



Public Notice Details

Planning Application Details

Application No	DA 2400041
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Property Details

Property Location	2168 Buckland Road Woodsdale
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Application Information

Application Type	Discretionary Development Application
Development Category	Subdivision 1 Lot + Balance
Advertising Commencement Date	26/04/2024
Advertising Closing Period	10/05/2024
<small>If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.</small>	

Enquiries regarding this Application can be made via to Southern Midlands Council on (03) 6254 5050 or by emailing planningenquires@southernmidlands.tas.gov.au. Please quote the development application number when making your enquiry.

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

Post: PO Box 21, Oatlands Tas 7120
Email: mail@southernmidlands.tas.gov.au
Fax: 03 6254 5014

All representations must include the authors full name, contact number and postal address and be received by the advertising closing date.



APPLICATION FOR PLANNING PERMIT – USE AND DEVELOPMENT
Subdivision Development

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Applicant / Owner Details: [REDACTED]

Owner / s Name

Postal Address Phone No:

Fax No:

Email address

Applicant Name (if not owner)

Postal Address Phone No:

Fax No:

Email address:

Description of proposed use and/or development: [REDACTED]

Address of new use and development:

Certificate of Title details

Description of proposed use or development:

Current use of land and buildings for each title:

E.g. are there any existing buildings on these titles?
If yes, what are the main buildings used as?


Is the property Heritage Listed: Please tick ✓ answer
Yes No

Please attach any additional information that may be required by Part 6.1 Application Requirements of the Tasmanian Planning Scheme.

Signed Declaration [REDACTED]

I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Southern Midlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
2. I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature);

Applicant Signature	Applicant Name (please print)	Date
 for:	Craig Rogerson	3/4/24

Applicant Signature	Applicant Name (please print)	Date

or

Land Owner(s) Signature	Land Owners Name (please print)	Date

Land Owner(s) Signature	Land Owners Name (please print)	Date

SMC - KEMPTON

RECEIVED

3/04/2024

BUSHFIRE ASSESSMENT REPORT

Proposed Two Lot Subdivision

Address: 2168 Buckland Road, Woodsdale TAS 7120

Title Reference: C.T.152672/2



Prepared by James Rogerson, Bushfire Hazard Practitioner
(BFP-161)
VERSION – 1.0
Date: 13/03/2024

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Disclaimer: The information contained within this report is based on the instructions of AS 3959-2018 the standard states that “Although this Standard is designed to improve the performance of building when subjected to bushfire attack in a designated bushfire-prone area there can be no guarantee that a building will survive a bushfire event of every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire and extreme weather conditions.” (Standards Australia Limited, 2011)

1.1 Background

This Bushfire Assessment Report and associated Bushfire Hazard Management Plan (BHMP) has been prepared by James Rogerson of JR Bushfire Assessments (for Rogerson and Birch Surveyors) on behalf of the proponent to form part of supporting documentation for the proposed two lot subdivision of 2168 Buckland Road, Woodsdale. Under the Tasmanian Planning Scheme – Southern Midlands (TPS) and C13.0 Bushfire-Prone Areas Code it is a requirement that a subdivision application within a bushfire-prone area must accomplish a minimum Bushfire Attack Level (BAL) rating of BAL-19 for all future dwellings on newly formed allotments. This report also includes an associated BHMP which is also a requirement under C13.0.

The proposed development is within a Bushfire-Prone Area overlay and there is bushfire-prone vegetation within 100m from the site. Therefore, this site is within a bushfire-prone area.

1.2 Scope

This Bushfire Report offers an investigation and assessment of the bushfire risk to establish the level of bushfire threat and vulnerability on the land for the purpose of subdivision. This report includes the following:

- A description of the land and adjacent land, and description of the use or development that may be at threat by a bushfire on the subject site;
- Calculates the level of a bushfire threat and offers opinions for bushfire mitigation measures that are consistent with AS3959:2018 and C13.0.
- Subdivision Proposal Plan (Appendix B)
- Bushfire Hazard Management Plan (Appendix C)
- Planning Certificate (Appendix D)

1.3 Scope of BFP Accreditation

I, James Rogerson am an accredited Bushfire Practitioner (BFP-161) to assess bushfire hazards and endorse BHMP's under the the *Chief Officers Scheme for the Accreditation of Bushfire Hazard Practitioners*. I have successfully completed the *Planning for Bushfire Prone Areas Short Course* at University of Technology Sydney.

1.4 Limitations

The site assessment has been conducted and report written on the understanding that:

- The report only deals with the potential bushfire risk, all other statutory assessments are outside the scope of this report;
- The report only classifies the size, volume and status of the vegetation at the time the site assessment was conducted;
- Impacts on future development and vegetation growth have not been considered in this report. No action or reliance is to be placed on this report, other than which it was commissioned.

1.5 Proposal

The proposal is for the subdivision of the current title C.T.152672/2 into 2 resultant titles including balance. See proposal plan (Appendix B).

2 PRE-FIELD ASSESSMENT

2.1 Site Details

Table 1

Owner Name(s)	Andrew J. & Catherine A. Scott
Location	2168 Buckland Road, Woodsdale TAS 7120
Title Reference	C.T.152672/2
Property ID	2901478
Municipality	Southern Midlands
Zoning	Agriculture
Planning Overlays	13 – Bushfire-prone Areas Code and 7 – Natural Assets Code
Water Supply for Firefighting	The property is not serviced by reticulated water. Static water supply tanks will be required for all lots
Public Access	Access to the development is off Buckland Road
Fire History	No record fires on the <i>LIST</i>
Existing Development	All-weather gravel private driveways.

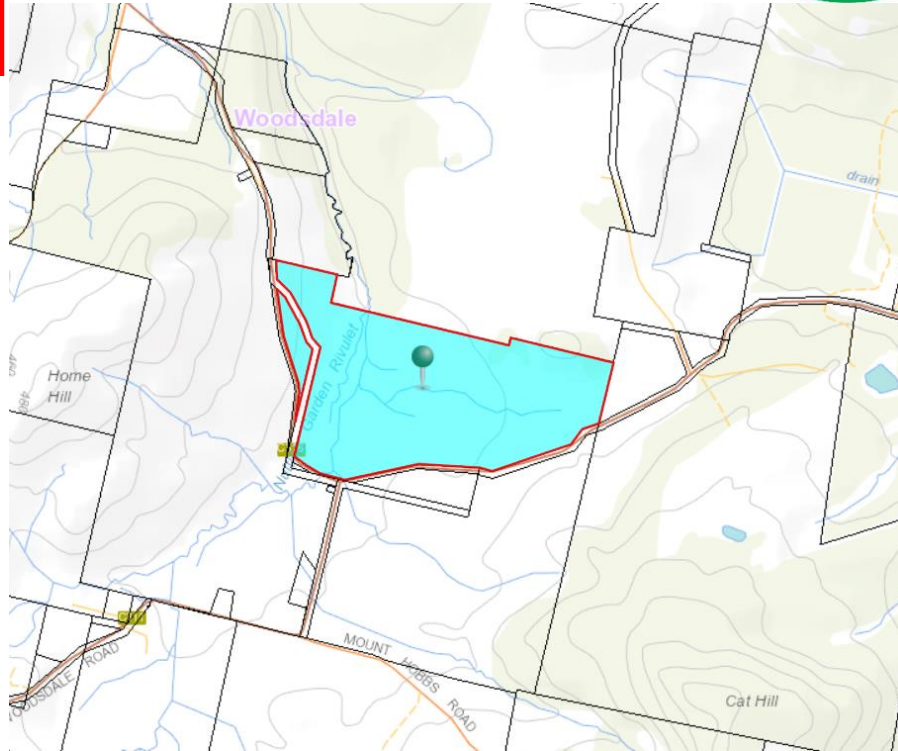


Figure 1 - Location of subject site. Source: The LIST, © State of Tasmania

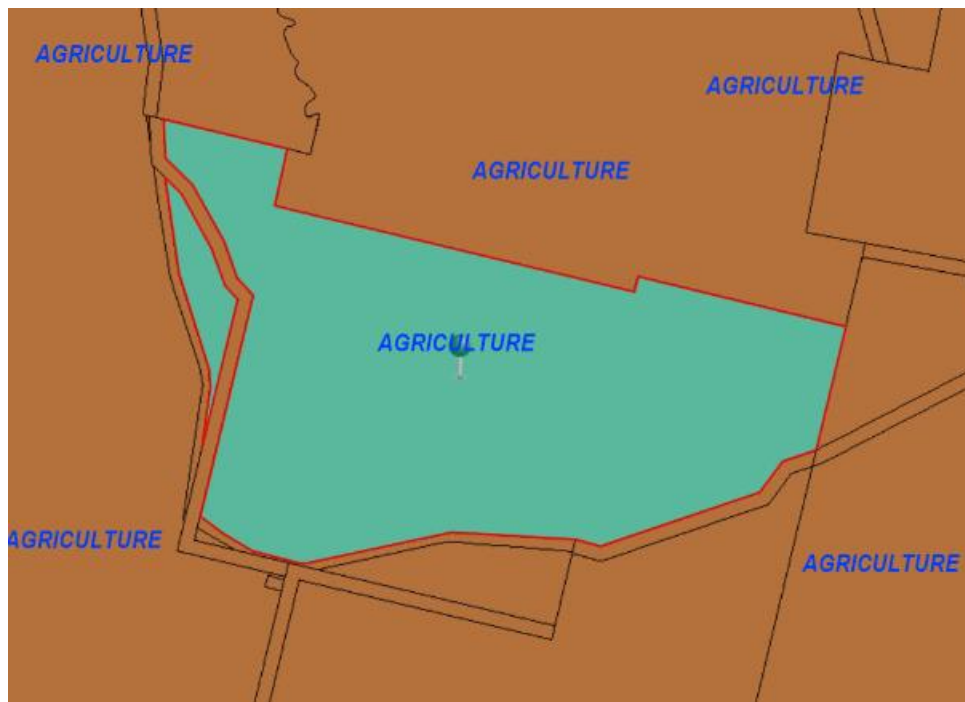


Figure 2 - Planning Scheme Zoning of site and surrounding properties. Source: The LIST, © State of Tasmania

2.2 TasVeg 4.0

There are 2 classified vegetation communities on the subject site, and 3 additional communities on the surrounding land and parcels. Figure 3 below shows the classified vegetation from TASVEG4.0 (Source: The LIST).

Please note that TASVEG4.0 classification does not necessarily reflect ground conditions.

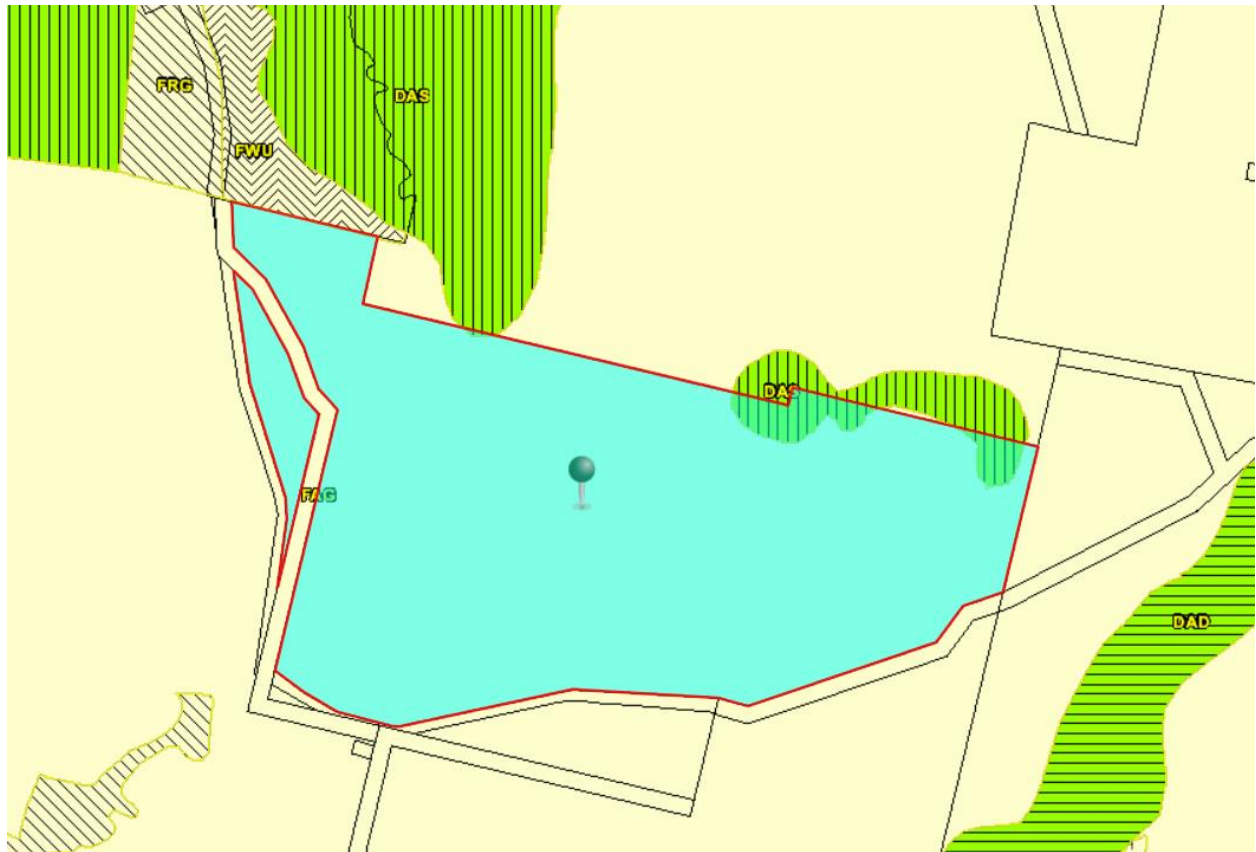


Figure 3 - TASVEG4.0 communities on subject site and surrounding land. FAG – Agricultural land, DAS – Eucalyptus amygdalina forest and woodland on sandstone, FWU – Weed infestation, FRG – Regenerating cleared land, DAD – Eucalyptus amygdalina forest and woodland on dolomite

3 SITE ASSESSMENT

The site assessment was conducted by James Rogerson (BFP-161) on the 3rd of February 2024.

3.1 Bushfire Hazard Assessment

C13.0 Bushfire Prone Areas Code defines Bushfire-prone areas as follows;

- a) Land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; or*
- b) Where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bushfire-prone area shown on such map, land that is within 100m of an area of bushfire –prone vegetation equal or greater than 1ha.*

The subject site is within a bushfire-prone areas overlay for the TPS, and the subject site is within 100m of an area of bushfire-prone vegetation equal or greater than 1ha. Therefore, this proposed subdivision is within a bushfire-prone area as per the TPS.

For the purposes of the BAL Assessment, vegetation within 100m of the proposed subdivision site was assessed and classified in accordance with AS3959:2018 Simplified Procedure (Method 1) (relevant fire danger index: 50-which applies across Tasmania).

BUSHFIRE THREAT DIRECTION

The Bushfire threat to this development is from the **GRASSLAND FUEL** within and surrounding the property.

Prevailing Winds: The prevailing winds for this site are primarily westerly, north westerly.

3.2 Vegetation and Effective Slope

Vegetation and relevant effective slopes within 100m of the proposed subdivision have been inspected and classified in accordance with AS 3959:2018. Effective Slope refers to the slope of the land underneath the classified bushfire-prone vegetation relative to the building site and not the slope between the vegetation and the building site. The effective slope affects a fires rate of spread and flame length and is an acute aspect of bushfire behaviour.

WITHIN THE TITLE BOUNDARY (BDY) & PROPERTY DESCRIPTION

The property is a large sized, developed, Agriculture zoned property that is located south of the small, rural township of Woodsdale. The property is bordered by Buckland Road and Woodsdale Road. The property is orientated in a north, northeast – south, southwest aspect. The terrain within the property is gentle, sloping slightly upwards in an east, northeasterly aspect. The property consists of a Class 1a dwelling, in addition to various Class 10a sheds, cultivated lawns and gardens and all-weather driveways. (See Figure 4 for slopes).

The land directly surrounding the dwelling and sheds is used as private open space (POS) and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. The majority of the remainder of the property is pasture grass, appearing in an unmanaged condition due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. In the northeast corner of the property is some standing Eucalyptus trees that are <10m high with a clear understory and is therefore classed as GROUP B WOODLAND per Table 2.3 of AS3959:2018.

NORTH OF THE TITLE BDY

To the north of the title bdy (across slope) is a large, developed Agriculture Zoned property (owned by the same person as the subject site) and a medium sized, vacant Agriculture Zoned property (that is part of a large property over various titles). The large, developed property (C.T.160530/1) consists of various Class 10a sheds and all-weather access tracks. The land directly surrounding the sheds is used as POS and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. The east half of the property is grassed, appearing in an unmanaged condition due to the minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. The west half of the property is vegetated with Eucalyptus trees that are <10m high with a clear understory and therefore classed as GROUP B WOODLAND per AS3959:2018.

The medium sized, vacant property consists mainly of grass, appearing in an unmanaged condition, due to the minimal land use and is therefore classed as GRPUP G GRASSLAND per Table 2.3 of AS3959:2018. Along the east boundary of this property, it is vegetated with Eucalyptus trees that are <10m high with a clear understory and therefore classed as GROUP B WOODLAND per AS3959:2018.

EAST OF THE TITLE BDY

To the east of the property (Upslope) is a medium sized, vacant, Agriculture zoned property (part of another title to the north of this one which is developed) and a large, developed, Agriculture zoned property. The medium sized property (23 Springdale Road) is vacant, and is covered with grass, appearing in an unmanaged condition, due to the minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

The larger, developed property (2099 Buckland Road) consists of various Class 10a sheds and all-weather access tracks. The land directly surrounding the sheds is used as POS and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. There are various areas of grass within this property that appear unmanaged, due to the minimal land use and are therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. The remainder of the property is vegetated with Eucalyptus trees that are <10m high with a clear understory and therefore classed as GROUP B WOODLAND per AS3959:2018.

SOUTH OF THE TITLE BDY

To the south of the property bdy (across slope) is one medium sized and two large sized, developed, Agriculture Zoned properties, that consist of Class 1a dwellings, in addition to various Class 10a sheds, cultivated gardens, low cut lawns and non-combustible areas. The land directly surrounding the dwellings and sheds is used as POS and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. The Majority of the remainder of these properties are grassed, appearing in an unmanaged condition, due to the size of the blocks and minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

In the north corner of C.T.152673/1 it is vegetated with Eucalyptus trees that are <10m high with a clear understory and therefore classed as GROUP B WOODLAND per AS3959:2018.

WEST OF THE TITLE BDY

To the west of the property bdy (upslope) is the same property as to the south of the property (C.T.175673/1), see above for vegetation classification.

Figure 4 below shows the relationship between the subject site and the surrounding vegetation.

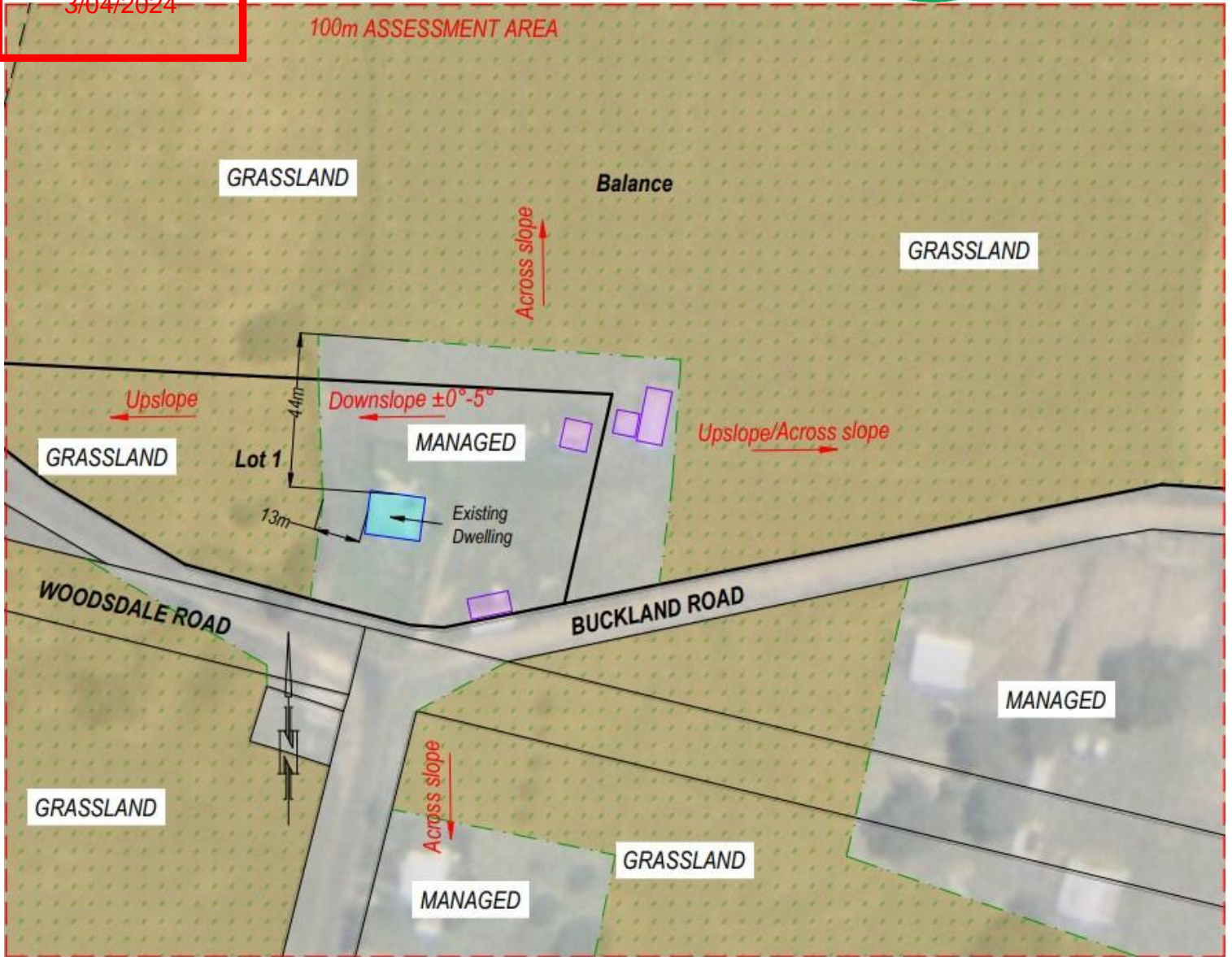


Figure 4 classified vegetation (within 100m of site) and existing separation from bushfire-prone vegetation (not to scale)

3.3 Bushfire Attack Level (BAL)

Table 2 - BAL rating for each lot and required separation distances

LOT 1 – Existing Dwelling (Existing separation)				
DIRECTION OF SLOPE	N, NE	E, SE	S, SW	W, NW
Vegetation Classification	MANAGED GRASSLAND	MANAGED GRASSLAND	MANAGED GRASSLAND	MANAGED GRASSLAND
Existing Horizontal distance to classified vegetation	44m-100m (G)	70m-100m (G)	50m-100m (G)	13m-90m (G)
Effective Slope under vegetation	Across slope	Across slope	Across slope	Upslope
Exemption		(G) >50m		
Current BAL value for each side of the site	BAL-12.5	BAL-LOW	BAL-12.5	BAL-19
Separation distances to achieve BAL-19	10m	N/A	10m	10m
Separation distances to achieve BAL-12.5	14m	N/A	14m	14m
Current BAL rating	BAL-19			

BALANCE – VACANT (Indicative Building Area)				
DIRECTION OF SLOPE	N	E	S	W
Vegetation Classification	GRASSLAND	GRASSLAND	GRASSLAND MANAGED	GRASSLAND
Existing Horizontal distance to classified vegetation	0m-100m (G)	0m-100m (G)	0m-100m (G)	0m-100m (G)
Effective Slope under vegetation	Across slope	Across slope	Across slope	Across slope Downslope >0°-5° Upslope
Exemption				
Current BAL value for each side of the site	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Separation distances to achieve BAL-19	10m	10m	10m	10m
Separation distances to achieve BAL-12.5	14m	14m	14m	14m
Current BAL rating	BAL-FZ			

3.4 Definition of BAL-LOW

Bushfire Attack Level shall be classified BAL-LOW per Section 2.2.3.2 of AS3959:2018 where the vegetation is one or a combination of any of the following Exemptions:

- a) Vegetation of any type that is more than 100m from the site.
- b) Single areas of vegetation less than 1 hectare in area and not within 100m of other areas of vegetation being classified.
- c) Multiple areas of vegetation less than 0.25 ha in area and not within 20m of the site, or each other.
- d) Strips of vegetation less than 20m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20m of the site or each other, or other areas of vegetation being classified.
- e) Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
- f) Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTE: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100mm).

The BAL level will also be classified as BAL-LOW if Grassland fuel is >50m from the site for any effective slope per Table 2.6 of AS3959:2018.

Due to some existing developed and managed land, some separations distances are already achieved.

Where there were multiple fuel classifications and effective slopes, the predominant fuel and slope have been used in the BAL table above.

BAL ratings are as stated below:

BAL LOW	BAL 12.5	BAL 19	BAL 29	BAL 40	BAL FZ
There is insufficient risk to warrant any specific construction requirements, but there is still some risk	Ember attack and radiant heat below 12.5 kW/m ²	Increasing ember attack and windborne debris, radiant heat between 12.5 kW/m ² and 19 kW/m ²	Increasing ember attack and windborne debris, radiant heat between 19kW/m ² and 29 kW/m ²	Increasing ember attack and windborne debris, radiant heat between 29 kW/m ² and 40 kW/m ² . Exposure to flames from fire front likely	Direct Exposure to flames, radiant heat and embers from the fire front

4 BUSHFIRE PROTECTION MEASURES

4.1 Hazard Management Areas (HMA)

Hazard Management Area as described in the Code “maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire”. Also as described from Note 1 of AS3959:2018 Clause 2.2.3.2 “Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm)”.

Compliance to C13.6.1

The building areas within both lots require a Hazard Management Area (HMA) to be established and maintained between the bushfire vegetation and the area at a distance equal to, or greater than specified for the Bushfire Attack Level in Table 2.6 of AS3959:2018.

Due to the sizes of the lots, only the building areas are to be maintained as HMA’s. Currently, the majority of the building area within Lot 1 is kept in a managed condition and must continue to do so in perpetuity. The HMA for Lot 1 to be implemented prior to sealing of titles and prior to occupancy of future habitable dwellings for the Balance.

Requisite fuel removal is required for the Balance to achieve BAL-19 compliance.

Minimum separation distances for each lot are stated below.

LOT 1 – Separation Distances (Existing Dwelling)				
Aspect	N, NE	E, SE	S, SW	W, NW
BAL-19	10m	N/A	10m	10m

BALANCE – Separation Distances (Indicative Building Area)				
Aspect	N	E	S	W
BAL-19	10m	10m	10m	10m

The Tasmanian Fire Service provides the following advice regarding the implementation and maintenance of Hazard management areas:

- Removing of fallen limbs, sticks, leaf and bark litter
- Maintaining grass at less than a 100mm height
- Removing pine bark and other flammable mulch (especially from against buildings)
- Thinning out understory vegetation to provide horizontal separation between fuels
- Pruning low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers
- Pruning larger trees to maintain horizontal separation between canopies
- Minimize the storage of flammable materials such as firewood
- Maintaining vegetation clearance around vehicular access and water supply points
- Use of low-flammability species for landscaping purposes where appropriate
- Clearing out any accumulated leaf and other debris from roof gutters.

Additional site-specific fuel reduction or management may be required. An effective hazard management area does not require removal of all vegetation. Rather, vegetation must be designed and maintained in a way that limits opportunity for vertical and horizontal fire spread in the vicinity of the building being protected. Retaining some established trees can even be beneficial in terms of protecting the building from wind and ember attack

4.2 Public and Fire Fighting Access

Public Access

The proposed development fronts Buckland Road. Buckland Road is of all-weather gravel material and is maintained by Council. Buckland Road has a nominal carriageway width of 6m. No upgrades are required to the public road and the public road complies with public access road requirements.

Property Access

Current Conditions:

Lot 1 – Existing dwelling

The existing private access to the existing dwelling within Lot 2 is an all-weather gravel material driveway, which runs perpendicular off Buckland Road, runs between the dwelling and a shed and terminates adjacent to the dwelling. The total approximate length of the access is 40m for a nominal width of 3m.



Figure 5 – Existing access point Lot 1



Figure 6 – End of existing access Lot 1

Compliance to C13.6.2

Lot 1 – Existing dwelling

Access to the existing dwelling in Lot 1 is >30m and access is required for a fire appliance. Therefore, the access requires some upgrades (width to min. 4m wide, construct turning head and hardstand) so the access will comply with Acceptable Solution A1 and Table 13.2 (B) of C13.6.2 demonstrated below in Table 3.

Upgrades to existing access, construction of hardstand and turning head for Lot 1 to be constructed prior to sealing of titles.

Balance

Access to the building area within the Balance will be >30m, but <200m and access is required for a fire appliance. Therefore, the access must comply with Acceptable Solution A1 and Table 13.2 (B) of C13.6.2 demonstrated below in Table 3. Private access for the Balance to be constructed prior to occupancy of a future habitable dwelling.

Table 3 - Requirements for access length greater than 30m and less than 200m per Table C13.2 (B) and (C)

Access Standards: Table C13.2 (B) (access length >30m, <200m)

- a) All-weather construction;
- b) Load capacity of at least 20 t, including 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 less than 3 degrees (1:20 or 5%)
- g) Dips less than 7 degrees (1:8 or 12.5%);
- 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 road; 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.

Table C13.2 (C) (access length >200m)

- a) All of the above; and
- b) Passing bays of 2m additional carriageway width and 20m length provided every 200m

4.3 Water Supply for Fire Fighting

Current Conditions:

Site assessment confirmed the property is not serviced by reticulated water. An existing tank for domestic use only exists within the Balance.

Compliance to C13.6.3

All lots

All lots **must** be provided with a firefighting water supply that meets the requirements for Acceptable Solution A2 of section C13.6.3 and Table C13.5.

Firefighting water supply requirements for Lot 1 **must** be provided prior to sealing of titles and prior to occupancy of a future habitable dwellings for the Balance.

Static water supply requirements are outlined in Table 4 below which is per C13.6.3 and Table C13.5

Table 4 – Requirements for Static Water Supply per C13.6.3 and Table C13.5

A. 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

B. Static Water supplies

- 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 3959-2009 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.

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

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

- (a) have a minimum nominal internal diameter of 50mm;
- (b) be fitted with a valve with a minimum nominal 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 [S1];
- (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.

D. Signage for static water connections

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

- a) comply with water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or
- b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.

E. 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.

4.4 Construction Standards

Existing and future habitable dwellings within the specified building areas on each lot must be designed and constructed to the minimum BAL ratings specified in the BHMP (Appendix C) and to BAL construction standards in accordance with AS3959:2018 or subsequent edition as applicable at the time of building approval.

The BAL-19 building setback lines on the BHMP define the minimum setbacks for habitable buildings.

The BAL-19 building area for the Balance is indicative, and they can be varied in location. **However, the BAL-19 HMA setback distances must be adhered to and the HMA is fully contained with the Balance**

Future Class 10a buildings within 6m of a Class 1a dwelling must be constructed to the same BAL as the dwelling or provide fire separation in accordance with Clause 3.2.3 of AS3959:2018.

5 STATUTORY COMPLIANCE

The applicable bushfire requirements are specified in State Planning Provisions C13.0 – Bushfire-Prone Areas Code.

Clause	Compliance
C13.4 Use or development exempt from this code	N/A
C13.5 Use Standards	
C13.5.1 Vulnerable Uses	N/A
C13.5.2 Hazardous Uses	N/A
C13.6 Development Standards for Subdivision	
C13.6.1 Provision of Hazard Management Areas.	<p>To comply with the Acceptable Solution A1, the proposed plan of subdivision must;</p> <ul style="list-style-type: none"> • Show building areas for each lot; and • Show hazard management areas between these building areas and that of the bushfire vegetation with the separation distances required for BAL 19 in Table 2.6 of <i>Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas.</i> <p>The BHMP demonstrates that both lots can accommodate a BAL rating of BAL-19 with on-site vegetation managing and clearing for the Balance. The HMA for Lot 1 (existing dwelling) to be implemented prior to sealing of titles and prior to occupancy of future habitable dwellings for the Balance.</p> <p>Subject to the compliance with the BHMP the proposal will satisfy the Acceptable Solution C13.6.1(A1)</p>
C13.6.2 Public and firefighting access; A1	<p>The BHMP (through reference to section 4 of this report) specifies requirements for private accesses are consistent with Table C13.2. Existing access to Lot 1 requires minor upgrades to meet the min. 4m width and construction of a turning head, in addition to a passing bay. The new or upgrades to existing the access, turning heads and hardstand to be constructed prior to sealing to sealing of titles for Lot 1 and prior to occupancy of a future habitable dwellings for the Balance.</p> <p>Subject to the compliance with the BHMP the proposal satisfies the Acceptable Solution C13.6.2(A1).</p>
C13.6.3 A2 Provision of water supply for firefighting purposes.	<p>Static water supply is required for both lots per C13.6.3 A2. Firefighting water supply requirements for Lot 1 must be provided prior to sealing of titles and prior to occupancy of a future habitable dwellings for the Balance.</p> <p>Subject to the compliance with the BHMP the proposal satisfies the Acceptable Solution C13.6.3</p>

6 CONCLUSION & RECOMMENDATIONS

The proposed subdivision is endorsed that each lot can meet the requirements of Tasmanian Planning Scheme – Southern Midlands and C13.0 Bushfire-prone Areas Code for a maximum BAL rating of BAL-19. Providing compliance with measures outlined in the BHMP (Appendix C) and sections 4 & 5 of this report.

Recommendations:

- The HMA's within the subdivision be applied in accordance with section 4.1 of this report and the BHMP (Appendix C).
- Bushfire protection measures outlined in Sections 4.1, 4.2 and 4.3 to be implemented/constructed/installed prior to sealing of titles for Lot 1, and prior to occupancy of future habitable dwellings for the Balance.
- The indicative BAL-19 building area within the Balance can be varied in location. **However, the BAL-19 HMA setback distances must be adhered to and the HMA is fully contained with the respective lots.**
- Southern Midlands Council condition the planning approval on the compliance with the BHMP (as per Appendix C).

7 REFERENCES

Department of Primary Industries and Water, The LIST, viewed March 2024, www.thelist.tas.gov.au

Standards Australia, 2018, *AS 3959:2018 – Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney.

Tasmanian Planning Commission, 2015, *Tasmanian Planning Scheme – Southern Midlands* viewed March 2024, www.iplan.tas.gov.au

Building Act 2016. The State of Tasmania Department of Premier and Cabinet. <https://www.legislation.tas.gov.au/view/html/inforce/current/act-2016-025>

Building Regulations 2016. The State of Tasmania Department of Premier and Cabinet. <https://www.legislation.tas.gov.au/view/html/inforce/current/sr-2016-110>

8 APPENDIX A – SITE PHOTOS



Figure 7 – Grassland fuel within THE Balance (view facing W)



Figure 8 – Grassland fuel within Lot 1, view facing NW



Figure 9 – Grassland fuel within the Balance, view facing S



Figure 10 – Grassland fuel south of the property, view facing S



Figure 11 – Existing managed land and dwelling within Lot 1, view facing NW



Figure 12 – Existing managed land and dwelling within Lot 1, view facing W

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9 APPENDIX B – SUBDIVISION PROPOSAL PLAN

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Overlay Legend:

Bushfire-prone Area: Entire Site

Flood-Prone Area:



Southern Midlands

21.0 Agriculture Zone

21.5 Development Standards for Subdivision

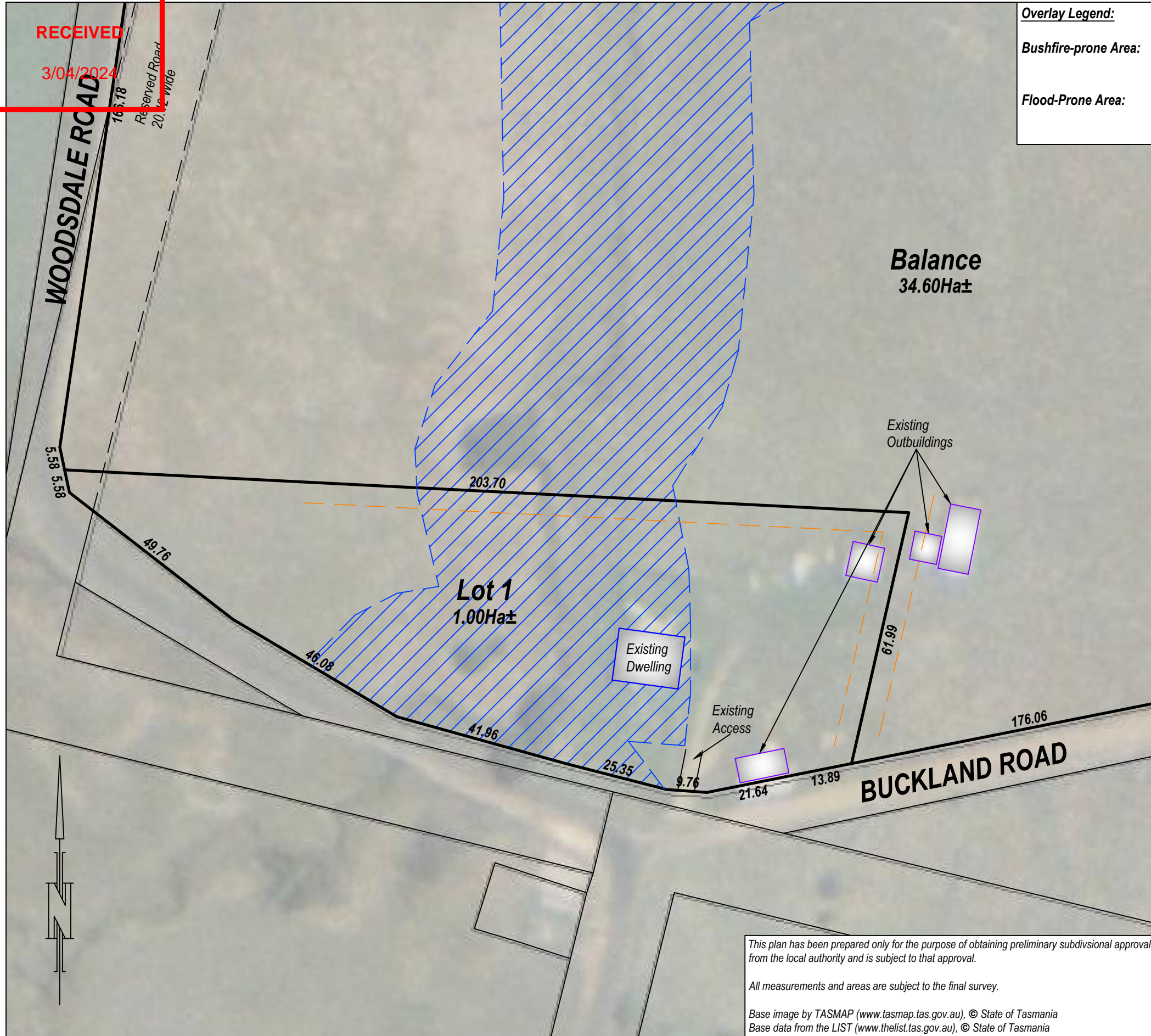
21.5.1 Lot Design

P1- All lots comply

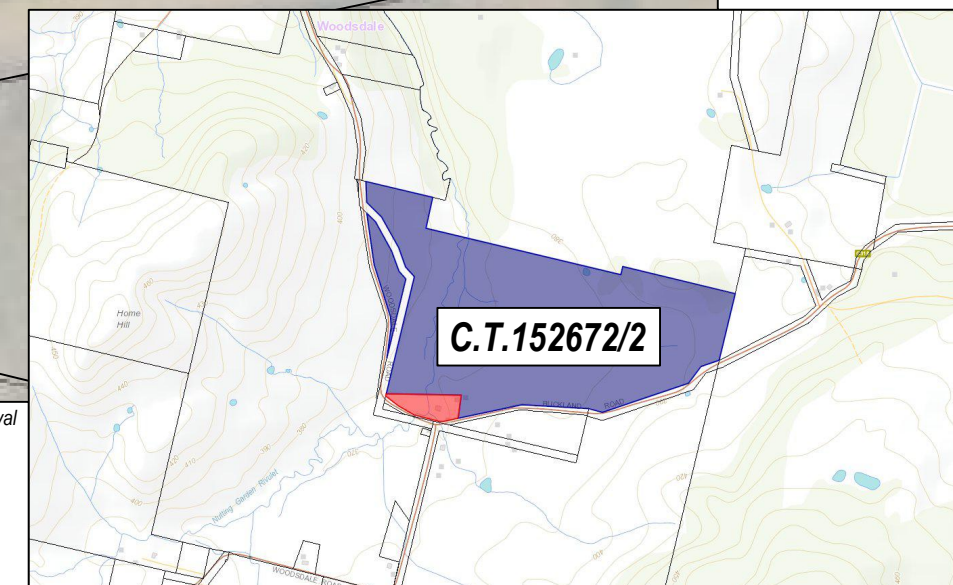
Each lot, or a lot proposed in a plan of subdivision, must:

- (a) provide for the operation of an agricultural use, having regard to:
 - (i) not materially diminishing the agricultural productivity of the land;
 - (ii) the capacity of the new lots for productive agricultural use;
 - (iii) any topographical constraints to agricultural use; and
 - (iv) current irrigation practices and the potential for irrigation;
- (c) be for the excision of a use or development existing at the effective date that satisfies all of the following:
 - (i) the balance lot provides for the operation of an agricultural 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;
 - c. any topographical constraints to agricultural use; and
 - d. current irrigation practices and the potential for irrigation;
 - (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) any existing buildings for a sensitive use must meet the setbacks required by clause 21.4.2 A2 or P2 in relation to setbacks to new boundaries; and
 - (iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use

A2- All lots comply - Vehicular Access from the boundary of a lot to a road



LOCATION PLAN



This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval.

All measurements and areas are subject to the final survey.

Base image by TASMAR (www.tasmap.tas.gov.au), © State of Tasmania
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B	Reduce proposal plan to single title	LH	07/12/23	LH
A	Adjust proposed boundaries	LH	21/11/23	LH



UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

OWNER: ANDREW J. SCOTT & CATHERINE A. SCOTT
TITLE REFERENCE: C.T.152672/2
LOCATION: 2168 BUCKLAND ROAD, WOODSDALE

Proposed Subdivision		
Date: 09/11/2023	Reference: SCAND01	15265-00
Scale: 1:1000 (A3)	Municipality: SOUTHERN MIDLANDS	

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10 APPENDIX C – BUSHFIRE HAZARD MANAGEMENT PLAN

BAL rating for all lots is BAL-19

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- HMA for Lot 1 to be implemented prior to sealing of titles.
- HMA for the Balance to be implemented prior to occupancy of a dwelling.
- Private access upgrades and turning head for Lot 1 to be constructed prior to sealing of titles.
- Private access for the Balance to be constructed prior to occupancy of a dwelling.
- Static water supply tank for Lot 1 to be installed prior to sealing of titles.
- Static water supply tank for the Balance to be installed prior to occupancy of a dwelling.

BHMP BY JAMES ROGERSON
ACCREDITED BUSHFIRE PRACTITIONER (BFP-161), scopes: 1, 2 & 3B

Page 1 (Site Plan) of 2 pages
(this page is to be read in conjunction with the
Bushfire Assessment Report dated 13/03/2024).

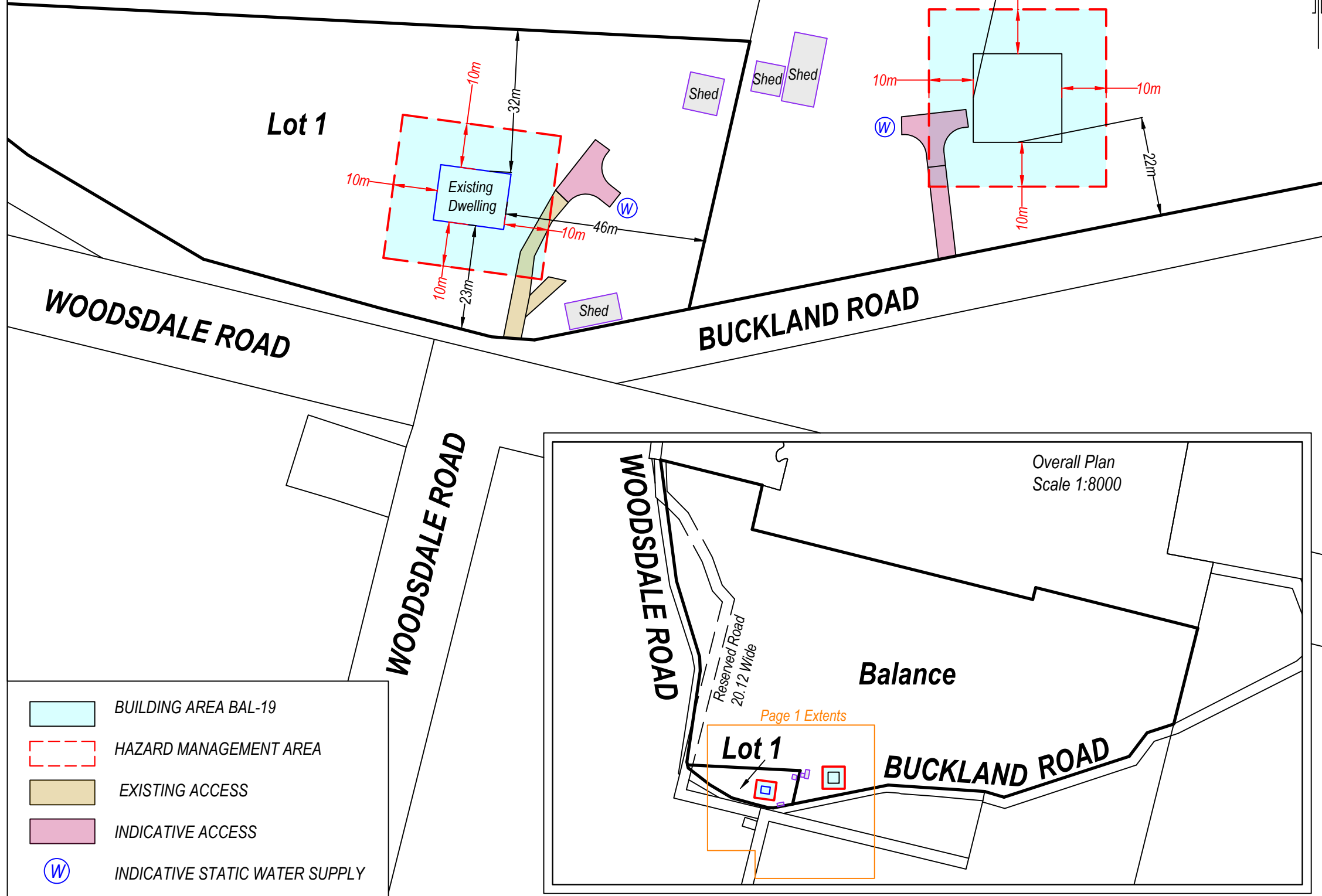
ROGERSON & BIRCH SURVEYORS
UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@blcsurveyors.com.au
WEB: www.rbsurveyors.com

BUSHFIRE HAZARD MANAGEMENT PLAN

LOCATION:	2168 Buckland Road, Woodsdale TAS 7120
TITLE REFERENCE:	C.T.152672/2
PROPERTY ID:	2901478
MUNICIPALITY:	Southern Midlands
DATE:	21st of March 2024 (v1.0)
SCALE: 1:1000 @ A3	REFERENCE: SCAND01

- REQUIREMENTS**
- HAZARD MANAGEMENT AREAS (HMA)**
 - HMA to be established to distances indicated on this plan and as set out in Section 4.1 of the Bushfire Hazard Report. Vegetation in the HMA needs to be strategically modified and then maintained in a low fuel state to protect future dwellings from direct flame contact and intense radiant heat. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. All grasses or pastures must be kept short (<100 mm) within the HMA. Fine fuel loads at ground level such as leaves, litter and wood piles must be minimal to reduce the quantity of wind borne sparks and embers reaching buildings; and to halt or check direct flame attack.
 - Some trees can be retained provided there is horizontal separation between the canopies; and low branches are removed to create vertical separation between the ground and the canopy. Small clumps of established trees and/or shrubs may act to trap embers and reduce wind speeds.
 - No trees to overhang houses to prevent branches or leaves from falling on the building.
 - Non-combustible elements including driveways, paths and short cropped lawns are recommended within the HMA.
 - Fine fuels (leaves bark, twigs) should be removed from the ground periodically (pre-fire season) and all grasses or pastures must be kept short (<100 mm).
 - CONSTRUCTION STANDARDS**
 - Future dwellings within the specified building areas to be designed and constructed to BAL ratings shown on this plan in accordance with AS3959:2018 at the time of building approval
 - Future outbuildings within 6m of a class 1a dwelling must be constructed to the same BAL as the dwelling or provide fire separation in accordance with Clause 3.2.3 of AS3959:2018.
 - PUBLIC AND FIRE-FIGHTING ACCESS REQUIREMENTS**
 - Access to all lots must comply with the design and construction requirements specified in Section 4.2 of the Bush Fire Report.
 - STATIC FIRE-FIGHTING WATER SUPPLY**
 - New habitable dwellings and existing dwellings must be supplied with a static water supply that is;
 - Dedicated solely for fire fighting purposes;
 - Minimum capacity of 10,000L;
 - is accessible by fire fighting vehicles and within 3.0m of a hardstand area; and
 - Consistent with the specifications outlined in section 4.3 of the Bushfire Report.

This plan is to be read in conjunction with the preceding Bushfire Assessment Report "Proposed 2 Lot Subdivision 2168 Buckland Road, Woodsdale" dated 13/03/2024.



	BUILDING AREA BAL-19
	HAZARD MANAGEMENT AREA
	EXISTING ACCESS
	INDICATIVE ACCESS
	INDICATIVE STATIC WATER SUPPLY

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Page 2 (Overall Plan) of 2 pages
(this page is to be read in conjunction with the
Bushfire Assessment Report dated 13/03/2024).

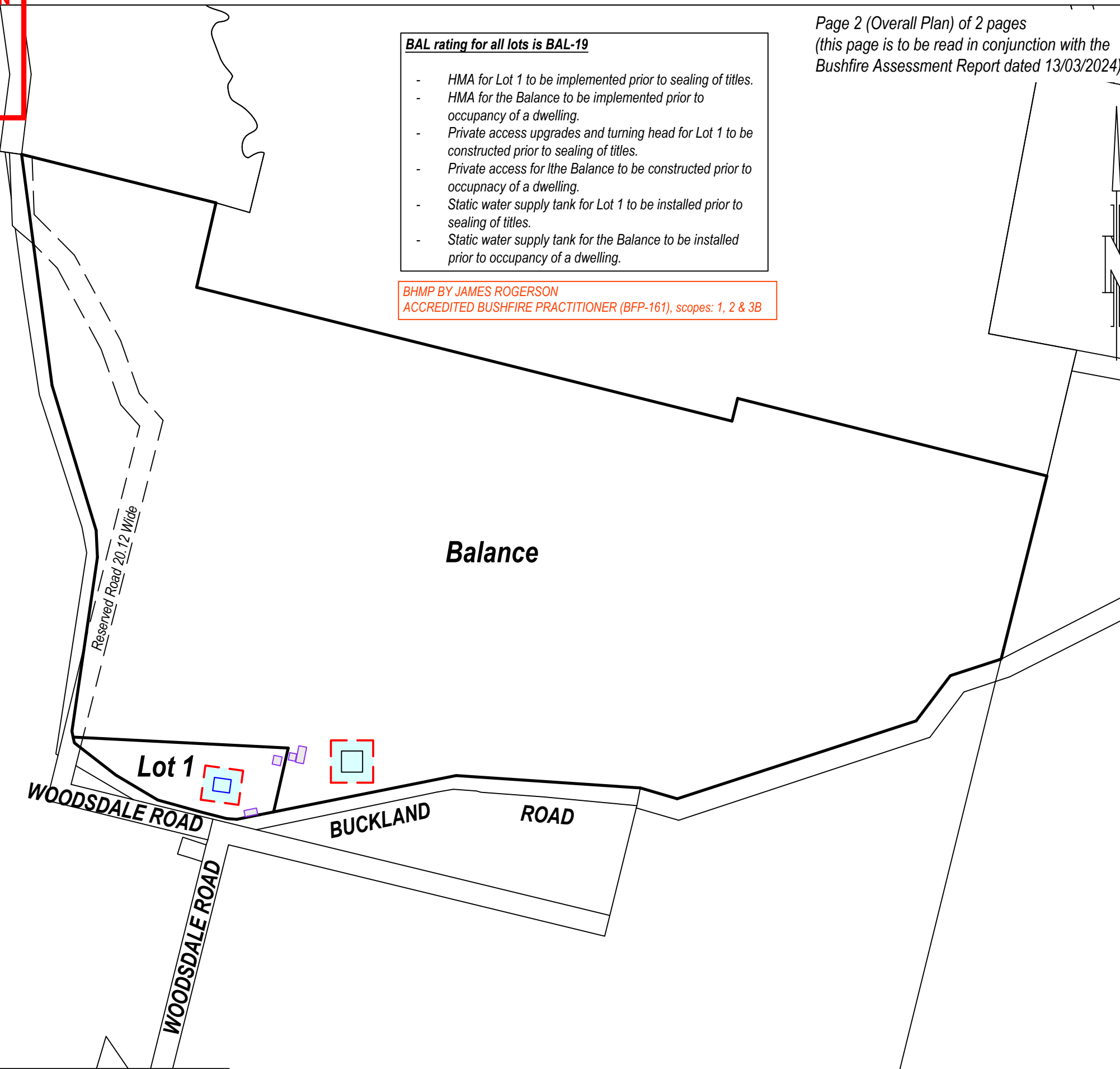
ROGERSON & BIRCH SURVEYORS UNIT 1, 2 KENNEDY DRIVE
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PHONE: (03)6248 5898
EMAIL: admin@blcsurveyors.com.au
WEB: www.rbsurveyors.com

BUSHFIRE HAZARD MANAGEMENT PLAN

LOCATION:	2168 Buckland Road, Woodsdale TAS 7120
TITLE REFERENCE:	C.T.152672/2
PROPERTY ID:	2901478
MUNICIPALITY:	Southern Midlands
DATE:	21st of March 2024 (v1.0)
SCALE: 1:4000 @ A3	REFERENCE: SCAND01

- BAL rating for all lots is BAL-19**
- HMA for Lot 1 to be implemented prior to sealing of titles.
 - HMA for the Balance to be implemented prior to occupancy of a dwelling.
 - Private access upgrades and turning head for Lot 1 to be constructed prior to sealing of titles.
 - Private access for the Balance to be constructed prior to occupancy of a dwelling.
 - Static water supply tank for Lot 1 to be installed prior to sealing of titles.
 - Static water supply tank for the Balance to be installed prior to occupancy of a dwelling.

BHMP BY JAMES ROGERSON
ACCREDITED BUSHFIRE PRACTITIONER (BFP-161), scopes: 1, 2 & 3B



Balance

Lot 1

WOODSDALE ROAD

BUCKLAND ROAD

WOODSDALE ROAD

Reserved Road 20.12 Wide

- BUILDING AREA BAL-19
- HAZARD MANAGEMENT AREA

REQUIREMENTS

- HAZARD MANAGEMENT AREAS (HMA)**
 - HMA to be established to distances indicated on this plan and as set out in Section 4.1 of the Bushfire Hazard Report.
 - Vegetation in the HMA needs to be strategically modified and then maintained in a low fuel state to protect future dwellings from direct flame contact and intense radiant heat. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. All grasses or pastures must be kept short (<100 mm) within the HMA. Fine fuel loads at ground level such as leaves, litter and wood piles must be minimal to reduce the quantity of wind borne sparks and embers reaching buildings; and to halt or check direct flame attack.
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 - is accessible by fire fighting vehicles and within 3.0m of a hardstand area; and
 - Consistent with the specifications outlined in section 4.3 of the Bushfire Report.

This plan is to be read in conjunction with the preceding *Bushfire Assessment Report "Proposed 2 Lot Subdivision 2168 Buckland Road, Woodsdale" dated 13/03/2024.*



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11 APPENDIX D – 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:

2168 Buckland Road, Woodsdale TAS 7120

Certificate of Title / PID:

C.T.152672/2 / 2901478

2. Proposed Use or Development

Description of proposed Use and Development:

TWO LOT SUBDIVISION OF C.T.152672/2

Applicable Planning Scheme:

Tasmanian Planning Scheme – Southern Midlands

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
SUBDIVISION PROPOSAL PLAN	ROGERSON & BIRCH SURVEYORS	09/11/2023	Rev B (7/12/23)
BUSHFIRE HAZARD REPORT – 2168 BUCKLAND ROAD, WOODSDALE	JAMES ROGERSON – JR BUSHFIRE ASSESSMENTS	13/03/2024	1.0
BUSHFIRE HAZARD MANGAEMENT PLAN– 2168 BUCKLAND ROAD, WOODSDALE	JAMES ROGERSON – JR BUSHFIRE ASSESSMENTS	21/03/2024	1.0

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)	

<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	
<input type="checkbox"/>	E1.5.1 A3 / C13.5.1 A2	

<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	
<input type="checkbox"/>	E1.5.2 A3 / C13.5.2 A3	

<input 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)	
<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)	

<input 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	
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input 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)	
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water complies with the relevant Table.
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	


5. Bushfire Hazard Practitioner

Name:	JAMES ROGERSON	Phone No:	0488 37 2283
Postal Address:	UNIT 1-2 KENNEDY DRIVE, CAMBRIDGE PARK	Email Address:	JR.BUSHFIREASSESSMENTS@G MAIL.COM
Accreditation No:	BFP – 161	Scope:	1, 2, 3B

6. Certification

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

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

Signed: certifier		
Name:	JAMES ROGERSON	Date: 21/3/2024
	Certificate Number: 161	

(for Practitioner Use only)

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Complete Agricultural Consulting Services

Agricultural Assessment

Relating

To

Proposed Subdivision

Within

Agricultural Zone

2168 Buckland Road

Woodsdale

Tasmania

Prepared for A Scott

By

Complete Agricultural Consulting Services

January, 2024

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Report Purpose

The focus of the report is on the agricultural environment of the subject property to provide information for the Southern Midlands Council in making a determination on a proposal to subdivide a one hectare allotment from the property. The report is not available for other purposes.

Introduction

This report, prepared by Mr Frank W Walker, Manager, Complete Agricultural Consulting Services, was commissioned to provide expert comment to accompany a Subdivision Proposal to the Southern Midlands Council.

An assessment has been made of the Land Classes and Capability of the property. Guidelines for the Classification of Agricultural Land in Tasmania, as prescribed in the Land Capability Handbook have been followed in the assessment process. Land Classes have been identified as per the guidelines.

The report also reviews present land use and that which may apply to the property.

Matters are addressed relating to the Southern Midlands Council Planning Scheme 2022, specifically to land use/agricultural production within the Agricultural Zone.

The report summarises the assessment findings following a site visit made in the company of Mr. A Scott, property owner, who confirmed land boundaries.

Disclaimer: Complete Agricultural Consulting Services, in drawing on data from various sources to develop the report, does not accept responsibility for the final outcomes as detailed.

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Summary

The Agricultural Assessment reveals a partly constrained agricultural environment for the subject property within the Agricultural Zone.

However, the developed Class 4/5 land form is well suited to a range of cropping and livestock enterprises.

Providing for the proposed one hectare (ha) subdivision does not adversely impact on the productivity of the 34.6 ha allotment.

The residence within the one ha allotment is surplus to the farming operations undertaken on both the subject and adjoining titles which carry significant infrastructure including a substantial homestead.

It is recommended Council endorse the proposed one ha subdivision.

**Agricultural Assessment
Of
The Rural Property at 2168 Buckland Road, Woodsdale.**

1. Background

An agricultural assessment has been undertaken to ascertain the impact of subdividing a one ha residential allotment from the 35.6 ha property.

2. Property Location

The subject land, depicted in Appendix 1, is located at 2168 Buckland Road, within the Woodsdale precinct.

3. Property Environment

3.1 Climate

3.1.1 Rainfall

The land is in a low/medium rainfall area of approximately 500 mm per annum, with a predominant winter-spring distribution.

3.1.2 Temperatures

Temperatures experienced throughout the year are conducive to a range of high value cool temperate enterprises.

Severe frosts are experienced throughout the region over winter and early spring. Late season frosts can be experienced within the locality that contain/restrict some forms of cropping and horticulture.

3.1.3 Wind

The land is exposed to prevailing West/North West winds that will impact on production of high value horticultural enterprises.

3.2 Soil Type

The property is within the Levendale Land Systems No. 378232 (Ref. 1) with top soils predominantly comprising sandy to medium loams over clay.

The lower slopes comprise deeper duplex soils with a sandy loam surface over a pale brown to light grey clay.

3.3. Topography

The land forms range from gently undulating slopes to lower flats, all being suitable for cultivation. Photos No 1 and 2 show a section of Class 4/5 land typical of much of the subject property.

Natural flow lines provided for winter water hole fills.

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4. Water Supply

3/04/2024

Strategically placed dams and water holes meet farming needs with tanks for domestic supplies.

5. Land Capability and Classification

Land capability assessment takes into account the physical nature of the land (eg. geology, soils, slope, stoniness) and other factors such as climate, erosion hazard, drainage and the land management practices required for sustainable operations.

Land capability assessment should not be confused with a suitability assessment which takes into account economic and social issues in reviewing the best use options.

Under the Tasmanian Land Capability Classification System (Ref.2) the land across the main farming area is regarded as Class 4/5 with areas of Class 6 bushland.

The subject land areas are not considered within the Classification System to be prime agricultural land (i.e. Class 1, 2, or 3, well suited to intensive agriculture) as there are limitations, notably the climatic environment, soils and topography.

6. Farming Land

The subject allotment carrying a residence is one of several lots making up the farming property. Immediately cross the road is a second more substantial residence that makes the one at 2168 Buckland Road surplus to requirements.

The complete farming property comprises some 214 ha with approximately 160 ha of arable land and 54 ha as bush.

The adjoining allotments are carrying 900 ewes, 50 beef cows and 300 wool wethers.

7. Effective Land

Excluding the bushland, scrub, dams and roads the effective agricultural/grazing area is estimated as 155 ha.

The land within the proposed allotment with a residence and outbuildings has less than one ha of effective land. Removing one hectare with the residence has a negligible impact on agricultural production of the 35.6 property, let alone the balance of the farming land.

7. Land Use

The property is well deployed in supporting cattle and prime lamb enterprises, as well as producing seed potatoes for select clients.

A shearing shed, barns/hay sheds and cattle yards on other adjacent lots provide for adequate infrastructure for the farming operations.

The farming program provides for sustainable production within the farm environment.

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8. Council Planning Scheme

3/04/2024

8.1 Southern Midlands Planning Scheme 2022

Agricultural matters relating to the Development Application and pertinent to the State Planning Provisions of the Council Planning Scheme are addressed as follows:

20.0 Agricultural Zone

Clause 21.5 Development Standards for Subdivision.

Objective:

To provide for subdivision that:

(b) protects the long term productivity of agricultural land.

Performance Criteria

PI

Each lot, or a lot proposed in a plan of subdivision must:

(a) provide for the operation of an agricultural use, having regard to:

(1) not materially diminishing the agricultural productivity of the land.

The land to form the proposed 35.6 primary farming allotment, maintains the existing production capacity of the property.

Removing one hectare with the residence has no impact on the agricultural production of the 35.6 property, let alone the balance of the farming land.

(2) the capacity of the new lots for productive agricultural use.

The proposed 34.60 ha allotment has the potential to provide for the existing or greater productivity.

(3) any topographical constraints to agricultural use

Topographical constraints are not an issue across the subject allotment and other adjoining land.

(4) Current irrigation practices and the potential for irrigation.

Not applicable for this proposal.

9. State Policy on the Protection of Agricultural Land

Purpose: To protect prime agricultural land from development which would reduce potential production value.

The Land Capability Assessment shows the subject land to be mainly Class 4/5 and Class 5/6 whereas prime agricultural land is regarded as Class 1 to Class 3 inclusive.

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3104 Summary
3104/2024

The developed undulating Class 4/5 land forms are best utilised as at present with a mixed farming program.

Subdividing one hectare with a residence from the primary holding has no impact on the agricultural production capacity of the property.

From an agricultural perspective the proposed the subdivision meets the Performance Criteria that apply to the Agricultural Zone.

11. Recommendation

The proposal for the subdivision be approved.



F W Walker HDA, GDE, FAIAST.

Manager
Complete Agricultural Consulting Services

Reference 1: Land Systems South, East and Midlands (region 6) DPIWE. A Resource Classification Survey, Dept. Agriculture, 1988.

Reference 2: Land Capability Handbook, Guidelines for Classes of Agricultural Land in Tasmania, second edition, DPIWE 1999.

Reference 3: R C DeRose and D J Todd (2001) Land Capability Survey of Tasmania Derwent Report. Department of Primary Industries Water and Environment, Tasmania, Australia.

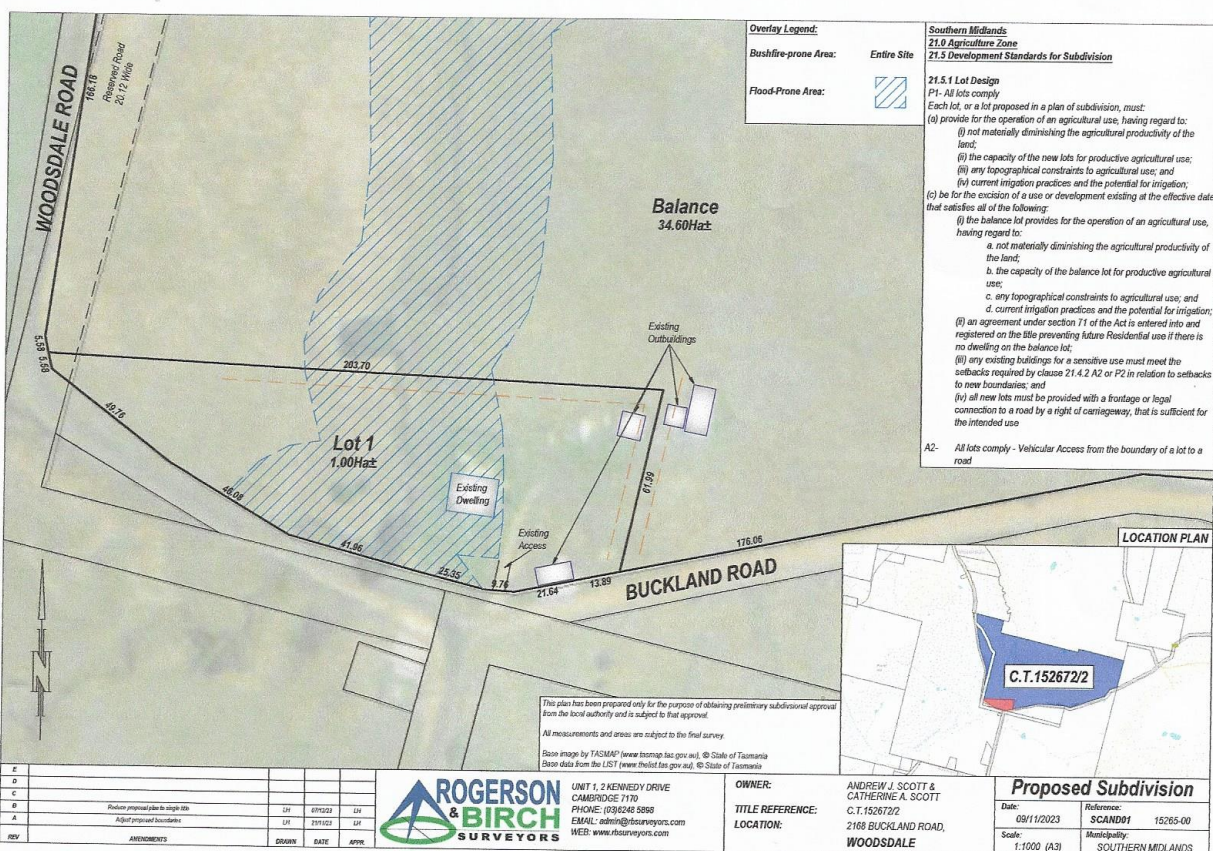




Photo 1
Class 4/5 land along Buckland Road



Photo No. 2
Class 4 cropping land

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3/04/2024



**ROGERSON
&
BIRCH
SURVEYORS**

ABN: 65 117 559 029

UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE TAS 7170
Phone: (03) 6248 5898
Email: admin@rbsurveyors.com

Our Ref: SCAND01
3rd April 2024 /ca

Southern Midlands Council
71 High Street
OATLANDS TAS 7120

Dear Sir/Madam

RE: PROPOSED SUBDIVISION – 2168 BUCKLAND ROAD, WOODSDALE FOR A. J & C. A SCOTT.

Further to our client's instructions, please find enclosed:

1. A copy of our proposed subdivision plan.
2. Our client's bushfire assessment report.
3. Our client's agricultural assessment.
4. Copy of the relevant title.
5. Council's development application form.

The following matters are relevant to the application.

The intent of the application is to exercise the existing dwelling on Lot 1 of approximately 1 hectare as shown on our proposed subdivision plan. As per our agricultural report, the balance lot does provide for the operation of agricultural use.

Your advice in relation to the necessary council fees is requested. We advise on receipt of council's invoice we will forward same to our client for payment.

Should you have any queries or require any further information, please do not hesitate to contact this office.

Yours faithfully

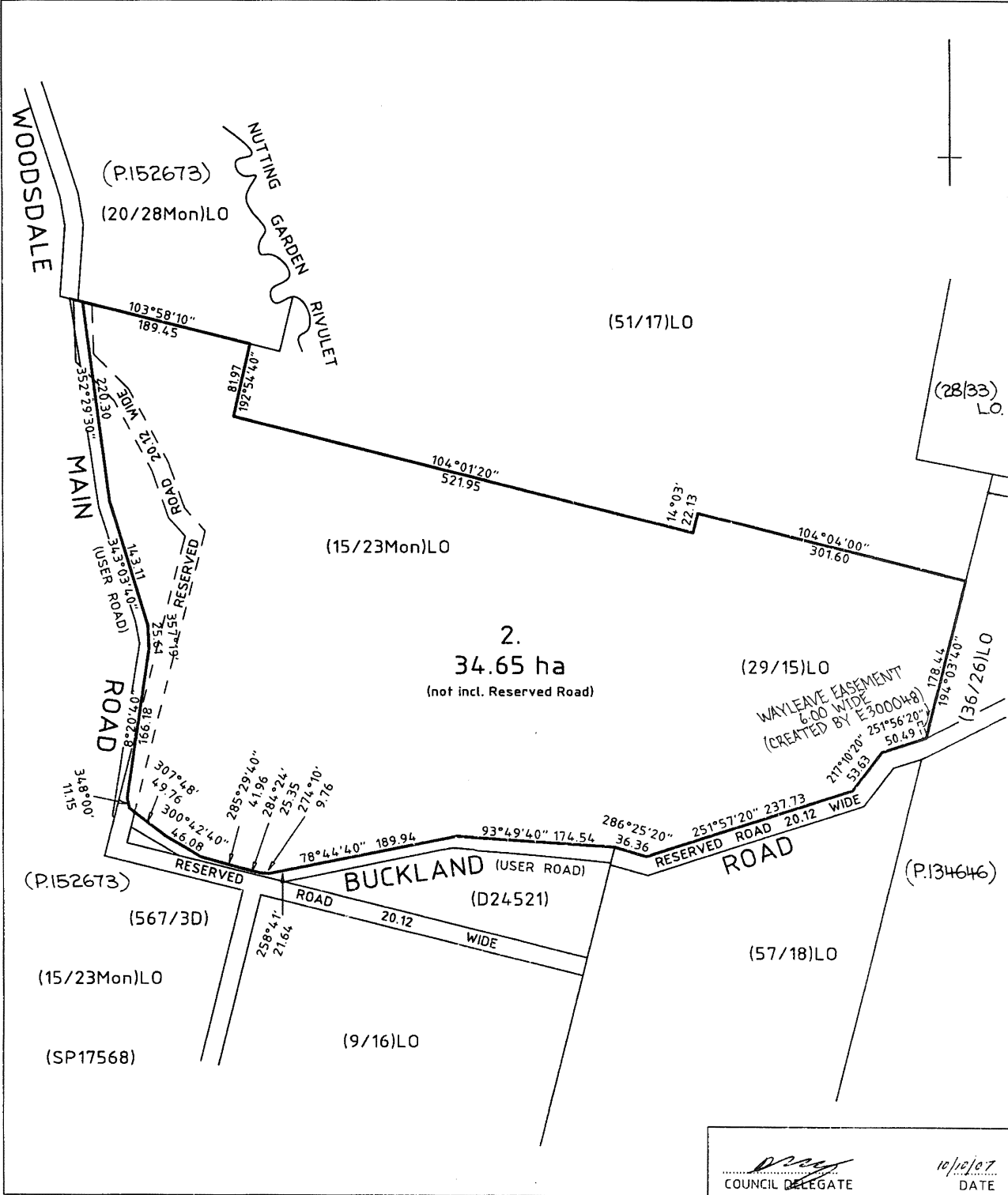
A handwritten signature in blue ink, appearing to read "C. B. Rogerson".

C. B. Rogerson.

**Craig Rogerson B.Surv., L.S., M.I.S.
Andrew Birch B.Surv., L.S., M.I.S.
David Miller B.Surv., L.S., M.I.S.**

3/04/2024

OWNER B Rowlands, A J & C A Scott		<p>PLAN OF SURVEY</p> <p>BY SURVEYOR N. M. Creese</p> <p>LOCATION</p> <p>Land District of PEMBROKE</p> <p>Parish of WOODSDALE</p> <p>SCALE 1:4000 LENGTHS IN METRES</p>	REGISTERED NUMBER SP152672
FOLIO REFERENCE E.T.225075-1, C.T.239975-1			APPROVED 15 SEP 2008 EFFECTIVE FROM <i>Alice Kawa</i> Recorder of Titles
GRANTEE Part of Lot 9619, 200 Acres gtd to Phillip Conrad Wagner. Part of Lot 27763, 41A-1R-16P gtd to Phillip Conrad Wagner. Whole of Lot 13828, 22A.2R.0P gtd to Phillip Conrad Wagner	LAST UPI No. FXE37	LAST PLAN No. P225075, P239975	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
MAPSHEET MUNICIPAL CODE No. 48 (5429) 125			



N. M. Creese
COUNCIL DELEGATE
10/10/07
DATE



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 152672	FOLIO 2
EDITION 1	DATE OF ISSUE 15-Sep-2008

SEARCH DATE : 03-Apr-2024

SEARCH TIME : 09.30 AM

DESCRIPTION OF LAND

Parish of WOODSDALE Land District of PEMBROKE
Lot 2 on Sealed Plan 152672
Derivation : Whole of Lot 13828, 22A-2R-0P and Part of Lot
9619, 200A-0R-0P Gtd. to P.C. Wagner
Prior CT 239975/1

SCHEDULE 1

C613622 TRANSFER to ANDREW JAMES SCOTT and CATHERINE ANNE
SCOTT Registered 21-Sep-2005 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP152672 WATER SUPPLY RESTRICTION
SP152672 SEWERAGE AND/OR DRAINAGE RESTRICTION
E300048 BURDENING WAYLEAVE EASEMENT with the benefit of a
restriction as to user of land in favour of Tasmanian
Networks Pty Ltd over the land marked Wayleave
Easement 6.00 wide on Sealed Plan 152672 Registered
10-May-2023 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP152672

PAGE 1 OF 2 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

No easements, covenants or profits a prendre are created to benefit or burden any of the lots shown on the Plan.

SIGNED by **ANDREW JAMES SCOTT**) *AJ Scott*
)
 and **CATHERINE ANNE SCOTT** as the) *C Scott*
)
 registered proprietors of the lands comprised)
)
 in folio of the Register Volume 239975)
)

Folio 1 in the presence of:

✱ WITNESS *L. S. Scott*
 ✱ WITNESS NAME *Leon SCOTT*
 ✱ ADDRESS *3303 Woodside Rd Whiteford*
 ✱ OCCUPATION *Farmer*

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: ANDREW JAMES SCOTT & CATHERINE ANNE SCOTT	PLAN SEALED BY: <i>Southern Midlands Council</i>
FOLIO REF: 239975/1	DATE: <i>10.10.07</i>
SOLICITOR & REFERENCE: SIMMONS WOLFHAGEN	<i>5839972</i> REF NO. <i>[Signature]</i> Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	




SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



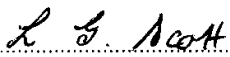
<p align="center">ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p align="center">PAGE 2 OF 2 PAGES</p>	<p align="center">Registered Number</p> <p align="center">SP 15 2672</p>
<p>SUBDIVIDER: ANDREW JAMES SCOTT & CATHERINE ANNE SCOTT FOLIO REFERENCE: 239975/1</p>	

SIGNED by **BRUCE ANTHONY ROWLANDS**) 

the registered proprietor of the lands comprised)

in folio of the Register Volume 225075)

Folio 1 in the presence of:)

WITNESS 

WITNESS NAME Leon Scott

ADDRESS 3303 Woodsdale Rd Whiteford

OCCUPATION Farmer

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