Bothwell, transitioning between township development to the east to the broader agricultural landscape.

Topographically, the land is relatively flat, sitting at approximately 350m AHD toward the northern portions of the site and falling gradually to low points of around 347m AHD. The overall slope is minimal and does not present any significant constraint to use or development.

Notably, an existing drain traverses the south-western corner of the site, extending through to the eastern boundary.

Vehicle access to the property is provided via existing crossover points to Schaw Street and Meadsfield Road, both of which are maintained by Central Highlands Council as public road reserves.

The site is subject to several planning overlays and codes, including:

- Bushfire-Prone Area (C13.0), identifying the land as bushfire-prone.
- Electricity Transmission Infrastructure Protection Code (C4.0), applying to the electricity transmission corridor that traverses both titles from the south-east toward the north, effectively encompassing the entirety of the site.

The land is not connected to reticulated water, sewer or stormwater infrastructure and is reliant on onsite services to support its existing use.



Figure 1 - Aerial view of subject site (highlighted in blue). Source: LISTMAP

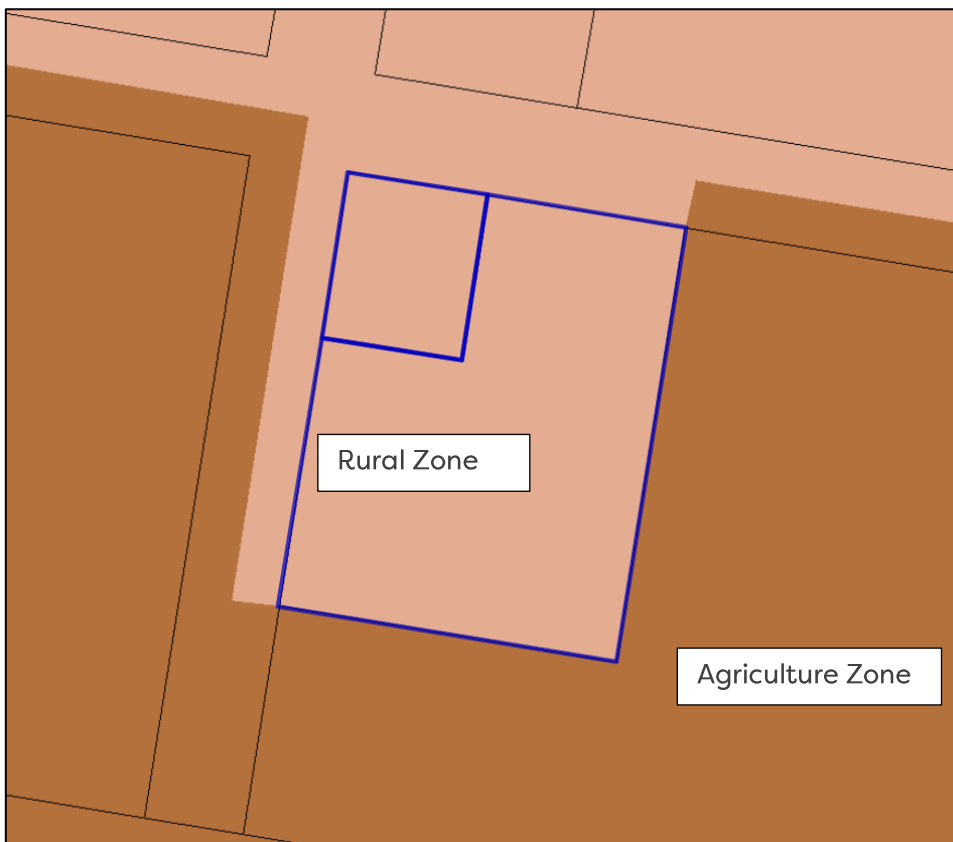


Figure 2 - Zoning of the subject site (highlighted in blue). Source: LISTMAP



Figure 3 – Bushfire Hazard encompassing subject site (highlighted in blue). Source: LISTMAP



Figure 4 – 1% AEP (+CC) Overland Flood Mapping - Subject site (highlighted in blue). Source: LISTMAP



Figure 5 – Electricity Transmission Infrastructure Protection Code - Subject site (highlighted in blue). Source: LISTMAP

3. Proposed Use and Development

3.1 Proposal

The proposal seeks to undertake a boundary adjustment of the existing titles, resulting in the creation of two lots of comparable residential scale, with Lot 1 comprising titles approximately 4,191m² and Lot 2 comprising approximately 1,838m².

Given the extent of the proposed changes from the existing lot configuration, the adjustment does not satisfy the requirements of Clause 7.3 - Adjustment to Boundary under the Tasmanian Planning Scheme and is therefore assessed as a subdivision.

Access to Lot1 will generally be via the existing vehicle access points. In addition, a new vehicle crossing is proposed along the western boundary to provide access to Lot 2, with the balance of the site continuing to rely on the established access points.

3.2 Proposal plans

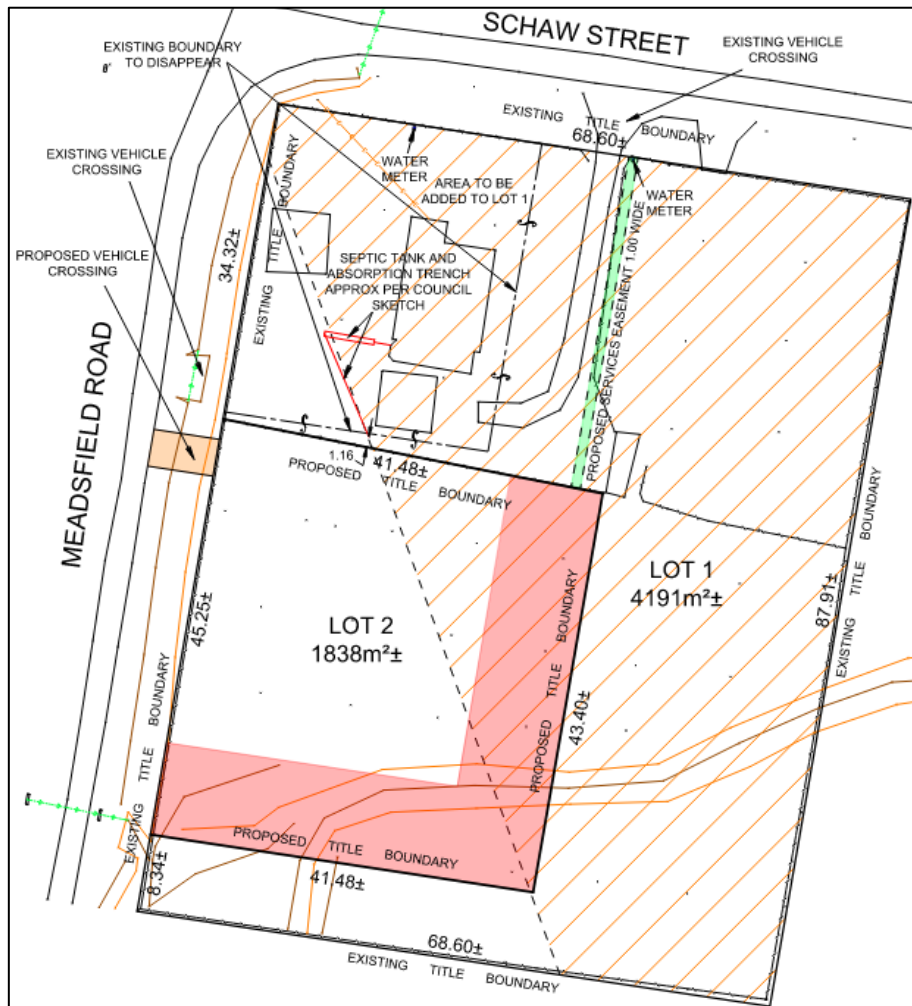


Figure 6 - Proposal Plan. Source: Nova Land Consulting

A full set of plans is included with the application.

4. Planning Assessment

4.1 Planning Scheme Zone Assessment

20.0 Rural Zone

20.1 Zone Purpose

The purpose of the Rural Zone is:

- 20.1.1 To provide for a range of use or development in a rural location:
- (a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;
 - (b) that requires a rural location for operational reasons;
 - (c) is compatible with agricultural use if occurring on agricultural land;
 - (d) minimises adverse impacts on surrounding uses.
- 20.1.2 To minimise conversion of agricultural land for non-agricultural use.
- 20.1.3 To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.

Planners Response:

The proposed subdivision is considered to satisfy the purpose of the Rural Zone.

The agricultural potential of the site agricultural use of the site is limited due to the existing residential use and surrounding estate. The proposal does not introduce new or incompatible uses, but instead alters the existing titles in a manner relatively consistent with the surrounding residential pattern.

The subdivision will not result in the loss of viable agricultural land and does not represent an intensification that would conflict with nearby rural activities, satisfying. The scale of the lots is modest and appropriate to the rural fringe context, and will not compromise the function or character of the surrounding settlements.

Considered to comply with the zone purposes as outlined in 20.1.

20.2 Use Classification

Planners Response:

The proposed subdivision component of the development is not required to be categorised into a Use Class. This is consistent with Clause 6.2.6 of the Tasmanian Planning Scheme, which states:

“Notwithstanding sub-clause 6.2.1 of this planning scheme, development which is for subdivision, a sign, land filling, retaining walls or coastal protection works does not need to be categorised into one of the Use Classes.”

As such, no Use Class is assigned to the subdivision itself.

20.3 Use Standards

Planners Response: Not applicable to application.

No Use Class has been assigned to the subdivision component of the proposal, in accordance with Clause 6.2.6 of the *Tasmanian Planning Scheme*.

Therefore, the use standards within 20.3 are not applicable to this application.

20.4 Development Standards for Buildings and Works

Planners Response: Not applicable to application.

Proposal is not for building and works consistent with the standards in this section and relies on the subdivision standards in 20.5 for assessment. Therefore, the standards within 20.4 are not considered applicable to this application.

20.5 Development Standards for Subdivision

20.5.1 Lot design

Objective:	To provide for subdivision that: <ul style="list-style-type: none"> (a) relates to public use, irrigation or Utilities; or (b) facilitates use and development for allowable uses in the zone.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities or irrigation infrastructure; (c) be for the consolidation of a lot with another lot provided each lot is within the same zone; or (d) be not less than 40ha with a frontage of no less than 25m and existing buildings are consistent with the setback and separation distance required by clause 20.4.2 A1 and A2. 	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have sufficient useable area and dimensions suitable for the intended purpose, excluding Residential or Visitor Accommodation, that: <ul style="list-style-type: none"> (i) requires the rural location for operational reasons; (ii) minimises the conversion of agricultural land for a non-agricultural use; (iii) minimises adverse impacts on non-sensitive uses on adjoining properties; and (iv) is appropriate for a rural location; or (b) be for the excision of an existing dwelling or Visitor Accommodation that satisfies all of the following: <ul style="list-style-type: none"> (i) the balance lot provides for the sustainable operation of a Resource Development use, having regard to: <ul style="list-style-type: none"> a. not materially diminishing the agricultural productivity of the

	<p>land;</p> <ul style="list-style-type: none"> b. the capacity of the balance lot for productive agricultural use; and c. any topographical constraints to agricultural use; <ul style="list-style-type: none"> (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 <p>(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:</p> <ul style="list-style-type: none"> (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.
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Planners Response: Complies with acceptable solution.

One portion of the site is being consolidated with another, with no additional lots created. Therefore, the proposal is considered compliant with the acceptable solution.

<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, is provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site;
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<ul style="list-style-type: none">(b) the distance between the lot or building area and the carriageway;(c) the nature of the road and the traffic, including pedestrians; and(d) the pattern of development existing on established properties in the area.
<p>Planners Response: Complies with acceptable solution. Each lot is provided with vehicular access to a road.</p>	

4.2 Planning Scheme Code Assessment

C2.0 Car Parking and Sustainable Transport Code

Response:

The Car Parking Code applies to all development, including subdivision. While the proposal is for a subdivision and therefore constitutes development under the planning scheme, it does not generate a need for additional parking or alter existing parking arrangements on the site. As such, the proposal is considered compliant with the Code.

Any future development on the proposed lots will be subject to assessment against the Car Parking Code at the time of application, to ensure that appropriate parking provision and design requirements are met.

C4.0 Electricity Transmission Infrastructure Protection Code

C4.7 Development Standards for Subdivision

C4.7.1 Subdivision

Objective:	To provide for subdivision: <ul style="list-style-type: none"> (a) that allows for development to be suitably located to avoid hazards from electricity transmission infrastructure and enable appropriate levels of amenity; and (b) so that future development does not compromise safety, security, access to, and operation of, existing and future electricity transmission infrastructure.
------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A lot, or a lot proposed in a plan of subdivision, within an electricity transmission corridor, must:</p> <ul style="list-style-type: none"> (a) be for the creation of separate lots for existing buildings where the buildings are located wholly outside an inner protection area or a registered electricity easement; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the creation of a lot that contains a building area not less than 10m x 15m entirely located outside an inner protection area or registered electricity easement. 	<p>P1</p> <p>A lot, or a lot proposed in a plan of subdivision, within the electricity transmission corridor must not cause an unreasonable impact on the safety, security, operation of, or access to, existing or future electricity transmission infrastructure, having regard to:</p> <ul style="list-style-type: none"> (a) the intended use of the proposed lots; (b) the location of any proposed building areas; and (c) any advice from the electricity entity.

Planners Response: Complies with acceptable solution.

The proposal satisfies Acceptable Solution A1.

Proposed Lot 2 has been designed to ensure compliance with A1(d), as it is capable of accommodating a building area measuring not less than 10m by 15m that is wholly located

outside of the inner protection area and any registered electricity easement. This is clearly demonstrated in the below figure, which identifies an indicative compliant building envelope that avoids all relevant constraints associated with the electricity transmission corridor.

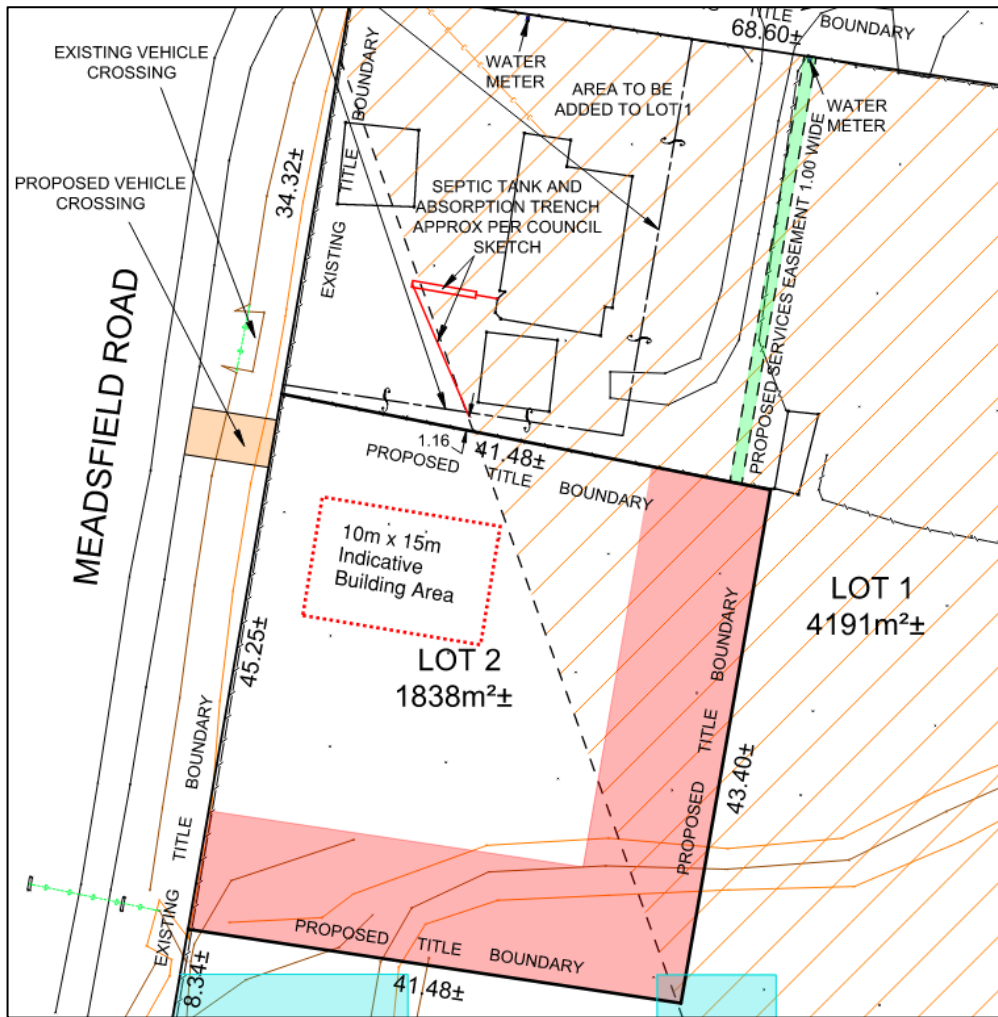


Figure 7 -10m x 15m indicative building area, demonstrating compliance with C4.7.1

Proposed Lot 1 contains established buildings and associated services, all of which are existing. The subdivision does not propose any additional development within the electricity transmission corridor, nor does it intensify use within constrained areas. As such, the existing development pattern is maintained without introducing any additional risk or conflict with the corridor.

Accordingly, the subdivision responds appropriately to the constraints of the electricity transmission corridor and satisfies the relevant provisions of Acceptable Solution A1.

A2

A lot, or a lot proposed in a plan of subdivision, within a substation facility buffer area, must be:

- (a) for the creation of separate lots for existing buildings;
- (b) be for the creation of a lot that contains a building area not less than 10m x 15m entirely located outside the substation facility buffer area; or
- (c) be for the creation of a lot with a

P2

A lot, or a lot proposed in a plan of subdivision, within a substation facility buffer area, must not cause an unreasonable impact on the operation of the substation facility, having regard to:

- (a) provision of access to and security of the substation facility;
- (b) safety hazards associated with proximity to the substation facility;
- (c) if the subdivision creates an opportunity

<p>building area not less than 10m x 15m and satisfies the following:</p> <ul style="list-style-type: none"> (i) is not less than 5m from the substation facility; and (ii) if the subdivision creates an opportunity for a sensitive use, is not exposed to substation noise emissions that exceed the following: <ul style="list-style-type: none"> a. 55 dB(A) (LAeq) within the hours of 8.00am to 6.00pm; b. 5 dB(A) above the background (LA90) level or 40 dB(A) (LAeq), whichever is the lower, within the hours of 6.00pm to 8.00am; and c. 65 dB(A) (LAmax). <p>Noise levels are to be averaged over a 15 minute interval.</p>	<p>for a sensitive use:</p> <ul style="list-style-type: none"> (i) the nature of the sensitive use; (ii) proximity to the substation facility; (iii) noise levels generated by the substation facility; (iv) any existing buffers to noise impacts; (v) any mitigation measures proposed; and (vi) any advice from a suitably qualified person regarding the likelihood of a sensitive use on the lot experiencing an environmental nuisance as a result of noise emissions from the substation facility; and <p>(d) any advice from the electricity entity.</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Planners Response: Not applicable to application.

Not within a substation facility buffer area.

<p>A3</p> <p>A lot, or a lot proposed in a plan of subdivision, within a communications station buffer area, must:</p> <ul style="list-style-type: none"> (a) be for the creation of separate lots for existing buildings; (b) be required for public use by the Crown, a council, a State; (c) be required for the provision of Utilities; or (d) identify a building area with dimensions of not less than 10m x 15m that is located no less than either: <ul style="list-style-type: none"> (i) 5m from any security fence associated with a communications station; or (ii) 5m from a boundary of a lot that accommodates a communications station. 	<p>P3</p> <p>A lot, or a lot proposed in a plan of subdivision, within a communications station buffer area, must identify a building area that will not compromise access to, security of, or the operation of a communications station, having regard to:</p> <ul style="list-style-type: none"> (a) the intended use of the proposed lots; (b) the location of any proposed building areas; and (c) any advice from the electricity entity.
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Planners Response: Not applicable to application.

Not within a communications station buffer area.

C12.0 Flood-Prone Areas Hazard Code

Response:

The proposal involves the consolidation of land with other portions of the site. As this type of consolidation is exempt under the Flood-Prone Areas Hazard Code (C12.0), the code is

not applicable to the proposal.

Notably the site can comfortably contain a building envelope outside of these flood prone areas.

C13.0 Bushfire Prone Areas Code

Planners Response: Not applicable to application.

Responses to Bushfire Prone Area Code within the provided bushfire report prepared by a suitably qualified person.

5. Conclusion

The proposed subdivision at 51 Schaw Street has been prepared with regard to the site's existing residential use, topography, and the intent of the Rural Zone under the *Tasmanian Planning Scheme – Central Highlands*. The consolidation of the titles, while retains established access arrangements and avoiding conflicts with surrounding land.

Overall, the subdivision provides a suitable outcome that respects the rural character of the area while improving the functionality of the existing land parcels.

Annexure 1 - Certificate of Title Plan and Folio Text

Annexure 2 - Proposal Plan

Annexure 3 - Bushfire Report



Land Surveying | Town Planning | Project Management

w novaland.com.au

e info@novaland.com.au

Launceston

156 George Street
Launceston 7250
p (03) 6709 8116

Hobart

Rear studio, 132 Davey
Street
Hobart 7000
p (03) 6227 7968

SEARCH OF TORRENS TITLE

VOLUME 237096	FOLIO 1
EDITION 5	DATE OF ISSUE 15-Oct-2007

SEARCH DATE : 04-Dec-2025

SEARCH TIME : 05.37 pm

DESCRIPTION OF LAND

Town of BOTHWELL

Lot 1 on Plan [237096](#)

Derivation : Part of Lot 32932 Gtd. to the Hydro-Electric Commission

Prior CT [2045/56](#)

SCHEDULE 1

[C811514](#) TRANSFER to ALAN MERVYN MCKAY and MAREE ELLEN MCKAY
Registered 15-Oct-2007 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BURDENING EASEMENT: the full and free right and liberty for the Hydro-Electric Commission and its successors and its and their servants agents and workmen at all times hereafter:

(A) to clear the said land within described (hereinafter called "the servient land") and to erect construct place inspect alter and repair renew maintain and use in upon and over and along and remove from the servient land towers poles wires cables apparatus appliances and other ancillary works (all of which are hereinafter collectively referred to as "the said lines") for the transmission and distribution of electrical energy and for purposes incidental thereto;

(B) to cause or permit electrical energy to flow or be transmitted through and along the said lines;

(C) to cut away remove and keep clear of the said lines all trees and all other obstructions or erections of any nature whatsoever which may at any time overhang encroach or be in or on the servient land and which may in any way endanger or interfere with the proper operation of the said lines; and

(d) to enter into and upon the servient land for all or any of the above purposes with or without all necessary plant equipment machinery and vehicles of

every kind.

BURDENING EASEMENT: a covenant set forth in Transfer No. [B82791](#)

COVENANTS set forth in Agreement No. [A198867](#)

[C660350](#) NOTICE of Notified Corridor under Section 15 of the
Major Infrastructure Development Approvals Act 1999
affecting the land therein described Registered
25-July-2005 at noon

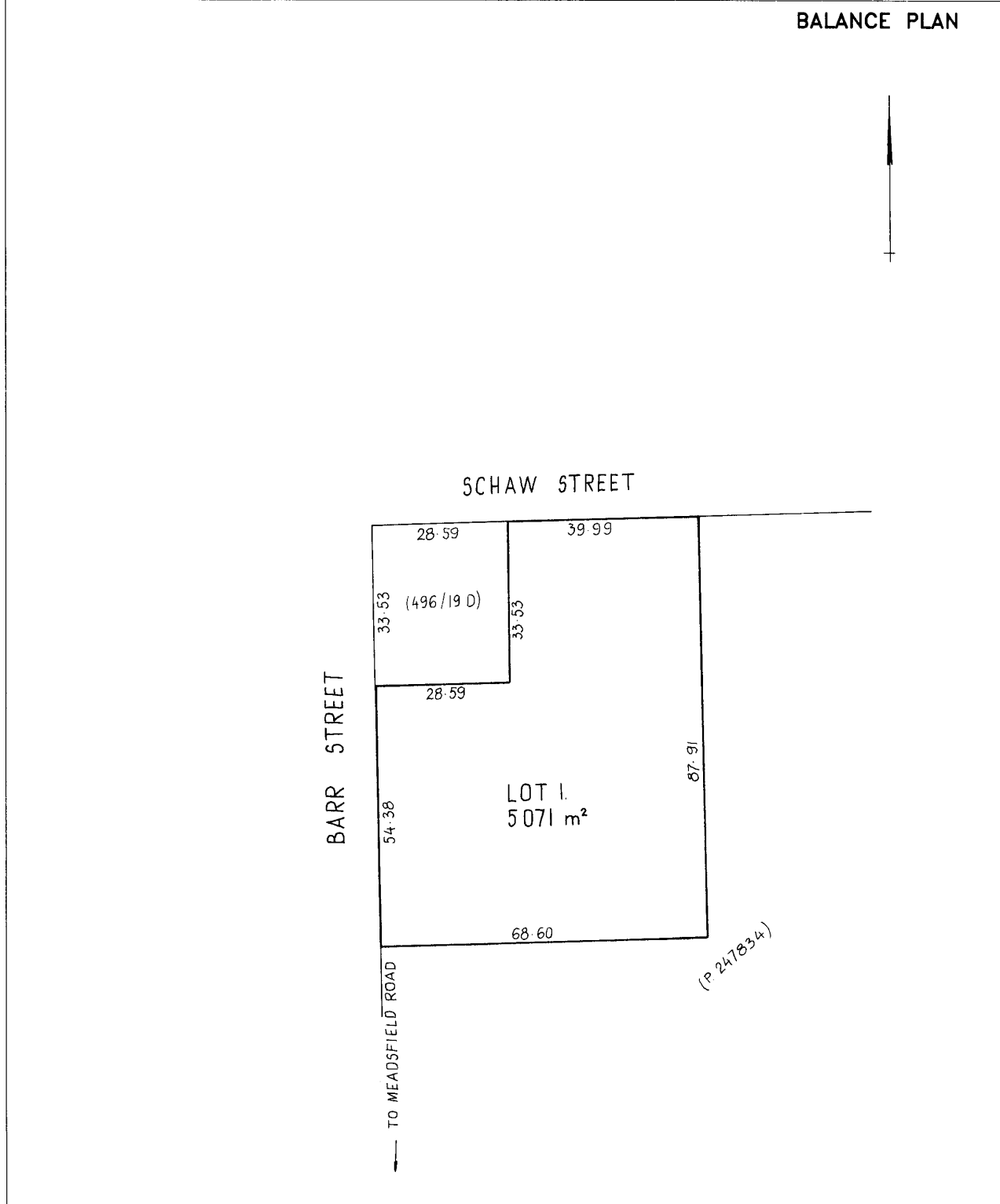
[C820366](#) MORTGAGE to Commonwealth Bank of Australia
Registered 15-Oct-2007 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER		PLAN OF TITLE		Registered Number	
FOLIO REFERENCE CT 2045/56				P 237096	
GRANTEE		LOCATION		APPROVED 15 APR 1996	
		TOWN OF BOTHWELL (SEC.X.X.)		<i>Michael J. ...</i> Recorder of Titles	
		FIRST SURVEY PLAN No. 496/19 D			
		COMPILED BY LTO			
		SCALE 1: 750		LENGTHS IN METRES	
MAPSHEET MUNICIPAL CODE No. 105	LAST UPI No 1101794	LAST PLAN No. 496/19 D	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

BALANCE PLAN



A-143

SEARCH OF TORRENS TITLE

VOLUME 84174	FOLIO 1
EDITION 5	DATE OF ISSUE 15-Oct-2007

SEARCH DATE : 20-Feb-2026

SEARCH TIME : 03.15 pm

DESCRIPTION OF LAND

Town of BOTHWELL
 Lot 1 on Diagram [84174](#) (formerly being 496-19D)
 Derivation : Part of Lot 32932 Gtd. to the Hydro-Electric
 Commission.
 Prior CT [2045/57](#)

SCHEDULE 1

[C811514](#) TRANSFER to ALAN MERVYN MCKAY and MAREE ELLEN MCKAY
 Registered 15-Oct-2007 at 12.01 pm









SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 AGREEMENT creating covenants (Sec. 27 B. R.P. Act, 1886)
 Registered 21-July-1964 at 12.01 pm
[C660350](#) NOTICE of Notified Corridor under Section 15 of the
 Major Infrastructure Development Approvals Act 1999
 affecting the land therein described Registered
 25-July-2005 at noon
[C820366](#) MORTGAGE to Commonwealth Bank of Australia
 Registered 15-Oct-2007 at 12.02 pm

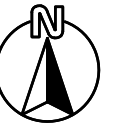
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

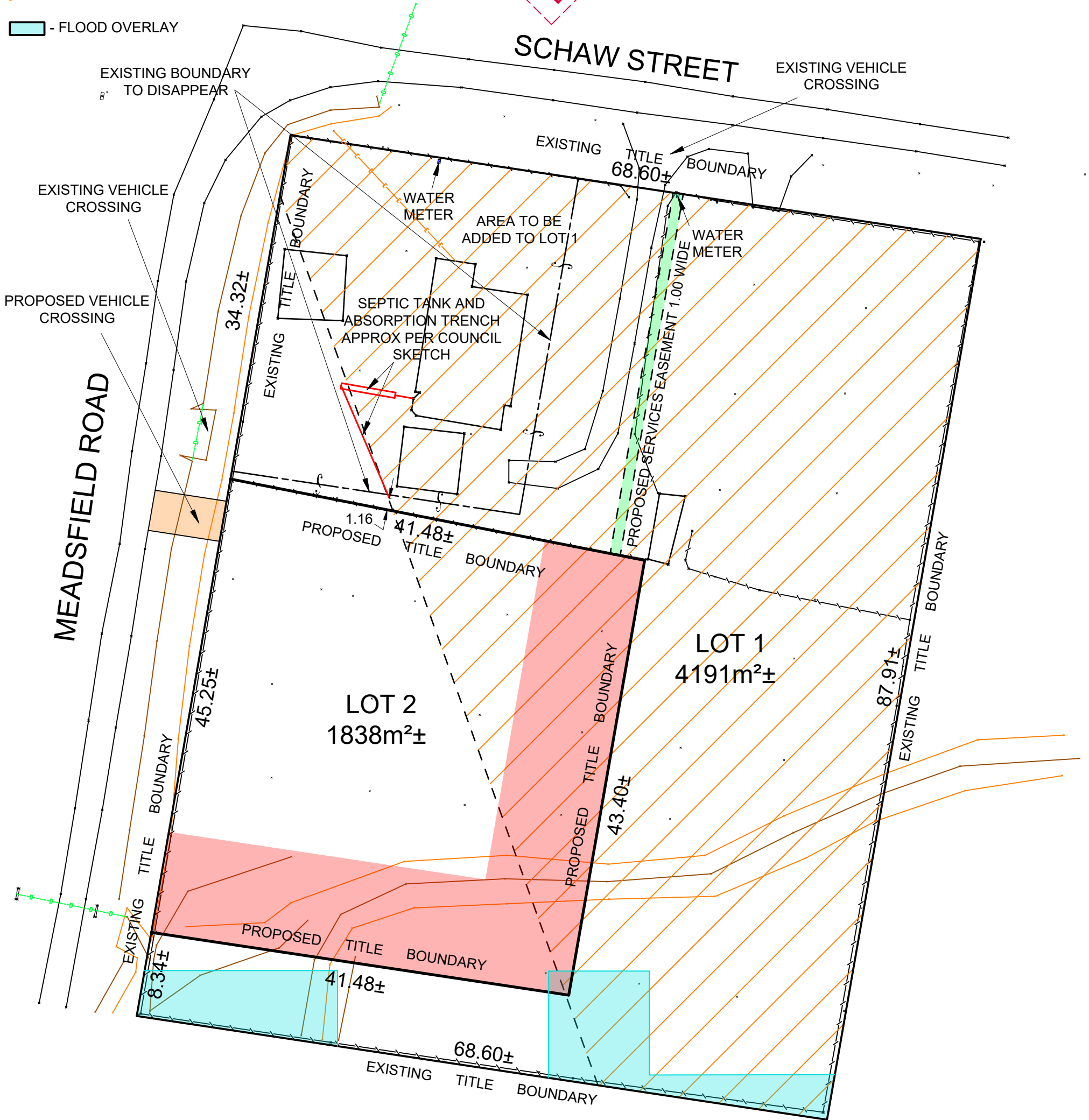
LEGEND:

-  - TITLE BOUNDARIES
-  - CONTOURS
-  - FENCING
-  - EXISTING ELECTRICITY EASEMENT
-  - 10m BUSHFIRE SETBACK
-  - PROPOSED SERVICES EASEMENT
-  - OVERHEAD ELEC CONNECTION
-  - FLOOD OVERLAY

THIS PLAN WAS PREPARED AS A PROPOSAL PLAN TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.



DRAFT



156 George Street,
Launceston 7250
132 Davey Street,
Hobart 7000

Phone (03) 6709 8116
Email: info@novaland.com.au

BOUNDARY ADJUSTMENT
51 SCHAW ST BOTHWELL TAS 7030
C.T.84174/1 C.T.237096/1

File name
H251105_Detail_190226_Prop_Plan.dwg

- Notes:
- Horizontal bearing datum is plane based on MGA2020 per RTK GNSS observations.
 - Vertical datum is AHD83 per SPM10215.
 - Contour interval is 0.20m; Index is 1.00m.
 - Boundaries and easement are compiled from P151103 and are approximate and subject to survey.
 - Coordinates are plane and based on MGA2020 scaled around SPM10215.

Job Number	H251105
Drawn	LWB
Scale	1:400@A3
Date	19/02/26
Edition	V1.0
Sheet	1/1

BUSHFIRE HAZARD REPORT

Two Lot Boundary Adjustment
51 Schaw Street, Bothwell
February 2026



NOVA
LAND
CONSULTING

Unlocking land potential.

Job number: H251105
NIO1026

Prepared by: James Stewart
Senior Town Planner / Accredited Bushfire Practitioner
BFP-157

Rev. no	Description	Date
1	FINAL	19/02/2026

Disclaimer

This report deals with the potential bushfire risk only, all other statutory assessments sit outside of this report. This report is not to be used for future or further development on the site, other than what has been specifically provided for in the certified plans attached. Nova Land Consulting Pty Ltd accepts no responsibility to any purchaser, prospective purchaser or mortgagee of the property who in any way rely on this report. This report sets out the owner's requirements and responsibilities and does not guarantee that buildings will survive in the event of a bushfire event. If characteristics of the property change or are altered from those which have been identified, the BAL classification may be different to that which has been identified as part of this report. In this event the report is considered to be void.

Nova Land Consulting © 2026

ABN 60 675 014 356

All rights reserved pursuant to the Copyright Act 1968.

No material may be copied or reproduced without prior authorisation.

Launceston | Hobart
novaland.com.au

Executive Summary

Development of a 2 Lot Boundary Adjustment is proposed for 51 Schaw Street, Bothwell.

The site is entirely within the boundary of a bushfire prone area shown on an overlay on a planning scheme map for the *Tasmanian Planning Scheme - Central Highlands*.

A bushfire event at this site or within the immediate area is likely to impact on future buildings at this location and subject development to considerable radiant heat and ember attack.

A bushfire hazard management plan has been prepared and is provided as an appendix to this report. The plan sets out the owner's responsibilities to maintain a managed area for each lot, taking into consideration the relevant requirements under Australian Standard AS3959-2018 *Construction of buildings in bushfire-prone areas*.

Conclusions and recommendations

- a) Hazard management areas meeting the requirements of BAL 19 can be achieved for lots 1 and 2
- b) Future dwelling on lot 2, and the existing dwelling on lot 1, must maintain a Hazard Management Area as dimensioned and shown, and follow recommendations as outlined in the Bushfire Hazard Management Plan and section 5.2 of this report. Maintenance of these hazard management areas is to be in perpetuity.
- c) Future dwelling on lot 2, must provide compliant private access. Private access is to have a carriageway width of 4m, with 0.5m clear of vegetation either side of the carriageway. Private access for a future dwelling must comply with section 5.4 of this report.
- d) Future dwelling on lot 2, must establish a dedicated firefighting onsite water supply of 10,000L per habitable building, ensuring tank and fittings are compliant with standards for building in a bushfire prone area. A firefighting static water supply and signage must comply with section 5.5 of this report.
- e) The existing dwelling on lot 1 must continue to maintain the existing hazard management area as dimensioned and shown. Management of this area must be in perpetuity.

Signed:



Author: James Stewart

Position: Senior Town Planner / Accredited Bushfire Practitioner

BFP Accreditation Number: BFP-157

Table of Contents

Executive Summary	ii
1. Introduction.....	1
1.1 The subject site.....	1
1.2 Bushfire Assessment.....	1
1.3 References	2
2. Site Description	2
2.1 Site context	2
2.2 Planning controls.....	3
3. The Proposal.....	4
4. Bushfire Site Assessment.....	5
4.1 Vegetation & Slope Analysis.....	5
4.2 Photos	7
5. Bushfire Protection Measures.....	8
5.1 BAL Rating and Risk Assessment.....	8
5.2 Hazard Management Areas	10
5.3 Roads.....	11
5.4 Property Access	11
5.5 Fire Fighting Water Supply.....	12
6. Bushfire-Prone Areas Code Assessment.....	14
7. Staging of Subdivision	17
8. Conclusions and Recommendations	18
Annexure 1 – Bushfire Hazard Management Plan	19
Annexure 2 – Boundary Adjustment Proposal Plan.....	20
Annexure 3 – Planning Certificate.....	21
Annexure 4 – Form 55.....	22

1. Introduction

This Bushfire Hazard Report and Bushfire Hazard Management Plan (BHMP) has been prepared in support of a proposed 2 Lot Boundary Adjustment at 51 Schaw Street, Bothwell.

1.1 The subject site

The following is a summary of the application information:

Property address	51 Schaw Street, Bothwell
Certificate of title	CT84174/1 & CT237096/1
Property ID (PID)	7440412
Existing Use and Development	Residential
Zoning	Rural Zone (20.0)
Planning Scheme	Tasmanian Planning Scheme - Central Highlands
Identified on a Bushfire Overlay Map	Yes
Proposed Works	2 Lot Boundary Adjustment
Water Supply	Reticulated Water
Vehicular Access	Schaw Street and Meadsfield Road.

1.2 Bushfire Assessment

A bushfire assessment is a process of analysing information about the potential impacts on a proposed development that is likely to have in a bushfire hazard scenario. A 'bushfire-prone area' is an area where a bushfire event is likely to occur that may result in significant adverse impact on buildings and even lives. In Tasmania, most local Councils have a planning scheme overlay map that identifies bushfire-prone areas. Subdivision within a bushfire-prone area triggers the assessment of the Bushfire-Prone Areas Code under the planning schemes and subsequently requires assessment against the provisions of the Code. The assessment generally requires a BHMP to be provided as part of the application.

The bushfire assessment will determine the Bushfire Attack Level (BAL) for the future lots, which measures the possible exposure of a building to bushfire hazard. The BAL is assessed in accordance with Australian Standard *AS 3959-2018 construction of buildings in bushfire-prone areas*.

The subject site falls within the municipal area of **Central Highlands Council**. The assessment has been undertaken in accordance with C13.0 Bushfire-Prone Areas Code and to accompany a subdivision application under the Tasmanian Planning Scheme - Central Highlands.

Section 6 of the report provides an assessment of compliance against the code. The bushfire assessment is required to understand the fuel management requirements for the subject site and to demonstrate that new buildings within each lot can be constructed to BAL 19 level under the *Building Act 2016*.

1.3 References

The following documents were referred in the preparation of, and should be read in connection with, this bushfire assessment report:

- C13.0 Bushfire-Prone Areas Code – Tasmanian Planning Scheme.
- Tasmanian State Government, Director’s Determination – Bushfire Hazard Areas V1.2.
- Australian Standard, AS3959-2018 construction of buildings in bushfire-prone areas.
- Building Act 2016
- Tasmanian Fire Service, Bushfire Hazard Advisory Notes

2. Site Description

2.1 Site context

The subject land is located at 51 Schaw Street, Bothwell and comprises two separate titles. The smaller allotment has an area of approximately 955m² and contains an existing single dwelling and associated outbuildings. The adjoining balance lot has an area of approximately 5,000m² and is currently vacant.

The site is situated within a rural environment on the western side of Bothwell, approximately 1.5 kilometres from the town centre. Surrounding land to the north, south, east and west is characterised by rural holdings and associated agricultural uses.

The land is generally flat with no notable undulation. The property is connected to existing TasWater infrastructure located within Schaw Street. Vehicular access is provided via sealed, council-maintained roads, being Schaw Street and Meadsfield Road to the west.



Figure 1- Aerial view of the subject site (source: The LIST Map)

2.2 Planning controls

The site is within the municipal area of Central Highlands Council. Therefore, the planning instrument is the *Tasmanian Planning Scheme - Central Highlands* ('the Scheme').

The subject site is within the Rural Zone (20.0). Land adjoining the subject site to the east and west is similar in character to the site, however a change in zoning is noted to the south, east and west.

The subject site falls within the Bushfire-Prone Areas Overlay.

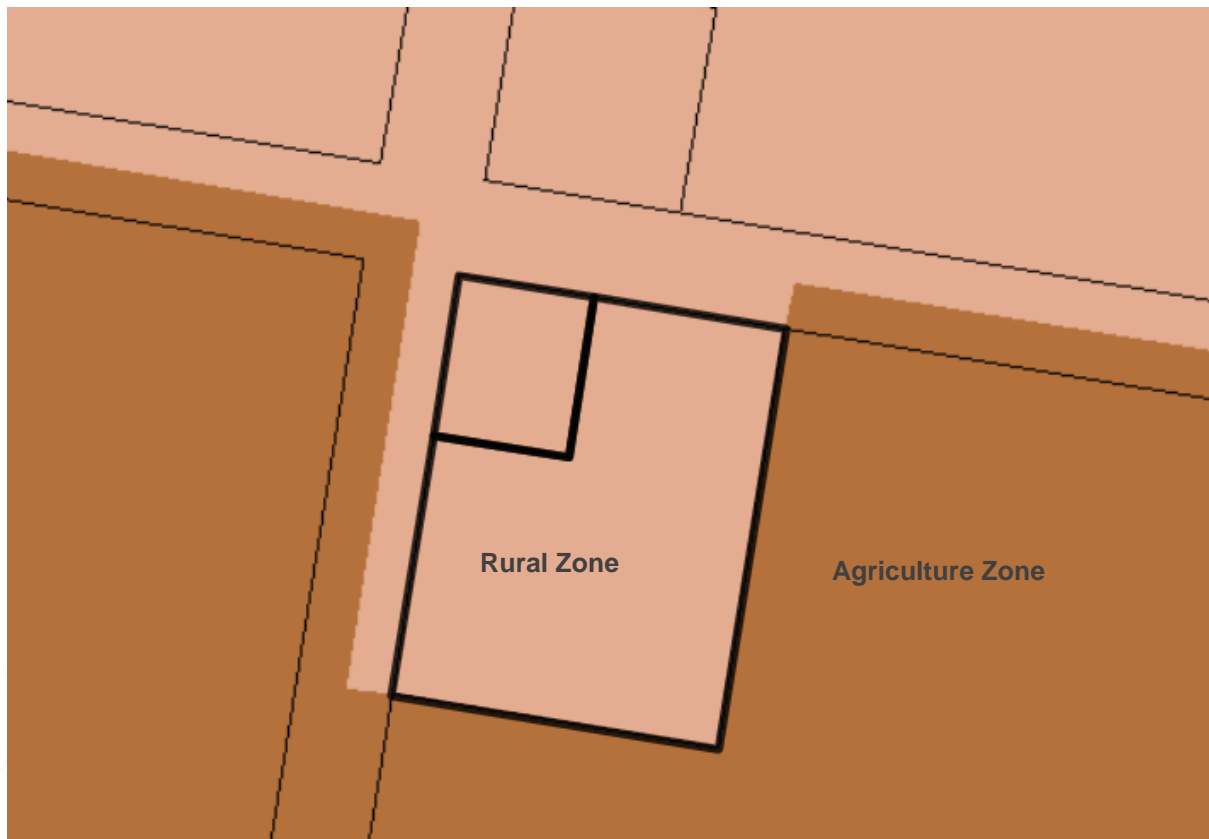


Figure 2 - Zoning map of subject site.

3. The Proposal

It is proposed to develop the subject site for a 2 Lot Boundary Adjustment.

Details of the boundary adjustment are shown below:

Lot Number	Lot Size
Lot 1	4191m ²
Lot 2	1838m ²

The existing dwelling will be located on lot 1, while lot 2 will be a vacant lot suitable for appropriate future use and development.

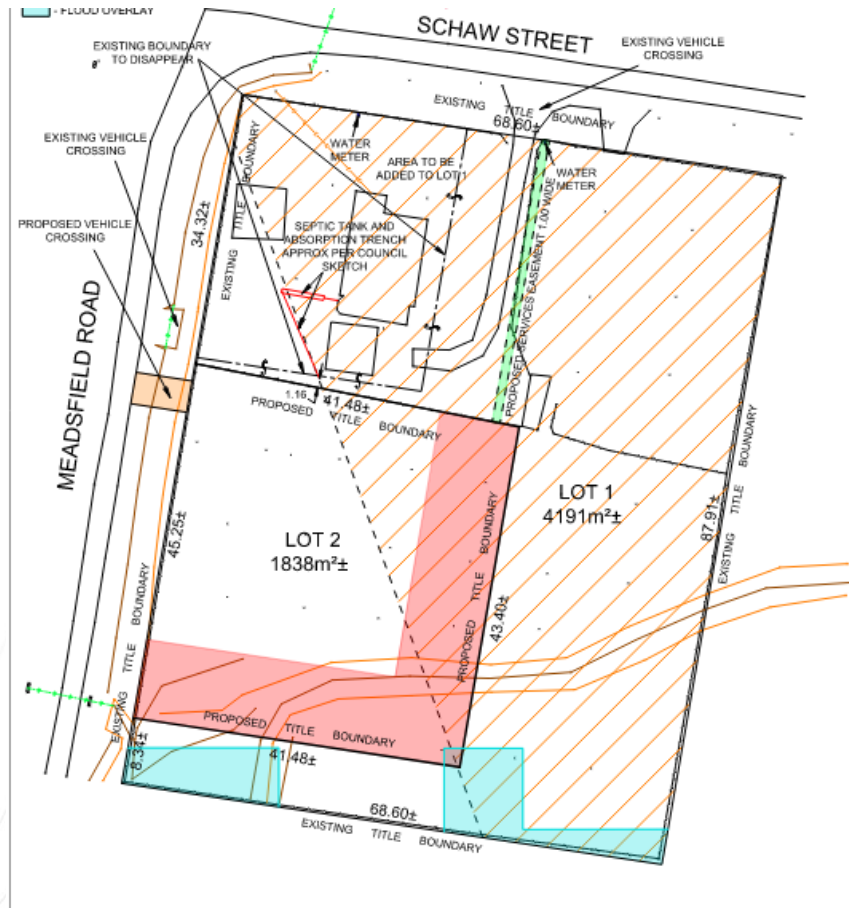


Figure 3 - Extract of proposal plan for 2 Lot Boundary Adjustment.

4. Bushfire Site Assessment

4.1 Vegetation & Slope Analysis

The TasVeg 4.0 mapping provides general information indicating potential bushfire-prone vegetation in the area. According to this mapping, the primary vegetation communities within 120 m of the subject site are:

Code	Description
FAL	Agricultural Land

The TasVeg mapping generally aligns with the vegetation identified on or near the site. There was a section of urban managed land approximately 150m to the east.

A site inspection was undertaken on the Friday, 6 February 2026.

The subject site itself was classified as managed around the existing dwelling, with the remainder of the site classified as grassland.

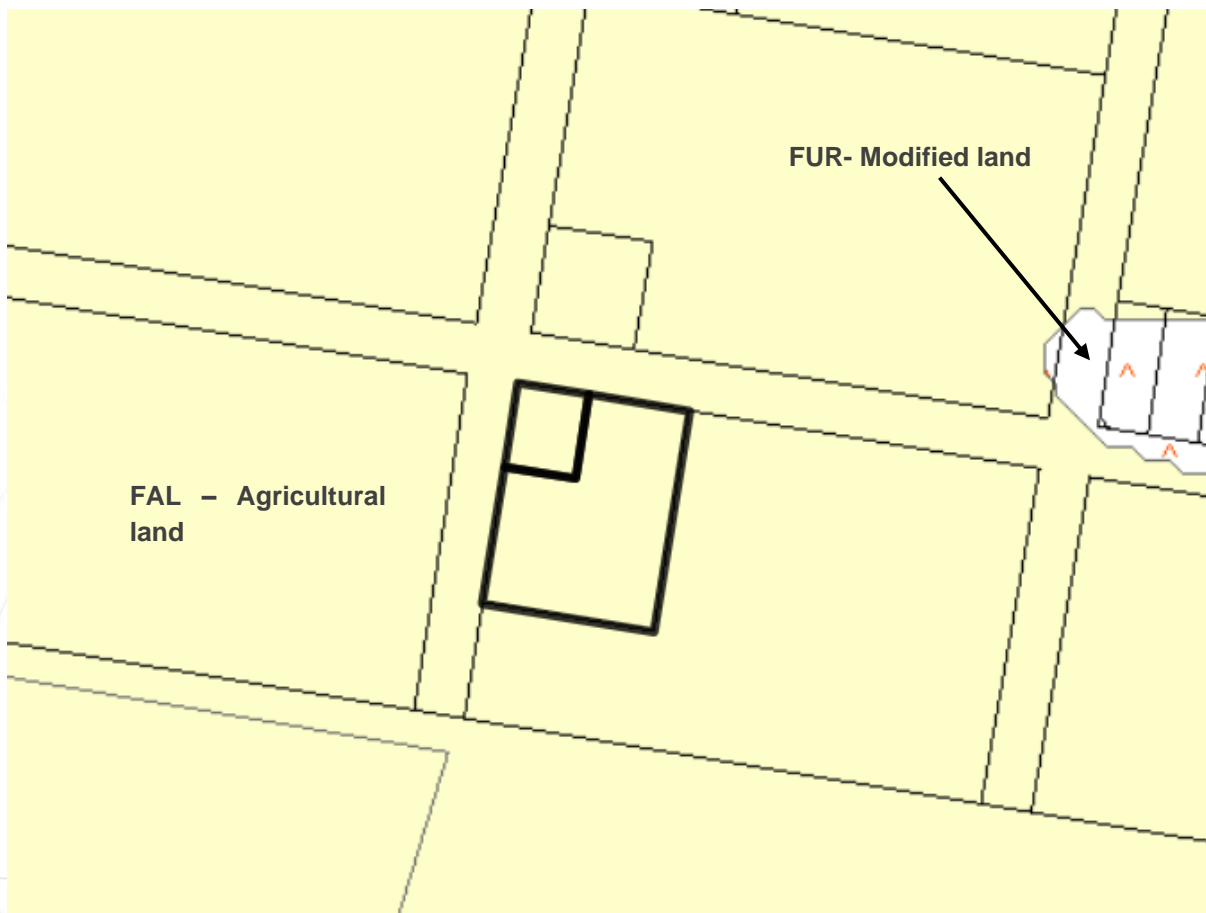


Figure 4 - Extract of vegetation mapping from TasVeg 4.0



Figure 5 - Vegetation analysis within 120m of subject site

Figure 6 below shows the slope of land under the classified vegetation in relation to the subject site. The surround grassland is located on land classified as Flat.



Figure 6 - Slope under bushfire prone vegetation

4.2 Photos



Figure 7 - Looking east from subject site. Grassland on adjoining title.



Figure 8 - Looking south from subject site. Grassland on adjoining title.



Figure 9 - Looking west from subject site. Grassland on western side of road.



Figure 10 - Looking north from subject site. Grassland on northern side of road.

5. Bushfire Protection Measures

5.1 BAL Rating and Risk Assessment

The purpose of the BAL rating assessment in this report is to identify the minimum separation between the bushfire prone vegetation to a building area within each proposed lot.

The assessment aims to achieve the requirements of **BAL 19**. It also demonstrates the required protection area associated with future residential development. The definition of BAL 19 and BAL 12.5 is highlighted as follows:

Bushfire attack level (BAL)	Predicted bushfire attack and exposure level
BAL-LOW	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m ²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m ²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m ²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m ²
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front.

The vegetation separation and slope is shown for each lot in the table below.

Lot 1	North	East	South	West
Vegetation within 100m of building area.	0m-20m Managed 20m-100m+ Grassland	0m-10m Managed 10m-100m+ Grassland	0m-44m Managed 44m-100m+ Grassland	0m-20m Managed 20m-100m+ Grassland
Slope under the classified vegetation	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>
	Downslope			
	>0 to 5° <input type="checkbox"/>	>0 to 5° <input type="checkbox"/>	>0 to 5° <input type="checkbox"/>	>0 to 5° <input type="checkbox"/>
	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>
	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>
BAL 19 Setbacks	NA	10m	NA	NA
BAL 12.5 Setbacks	NA	14m	NA	NA

Lot 2	North	East	South	West
Vegetation within 100m of building area.	0m-54m Managed 54m-100m+ Grassland	0m-10m Managed 10m-100m+ Grassland	0m-10m Managed 10m-100m+ Grassland	0m-20m Managed 20m-100m+ Grassland
Slope under the classified vegetation	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>
	Downslope			
	>0 to 5° <input type="checkbox"/>	>0 to 5° <input type="checkbox"/>	>0 to 5° <input type="checkbox"/>	>0 to 5° <input type="checkbox"/>
	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>
	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>
BAL 19 Setbacks	NA	10m	10m	NA
BAL 12.5 Setbacks	NA	14m	14m	NA



5.2 Hazard Management Areas

As outlined in C13.0 *Bushfire-Prone Areas Code*, a Bushfire Hazard Management Area (BHMA) will be managed in accordance with the provided plan. Existing vegetation needs to be strategically modified and then maintained within this area in accordance with the Bushfire Hazard Management Plan (BHMP) to achieve the following outcomes:

- to reduce the quantity of windborne sparks and embers reaching buildings;
- to reduce radiant heat at the building; and
- to halt or check direct flame attack.

The BHMA will be developed within property boundaries to provide access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present that will significantly contribute to the spread of a bushfire.

The BHMA will be achieved by adoption of the following strategies:

Maintenance of Fuel Management Areas

It is the responsibility of the property owner to maintain and manage the landscaping in accordance with the BHMP.

This area is to be regularly managed and maintained. Landscaping in this area will be minimised:

- Grass maintained to a maximum height of 100mm, with fuel loads kept to less than 2 tonnes per hectare which will be maintained at this level.
- Trees and any undergrowth will be clear of (BCA) class 1 – 9 buildings on all sides.
- All undergrowth and understorey of trees (up to 2m) will be removed within the bushfire hazard management area.
- Pathways to 1 metre surrounding the buildings and landscaping material, will be non-combustible (stone, pebbles etc.).
- The total shrub cover will be a maximum of 20% of the available area.
- There will be a clear space from the buildings of at least four (4) times the mature height of any shrubs planted.
- Shrubs will not be planted in clumps, this is to avoid build-up of debris and dead vegetation materials.

Landscaping

- vegetation along the pathways to comprise non-flammable style succulent ground cover or plants (avoid plants that produce fine fuel which is easily ignited, plants that produce a lot of debris, trees and shrubs which retain dead material in branches or which shed long strips of bark, rough fibrous bark or drop large quantities of leaves in the spring and summer, vines on walls or tree canopies which overhang roofs)
- timber woodchip and flammable mulches cannot be used and brush and timber fencing should be avoided where possible

5.3 Roads

Not applicable. The subdivision contains no roads

5.4 Property Access

Private access roads must be constructed as per the following table C13.2. Crossovers will need to be provided as part of the subdivision works, however private access for future dwellings does not need to be completed as part of the subdivision.

Table C13.2: Standards for Property Access

Element	Requirement
<p>A. Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.</p>	<p>There are no specified design and construction requirements.</p>
<p>B. Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.</p>	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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.
<p>C. Property access length is 200m or greater.</p>	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
<p>D. Property access length is greater than 30m, and access is</p>	<p>The following design and construction requirements apply to property access:</p>

provided to 3 or more properties.	<ul style="list-style-type: none"> (a) complies with requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.
-----------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

5.5 Fire Fighting Water Supply

The subdivision is located in an area that is unserved by reticulated water services. Therefore, the subdivision will be required to comply with Table C13.5 within the Scheme.

Table C13.5: Static Water Supply for Fire Fighting.

Element		Requirement
A.	Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> (a) The building area to be protected must be located within 90 metres of the firefighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.
B.	A static water supply:	<ul style="list-style-type: none"> (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness
C	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a fire fighting water point for a static water supply must:</p> <ul style="list-style-type: none"> (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm; (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;

		<p>(f) Ensure the coupling is accessible and available for connection at all times;</p> <p>(g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);</p> <p>(h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and</p> <p>(i) Where a remote offtake is installed, ensure the offtake is in a position that is</p> <ul style="list-style-type: none"> • Visible; • Accessible to allow connection by firefighting equipment; • At a working height of 450 – 600mm above ground level; and • Protected from possible damage, including damage by vehicles.
D	Signage for Static Water Connections	<p>The firefighting 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:</p> <p>(a) Comply with tank signage requirements within AS2304:2019; or</p> <p>Comply with the Tasmanian Fire Service Water Supply Signage Guidelines published by the Tasmania Fire Service.</p>
E	Hardstand	<p>A hardstand area for fire appliances must be:</p> <p>(a) no more than 3m from the firefighting 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>

6. Bushfire-Prone Areas Code Assessment

An assessment of C13.0 Bushfire-Prone Areas Code under the Scheme is provided as follows.

C13.6 Development Standards for Subdivision

C13.6.1 Subdivision: Provision of hazard management areas

Objective

Subdivision provides for hazard management areas that:

- (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.

Acceptable Solution.	Performance Criteria
<p>A1</p> <ul style="list-style-type: none"> (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or (b) The proposed plan of subdivision: <ul style="list-style-type: none"> i. shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision; ii. shows the building area for each lot; iii. shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of <i>Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas</i>; and iv. 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 <i>Australian Standard</i> 	<p>P1</p> <p>A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to:</p> <ul style="list-style-type: none"> a) the dimensions of hazard management areas; b) a bushfire risk assessment of each lot at any stage of staged subdivision; c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; d) the topography, including site slope; e) any other potential forms of fuel and ignition sources; f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development; g) an instrument that will facilitate management of fuels located on land external to the subdivision; and h) any advice from the TFS.

<p>AS3959:2018 <i>Construction of buildings in bushfire-prone Areas</i>; and</p> <p>(c) If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</p>	
<p>Response: Complies with the acceptable solution.</p> <ul style="list-style-type: none"> a) Not applicable. b) The proposed plan of subdivision complies with part b) of the acceptable solution. <ul style="list-style-type: none"> i. The plan of subdivision shows all lots that are within a bushfire prone area. ii. A 10m x 15m building area can be provided on each lot, within an area subject to BAL 19. A 10m x 15m envelope has been shown on lot 1 and 2, thus meeting the acceptable solution. iii. Hazard management areas have been shown. Each lot can provide a building area that meets a minimum BAL 19 rating. iv. A BHMP has been provided and accompanies the application. The BHMP demonstrates that separation distances not less than BAL 19 can be achieved. c) A section 71 agreement is not required. 	

C13.6.2 Subdivision: Public and firefighting access

Objective

Access roads to, and the layout of roads, tracks and trails, in a subdivision:

- (a) allow safe access and egress for residents, fire fighters 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.

Acceptable solutions	Performance Criteria.
<p>A1</p> <ul style="list-style-type: none"> a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or b) A proposed plan of subdivision showing the layout of roads and fire trails, and the location of property access to building areas, is included in a bushfire hazard management plan that <ul style="list-style-type: none"> (i) demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3 and (ii) is certified by the TFS or an accredited person 	<p>P1</p> <p>A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to:</p> <ul style="list-style-type: none"> a) appropriate design measures, including: <ul style="list-style-type: none"> i) two way traffic; ii) all weather surfaces iii) height and width of any vegetation clearances iv) load capacity v) provision of passing bays vi) traffic control devices vii) geometry, alignment and slope of roads, tracks and trails viii) use of through roads to provide for connectivity ix) limits on the length of cul-de-sacs and dead-end roads x) provision of turning areas xi) provision for parking areas xii) perimeter access; and xiii) fire trails b) the provision of access to <ul style="list-style-type: none"> i) bushfire-prone vegetation to permit the undertaking of hazard management works; and ii) fire fighting water supplies; <p>and any advice from the TFS.</p>

Response:

Complies with the acceptable solution.

- a) Lot 1 existing access is considered an insufficient increase in risk. The lot is getting larger and there is no increase in risk to the existing access arrangements as a result of the boundary adjustment.
- b) A future dwelling on lot 2 will need to ensure private access complies with the above criteria. If required, any private property accesses will comply with C13.2. There are no proposed fire trails. The plan is certificated by an accredited person.

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

Objective

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 and property associated with the subsequent use and development of bushfire-prone areas.

Acceptable solutions	Performance Criteria.
<p>A2 In areas that are not serviced by reticulated water by the water corporation:</p> <ul style="list-style-type: none"> (a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes; (b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table C13.5; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire. 	<p>P2 No performance criteria.</p>

Response:

Complies with the acceptable solution. Lot 1 is considered an insufficient increase in risk to warrant any specific water supply upgrades. The bushfire hazard management plan demonstrates that future dwelling on lot 2 can provide a compliant static water supply as part of future development.

7. Staging of Subdivision

The subdivision will be completed in one stage.

8. Conclusions and Recommendations

The proposal seeks planning approval for a 2 Lot Boundary Adjustment of land at 51 Schaw Street, Bothwell. The site falls within a bushfire prone area as shown on a planning scheme overlay.

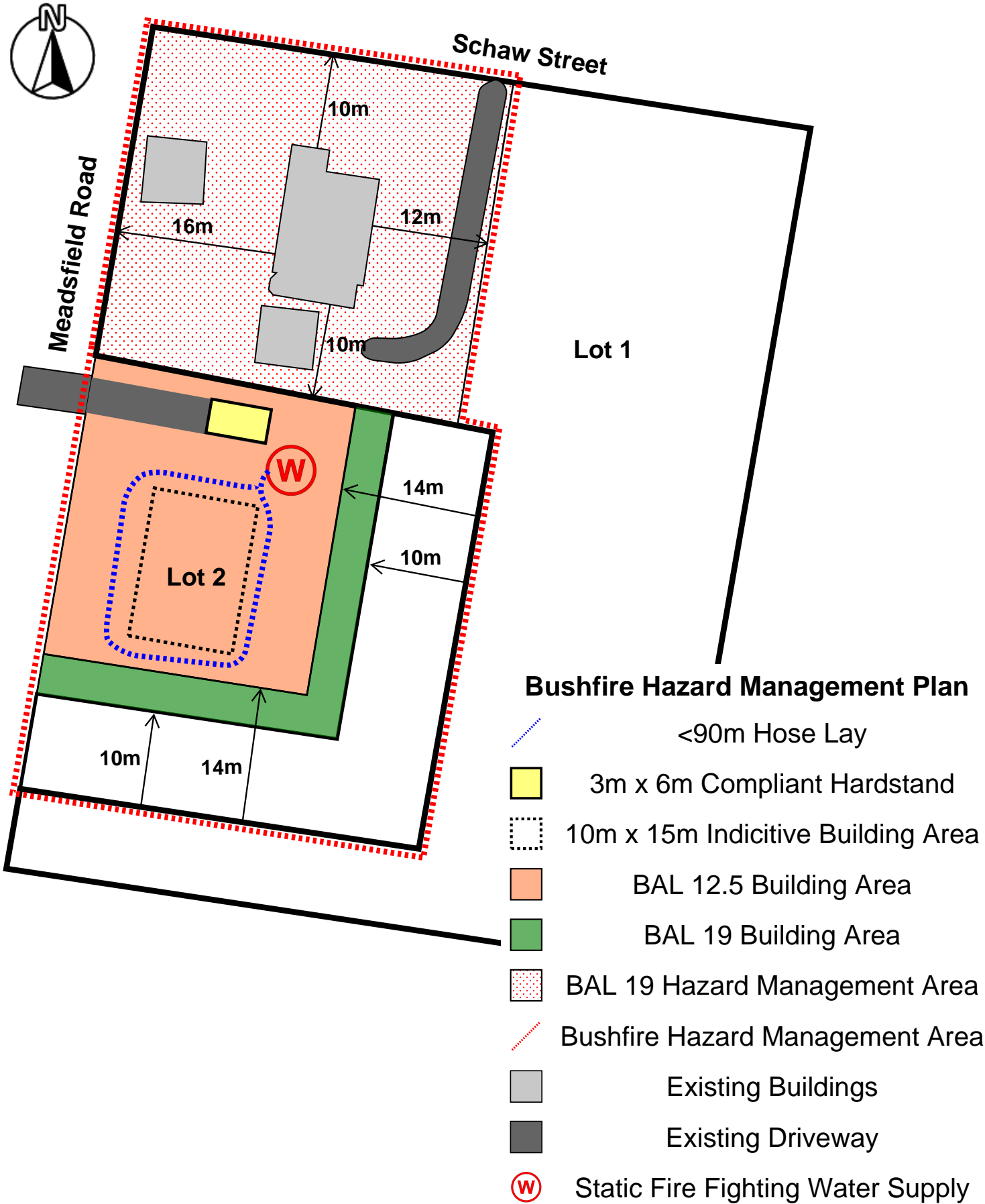
The bushfire hazard management plan demonstrates that lots can achieve the minimum requirements of BAL 19, subject to suitable controls such as implementation of a bushfire hazard management area.

The report provides the following conclusions:

- a) Hazard management areas meeting the requirements of BAL 19 can be achieved for lots 1 and 2
- b) Future dwelling on lot 2, and the existing dwelling on lot 1, must maintain a Hazard Management Area as dimensioned and shown, and follow recommendations as outlined in the Bushfire Hazard Management Plan and section 5.2 of this report. Maintenance of these hazard management areas is to be in perpetuity.
- c) Future dwelling on lot 2, must provide compliant private access. Private access is to have a carriageway width of 4m, with 0.5m clear of vegetation either side of the carriageway. Private access for a future dwelling must comply with section 5.4 of this report.
- d) Future dwelling on lot 2, must establish a dedicated firefighting onsite water supply of 10,000L per habitable building, ensuring tank and fittings are compliant with standards for building in a bushfire prone area. A firefighting static water supply and signage must comply with section 5.5 of this report.
- e) The existing dwelling on lot 1 must continue to maintain the existing hazard management area as dimensioned and shown. Management of this area must be in perpetuity.

Annexure 1 – Bushfire Hazard Management Plan





Future Class 1A Dwelling on Lot 2 must be designed and constructed to BAL 19 or BAL 12.5 minimum standards under AS3959:2018

Access Road

Property access for future dwelling on lot 2 is to be provided from the Road crossover through to the firefighting water point on each lot. Access must:

- Be of all-weather construction (minimum)
- Minimum carriageway width of 4m.
- Vegetation must be cleared for a height of 4m above the carriageway and 0.5m each side of the carriageway.
- Property access length greater than 200m must provide a compliant passing bay, with a minimum size of 2m x 20m. Where required, passing bays must be designed and constructed in accordance with access standards.
- Where property access is greater than 30m and access is provided to 3 or more properties, passing bays with a minimum size of 2m x 20m, must be provided every 100m
- Private access must be constructed in accordance with section 5.4 of the Bushfire Hazard Report.

Static Fire Fighting Water Supply

Future dwelling on lots 2, must provide a 10,000 Litre dedicated firefighting water supply tank as specified below:

- Tanks and above ground fittings and pipes must be made of non-rusting, non-combustible, non-heat deforming materials.
- The tank or remote offtake must not be located within 6m of the dwelling.
- The tank or remote offtake must be located within 3m of a hardstand area.
- Tanks must be fitted with a standard compliance forged Storz 65mm adapter fitted with a standard (deliver) washer rated to 1800kPa working pressure and 2400kPa burst pressure.
- Bushfire Signage must be clearly displayed in accordance with section 5.5 of the Bushfire Hazard Report.
- A static water supply and hardstand area for fire fighting purposes must be provided in accordance with section 5.5 of the Bushfire Hazard Report.

Hardstand

A hardstand area for fire appliances must be:

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

Fire Fighting Water Point Signage

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

- Comply with tank signage requirements under AS2304:2019; or
- Comply with the Tasmanian Fire Service Water Supply Guidelines published by the Tasmanian Fire Service.

Hazard Management – Vegetation Management

- Future dwelling on lot 2 is to provide bushfire hazard management areas as dimensioned and shown.
- The dwelling on lot 1 must continue to maintain the existing hazard management area as low threat vegetation. This area is to be maintained in perpetuity.
- Vegetation in the hazard management areas (as dimensioned and shown) is to be managed and maintained in a minimum fuel condition in accordance with section 5.2 of Bushfire Hazard Report.

Notes:

1. Refer plans –Nova Land Consulting, Proposed 2 Lot Boundary Adjustment, 51 Schaw Street, Bothwell, job no H251105, date 19/02/26, version 1.
2. All future works to comply with Director's Determination – Bushfire Hazard Area's (v1.2). Table 1, 2, 3 and 4.
3. Plan to be read in conjunction with Bushfire Hazard Management Report dated 19/02/2026

Bushfire Assessment Based on Stamped Plans
James Stewart – BFP 157. Scope of Work: 1, 2, 3B, 3C



156 George Street,
Launceston 7250
132 Davey Street,
Hobart 7000

Phone (03) 6709 8116
Email: info@novaland.com.au

Bushfire Hazard Management Plan

2 Lot Boundary Adjustment
51 Schaw Street, Bothwell
CT: CT84174/1 & CT237096/1
PID: 7440412

Certificate Number
NI01026

Job Number
H251105

Notes:
- This BHMP should be read in conjunction with the report undertaken by Nova Land Consulting in relation to this development.









Drawn
Scale As Shown
Date 19-Feb-26
Edition
Sheet

BAL 19

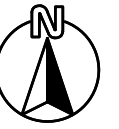
Annexure 2 – Boundary Adjustment Proposal Plan



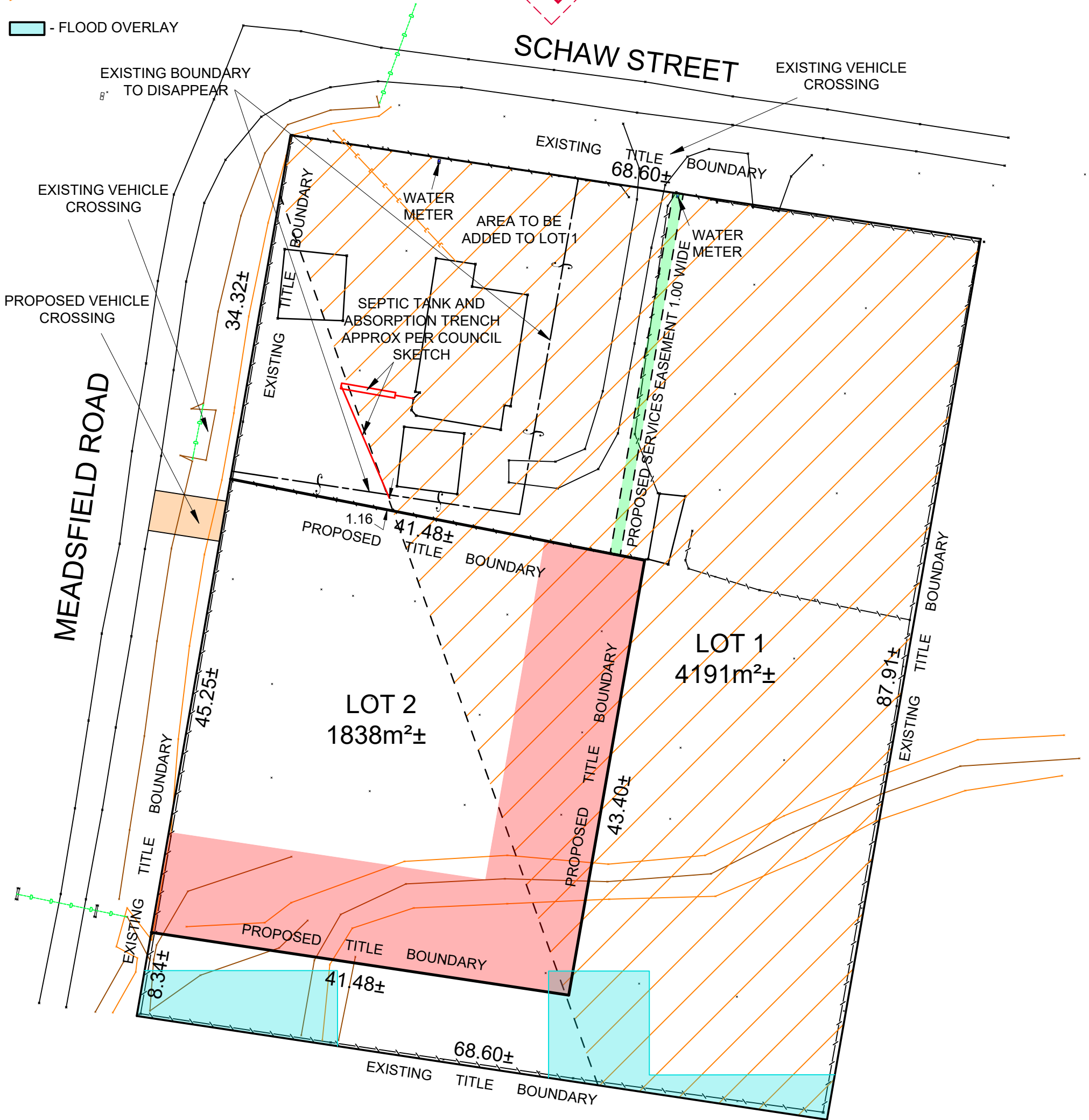
LEGEND:

-  - TITLE BOUNDARIES
-  - CONTOURS
-  - FENCING
-  - EXISTING ELECTRICITY EASEMENT
-  - 10m BUSHFIRE SETBACK
-  - PROPOSED SERVICES EASEMENT
-  - OVERHEAD ELEC CONNECTION
-  - FLOOD OVERLAY

THIS PLAN WAS PREPARED AS A PROPOSAL PLAN TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.



DRAFT



156 George Street,
Launceston 7250
132 Davey Street,
Hobart 7000

Phone (03) 6709 8116
Email: info@novaland.com.au

BOUNDARY ADJUSTMENT
51 SCHAW ST BOTHWELL TAS 7030
C.T.84174/1 C.T.237096/1

File name
H251105_Detail_190226_Prop_Plan.dwg
Notes:
- Horizontal bearing datum is plane based on MGA2020 per RTK GNSS observations.
- Vertical datum is AHD83 per SPM10215.
- Contour interval is 0.20m; Index is 1.00m.
- Boundaries and easement are compiled from P151103 and are approximate and subject to survey.
- Coordinates are plane and based on MGA2020 scaled around SPM10215.

Job Number	H251105
Drawn	LWB
Scale	1:400@A3
Date	19/02/26
Edition	V1.0
Sheet	1/1

Annexure 3 – Planning Certificate



BUSHFIRE-PRONE AREAS CODE

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

1. Land to which certificate applies

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

Street address:

51 Schaw Street, Bothwell

Certificate of Title / PID:

CT84174/1 & CT237096/1 / 7440412

2. Proposed Use or Development

Description of proposed Use and Development:

2 Lot Boundary Adjustment

Applicable Planning Scheme:

Tasmanian Planning Scheme - Central Highlands

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Plan	Nova Land Consulting - James Stewart - BFP-157	19/02/2026	1
Bushfire Hazard Report	Nova Land Consulting- James Stewart - BFP-157	19/02/2026	1
2 Lot Boundary Adjustment proposal plan	Nova Land Consulting	19/09/2026	1

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

4. Nature of Certificate

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

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

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

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

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

<input checked="" type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input checked="" type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk Lot 1
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input checked="" type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk.
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input checked="" type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk Lot 1
<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: James Stewart -

Phone No: 03 6709 8116

Postal Address: PO Box 8035, Trevallyn
TAS 7250

Email Address: james@novaland.com.au

Accreditation No: BFP-157

Scope: 1, 2, 3B & 3C

6. Certification

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

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

Signed:
certifier



Name: James Stewart -

Date: 20 February 2026

Certificate Number: NL01026

(for Practitioner Use only)

Annexure 4 – Form 55



Land Surveying | Town Planning | Project Management
w novaland.com.au
e info@novaland.com.au

Launceston
156 George Street
Launceston 7250
p (03) 6709 8116

Hobart
Rear studio, 132 Davey
Street
Hobart 7000
p (03) 6227 7968

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Owner /Agent
 Address
 Suburb/postcode

Form **55**

Qualified person details:

Qualified person:

Address: Phone No:
 Fax No:

Licence No: Email address:

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

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

Details of work:

Address: Lot No:
 Certificate of title No:

The assessable item related to this certificate: *(description of the assessable item being certified)*
Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

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

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

building work, plumbing work or plumbing installation or demolition work

OR

a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Management Plan, Job No H251105, Dated 19/02/2026. Bushfire Hazard Report – 51 Schaw Street, Bothwell, Ref No. H251105, Version 1, Dated 19/02/2026 2 Lot Boundary adjustment proposal plan, dated 19/02/2026, job H251105, by Nova Land Consulting
Relevant calculations:	AS 3959:2018 - Method 1 BAL assessment. BAL - 19 or BAL 12.5 Refer Bushfire Hazard Report & BHMP
References:	<ul style="list-style-type: none">• <i>Australian Standards 3959 – Construction of Buildings in Bushfire Prone Areas, Standards Australia – 2018.</i>• <i>Directors determination – Bushfire Hazard Areas Version 1.2.</i>• <i>Building Regulations 2016 (Part 5 Division 6)</i>• <i>Building Act 2016</i>

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

The bushfire hazard management plan prescribes requirements for construction, hazard management areas, access and water supplies. All requirements must be implemented prior to occupancy.

The dwelling must be designed and constructed to a minimum standard of: **BAL 19 or BAL 12.5** under AS3959-2018.

Scope and/or Limitations


1. The scope of this certification is limited to compliance with the requirements of the Director's Determination – Bushfire Hazard Areas V1.2
2. The effectiveness of the measures and recommendations made in the abovementioned documentation are dependent on their implementation and maintenance for the life of the subject building.
3. The assessed Bushfire Attack Level is correct at the time of certification. No liability can be accepted for the actions of other parties that compromise the effectiveness of the recommended hazard management area of construction standards.

4. No guarantee can be provided that building work will survive every bushfire event.
5. No action or reliance is to be placed on this certificate or report other than for which it was commissioned.

I certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No:

NL01026

Date:

20 February
2026