



Public Notice Details

Planning Application Details

Application No	DA2500024
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Property Details

Property Location	38 & 48 East Bagdad Road Bagdad
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Application Information

Application Type	Discretionary Development Application
Development Category	Boundary Adjustment
Advertising Commencement Date	14/8/25
Advertising Closing Period	28/8/25
<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.

11/2/25



APPLICATION FOR PLANNING PERMIT

DEVELOPMENT / USE

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

Proposed
use/development:
(Provide details of
proposed works and use).

Boundary Alteration

Location of
Development:
(If the development
includes more than one
site, or is over another
property include address
of both Properties).

Nos. 38 & 48 East Baghdad Road
Bagdad

Certificate of Title/s
Volume Number/Lot
Number:

CT 77727-1 ; CT 40082-1

Land Owners Name:

Gregory Wayne Foster ; Ann Christine Knight

Full Name/s or Full Business/Company Name

Applicant's Name:

Tony Woolford

Full Name/s or Full Business/ Company Name (ABN if registered business or company name)

Contact details:

Postal address for correspondence: 72 Grahams Road, Mt. Rumney 7170

Telephone or Mobile:

0418 248 569

Email address:

tnwoolford@tassie.net.au

(Please note it is your responsibility to provide your correct email address and to check your email for communications from the Council.)

Details
Tax Invoice for
application fees to be
in the name of:
(if different from
applicant)

Craig Knight

Full Name/s or Full Business or Company Name and ABN if registered business or company name

Print email address

craig.knight@tasmanian
botanics.com.au

ABN

—

What is the estimated value of all the new work proposed

\$

—

**For Commercial Planning Permit Applications Only**

Signage:

Is any signage proposed?

Yes

☐

No

☐

If yes, attach details: size, location and art work

Business Details:

Existing hours of operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Proposed hours of new operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Number of existing employees:

Number of proposed new employees:

Traffic Movements:

Number of commercial vehicles serving the site at present

Approximate number of commercial vehicles servicing the site in the future

Number of Car Parking Spaces:

How many car spaces are currently provided

How many new car spaces are proposed

Is the development to be staged:

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 – Southern Midlands.

Signed Declaration

I/we as owner of the land or person with consent of the owner hereby declare that:

1. I/we have read the Certificate of Title and Schedule of Easements for the land and I/we are satisfied that this application is not prevented by any restrictions, easements or covenants.
2. I/we provide permission by or on behalf of the applicant for Council officers to enter the site to assess the application.
3. The information given in this application is true and accurate. I/we understand that the information and materials provided with this application may be made available to the public. I/we 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 application.
4. I/we have secured the necessary permission from the copyright owner to communicate and reproduce the plans submitted with the application for assessment. I/we indemnify the Southern Midlands Council for any claim or action taken against it regarding a breach of copyright in respect of any of the information or material provided.
5. I/we declare that, in accordance with Section 52(1) of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their consent is attached and the application form signed by the Minister of the Crown responsible and/or the General Manager of the Council.

Applicant Signature
(If not the Title Owner)

Applicant Name (please print)

Tony Woolford

Date

8-2-25

Land Owner(s) Signature

Land Owners Name (please print)

Date

11/2/25

T.N. WOOLFORD & ASSOCIATES

LAND & ENGINEERING SURVEYORS

72 Grahams Road
Mount Rumney
Tasmania 7170
Mobile: 0418 248 569
Email: TNWoolford@tassie.net.au

8th February 2025

The General Manager,
Southern Midlands Council,
P.O. Box 21,
Oatlands. 7120

Dear Sir,

Proposed Boundary Alteration, 38 & 48 East Bagdad Road, Bagdad.

Please find enclosed a plan showing the proposed boundary alteration between 38 and 48 East Bagdad Road, Bagdad, submitted to Council for planning approval.

This proposal is to rectify what has been occupied by the two properties for years.

Both properties have been in the same family for a long time and 38 East Bagdad Road have occupied lots 1 & 2 on the attached plan and developed a garden on these sections.

Also enclosed is a completed application form as well as copies of the relevant certificate of titles.

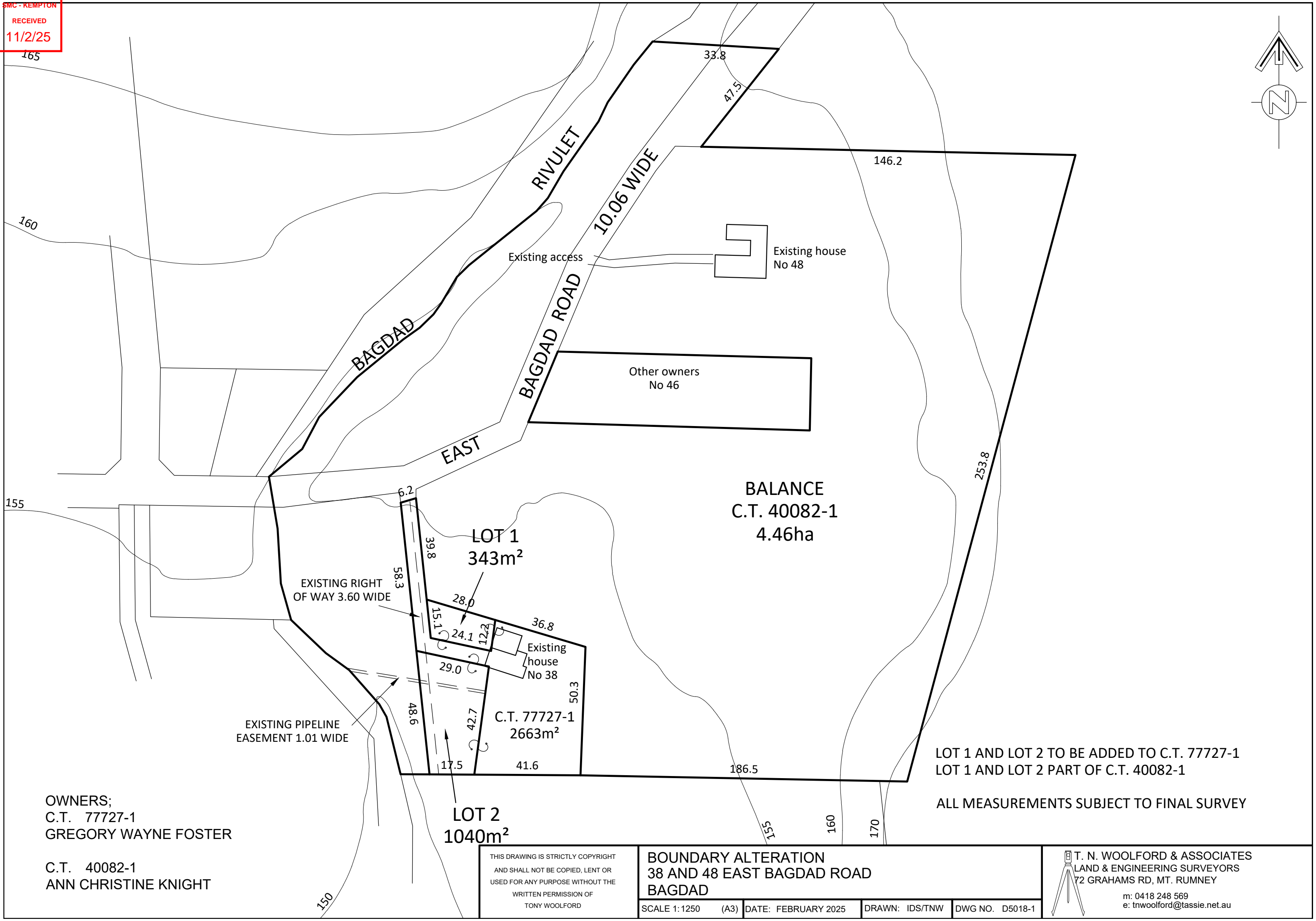
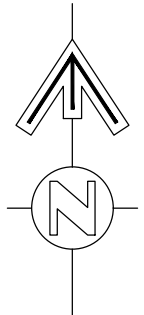
Yours faithfully



Tony Woolford
Authorised Surveyor

Enc.

SMC - KEMPTON
RECEIVED
11/2/25



OWNERS;
C.T. 77727-1
GREGORY WAYNE FOSTER

C.T. 40082-1
ANN CHRISTINE KNIGHT

THIS DRAWING IS STRICTLY COPYRIGHT
AND SHALL NOT BE COPIED, LENT OR
USED FOR ANY PURPOSE WITHOUT THE
WRITTEN PERMISSION OF
TONY WOOLFORD

BOUNDARY ALTERATION
38 AND 48 EAST BAGDAD ROAD
BAGDAD

SCALE 1:1250

(A3)

DATE: FEBRUARY 2025

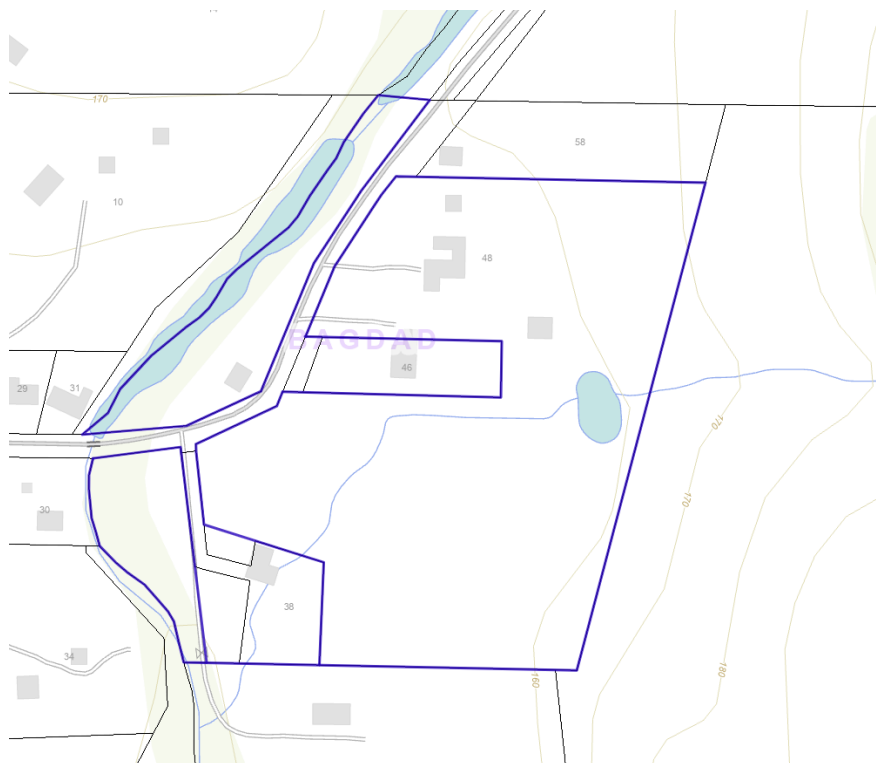
DRAWN: IDS/TNW

DWG NO. D5018-1



T. N. WOOLFORD & ASSOCIATES
LAND & ENGINEERING SURVEYORS
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e: tnwoolford@tassie.net.au



BUSHFIRE HAZARD ASSESSMENT REPORT

PROPOSED BOUNDARY/TITLE RE-ALIGNMENT 38 & 48 EAST BAGDAD ROAD, BAGDAD

Dated August 2025

Report by Samuel Walters BFP-130

Report Code: A25-10

Bushfire Tasmania

TABLE OF CONTENTS

1.	Report Summary	- 2 -
2.	Introduction	- 3 -
2.1.	The Proposal	- 3 -
2.2.	Scope of Report	- 3 -
2.3.	Property Information	- 3 -
2.4.	Planning Overlays	- 3 -
3.	Site Conditions and Observations	- 4 -
3.1.	Site Description	- 4 -
3.2.	Surrounding Area	- 6 -
3.3.	Additional Information	- 7 -
4.	Bushfire Attack Level Assessment	- 8 -
4.1.	Vegetation	- 8 -
4.2.	Slope	- 9 -
4.3.	Separation Distances	- 9 -
4.4.	BAL	- 9 -
5.	Bushfire Hazard Management Objectives	- 9 -
5.1.	Hazard Management Areas	- 9 -
5.2.	Roads and Property Access	- 9 -
5.3.	Water Supply for Firefighting	- 10 -
6.	Subdivision Plan	- 10 -
6.1.	Proposed Layout	- 10 -
6.2.	Preferred Layout	- 10 -
7.	Additional Planning Requirements	- 10 -
7.1.	Vegetation Management	- 10 -
7.2.	Environmental Values	- 10 -
8.	Regulations	- 11 -
9.	Report Limitations and General Information	- 12 -
10.	Recommendations	- 14 -
11.	Conclusion	- 15 -
12.	References	- 16 -

APPENDICES

Appendix A – Site Photographs
Appendix B – Subdivision/Boundary Adjustment Plans

1. Report Summary

The purpose of this report is to provide a Bushfire Hazard Management Plan (BHMP) and Bushfire Attack Level (BAL) assessment in compliance with the Tasmania Planning Scheme – State Planning Provisions 2023 and Australian Standard 3959 2018 (incorporating Amendments 1 & 2) in relation to a boundary and title re-alignment at 38 & 48 East Bagdad Road, Bagdad (C.T 77727/1 & C.T 40082/1 respectively).

The proposal maintains 2 lots with the aim to properly align the rural zoned portion where a long established and maintained garden / backyard on 38 East Bagdad Road is recognised as part of that dwelling distinct from 48 East Bagdad Road. The current owners are getting on in years and would like to formally shore up the existing use of both properties that includes 2 small areas currently on 48 East Bagdad Road (C.T 40082/1) and incorporate that into 38 East Bagdad Road (C.T 77727/1).

As mentioned, these areas totalling approximately 1383m² in size (Lots 1 & 2 on the plan) are currently used and maintained by 38 East Bagdad Road and have been for decades. The outcome being 2 lots of similar size and use. A section of village zoning on 48 East Bagdad Road remains as is and will not be considered in this assessment.

The resultant lot structure isn't significantly different from the current. The property access road to both 38 East Bagdad Road as well as 40 East Bagdad Road (not part of this proposal) is included in the section to be incorporated and provides for better upkeep as it would be entirely situated on the 38 East Bagdad Road title.

No building works are proposed as part of the application and none intended over the next several years. The clients own and reside in the house on 38 East Bagdad Road, which they will continue to do. The dwellings on 48 East Bagdad Road are currently tenanted with no change foreseen within the next 4-6+ years. Furthermore, there will be no change in access to any subsequent title.

Given the existing and intended use for the lots in question will not change in combination with no proposed buildings or alterations, the boundary re-alignment proposal is consistent with an insufficient increase in risk outcome from a bushfire threat perspective.

Based on this, our findings conclude that the proposal is exempt from bushfire requirements as defined by C13.6.1 A1(a), C13.6.2 A1(a) and C13.6.3 A2(a) under the Tasmania Planning Scheme – State Planning Provisions 2023.

No hazard management areas, firefighting water supply or property access requirements will be imposed.

If there are any future development applications relating to a specific subdivision or proposed building(s) / alterations on either title, a bushfire hazard assessment will be required in accordance with the Tasmania Planning Scheme – State Planning Provisions 2023 and/or the Directors Determination Bushfire Hazard Areas Version 1.2 2024 as well as AS3959 2018 and the NCC 2022.

2. Introduction

2.1. The Proposal

The proposal involves a boundary and title re-alignment at 38 & 48 East Bagdad Road, Bagdad (C.T 77727/1 & C.T 40082/1 respectively).

The proposal maintains 2 lots with the aim to properly align the rural zoned portion where a long established and maintained garden / backyard on 38 East Bagdad Road (C.T 77727/1) is formally recognised as part of that dwelling distinct from 48 East Bagdad Road (C.T 40082/1).

2.2. Scope of Report

Bushfire Tasmania was engaged by Shelley Harwood on behalf of owners Gregory Wayne Foster and Ann Christine Knight to undertake a Bushfire Hazard Management Plan (BHMP) and BAL assessment for planning approval for a boundary / lot re-alignment to determine vegetation management requirements, firefighting water supply requirements, property access requirements and construction requirements to comply with Tasmania Planning Scheme – State Planning Provisions 2023 and Australian Standard 3959 – Construction of Buildings in Bushfire Prone Areas 2018 (incorporating Amendments 1 & 2).

The proposal is assessed in accordance with Tasmania Planning Scheme – State Planning Provisions 2023, specifically C13.6.1 A1(a), C13.6.2 A1(a) and C13.6.3 A2(a) as well as Australian Standard 3959 – Construction of Buildings in Bushfire Prone Areas 2018 (incorporating Amendments 1 & 2). The site is assessed to a Fire Danger Index (FDI) of 50.

2.3. Property Information

Address: 38 & 48 East Bagdad Road, Bagdad

Zoning: Rural and Village

Municipality: Southern Midlands

Planning Scheme: Tasmanian Planning Scheme Southern Midlands

2.4. Planning Overlays

Based on the Southern Midlands Local Provisions Schedule:

- Bushfire Prone Areas
- Natural Assets Code – Priority Vegetation Area
- Natural Assets Code – Waterway and Coastal Protection Area

3. Site Conditions and Observations

3.1. Site Description

The subject property is located on gently sloped/undulating land on the alluvial outwash plains lining the Bagdad Rivulet on the eastern side of the Bagdad township. The subject titles are on both the eastern side and western side of East Bagdad Road with the majority of land sitting on eastern/south eastern side of the Bagdad Rivulet.

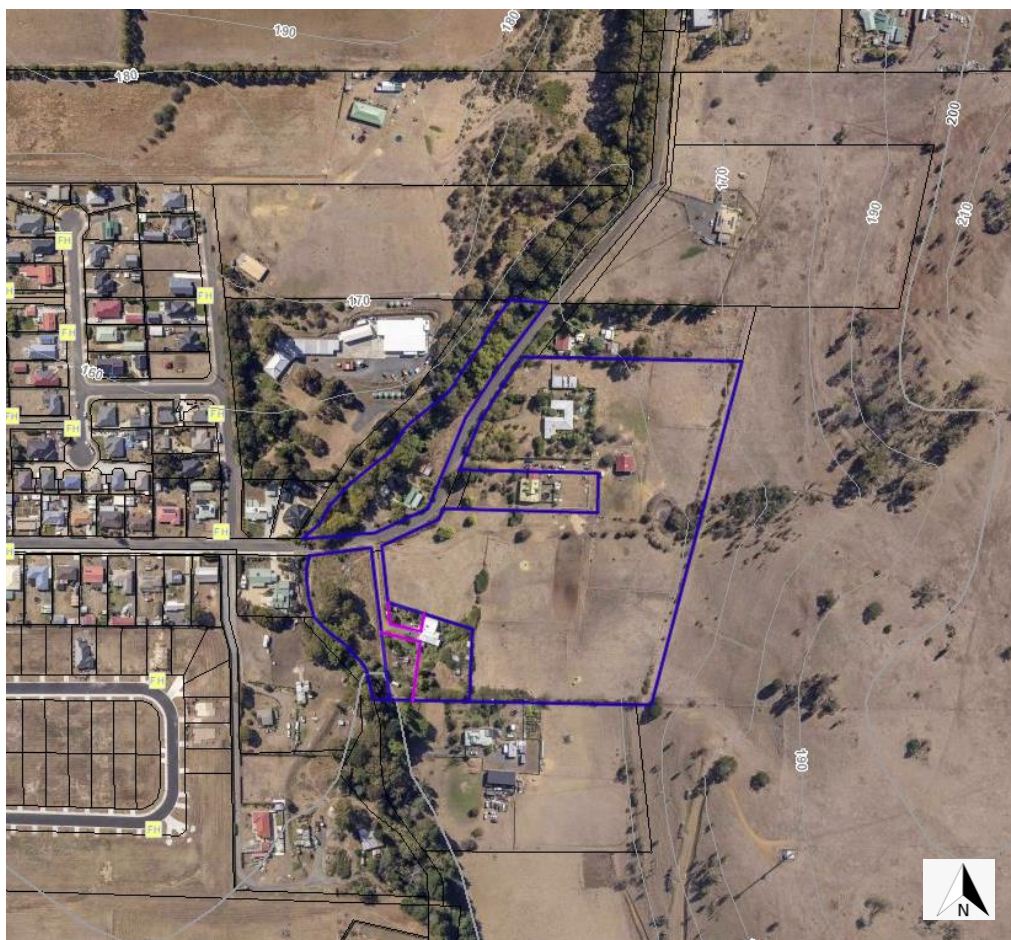
There are 3 dwellings over 2 titles, one on 38 East Bagdad Road and 2 on 48 East Bagdad Road along with a number of sheds.

Natural site slopes range between approximately 2-6° across the majority of both titles with a slight westerly aspect.

There is a significant difference in size and use between the 2 subject titles. 38 East Bagdad Road is essentially exclusively residential given the relative small size. Garden, chickens and veggie beds make up this area. The subject areas to be incorporated from 48 East Bagdad Road are similar, with the smaller area adjacent to the western side of the dwelling garden and the larger section to the south west more grasses but with a caravan and a few assorted shrubs/trees.

48 East Bagdad Road is much larger with paddocks set out along with the residential component closer the road. Paddocks are used for horses and consist of native and improved pastures which, at the time were short cropped. Trees and shrubs line fence lines, mostly boundaries.

06/08/2025

Bushfire Hazard Assessment Report
38 & 48 East Bagdad Road, Bagdad

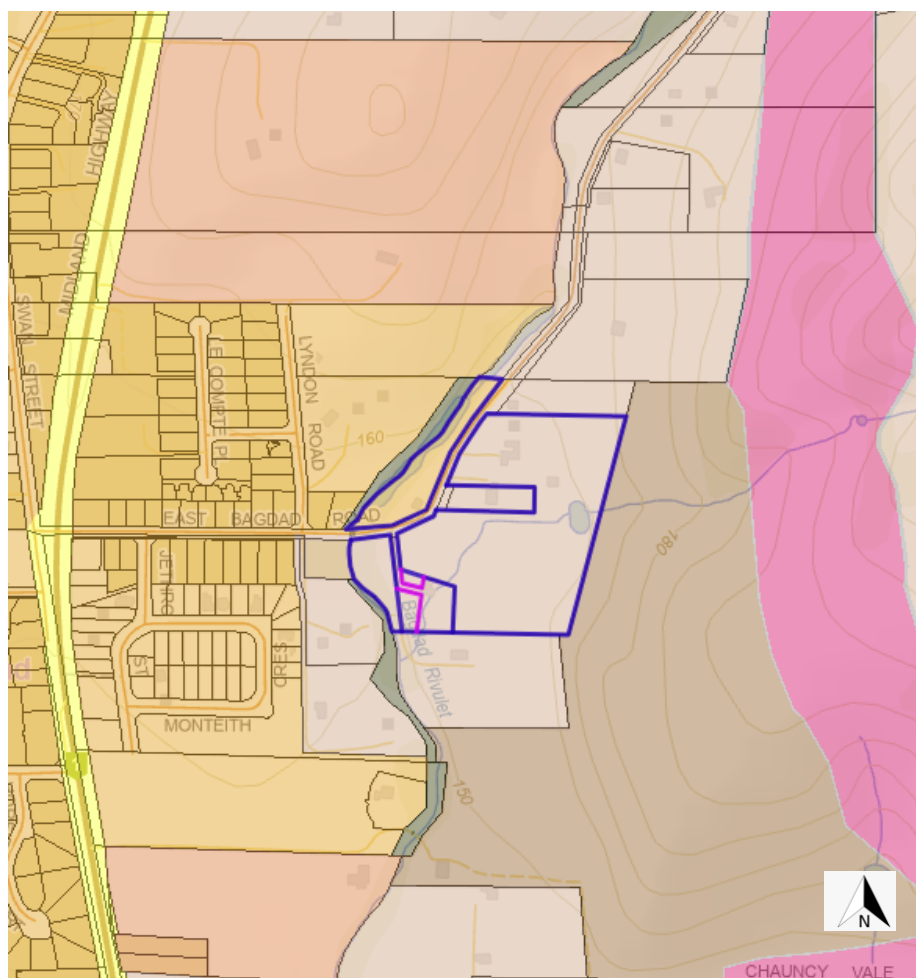


Figure 2: Zoning listmap. www.thelist.tas.gov.au Subject property and proposed lot structure outlined in blue, pink shows boundaries to be removed. Shows proposal situated in rural and village zoning.

3.2. Surrounding Area

The subject proposal is located in rural and village zoning. Rural zoning also applies to adjoining properties to the south, west and north. Village zoning for the portion of the proposal not subject to any boundary changes adjoins the Bagdad Rivulet with properties on the western side also zoned village. Agriculture zoned land abuts to the east and also further to the south.

Rural zoned land comprises lots of varying sizes but all consist of grass/paddocks along with remnant shrubs and trees along fence lines and the Bagdad Rivulet. Most are developed with a residential dwelling and outbuildings. There is typically a rural theme, whether some livestock or paddocks used for other purposes. Smaller properties – such as the subject 38 East Bagdad Road – have some of the above but more generally gardens surrounding a dwelling/sheds.

Village land on the western side of the Bagdad Rivulet is largely recent subdivision developments with small lot sizes in managed 'suburban' settings. A few exceptions are larger properties bordering Bagdad Rivulet which are more aligned with the rural conditions described above.

Agriculture land to the east and further south is predominantly paddocks with sparse remnant trees and shrubs. Few buildings exist and for the most part appear not to be used for agricultural activities.

Figure 3 below gives the TasVeg4.0 listmap of the area.

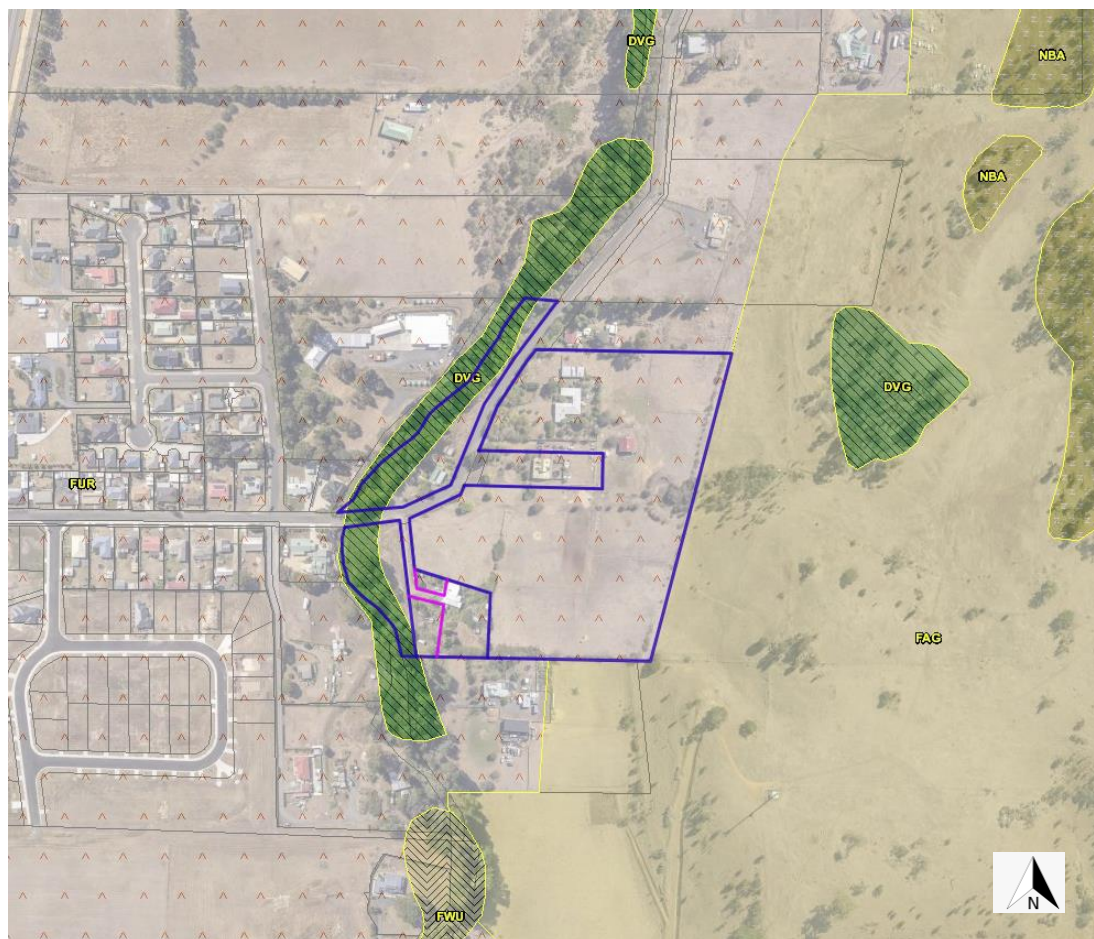


Figure 3: contoured TasVeg4.0 listmap. www.thelist.tas.gov.au Subject property and proposed lot structure outlined in blue. Pink shows boundaries to be removed.

3.3. Additional Information

Boundary adjustments not expected to be staged.

Bushfire activity in the immediate area has not directly impacted the proposal or the Bagdad area according to fire history records on thelist.tas.gov.au. There have however been 2 significant fires that warrant mentioning.

Two large scale fire events occurred in 1967 and 1982, starting approximately 5kms to the north west, west and south west. The 1967 fire was a large-scale destructive fire that burned much of south east Tasmania.

A smaller fire occurred approximately 2.8kms to the north east. A planned burn in 2017 was undertaken 3kms south east from the proposal.

See Figure 4 below for the closest fire events on a listmap.

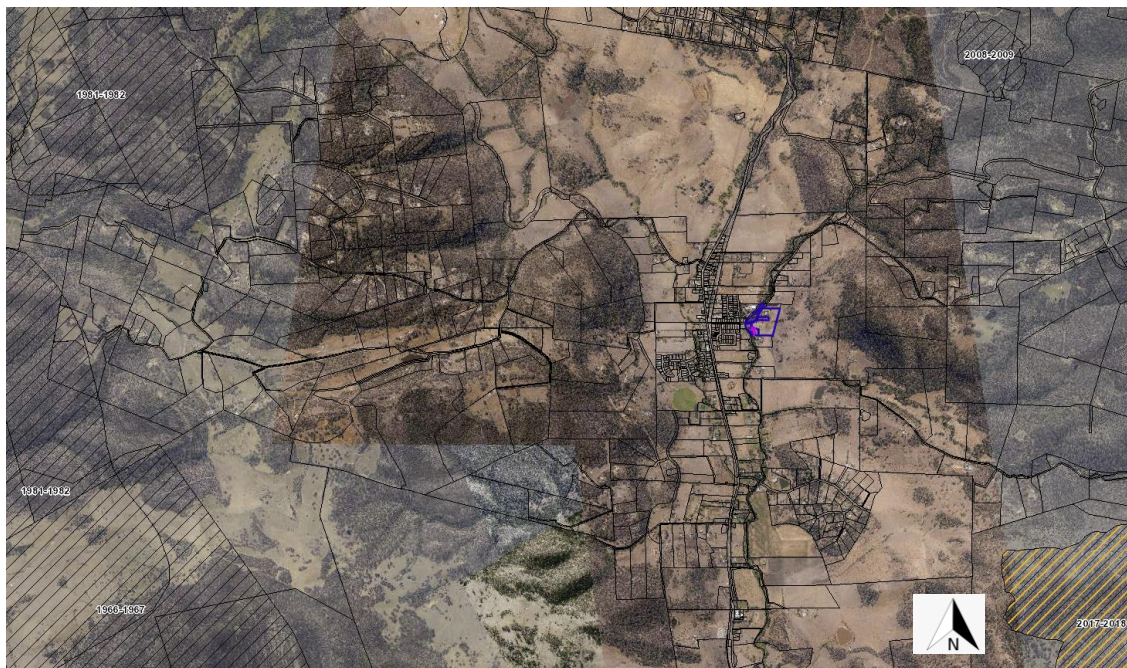


Figure 4: Fire History listmap. www.thelist.tas.gov.au Subject property outline in blue, fire events denoted by hashed areas with dates inserted.

4. Bushfire Attack Level Assessment

4.1. Vegetation

According to TasVeg4.0 the proposal is situated almost entirely within vegetation classified as (FUR) urban areas with the western boundary sitting in (DVG) *Eucalyptus viminalis* grassy forest and woodland.

(FUR) more generally is divided between 2 distinct areas of development. On the western side of Bagdad Rivulet (FUR) relates almost entirely to suburban small lots with dwellings and modest gardens.

The eastern side of Bagdad Rivulet sees properties contained within (FUR) as larger in size with considerably larger gardens and paddocks. Despite this, grass length appears to be kept cropped – presumably through grazing animals such as horses and sheep – and most properties are developed with dwellings and outbuildings.

The riparian strip containing Bagdad Rivulet is made up of a combination of *Eucalyptus* species with the predominant one being (DVG) *Eucalyptus viminalis* grassy forest and woodland as well as crack willows and blackberry.

(FAG) agricultural vegetation exists beyond the eastern boundary and further to the south. This land consists of native and improved pastures with very sparse remnant trees and shrubs. It appears this area isn't currently for agricultural purposes.

Fire Behaviour

Potential fire behaviour suggests that threats to the subject property could arise from land on all aspects. This includes:

- Across-, up-, and down-slope grassfires through rural and agricultural land, fanned by corresponding wind directions;
- Possible fire in scrub/trees in riparian strip along Bagdad Rivulet on the western boundary subject land fanned by south westerly to westerly to north westerly to northerly winds.

Ember attack, thick smoke and spot fires would likely result from any nearby fires. Spot fires may be unpredictable/erratic depending on wind conditions.

See photographs in appendix A for an indication of vegetation on and off the property.

4.2. Slope

Slopes beneath surrounding land ranges between approximately 2-10° with an overall westerly aspect.

4.3. Separation Distances

Given the insufficient increase in risk outcome, no separation distances have been provided for this proposal.

4.4. BAL

Given the insufficient increase in risk outcome, no BAL ratings have been provided for this proposal.

5. Bushfire Hazard Management Objectives

5.1. Hazard Management Areas

Given the insufficient increase in risk outcome, no HMA requirements are imposed for this proposal in accordance with C13.6.1 A1(a) in Tasmania Planning Scheme – State Planning Provisions 2023.

5.2. Roads and Property Access

Given the insufficient increase in risk outcome, no property access requirements are imposed for this proposal in accordance with C13.6.2 A1(a) in Tasmania Planning Scheme – State Planning Provisions 2023.

5.3. Water Supply for Firefighting

Given the insufficient increase in risk outcome, no property access requirements are imposed for this proposal in accordance with C13.6.3 A2(a) in Tasmania Planning Scheme – State Planning Provisions 2023.

6. Subdivision Plan

6.1. Proposed Layout

Given the nature of the boundary re-alignment, there are no changes to the existing use or access. There are no building related changes/works proposed.

6.2. Preferred Layout

Given the proposal is deemed to be exempt from bushfire requirements, there are no comments on preferred layout.

7. Additional Planning Requirements

7.1. Vegetation Management

The proposal is sited within a natural assets code – priority vegetation area overlay. Given there is no hazard management area imposed as part of this proposal there will be no impact on any priority vegetation and is deemed to comply with C7.7.2 A1(e) in the Tasmania Planning Scheme – State Planning Provisions 2023.

7.2. Environmental Values

As a general rule it is important that proposed works do not lead to excessive vegetation removal (beyond what is required) and measures should be taken to control and stabilize soil where vegetation has been removed in order to prevent erosion. This subdivision is unlikely to significantly alter existing site conditions.

The proposal is deemed to meet the definition of an insufficient increase in risk in relation to C13.6.1 A1(a), C13.6.2 A1(a), C13.6.3 A2(a) in Tasmania Planning Scheme – State Planning Provisions 2023. Whilst the proposed area contains land within a waterway and coastal protection area, as there are no requirements imposed for property access or hazard management areas and thus deemed to comply with C7.7.1 A1(e) in the Tasmania Planning Scheme – State Planning Provisions 2023.

Figure 5 below shows the waterway and coastal protection areas:

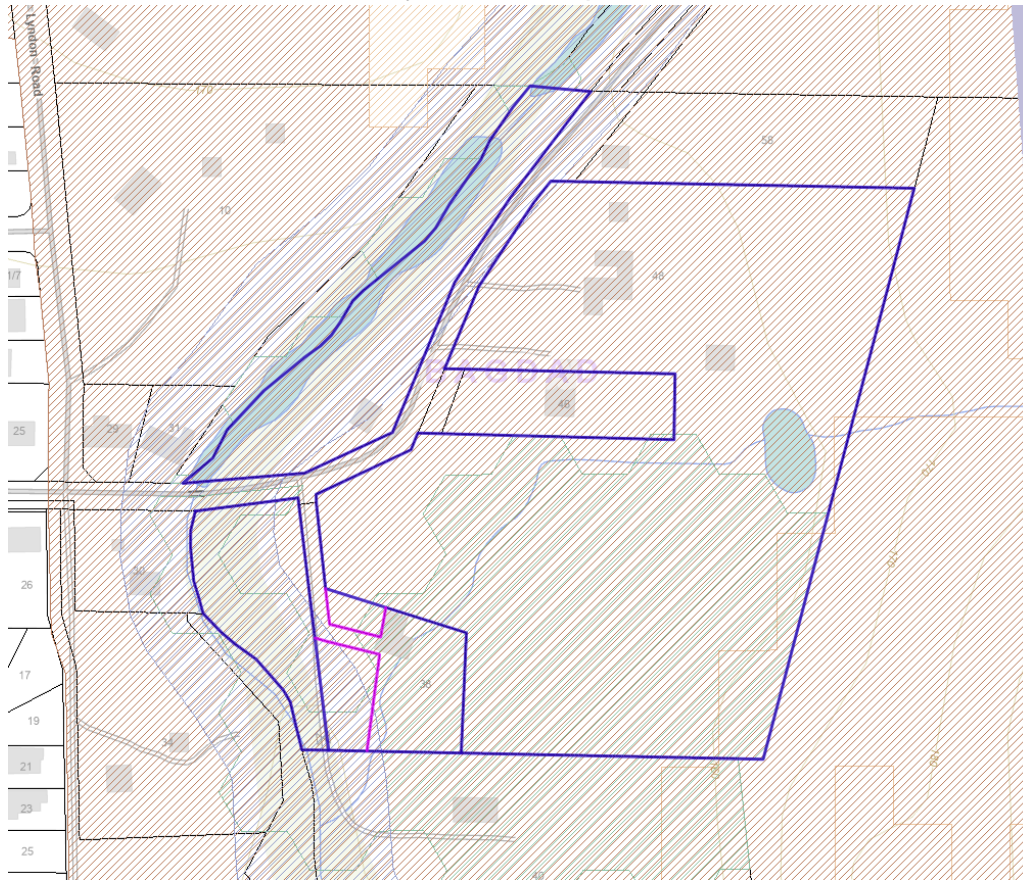


Figure 5: Waterway and coastal protection area overlay listmap, represented by blue hashed area. www.thelist.tas.gov.au.

8. Regulations

Regulations governing construction in bushfire prone areas encompass all documents relating to planning, design and implementation. These documents include:

- Tasmania Building Act 2016
- Tasmania Building Regulations 2016
- Director's Determination – Bushfire Hazard Areas Version 1.2 2024
- Tasmania Planning Scheme – State Planning Provisions 2023
- National Construction Code– 2022
- AS3959 (2018) (incorporating Amendments 1 & 2) – Construction of buildings in bushfire prone areas
- The ABCB Performance Standard for Private Bushfire Shelters Part 1

9. Report Limitations and General Information

This report aims to provide sound advice, best practice strategies and measures in accordance with AS3959 2018 (incorporating Amendments 1 & 2), Tasmania Planning Scheme – State Planning Provisions 2023, the Director's Determination – Bushfire Hazard Areas Version 1.2 2024 relevant to the site assessed.

We rely on information provided to us by clients and agents on behalf of clients. The assessment provided in this report relates only to the subject proposal/land/property, which has been identified in this report.

It is outside the scope of our accreditation to provide performance solutions. Bushfire Tasmania can provide performance solutions only with the advice and approval of the Tasmania Fire Service.

The purpose of recommendations contained in this report are to deliver clarity of circumstances relating to potential bushfire hazard(s). In addition, they are designed to assist in developing mitigation measures and on-going management of the site and surrounding area to provide a tolerable level of risk in accordance with all relevant standards. Any proposed future building(s) or changes in vegetation that may impact this site from a bushfire hazard perspective have not been considered in this report. No responsibility is taken for any loss as a result of actions taken which may be contrary to AS3959 2018 or the Directors Determinations. All findings and conclusions in this report are based on these.

Of particular note and importance from AS3959:

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

Improving the design and construction of buildings to minimize damage from the effects of bushfire is but one of several measures available to property owners and occupiers to address damage during bushfire. Property owners should be aware that this Standard is part of a process that aims to lessen the risk of damage to buildings occurring in the event of the onslaught of bushfire. Other measures of mitigating damage from bushfire fall within the areas of planning, subdivision, siting, building design, landscaping and maintenance.

Furthermore, compliance with AS3959 does not guarantee that no loss will occur to life or property as a result of bushfire, as stated in AS3959:

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

The survivability of buildings is also dependent on a combination of measures such as landscaping, water supplies, access, building design and maintenance. Care should also be exercised when siting and designing for these measures when constructing a building under this Standard.

Monitoring current TFS advice is imperative and landowners should be aware in Catastrophic Fire Danger Rating conditions, even very well-prepared buildings may not be safe. Residents in bushland areas should not plan to defend any building, regardless of any preparations they have made.

It is the intention that based on the implementation of sound bushfire prevention measures in conjunction with on-going maintenance and keeping informed of possible fire threats that loss of property and/or life may be reduced.

If your property is within a bushfire prone area or if likely to be impacted by bushfire in some way, it is highly recommended that property owners/managers develop and implement a bushfire survival plan. This should address all aspects of bushfire safety and bushfire prevention measures applicable to the property. In addition, an evacuation plan should be developed and rehearsed to ensure occupants can realistically enforce it should the need arise. Please refer to the TFS Bushfire Emergency Planning Guidelines V3.0 2021 as a reference to better plan evacuation procedures as part of any bushfire survival plan and listen to ABC local radio for updates in the event of a fire in your area.

This assessment is valid for 6 years from the date of issue.

10. Recommendations

Hazard Management Areas

Given the existing and intended use for the titles in question will not change and there are no proposed buildings/alterations, the boundary re-alignment proposal is consistent with an insufficient increase in risk outcome from a bushfire threat perspective.

As such, no building areas are imposed for either lot (C.T 77727/1 & C.T 40082/1) and no hazard management areas apply in accordance with C13.6.1 A1(a) in Tasmania Planning Scheme – State Planning Provisions 2023.

Property Access

Property access on both titles will not change and no specific property access requirements for the public or firefighting vehicles will be imposed in line with C13.6.2 A1(a) in Tasmania Planning Scheme – State Planning Provisions 2023.

Firefighting Water Supply

No firefighting water supply is imposed in line with C13.6.3 A2(a) in Tasmania Planning Scheme – State Planning Provisions 2023.

General

Any future development applications relating to a specific subdivision or proposed building(s)/alteration(s)/addition(s) on either of the subject titles in this assessment will require a bushfire hazard assessment in accordance with the Tasmania Planning Scheme – State Planning Provisions 2023 and/or the Directors Determination Bushfire Hazard Areas Version 1.2 2024 as well as AS3959 2018 and the NCC 2022.

11. Conclusion

The proposal involves a boundary and title re-alignment at 38 & 48 East Bagdad Road, Bagdad (C.T 77727/1 & C.T 40082/1 respectively).

The proposal maintains 2 lots with the aim to properly align the rural zoned portion where a long established and maintained garden / backyard on 38 East Bagdad Road (C.T 77727/1) is formally recognised as part of that dwelling distinct from 48 East Bagdad Road (C.T 40082/1).

It is the conclusion of this bushfire hazard assessment report that given the existing and intended use for the titles in question will not change and there are no proposed buildings/alterations, the boundary re-alignment proposal is consistent with an insufficient increase in risk outcome from a bushfire threat perspective in line with C13.6.1 A1(a), C13.6.2 A1(a) and C13.6.3 A2(a) in Tasmania Planning Scheme – State Planning Provisions 2023.

The site has been assessed in accordance with Tasmania Planning Scheme – State Planning Provisions 2023 and Australian Standard 3959 – *Construction of Buildings in Bushfire Prone Areas 2018* (incorporating Amendments 1 & 2).



Samuel Walters B.Agr Sc.; BFP-130 (1, 2, 3A, 3B)

Bushfire Tasmania

12. References

- AS3959-2018 Construction of buildings in bushfire prone areas, Standards Australia, Sydney (incorporating Amendments 1 & 2).
- Wiltshire.R and Jordan,G. *Treeflip*, School of Plant Science, University of Tasmania, 2009.
- Wiltshire.R and Potts,B. *Eucaflip*, School of Plant Science, University of Tasmania, 2007.
- Director's Determination – Bushfire Hazard Areas Version 1.2 2024.
- Tasmania Building Act 2016.
- Tasmania Building Regulations 2016.
- From Forest to Fjaeldmark, *Descriptions of Tasmania's Vegetation*. Department of Primary Industries, Water and Environment, 2005.
- Tasmania Planning Scheme Southern Midlands.
- Tasmania Planning Scheme – State Planning Provisions 2023.
- National Construction Code – 2022.
- www.thelist.tas.gov.au
- Chladil, M and Sheridan, J. *Fire Resisting Garden Plants for the urban fringe and rural areas*. Tasmania Fire Service, 2017.
- TasVeg3.0 Tasmanian Vegetation Monitoring and Mapping Program, Biodiversity Conservation Branch, DPIPWE, 2013.
- Bushfire Planning Group, *Guidelines for Development in Bushfire Prone Areas of Tasmania*, Tasmania Fire Service, Hobart, 2005.
- www.fire.tas.gov.au
- TFS *Bushfire Emergency Planning Guidelines* Version 3.0, August 2021. Tasmania Fire Service.
- TFS *Building for Bushfire booklet*, Tasmania Fire Service, June 2020.
- TFS *Water Supply Signage Guideline* Version 1.0, Tasmania Fire Service, February 2017.
- TFS *Firefighting Water Supplies booklet*, Tasmania Fire Service.

Appendix A – Site Photographs

Photograph 1 – Looking south-south east from East Bagdad Road toward property access to 38 East Bagdad Road.



Photograph 2 – Looking west from same location as photo 1 toward bridge over Bagdad Rivulet and suburban area.



Photograph 3 – Looking east south east from same location as photo 1 & 2 toward paddocks on 48 East Bagdad Road and agricultural area beyond.



Photograph 4 – Looking east north east from near to photo 1, 2, 3 locations toward shed and dwelling on western section of 48 East Bagdad Road (far left) and dwelling on 46 East Bagdad Road (middle right and not part of this assessment).



Photograph 5 – Looking north east from property access to 38 East Bagdad Road toward dwelling on 46 East Bagdad Road (separate property and not part of assessment) as well as surrounding paddocks part of 48 East Bagdad Road.



Photograph 6 – Looking south along property access to 38 East Bagdad Road showing the turning area toward existing dwelling on left.



Photograph 7 – Looking east toward existing dwelling on 38 East Bagdad Road.



Photograph 8 – Looking south-south east from property access toward subject area of land proposed to be incorporated into 38 East Bagdad Road. In this case the 1040m² Lot 2.



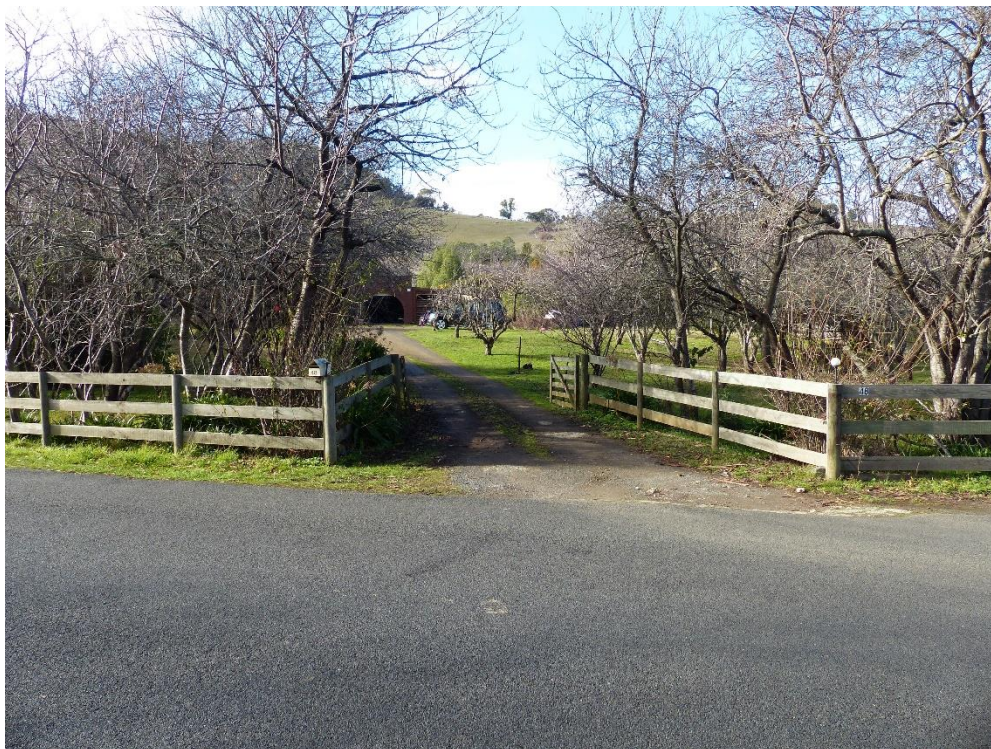
Photograph 9 – Looking north east from access toward proposed land area to be incorporated into 38 East Bagdad Road, namely Lot 1 as shown on the plan being 343m² in size.



Photograph 10 – Looking north along East Bagdad Road in front of 46 East Bagdad Road. Shed on left is part of the western section of 48 East Bagdad Road.



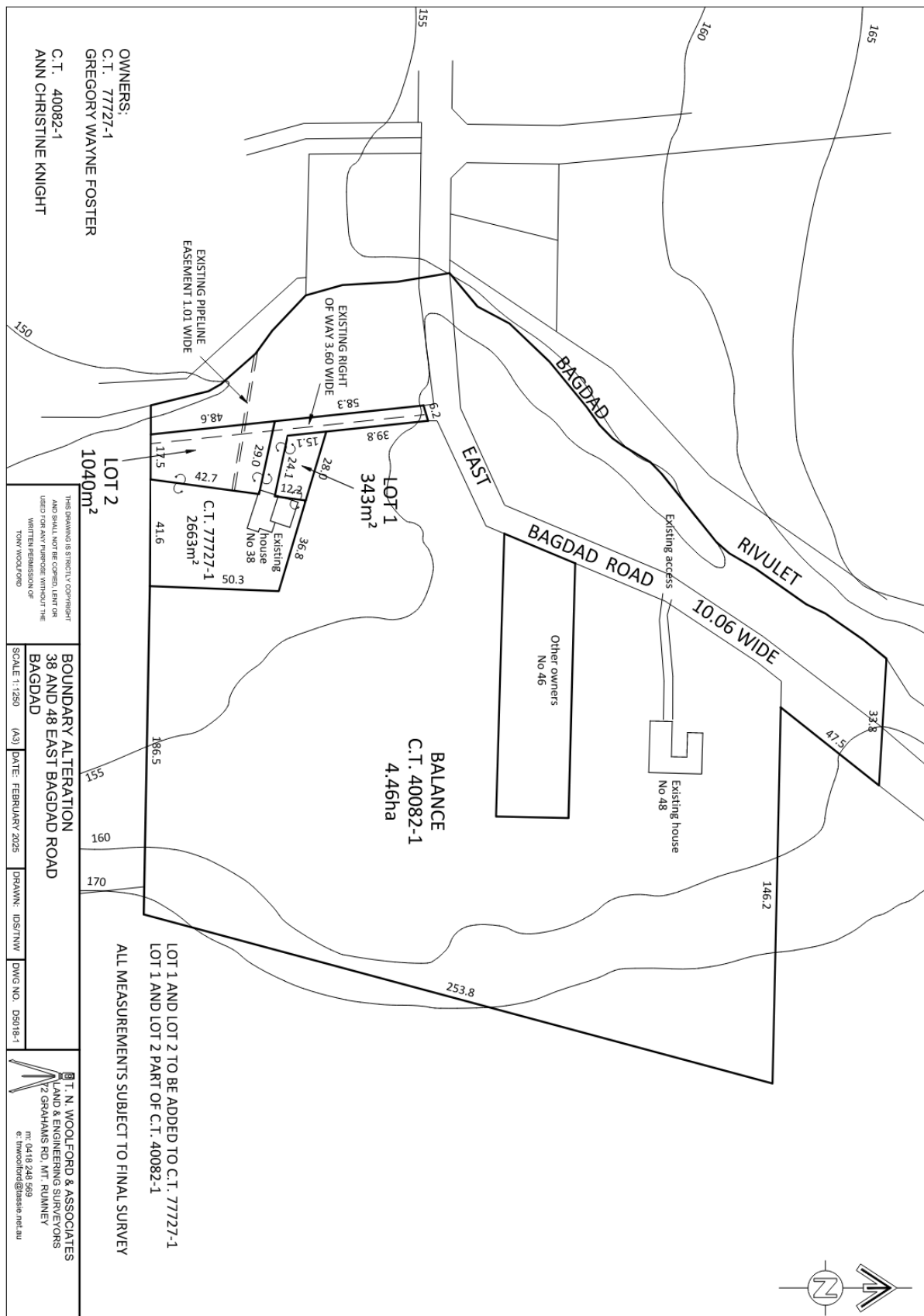
Photograph 11 – Looking east from East Bagdad Road toward property access and existing dwelling on 48 East Bagdad Road.



Photograph 12 – Looking west along East Bagdad Road from the western side of the Bagdad Rivulet.



Appendix B – Subdivision/Boundary Adjustment Plans



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:

38 & 48 East Bagdad Road, Bagdad

Certificate of Title / PID:

C.T 77727/1 & C.T 40082/1

2. Proposed Use or Development**Description of proposed Use and Development:**

Boundary & title re-alignment

Applicable Planning Scheme:

Tasmania Planning Scheme 2023 (Southern Midlands)

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Assessment Report for proposed boundary/title re-alignment at 38 & 48 East Bagdad Road, Bagdad, report code A25-10 Rev 1	Samuel Walters Bushfire Tasmania BFP-130	August 2025	1.0
Project: Proposed Boundary Alteration at 38 and 48 East Bagdad Road, Bagdad for Gregory Wayne Foster and Ann Christine Knight. Drawing Number: D5018-1	T.N Woolford & Associates Land & Engineering Surveyors	February 2025	Rev 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)	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 checked="" type="checkbox"/>	E1.6.1 A1 (a) / <u>C13.6.1 A1(a)</u>	Insufficient increase in risk
<input 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) / <u>C13.6.2 A1 (a)</u>	Insufficient increase in risk
<input 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) / <u>C13.6.3 A2 (a)</u>	Insufficient increase in risk
<input 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

06/08/2025

5. Bushfire Hazard Practitioner**Name:**

Samuel Walters

Phone No:

0438 559 371

**Postal
Address:**21 Dysart Street
Clifton Beach
TAS 7020**Email
Address:**

sam@bushfiretasmania.com.au

Accreditation No:

BFP – 130

Scope:

3B

6. Certification

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



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



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

Signed:
certifier**Name:**

Samuel Walters

Date:

04/08/2025

**Certificate
Number:**

A25-10 007

(for Practitioner Use only)

DIAGRAM FROM ACTUAL SURV

COUNTY OF MONMOUTH
PARISH OF JERVIS

No. OF APPLICATION

A. P. Bartlett
C.T. 22

Part of 30ac Gtd. to Thomas Nicholson
Scale 1 chain to an inch


Scale 1 chain to an inch

REGISTERED NUMBER

77727

REFERENCE TO CORNERS

COR.	BEARING	DISTANCE IN LINKS	FROM


 I. W. B. Solonoff
 LANDS
 41660
 10 - MAY 1954
 2. 30 ft.

LOT NUMBER 1 ADDED

24/5/98

A . . . P. Bantick Owner

$$\begin{array}{r} 3\frac{3}{10} \\ \underline{1.35} \\ 285 \end{array}$$

9 (PG41.

N. D. Blake
& Ass.

(I A27246)

A. R.
0.2

LOT 1

2

262-28
206 6/10

L O U

C. Lisson

Granted to

26132

Owner

Granted to G. T. Butler.

Report

To be filled in by Surveyor

Office Examination

Date of Instructions _____

Survey commenced _____

Survey finished 3-3-54 _____

Error of close 1 in 17,709 _____

Plot _____

Regulations Checked AMH

Computations Checked AMH

Examination as to Boundaries _____

Entered on Diagrams AMH

Entered on General Plan Card by AMH

State Permanent Marks _____

Finally examined AMH

May be acted upon
Acted upon

[illegible]

J. REDVERS ALLAN TERRY, of Hobart,
Authorised Surveyor, of Tasmania, do hereby
certify that this plan has been made from surveys
executed by me or under my own personal
superintendence, inspection and field check, and that
both plan and survey are correct, and have been
made in accordance with the By-laws of the
Surveyors' Board, dated 1st May, 1913.

Ratnay
Authorised Surveyor
17.3.54

SEARCH OF TORRENS TITLE

VOLUME 40082	FOLIO 1
EDITION 1	DATE OF ISSUE 07-Apr-1994

SEARCH DATE : 25-Jan-2025

SEARCH TIME : 10.05 AM

DESCRIPTION OF LAND

Parish of JERVIS, Land District of MONMOUTH
Lot 1 on Diagram 40082
Derivation : Part of 30 Acres Gtd. to T. Nicholson
Prior CT 4570/21

SCHEDULE 1

A584845 TRANSFER to ANN CHRISTINE KNIGHT

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BURDENING EASEMENT a right for the registered proprietors of
the land comprised in Certificate of Title Volume 754
Folio 68 to lay at al depth of not less than one foot
and maintain a pipe line under the land marked "Pipe
Line" on Diagram No. 40082
BURDENING EASEMENT a right of carriageway for Claud Septimus
Clerk over the roadways marked A.B.C.D. and E.F.G.H.
on Diagram No. 40082
BURDENING EASEMENT a right of carriageway (appurtenant to Lot
1 on Diagram No. 434/16) over the land marked J.K.L.M.
on Diagram No. 40082

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 77727	FOLIO 1
EDITION 3	DATE OF ISSUE 26-Oct-1998

SEARCH DATE : 25-Jan-2025

SEARCH TIME : 10.04 AM

DESCRIPTION OF LAND

Parish of JERVIS, Land District of MONMOUTH
 Lot 1 on Diagram 77727 (formerly being 293-32D)
 Derivation : Part of 30 Acres Gtd. to T. Nicholson
 Prior CT 3136/40

SCHEDULE 1

A233537 GREGORY WAYNE FOSTER (herein called "the Purchaser")

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 BURDENING EASEMENT a right of carriage way for Claud Septimus
 Clerk over the Roadway shown on Diagram No. 77727
 BENEFITING EASEMENT a right for the purchasers to lay at a
 depth of not less than one foot and maintain a pipe
 line under the land marked Pipeline on Diagram No.
 77727

A27246 FENCING CONDITION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

