



## Public Notice Details

### Planning Application Details

<b>Application No</b>	DA2500029
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#### Property Details

<b>Property Location</b>	390 Lovely Banks Road Colebrook
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#### Application Information

<b>Application Type</b>	Discretionary Development Application
<b>Development Category</b>	Boundary Adjustment
<b>Advertising Commencement Date</b>	25/7/25
<b>Advertising Closing Period</b>	8/8/25
<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](mailto: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](mailto: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 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 between two  
titles

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

390 Lovely Banks Road  
Colebrook 7027

Certificate of Title/s  
Volume Number/Lot  
Number:

CT 16984-1 ; CT 242823-1

Land Owners Name:

Wayne Geoffrey Cairns

Full Name/s or Full Business/Company Name

Applicant's Name:

T.N. Woolford & Associates

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

Contact details:

Postal address for correspondence:

72 Grahams Road  
Mount 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)

Wayne Cairns

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

Print email address

tassie concrete tanks @ outlook.  
com

ABN

What is the estimated value of all the new work proposed

\$



## For Commercial Planning Permit Applications Only

Signage:  Yes ☐ No ☐

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

Existing hours of operation				Proposed hours of new operation			
Hours	am	to	pm	Hours	am	to	pm
Weekdays				Weekdays			
Sat				Sat			
Sun				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: ☐ 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:

- 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.
- I/we provide permission by or on behalf of the applicant for Council officers to enter the site to assess the application.
- 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.
- 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.
- 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)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date

# T.N. WOOLFORD & ASSOCIATES

LAND & ENGINEERING SURVEYORS

72 Grahams Road  
Mount Rumney  
Tasmania 7170  
Mobile: 0418 248 569  
Email: [TNWoolford@tassie.net.au](mailto:TNWoolford@tassie.net.au)

19<sup>th</sup> February 2025

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

Dear Sir,

**Proposed Boundary Alteration, 390 Lovely Banks Road, Colebrook.**

Please find attached a plan showing the proposed boundary alteration between two titles owned by Wayne Cairns at 390 Lovely Banks Road, Colebrook, submitted to Council for approval.

Lot 1 of 36.0 ha is predominately pasture and is to be transferred to the owners son.

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

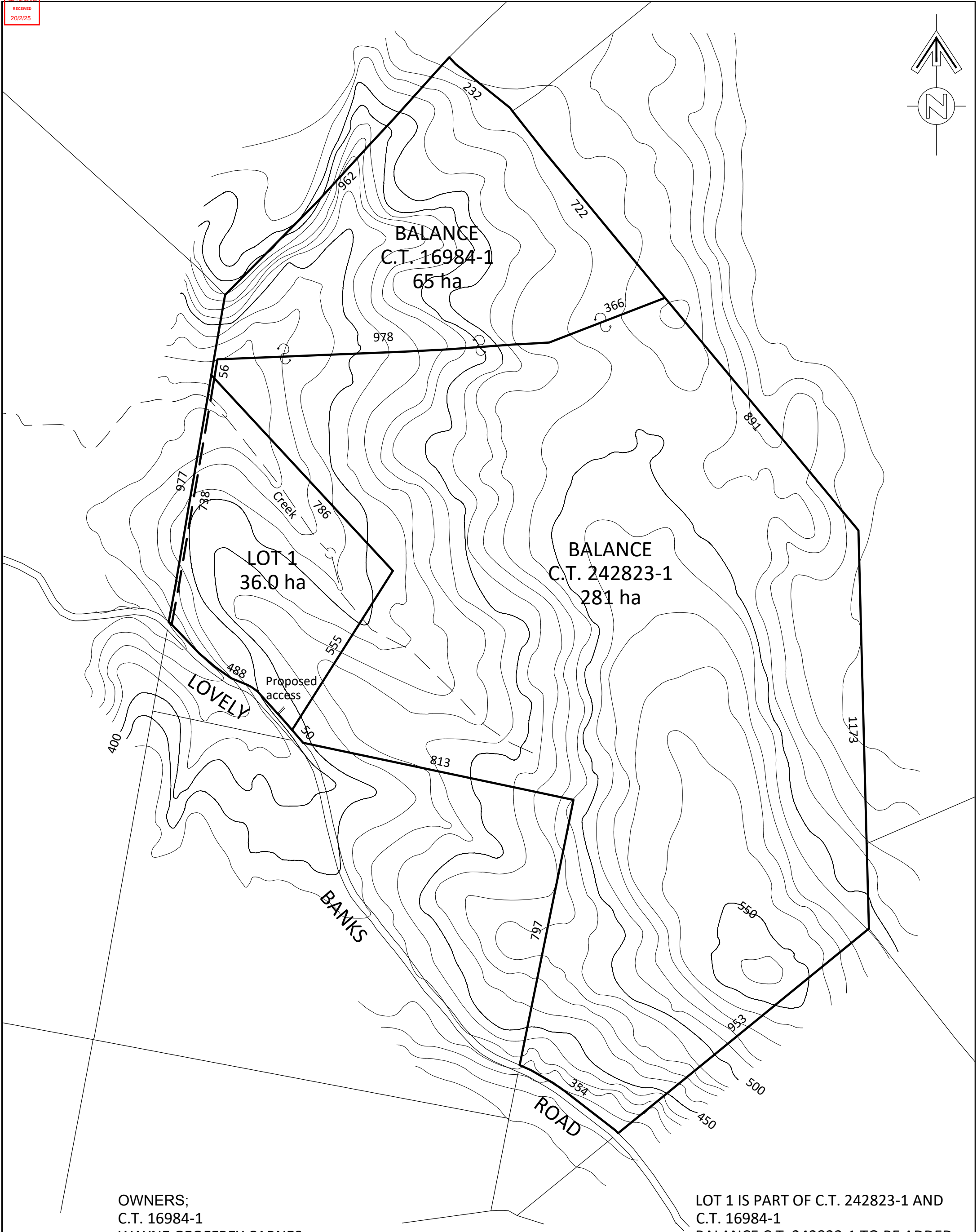
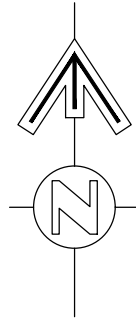
Yours faithfully



**Tony Woolford**  
Authorised Surveyor

Enc.






OWNERS;  
C.T. 16984-1  
WAYNE GEOFFREY CARNES

C.T. 242823-1  
WAYNE GEOFFREY CARNES

LOT 1 IS PART OF C.T. 242823-1 AND  
C.T. 16984-1  
BALANCE C.T. 242823-1 TO BE ADDED  
TO BALANCE C.T. 16984-1

ALL MEASUREMENTS SUBJECT TO  
FINAL SURVEY

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 390 LOVELY BANKS ROAD COLEBROOK				 T. N. WOOLFORD & ASSOCIATES LAND & ENGINEERING SURVEYORS 72 GRAHAMS RD, MT. RUMNEY  m: 0418 248 569 e: tnwoolford@tassie.net.au
	SCALE 1: 10000	(A3)	DATE: FEBRUARY 2025	DRAWN: IDS/TNW	

To: Bernadette Conde

Property Number:1884717

Planning Officer Development

& Environmental Services Southern Midlands Council

Bernadette I am writing to you in response to the email received back in March about the proposed title movement at 390 lovely banks rd. the following point are my response to how I will comply with Cluse 21 .5. 1 Performance Criteria P1 (B).

P1 (b)

(A) There will be no changes to the agricultural productivity of the land, our intention is to use the land to raise livestock.

(B) The new lot will be a 36HA due to this size it will be adequate to meet tis criteria.

(C) There are and will be no topographical constraints

(D) There is no current potential for irrigation, due to cost to pump to this region.

(i)total area is 36ha

(ii)there are no existing buildings or structures on the land.

(iii)new access to the title via lovely banks is shown in the proposed plan for the new title.

(iv)this title change will not create any additional lots due to the road connection as the title boundary runs parallel to lovely banks road.

**BUSHFIRE-PRONE AREAS CODE****CERTIFICATE<sup>1</sup> UNDER S51(2)(d)  
LAND USE PLANNING AND APPROVALS ACT 1993****1. Land to which certificate applies**

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

**Street address:**

390 Lovely Banks Road, Colebrook

**Certificate of Title / PID:**CT 242823/1 and CT 16984/1  
PID 1884717 and PID 5465448**2. Proposed Use or Development****Description of proposed Use  
and Development:**

Boundary Re-organisation

**Applicable Planning Scheme:***Tasmanian Planning Scheme – Southern  
Midlands***3. Documents relied upon**

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Report	Adam Smee Southern Planning	8/7/2025	V1.1
Boundary Alteration	T.N. Woolford and Associates Land and Engineering Surveyors	February 2025	

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

**4. Nature of Certificate**

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

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

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

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

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



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

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

**5. Bushfire Hazard Practitioner****Name:**

Adam Smee

**Phone No:**

0404 439 402

**Postal  
Address:**

22 Jerrim Place, Kingston Beach

**Email  
Address:**adam@southernplanning.  
com.au**Accreditation No:**

BFP-120

**Scope:**

1, 2, 3a, and 3b

**6. Certification**

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

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

**Signed:**  
certifier**Name:**Adam Smee  
Southern Planning**Date:**

8/7/2025

**Certificate  
Number:**

PC SP2025-5

(for Practitioner Use only)



# Bushfire Hazard Report



*Cover photo: view of proposed lot 1 building area.*

## **Boundary Reorganisation**

**390 Lovely Banks Road, Colebrook**

8 July 2025

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## Overview

### Project Detail

**Project:** Boundary Re-organisation

**Site Address:** 390 Lovely Banks Road, Colebrook

**PID:** 1884717 and 5465448

**CT References:** 242823/1 and 16984/1

**Client:** Alec Carnes

**Author:** Adam Smee, Bushfire Hazard Practitioner

**Accreditation No.:** BFP-120

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

**Email:** adam@southernplanning.com.au

**Phone:** 0404 439 402

**Date:** 8 July 2025

**Version:** v1.1

### Executive Summary

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

## Introduction

### Purpose

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

### Scope

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

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

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

### Limitations

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

### Disclaimer

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

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

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

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

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

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

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

### The Author

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

### Site Visit

A site visit was conducted on 20 May 2025.

## Proposal

The proposal is to re-organise the boundaries between two of the titles that make up the subject property (CT 242823/1 and CT 16984/1). The proposal would create a 36ha lot within the western part of the property (lot 1 on the attached proposal plan). The remainder of the land involved in the proposal would be adhered to form a balance lot with an area of 346ha (shown as separate balance lots on the attached plan). Both lots would have frontage to Lovely Banks Road.

Access to the proposed balance lot would be via the existing driveway that provides access to the dwelling on the other title that makes up the subject property (CT 28787/1). The driveway also provides access to a quarry that would be retained upon the balance lot. Access to proposed lot 1 would be via a new access point to Lovely Banks Road at the southern end of the frontage of this lot. A building area would be created at the top of a ridge within the central part of lot 1. A building area would be created on the same ridge for the balance lot, close to the northern boundary of CT 28787/1. Future development upon the lots would rely upon on-site services as reticulated networks are not available in the area. The proposed development is not identified as a Vulnerable Use by the Bushfire Prone Areas Code.

## Site Description

The site is a large rural property within the Colebrook locality. The property has an overall area of more than 400ha. A band of remnant native forest runs through the centre of the property on a roughly north/south alignment. There is another area of native vegetation within the western corner of the property, contiguous with Lovely Banks Road. There is an area of cleared land between these areas of vegetation. Some low intensity agriculture, including sheep grazing, occurs within this part of the property. The quarry mentioned earlier is within the eastern part of the property. Forestry activity also appears to have occurred within this part of the property, to the north and south of the quarry. The site is mapped within the Bushfire Prone Areas Overlay of the *Tasmanian Planning Scheme –Southern Midlands*.

## Topography

The topography of the subject property is dominated by Brown Hill, the summit of which is close to the eastern end of the property's south-eastern boundary. A ridge extends from the summit to the northern corner of the property. Another ridge extends from the north-western face of the summit to the north-western boundary of the subject property. Both proposed building areas would be on the top of this second ridge. Both building areas would therefore be above the respective land between it and the base of the gullies to the north-east and south-west. Both building areas would be below the level of the respective land to the south-east, which would occupy a higher position on the top of the ridge. The building area proposed for lot 1 would be above the base of the gully to the north-west. However, there is a slight rise along the top of the ridge to the north-west of where the balance lot building area would be located.



*Aerial view of subject property (CT 242823/1 outlined in white, CT 16984/1 outlined in blue) and surrounding land (source: ESRI accessed via LISTmap 10/4/2025).*

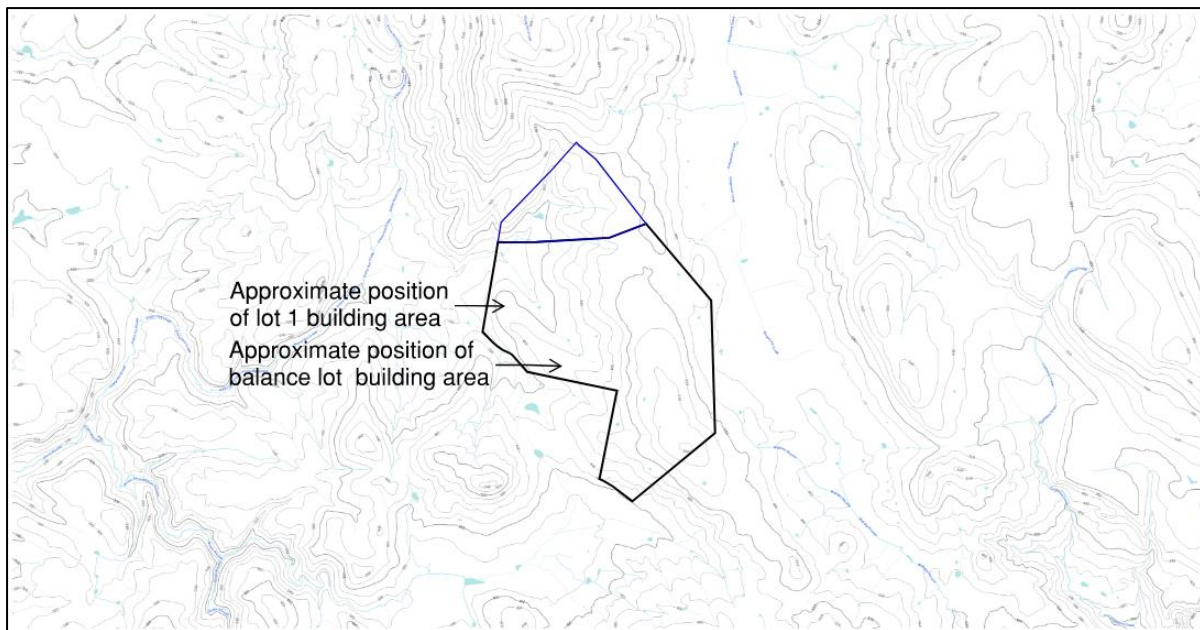


*Closer aerial view of lot 1 building area and surrounding land (source: ESRI accessed via LISTmap 17/6/2025).*

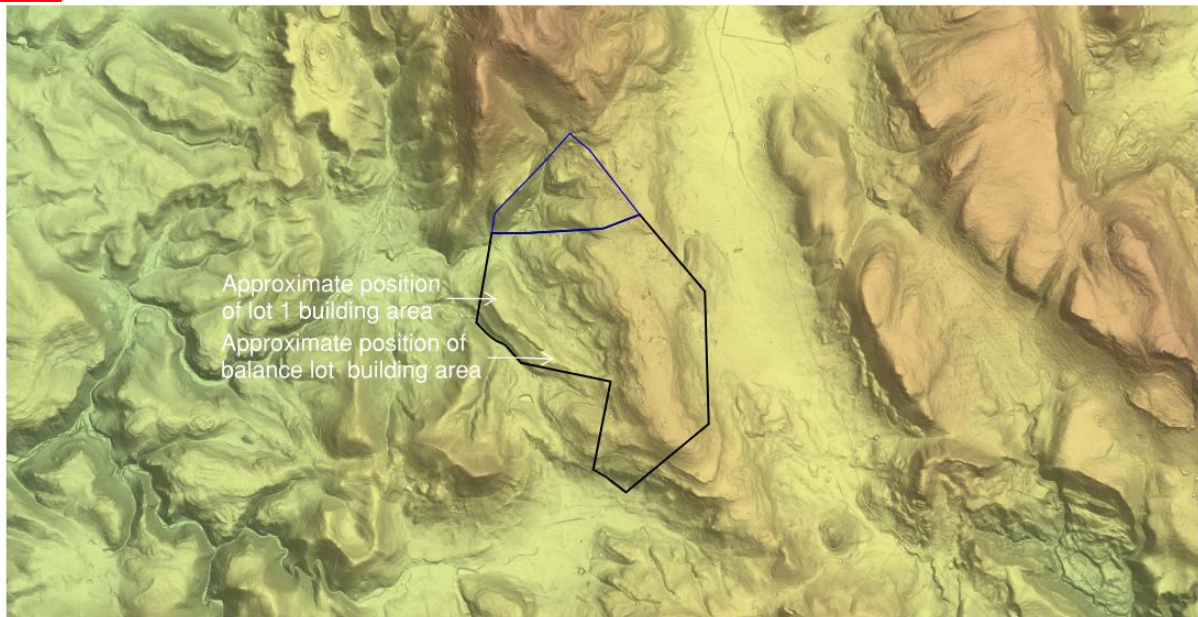




*Closer aerial view of balance lot building area and surrounding land (source: ESRI accessed via LISTmap 17/6/2025).*



*Topographical relief (10m contours) of subject property (CT 242823/1 outlined in black, CT 16984/1 outlined in blue) and surrounding land (source: LISTmap accessed 17/6/2025).*



*Hillshade relief of subject property (CT 242823/1 outlined in white, CT 16984/1 outlined in blue) and surrounding land (source: LISTmap accessed 17/6/2025).*

## Site Assessment

### Vegetation

The land within 100m of the location of the proposed lot 1 building area includes cleared land to the north, north-east, and south-east. The vegetation upon this land is mostly grasses and it is therefore classified within the Group G Grassland classification in accordance with Table 2.3 of the Australian Standard. The foliage cover within the area of remnant native vegetation to the south, south-west, and west of the location of the lot 1 building area varies but is generally greater than 30%. Therefore, the vegetation in these directions is classified within the Group A Forest classification in accordance with Table 2.3.

Similarly, there is also cleared land to the north, east, and south of the location of building area proposed for the balance lot. While there is a band of remnant native vegetation to the east it would be greater than 100m from where this building area would be located, so may be excluded in accordance with clause 2.2.3.2(a) of the Australian Standard. Therefore, the vegetation to the north, east, and south of the balance lot building area is classified within the Group G Grassland classification in accordance with Table 2.3.

While there is a substantial area of native vegetation to the west of where the proposed balance lot building area would be located, this vegetation would be greater than 100m from the building area. Therefore, this remnant vegetation may be excluded in accordance with clause 2.2.3.2(a) of the Australian Standard. As there is cleared land between where the balance lot building area would be located and this vegetation, the vegetation to the west of the building area is therefore also classified as Group G Grassland.

### Slope

As noted above, both proposed building areas would be above the level of the respective land to the north-east and south-west. The effective slope in these directions is therefore downslope and between 5° and 10° to the north-east and between 10° and 15° to the south-west of the respective building area. Both proposed building areas would be below the level of the respective land to the

south-east, so the effective slope in this direction would be upslope and 0°. The building area proposed for lot 1 would be above the level of the land to the north-west so the effective slope in this direction would be downslope and between 5° and 10°. The building area proposed for the balance lot would be below the level of the nearby land to the north-west, so the effective slope in this direction would be upslope and 0°.

### **Distances**

Given the large size of the proposed lots, the proposed building areas would be provided with adequate separation distance from bushfire prone vegetation within the respective lot boundaries.

### **Bushfire Attack Level**

Table 2.6 within the Australian Standard prescribes Bushfire Attack Levels for buildings in bushfire prone areas based upon the relevant Fire Danger Index, the distance from unmanaged vegetation, the type of bushfire prone vegetation, and the gradient beneath the vegetation. A BAL assessment must be based upon the highest BAL posed to a site. As demonstrated in the attached Hazard Management Areas Table, the Bushfire Attack Level posed to the building areas within the proposed lots would be BAL12.5. While the Bushfire-Prone Areas Code requires that only Hazard Management Areas necessary to achieve BAL19 are required, it is considered that the proposal should allow for construction at a lower BAL given the large size of the proposed lots.

### **Bushfire-Prone Areas Code**

#### **Provision of Hazard Management Areas**

##### *C13.6.1 Subdivision: Provision of hazard management areas*

The proposal complies with acceptable solution A1(b)(i) for the above clause as the attached proposed plan of subdivision shows all of the lots that are proposed within a bushfire prone area. The proposal complies with A1(b)(ii) and (iii) as the plan of subdivision shows building areas for each lot and hazard management areas between the building areas and bushfire prone vegetation equal to or greater than the separation distances required for BAL19 in AS3959:2018.

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

#### **Public and Fire Fighting Access**

##### *C13.6.2 Subdivision: Public and fire fighting access*

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

As the length of the access to each lot would be greater than 200m and access is required to a fire fighting water point, access to each lot must comply with the following requirements:



- (a) all-weather construction;
- (b) load capacity of at least 20t, including for bridges and culverts;
- (c) minimum carriageway width of 4m;
- (d) minimum vertical clearance of 4m;
- (e) minimum horizontal clearance of 0.5m from the edge of the carriageway;
- (f) cross falls of less than 3 degrees (1:20 or 5%);
- (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- (h) curves with a minimum inner radius of 10m;
- (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
- (j) terminate with a turning area for fire appliances provided by one of the following:
  - (i) a turning circle with a minimum outer radius of 10m; or
  - (ii) a property access encircling the building; or
  - (iii) a hammerhead 'T' or 'Y' turning head 4m wide and 8m long.
- (k) include passing bays of 2m additional carriageway width and 20m length every 200m.

A new driveway and access point would be required for any future development upon proposed lot 1. Any new access for this lot must have an all-weather construction with the required load capacity and carriageway width. A driveway created from the proposed access point to Lovely Banks Road to the building area proposed for this lot would not cross a watercourse so would not include a bridge or culvert. As the driveway would pass through standing bushfire prone vegetation, additional vegetation management may be required in order to provide the required vertical and horizontal clearances.

As there would be a difference in level between the proposed access point and the building area (approximately 20m difference in elevation), care should be taken in the routing of the driveway in order to comply with the prescribed maximum gradient for unsealed roads. Care should also be taken during construction in order to ensure compliance with the maximum prescribed cross fall. There would be sufficient cleared, level area in and around the building area proposed for lot to accommodate the required turning area. Two passing bays will be required at 200m intervals along the length of the access.

The final design of any access provided to the lot 1 building area would be determined when approval is sought to construct any habitable development within the building area. The developer will be required to provide access to the boundary of lot 1 in accordance with Table C13.2 prior to the sealing of the title for this lot.

Access to the building area proposed for the balance lot would be partly via the existing driveway that provides access to the dwelling and quarry on the subject property. This driveway enters the property via the title that contains the dwelling (CT 28787/1). This title is currently in the same ownership as the remaining titles that make up the subject property. A right of way would be required to allow for legal access to the balance lot via this driveway in the event that the titles are not within the same ownership. Advice to this effect is included in the recommendations section of this report, noting that as the *Land Titles Act 1980* does not allow for a right of way over a property that benefits another property in the same ownership, it is not currently possible to create the right of way.

The existing driveway that provides access to the dwelling and quarry on the site is in good condition and has an all-weather surface of compacted gravel. Given that the driveway, which includes at least two culverts, is currently used by large vehicles to access the quarry, it is likely to have the required



load capacity. As shown in the attached site photos, the driveway has the required carriageway width and clearances.

Any curves within the existing driveway are gradual and clearly allow for larger vehicles. There is a difference in level between the access point and where the driveway provides access to the parking area adjacent to the dwelling on the property. However, this section of driveway complies with the maximum gradient prescribed for unsealed roads, as the average gradient of this section does not exceed 10°. The driveway beyond this point generally follows the contour so does not have any significant gradient. The driveway includes a passing area where it provides access to the parking area adjacent to the dwelling. Two additional passing bays would be required as shown on the attached BHMP.

The proposed access to the balance lot building area would leave the existing driveway at a point approximately 630m from the access point and follow a track that provides access to the north-western part of the property. This track is relatively well formed but will require grading, widening, and resurfacing in order to provide an all-weather surface with the required minimum carriageway width. This section of the track does not cross a watercourse so does not include a bridge or culvert. Some trimming of vegetation may be required along the track in order to provide the required vertical and horizontal clearances. Care should be taken when resurfacing the track to ensure that it complies with the maximum prescribed crossfall. The track curves and slopes only gradually from its intersection with the driveway.

The proposed access to the balance lot building area would leave the track at a point close to the north-eastern corner of CT 28787/1. A gate at this point provides access to the paddock where the building area would be located. As the track widens at this point, it presents a good opportunity to provide a passing bay, as indicated on the attached BHMP. An access would be created along the top of the ridge from the gate to the building area.

The proposed access would slope gradually downward from the gate to the building area and would not contain any significant curves. The proposed access would not pass through standing bushfire prone vegetation so would achieve the required vertical and horizontal clearances. There would be no impediment to providing an access with the required width between the gate and the building area. A passing bay would be required at approximately the mid-point of this section of the access. To ensure that access is provided to the boundary of the balance lot in accordance with Table C13.2, the developer will be required to upgrade the section of track discussed above to the northern boundary CT 28787/1 (i.e., the closest boundary of the proposed balance lot) before the title for this lot is sealed. The developer will also be required to provide the passing bays shown on the attached BHMP between this point and the entrance to the site.

### **Provision of Water Supply for Fire Fighting Purposes**

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

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

#### *Distance between building area to be protected and water supply*

- (a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and,

- (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

#### *Static Water Supplies*

A static water supply:

- (a) may have a remotely located offtake connected to the static water supply;
- (b) may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
- (c) must be a minimum of 10,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;
- (d) must be metal, concrete or lagged by non-combustible materials if above ground; and
- (e) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of *Australian Standard AS 3959-2018 Construction of buildings in bushfire-prone areas*, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:
  - (i) metal;
  - (ii) non-combustible material; or
  - (iii) fibre-cement a minimum of 6mm thickness.

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

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

- (a) have a minimum nominal internal diameter of 50mm;
- (b) be fitted with a valve with a minimum nominal internal diameter of 50mm;
- (c) be metal or lagged by non-combustible materials if above ground;
- (d) if buried, have a minimum depth of 300mm;
- (e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;
- (f) ensure the coupling is accessible and available for connection at all times;
- (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);
- (h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and
- (i) if a remote offtake is installed, ensure the offtake is in a position that is:
  - (i) visible;
  - (ii) accessible to allow connection by fire fighting equipment;
  - (iii) at a working height of 450 – 600mm above ground level; and
  - (iv) protected from possible damage, including damage by vehicles.

#### *Signage for static water connections*

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

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

#### *Hardstand*

A hardstand area for fire appliances must be:

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

Indicative locations for static water supplies for both lots are shown on the attached BHMP. However, the final location for static water supplies would be determined as part of the design of any future habitable development upon the lots. The timing of confirmation of compliance with the above standards should therefore be upon completion of this future habitable development.

## Recommendations

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

### Construction Requirements

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

### Property Access

- 1) Property access to the proposed lots must comply with the property access requirements prescribed in Table C13.2 of the Bushfire Prone Areas Code (see the above section Public and Fire Fighting Access).
- 2) Property access must be provided in accordance with the relevant requirements of Table C13.2 to the boundary of the lots prior to the sealing of the title for that lot. As the balance lot would rely upon an existing access over CT 28787/1, access must be provided in accordance with the requirements of Table C13.2 to the northern boundary of CT 28787/1 (i.e., the boundary of the balance lot closest to the access) prior to the sealing of the title for the balance lot.
- 3) Property access must be provided in accordance with the requirements of Table C13.2 and verified prior to occupancy of any future habitable development upon the respective lot.

### Water Supply for Fire Fighting

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

### Hazard Management Areas

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

- Trees must not overhang or touch any elements of any buildings, and,
- There must be a clearance of at least 2m between the lowest tree branches and ground level.

(c) The HMA must be maintained in such condition throughout the life of habitable development upon the lots.

### Other

A right of way over CT 28787/1 benefitting the balance lot should be created prior to the sale of either property independently of the other.

### Conclusion

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

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

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



ADAM SMEE  
BUSHFIRE HAZARD PRACTITIONER (BFP-120)



## Appendix (1) Hazard Management Areas Tables

### Lot 1 Building Area

	North-East	South-East	South-West	North-West
Vegetation Type:	Group G Grassland	Group G Grassland	Group A Forest	Group A Forest
Relationship to site:	Downslope	Upslope	Downslope	Downslope
Effective slope:	>5° to 10°	0°	>10° to 15°	>5° to 10°
Potential separation distance available:	>100m	>100m	>100m	>100m
Assessed BAL:	BAL12.5	BAL12.5	BAL12.5	BAL12.5
Proposed BAL:	<b>BAL12.5</b>			
Minimum HMA required:	19m	14m	56m	46m

### Balance Lot Building Area

	North-East	South-East	South-West	North-West
Vegetation Type:	Group G Grassland	Group G Grassland*	Group G Grassland	Group G Grassland*
Relationship to site:	Downslope	Upslope	Downslope	Upslope
Effective slope:	>5° to 10°	0°	>10° to 15°	0°
Potential separation distance available:	>100m	>100m	72m^	>100m
Assessed BAL:	BAL12.5	BAL12.5	BAL12.5	BAL12.5
Proposed BAL:	<b>BAL12.5</b>			
Minimum HMA required:	19m	14m	22m	14m

Notes: \*forest type vegetation >100m from the building area excluded in accordance with clause 2.2.3.2(a), ^to property boundary.

## Appendix (2) Site Photos

### *Lot 1 Building Area*



*Photo 1: view to north-west from site.*



*Photo 2: view to north from site.*





*Photo 3: view to ENE from site.*



*Photo 4: view to south-east from site.*





*Photo 5: view to south-west from site.*



*Photo 6: view to west from site.*



*Balance Lot Building Area*



*Photo 1: view to north from site.*



*Photo 2: view to north-east from site.*





*Photo 3: view to south-east from site.*



*Photo 4: view to south from site.*





*Photo 5: view to west from site.*



*Photo 6: view to north-west from site.*



*Balance Lot Existing Access*



*Photo 1: view to north-east of existing access point to site.*



*Photo 2: view to south-west of existing access point to site.*





*Photo 3: view to north-east of existing driveway, approximately 50m from the access point.*





*Photo 4: view to south-west of existing driveway from approximately 110m from the access point.*



*Photo 5: view to south-west from adjacent to dwelling parking area.*





*Photo 6: view to east from dwelling parking area.*



*Photo 7: view to SWW of existing driveway from approximately 325m from the access point.*





*Photo 8: view to NWW of existing driveway approximately 500m from the access point.*





*Photo 9: view to SEE of existing driveway, approximately 500m from the access point.*



*Photo 10: view to south-west of existing driveway, approximately 600m from the access point.*





*Photo 11: view to SSE of existing farm access track, approximately 75m from intersection with existing driveway.*



*Photo 12: view to NNW of existing farm access track, approximately 75m from intersection with existing driveway.*





*Photo 13: view to north-west toward location of balance lot building area, approximately 225m from the intersection of the farm track with the existing driveway.*



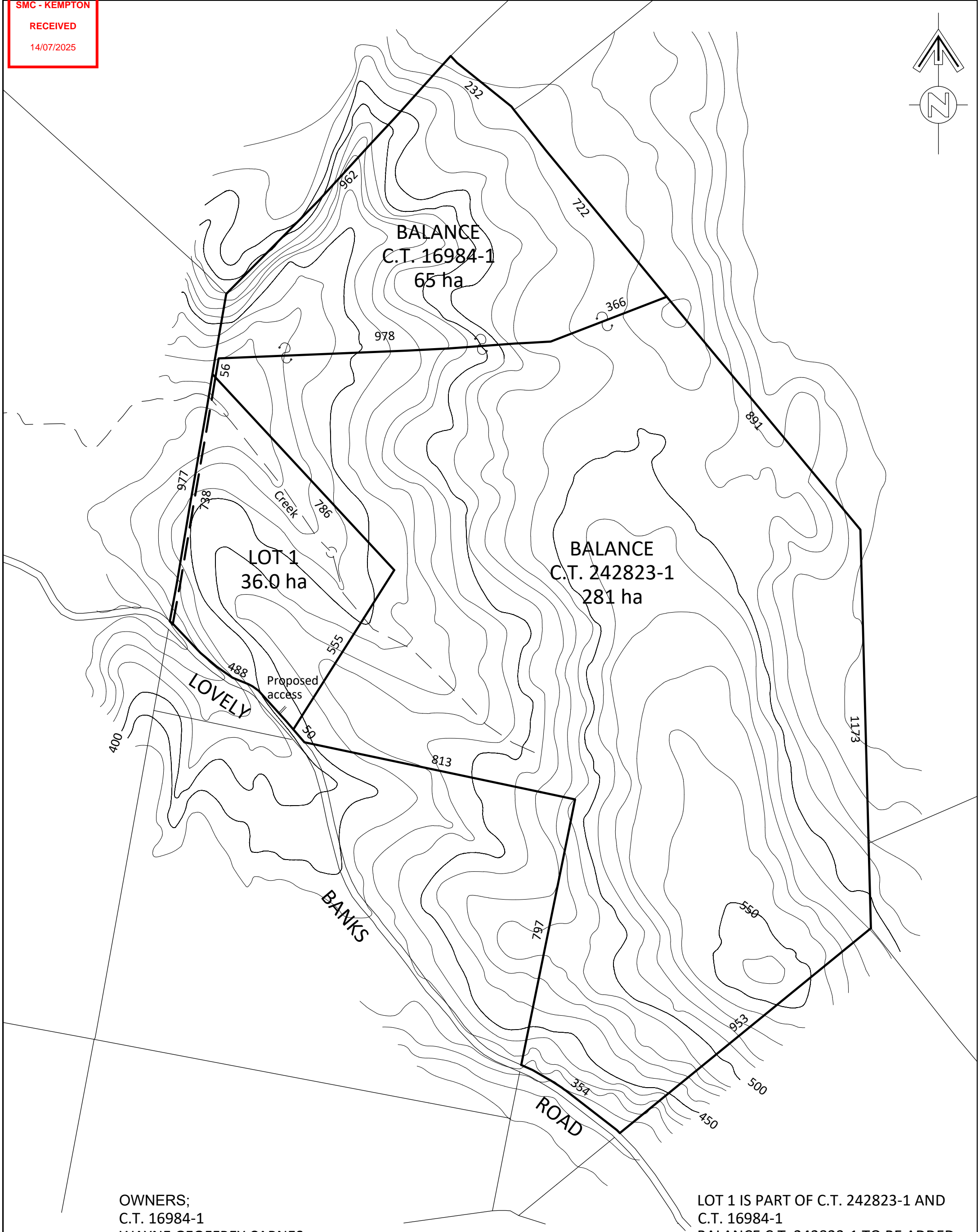
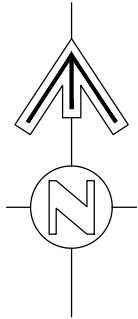
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## Appendix (3) Proposed Subdivision Plan

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OWNERS;  
C.T. 16984-1  
WAYNE GEOFFREY CARNES  
  
C.T. 242823-1  
WAYNE GEOFFREY CARNES

LOT 1 IS PART OF C.T. 242823-1 AND  
C.T. 16984-1  
BALANCE C.T. 242823-1 TO BE ADDED  
TO BALANCE C.T. 16984-1  
  
ALL MEASUREMENTS SUBJECT TO  
FINAL SURVEY

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 390 LOVELY BANKS ROAD COLEBROOK				 T. N. WOOLFORD & ASSOCIATES LAND & ENGINEERING SURVEYORS 72 GRAHAMS RD, MT. RUMNEY  m: 0418 248 569 e: tnwoolford@tassie.net.au
	SCALE 1: 10000	(A3)	DATE: FEBRUARY 2025	DRAWN: IDS/TNW	DWG NO. D5017-1

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## Appendix (4) Bushfire Hazard Management Plans



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SouthernPlanning  
22 Jerrim Place, Kingston Beach TAS 7050  
P 0404 439 402  
E adam@southernplanning.com.au

Project Name and Address

Boundary Re-organisation  
390 Lovely Banks Road  
Colebrook

Drawing Title

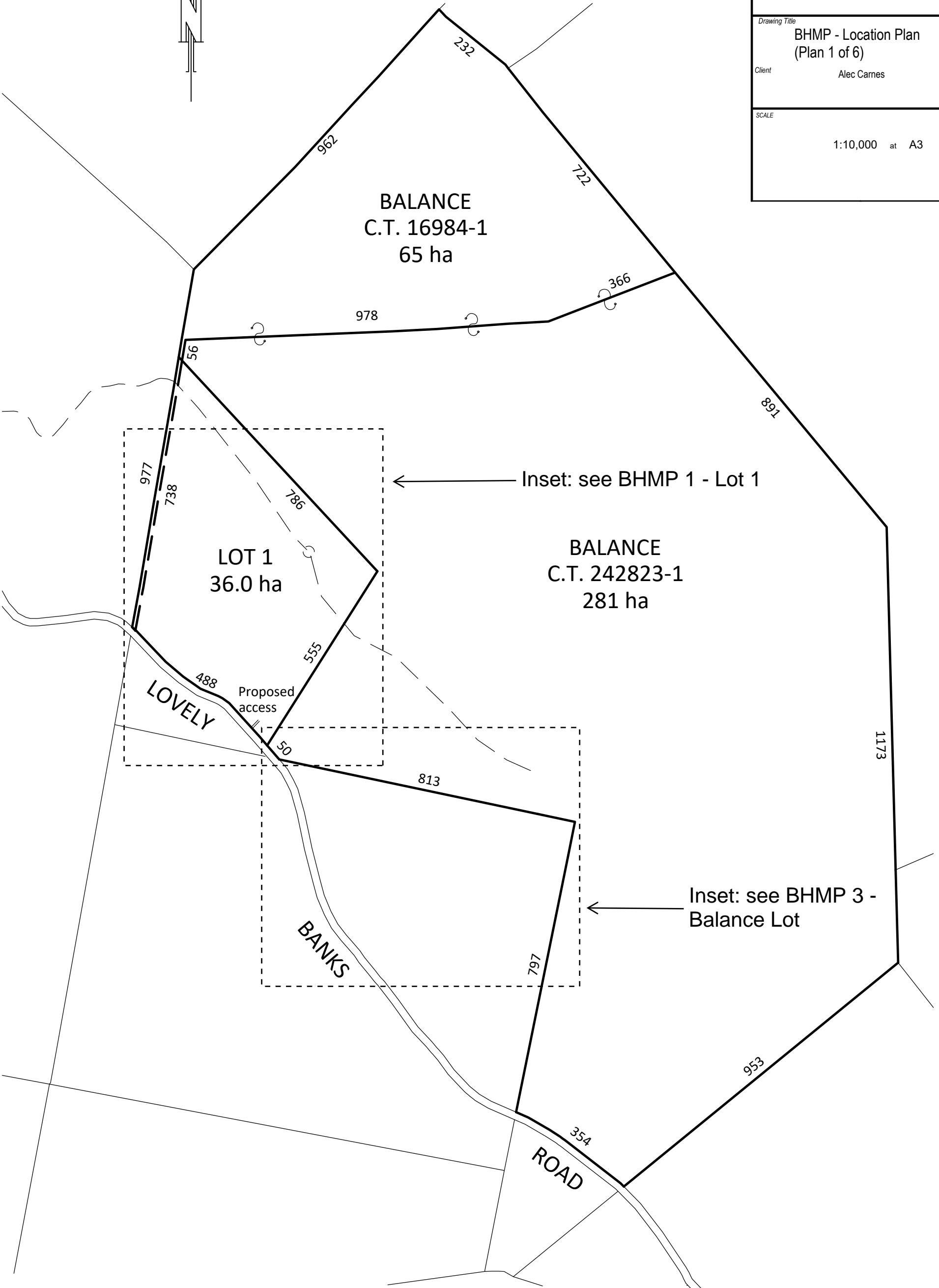
BHMP - Location Plan  
(Plan 1 of 6)

Client

Alec Carnes

SCALE

1:10,000 at A3



**Notes:**  
14/07/2025  
1) This plan must be read in conjunction with the Bushfire Hazard Report (BHR) prepared for the proposed subdivision (dated 2/7/2025). The BHR is a schedule to this Bushfire Hazard Management Plan.  
2) Future residential development within the building areas upon the lots must comply with the construction requirements prescribed for BAL12.5, AS3959:2018.  
3) The Hazard Management Areas (HMA) shown must be established and verified prior to occupancy of any future habitable development within the building area on the lot (please refer to the recommendations regarding HMA in the BHR for further information). The HMA is to be measured from the external walls of any future habitable development constructed within the respective building area, including the external walls of any future additions. For additions that do not have external walls (such as decks or carports for example) the HMA is to be measured from the outside of any supporting structure (such as posts or columns).  
4) Property access must be provided in accordance with the relevant requirements of Table C13.2 of the Bushfire Prone Areas Code, to the boundary of each lot prior to the sealing of the title for the respective lot (please refer to the Public and Fire Fighting Access section of the BHR for further information).  
5) Property access must be provided to future residential development within the building areas upon the lots in accordance with the relevant requirements of Table C13.2, Bushfire Prone Areas Code and verified prior to occupancy (please refer to the Public and Fire Fighting Access section of the BHR for further information).  
6) A static water supply for fire fighting must be provided for the lots in accordance with the relevant requirements of Table C13.5, Bushfire Prone Areas Code and verified prior to occupancy of any future habitable development within the building area upon the respective lot (please refer to the Provision of Water Supply for Fire Fighting Purposes section of the BHR for further information).  
7) The final design for property access and the location of static water supplies for fire fighting will be determined as part of the design of future development upon the lots.



SouthernPlanning  
22 Jerrim Place, Kingston Beach TAS 7050  
P 0404 439 402  
E adam@southernplanning.com.au

Project Name and Address	
	Boundary Re-organisation 390 Lovely Banks Road Colebrook
Drawing Title	BHMP - Notes (Plan 2 of 6)
Client	Alec Carnes
SCALE	NTS



Project Name and Address

Boundary Re-organisation  
390 Lovely Banks Road  
Colebrook

Drawing Title

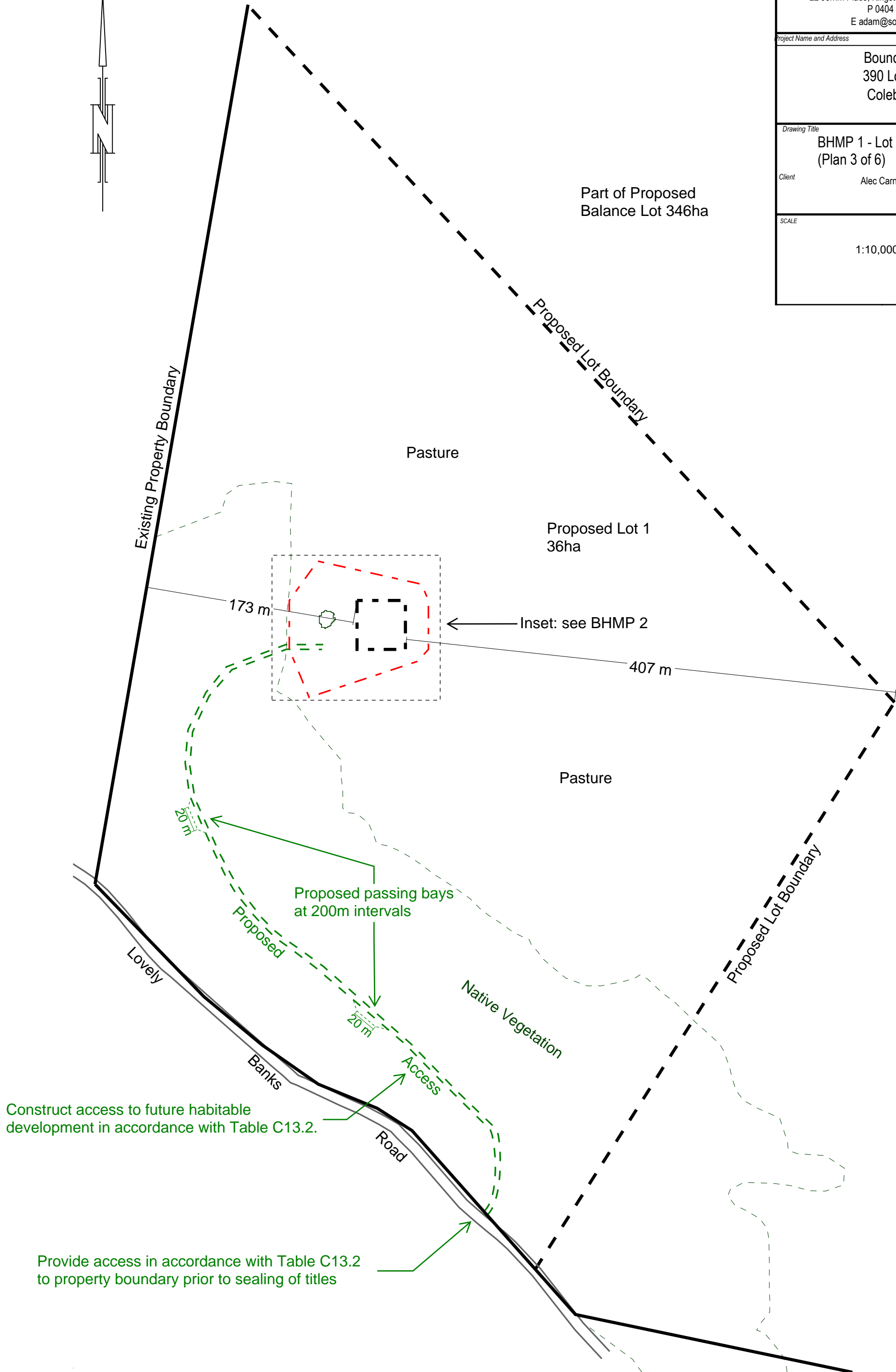
BHMP 1 - Lot 1  
(Plan 3 of 6)

*Client*

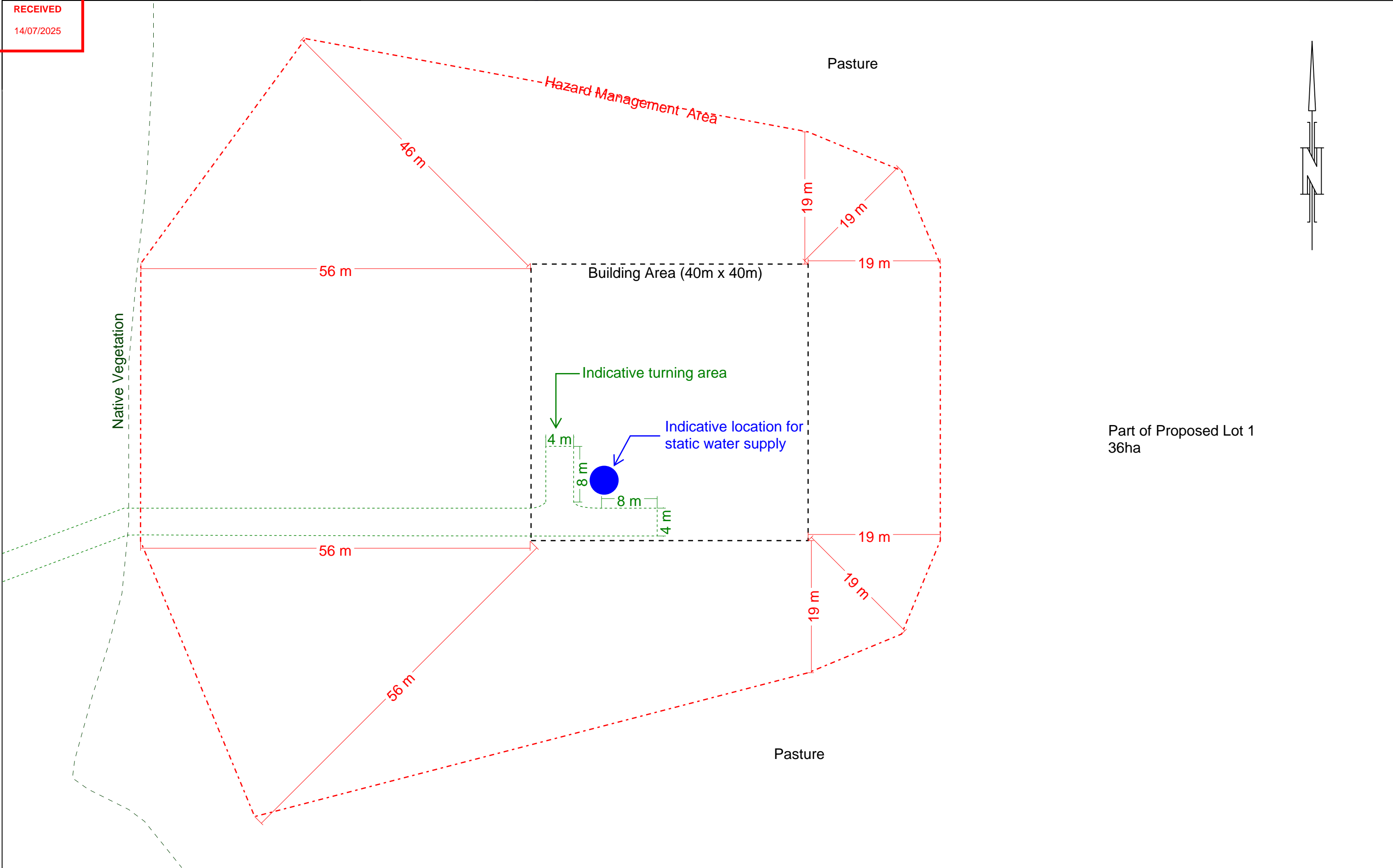
## Alec Carnes

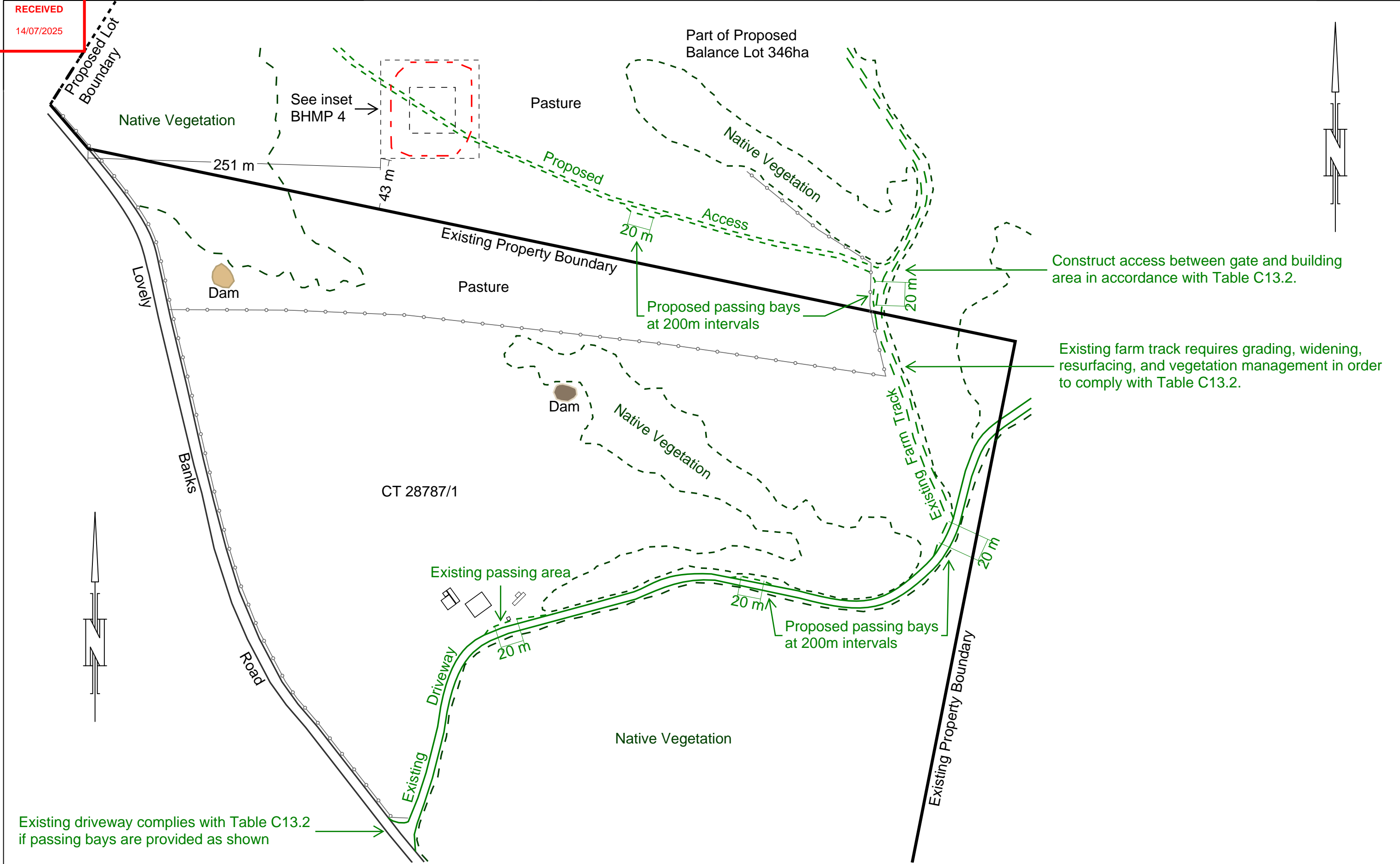
SCALE

1:10,000 at A3









E				
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REV	AMENDMENTS	DRAWN	DATE	APPR.



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

OWNER: Wayne Carnes  
TITLE REFERENCE: CT 242823/1 and CT 16984/1  
LOCATION: 390 Lovely Banks Road, Colebrook

BHMP 3 - Balance Lot

Date: 8-7-2025	Version: v1.1
Scale: 1:3000 (A3)	Municipality: Southern Midlands

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E adam@southernplanning.com.au

Project Name and Address

Boundary Re-organisation  
390 Lovely Banks Road  
Colebrook

Drawing Title

BHMP 4 - Balance Lot  
(Plan 6 of 6)

Client

Alec Carnes

SCALE

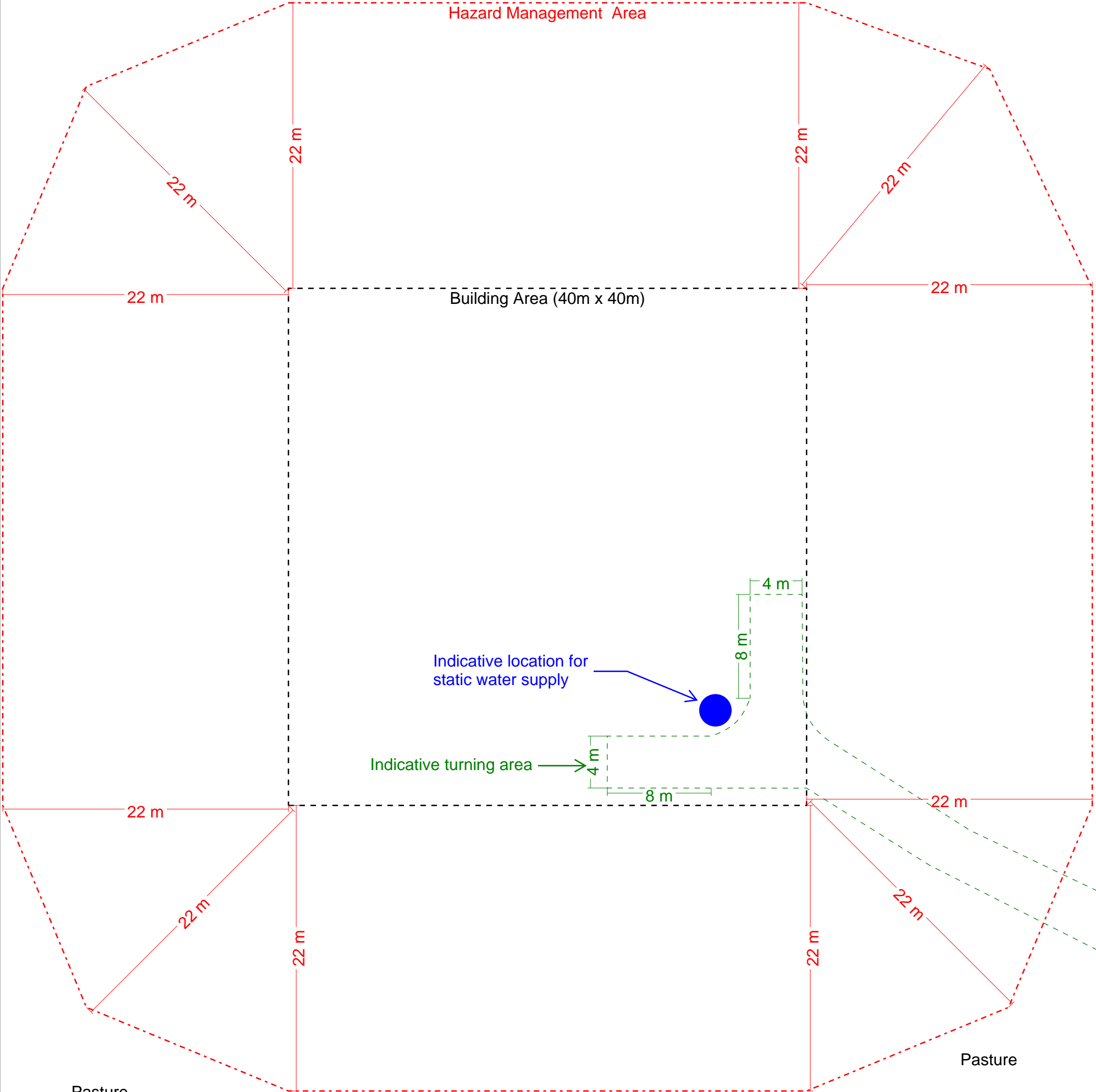
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Part of Proposed  
Balance Lot 346ha

Pasture

Hazard Management Area





SEARCH OF TORRENS TITLE

VOLUME 242823	FOLIO 1
EDITION 4	DATE OF ISSUE 10-May-2016

SEARCH DATE : 20-Feb-2025

SEARCH TIME : 09.32 AM

DESCRIPTION OF LAND

Parish of SOMERTON, Land District of MONMOUTH  
 Lot 1 on Plan 242823  
 Derivation : Part of Lots 252 and 2514 Gtd to J Bisdee  
 Prior CT 3956/71

SCHEDULE 1

B38362 M513394 M560127 ASSENT to WAYNE GEOFFREY CARNES  
 Registered 10-May-2016 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 C789389 Instrument creating Forestry Right for Gunns  
 Plantations Limited for the term of fifteen years  
 from 1st May 2007 and ending on the 30th April 2022  
 or the date of completion of harvest whichever is the  
 later over the lands shown hatched on the Forestry  
 Right Diagrams filed in "Plan-Related Documents"  
 against the titleplan to the within land (together  
 with ancillary rights) Registered 28-Apr-2008 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.**



### SEARCH OF TORRENS TITLE

VOLUME 16984	FOLIO 1
EDITION 4	DATE OF ISSUE 10-May-2016

SEARCH DATE : 08-Feb-2025

SEARCH TIME : 11.58 AM

### DESCRIPTION OF LAND

Parish of SOMERTON, Land District of MONMOUTH  
 Lot 1 on Diagram 16984  
 Derivation : Part of Lot 252 Gtd. to John Bisdee  
 Prior CT 3956/70

### SCHEDULE 1

M560127 ASSENT to WAYNE GEOFFREY CARNES Registered  
 10-May-2016 at 12.02 PM

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 A783439 FENCING PROVISION in Transfer  
 C789388 Instrument creating Forestry Right for Gunns  
 Plantations Limited for the term of fifteen years  
 from 1st May 2007 and ending on the 30th April 2022  
 or the date of completion of harvest whichever is the  
 later over the lands shown hatched on the Forestry  
 Right Diagrams filed in "Plan-Related Documents"  
 against the titleplan to the within land (together  
 with ancillary rights) Registered 28-Apr-2008 at noon

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Owner: <b>ROBERT HENRY JONES</b>	<b>PLAN OF SURVEY</b> by Surveyor <b>M.E. MORLEY</b> of land situated in the	Registered Number: <b>D16984</b>
Title Reference: C.T. 3754-44	<b>LAND DISTRICT OF MONMOUTH</b>	Approved Effective from: <b>29 JAN 1992</b>
Grantee: PART OF LOT 252, 767 Ac., GRANTED TO JOHN BISDEE	<b>PARISH OF SOMERTON</b> SCALE 1:1000 MEASUREMENTS IN METRES	<i>J. Browder</i> Acting Deputy Recorder of titles

