



## Public Notice Details

## Planning Application Details

<b>Application No</b>	DA2500042
-----------------------	-----------

### Property Details

<b>Property Location</b>	1021 & 533 Bowhill Road Oatlands
--------------------------	----------------------------------

### Application Information

<b>Application Type</b>	Discretionary Development Application
<b>Development Category</b>	Boundary Reorganisation
<b>Advertising Commencement Date</b>	17/9/25
<b>Advertising Closing Period</b>	1/10/25
<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.

17/3/25

# 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)

15<sup>th</sup> March 2025

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

Dear Sir,

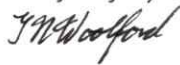
**Proposed Boundary Alteration, 1021 Bowhill Road, Oatlands.**

Please find attached a plan showing the proposed boundary alteration between certificate of title 172197 – 1, owned by Gary Monks and C.T. 91783 – 6 owned by Don Fish, submitted to Council for approval.

Gary Monks lives in the house shown on lot 1 and is to sell the balance of his title to the adjoining owner Don Fish for farming purposes.

A completed application form and copies of the titles involved are also attached.

Yours faithfully



**Tony Woolford**  
Authorised Surveyor

Enc.



## 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  
CT'S 91783-6 & 172197-1

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

1021 Bowhill Road  
Oatlands 7120

Certificate of Title/s  
Volume Number/Lot  
Number:

CT'S 91783-6 & 172197-1

Land Owners Name:

Gary Athol Monks ; Donald Frank Fish

Full Name/s or Full Business/Company Name

Applicant's Name:

T. N. 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  
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)

Donald Fish

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

Print email address

Ashgrove  
766 Ingkwood Road  
Andover 7120

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

Please tick ✓ answer

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:

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)

Date

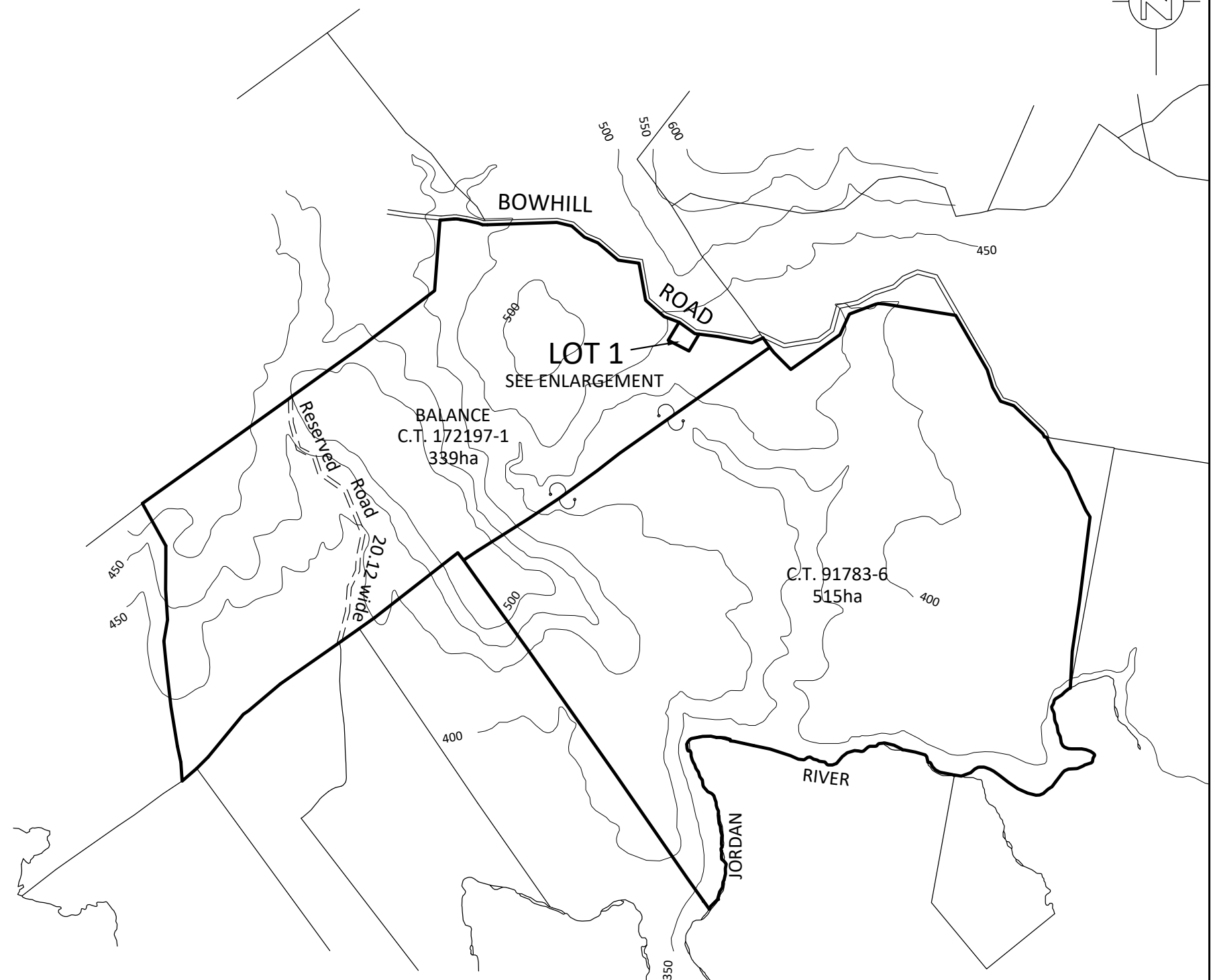
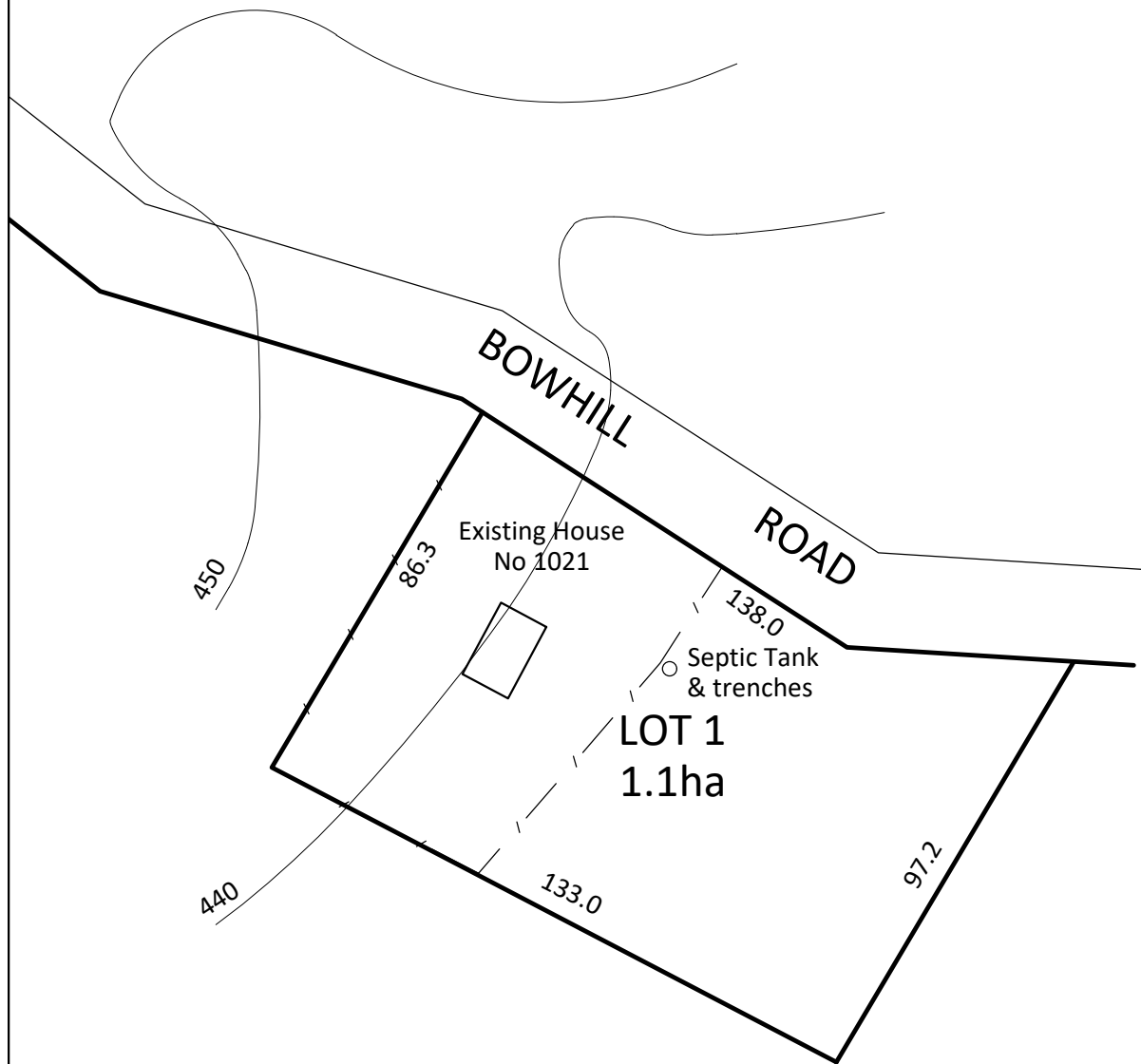
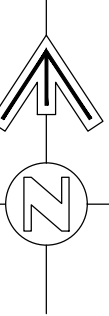
Land Owner(s) Signature

Land Owners Name (please print)

Date



SMC - KEMPTON  
RECEIVED  
17/3/25



LOT 1 IS PART OF C.T. 172197-1  
BALANCE C.T. 172197-1 TO BE ADDED TO C.T. 91783-6

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  
1021 BOWHILL ROAD  
OATLANDS

SCALE 1:AS SHOWN (A3)

DATE: FEBRUARY 2025

DRAWN: IDS/TNW

DWG NO. D5015-1



T. N. WOOLFORD & ASSOCIATES  
LAND & ENGINEERING SURVEYORS  
72 GRAHAMS RD, MT. RUMNEY

m: 0418 248 569  
e: tnwoolford@tassie.net.au

OWNERS;  
C.T. 172197-1  
GARY ATHOL MONKS

C.T. 91783-6  
DONALD FRANK FISH

**SMC - KEMPTON**

**RECEIVED**

**04/09/2025**

# **Bushfire Hazard Report**

## **Subdivision TPS DDV1.2**

### **1021 Bowhill Road**

**Client:** Don Fish

**Prepared by:** Stuart Rose (provisional)

**Certified by:** Andy Welling (BFP#135)

**25 August 2025**

## Contents

Executive summary .....	ii
1 Introduction .....	1
1.1 Site details.....	1
1.2 Subdivision proposal .....	1
1.3 Site description .....	2
2 Bushfire attack level assessment .....	3
3 Bushfire protection measures .....	8
3.1 Compliance of existing habitable buildings.....	8
3.2 Hazard management areas (Clause 13.6.1) .....	9
3.3 Construction standards.....	11
3.4 Public and fire-fighting access (Clause C13.6.2).....	11
3.5 Static fire-fighting water supply (Clause C13.6.3) .....	11
4 Conclusions .....	13
5 Recommendations .....	15
5.1 Limitations of Plan .....	15
7 Glossary and Abbreviations.....	16
8 References.....	17
9 APPENDIX 1 – Photos of site, surrounds and vegetation .....	18
APPENDIX 2 – Plan of Subdivision T. N. Woolford & Associates February 2025 (Drawing 5015-1).....	28
ATTACHMENT 1 – Bushfire Hazard Management Plan – August 2025.....	29
ATTACHMENT 1 – Bushfire Hazard Management Plan – August 2025.....	30
ATTACHMENT 2 – Planning Certificate .....	31

SMC - KEMPTON  
RECEIVED  
04/09/2025

## Executive summary

SMC - KEMPTON

RECEIVED

04/09/2025

This bushfire hazard report for a new 2 lot subdivision at 1021 Bowhill Road (Title References: C.T. 172197-1, PID: 3485445) meets the requirement of a subdivision application within a bushfire prone area under the Tasmanian Planning Scheme – Southern Midlands 2022 and C13.0 Bushfire Prone Areas Code (the Code).

The Code requires a new subdivision to achieve a minimum **BAL 19** rating for all future habitable buildings on the newly formed lots. To illustrate the bushfire hazard management and protection measures needed to achieve the rating, a Bushfire Hazard Management Plan (BHMP) is also required by the Code.

The proposed subdivision at 1021 Bowhill Road, Oatlands—comprising a new 1.1-ha lot, Lot 1 and the inclusion of the Balanced Lot (C.T. 172197-1) at 1021 with 533 Bowhill Road (C.T. 91783-6) can comply with the Tasmanian Planning Scheme and the C13.0 Bushfire-Prone Areas Code to achieve **BAL 12.5**, provided the following measures are implemented:

- Building area is designed for the Balanced Lot without a dwelling as indicated on the BHMP (Attachment 1),
- Hazard Management Areas around existing dwelling are to be established and managed in a low fuel condition as per the BHMP (Attachment 1). HMA for new dwelling on the balance lot to be established when new dwelling is constructed on the lot as per BHMP (Attachment 1),
- Future habitable buildings (Class 1a buildings) on the Balanced Lot are to comply with minimum construction standards for **BAL 19** as per AS 3959:2018 (Sections 3 and 6), or for **BAL 12.5** as per AS 3959:2018 (Sections 3 and 5) provided the appropriate HMA separation distances are established and managed in a low fuel condition and is the HMA is maintained at all times as per Table 1 of this report.
- Provision of fire-fighting water supply to meet the requirements C13.6.3 and Table C13.5 of the Code. Indicative locations for static firefighting water supplies for future habitable buildings on the Balance lot and for the existing dwelling on Lot 1 are provided in the BHMP
- Property access is less than 30 m and access are not required for a fire appliance to access a static firefighting water point as access can be gained for fire fighting vehicle from Bowhill Road.
- The Hazard Management Area (HMA) must meet the requirements of Table 4 of the Director's Determination and the minimum separation distances as set out in Table 1 and the BHMP (Attachment 1). These minimum separation distances for the existing habitable building are: **14**



**m** to the north, southeast, southwest, west and northwest, and **16 m** to the east, northeast and south as a minimum

#### *Disclaimers*

*The assessor has taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.*

*Whilst measures outlined in this report are designed to reduce the bushfire risk to the habitable buildings, due to the unpredictable nature of wildfires and impacts of extreme weather conditions the survival of the structure during a fire event cannot be guaranteed*

#### *Planning Scheme provisions*

*This report and the attached Bushfire Hazard Management Plan (BHMP) address the requirements of the Code. In so doing, they define 'indicative building areas' which demonstrate the capacity of the proposed subdivision to support habitable buildings which can meet the requirements of BAL-19. It is the owners' responsibility to address any other planning requirements relating to use and development of the subject land. Nothing in this report or the attached BHMP should be taken to suggest or imply that the indicative building areas will:*

- *satisfy all relevant provisions of the Scheme in respect of the current application for subdivision; or*
- *at the time of any future applications to build on lots arising from the subdivision, satisfy any relevant provisions of the planning scheme in force at that time.*

#### *Australian Standards*

*AS3959 – 2009 Construction of Buildings in Bushfire-Prone Areas has recently been superseded by AS3959:2018. AS3959 2009 remains relevant for this report and will remain relevant until the Code has been updated to reference the new standard.*

*In respect of Bushfire Attack Level (BAL) determinations based on vegetation type and slope, the content of Table 2.4.4 in AS3959-2009 is the same as Table 2.6 in AS3959:2018. The new standard does include some changes to the description of 'low threat vegetation' and the Classification of Vegetation, but these changes do not materially affect the analysis contained in this report. As a result, to the best of the author's knowledge and understanding, the conclusions and prescribed separation distances contained in this report and the attached Bushfire Hazard Management Plan are consistent with the provisions of both AS3959-2009 and AS3959:2018.*

SMC - KEMPTON

RECEIVED

04/09/2025

## 1 Introduction

The following bushfire hazard report has been developed as part of the planning requirements of the Tasmania Planning Scheme and C13.0 Bushfire-Prone Areas Code for subdivision of 2 lots located within a bushfire prone area. The Code requires that a new subdivision achieves a minimum BAL rating of BAL 19 for all future habitable buildings on newly formed lots within a bushfire prone area. Under the Code, development standards must be certified by the Tasmania Fire Service (TFS) or an accredited person.

This report provides an assessment of the Bushfire Attack Level (BAL) and outlines protective features and controls that must be incorporated into the design and layout of the subdivision to ensure compliance with *AS 3959-2018 Construction of Buildings in Bushfire Prone Areas*.

### 1.1 Site details

<u>Landowner:</u>	Gary Monks & Don Fish		
<u>Location:</u>	1021 Bowhill Road, Oatlands		
<u>Title reference:</u>	172197/1, 91783-6	PID: 3485445/3303621	
<u>Municipality:</u>	Southern Midlands		
<u>Zoning:</u>	Agriculture –Tasmanian Planning Scheme		
<u>Planning Scheme Overlays:</u>	Bushfire-prone areas, Waterway and coastal protection area, Low landslip hazard band, Medium landslip hazard band, Flood prone areas Priority vegetation area		
<u>Type of Building:</u>	Class 1a building		
<u>Date of Assessment:</u>	17/06/2025		
<u>Assessment Number:</u>	ED1504		

### 1.2 Subdivision proposal

The proposal involves subdividing 1021 Bowhill Road (C.T. 172197-1) to create a 1.1-hectare lot (Lot 1) containing an existing dwelling located near the north-eastern boundary of the property, adjacent to Bowhill Road. The remaining 339 hectares (Balance Lot) of 1021 Bowhill Road will be consolidated with

SMC - KEMPTON  
RECEIVED  
04/09/2025

the adjoining 515-hectare property at 533 Bowhill Road (C.T. 91783-6), resulting in a single 854-hectare lot intended for continued agricultural use.

**SMC - KEMPTON**  
**RECEIVED**  
**04/09/2025**

### **1.3 Site description**

Both the proposed 1.1-ha lot and the Balanced Lot are located at 533 Bowhill Road, Oatlands, approximately 10 km west from Oatlands and approximately 8 km northeast of Lower Marshes (Figure 1). The site is situated in hillside landforms with gently sloped terrain classified as agricultural land under the Tasmanian Planning Scheme (Figure 2). Bowhill Road borders the northern boundary and continues to the northwest of the site. The site has Bushfire-prone areas overlay, Flood-prone areas overlay, Waterway and coastal protection area overlay, Low landslip hazard band overlays, Medium landslip hazard overlay and Priority vegetation area overlay as per the Tasmanian Planning Scheme (Figure 3). These overlays have been considered in the following BAL assessment. All lots surrounding the site consist of agricultural grasslands..

Lot 1 is currently serviced with power and static water. The Balanced Lot is not serviced with power or static water although the distribution line runs adjacent to the Balance Lot and can be connected to for a future dwelling.

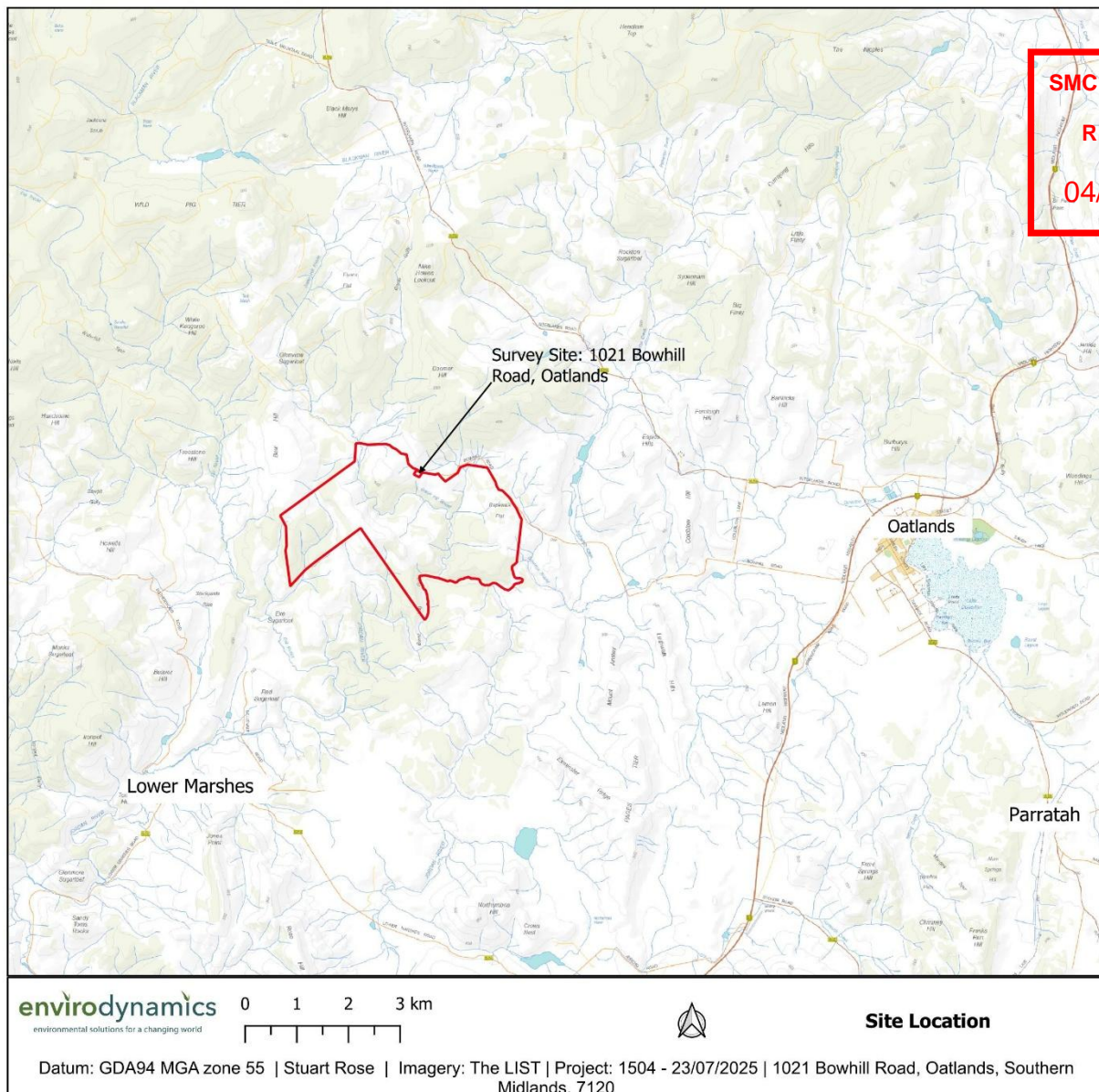


Figure 1 – Site Location Plan (Image source: LISTmap 2025).



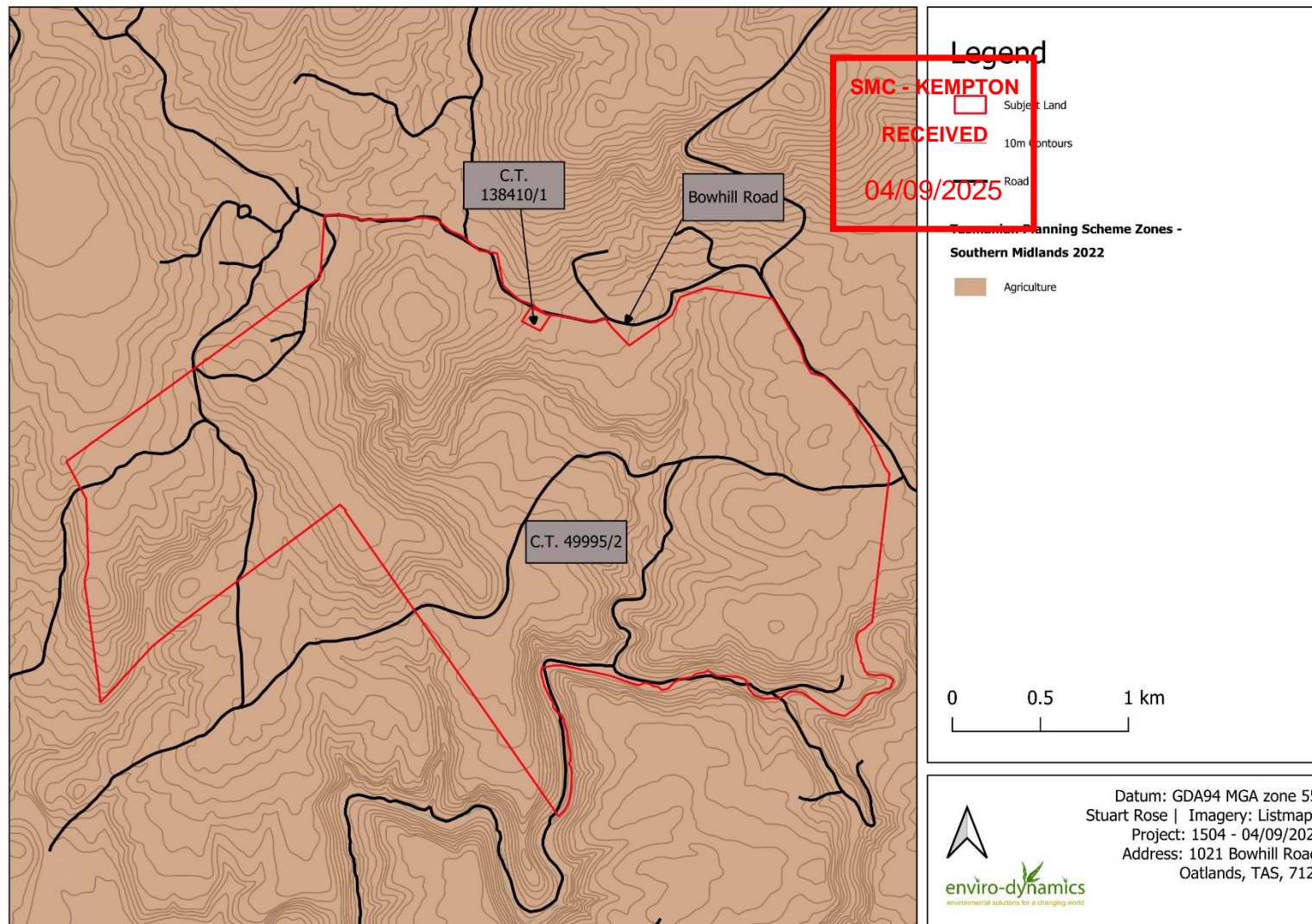


Figure 2 – Site context and zoning map (Image source: LISTmap 2025).



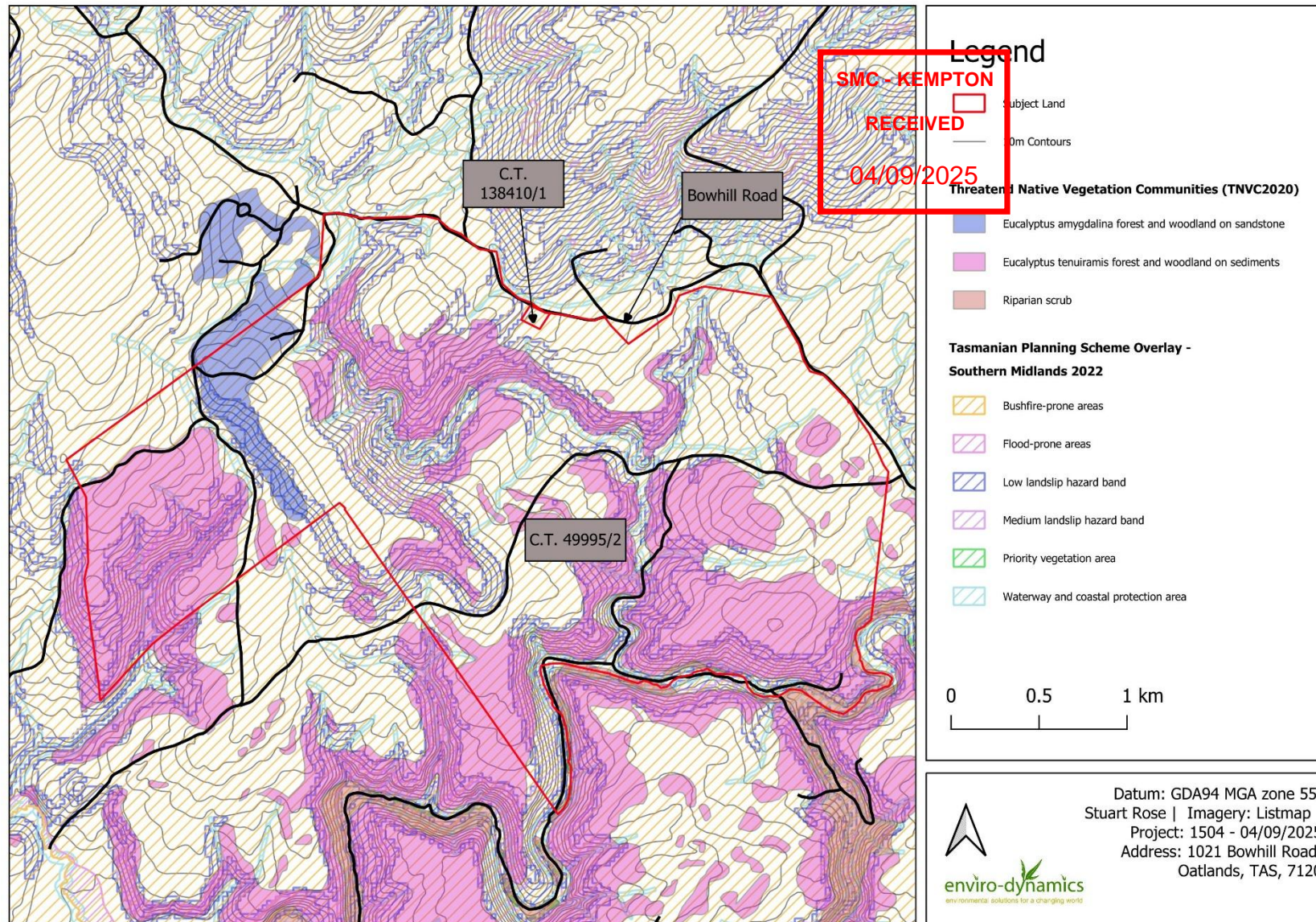


Figure 3 – Tasmanian Planning Scheme overlays – Southern Midlands and Threatened Native Vegetation Communities layer (Image source: LISTmap 2025).

## 2 Bushfire attack level assessment

SMC - KEMPTON  
RECEIVED  
04/09/2025

The following is a summary of the bushfire risk at the property.

Bushfire Hazard: Grassland vegetation and fuel loads.

Bushfire Attack Mechanisms: Radiant heat, ember attack, wind, direct flame, and smoke.

Bushfire Threat Direction: The highest bushfire threat to the existing and proposed habitable buildings is from the surrounding grassland vegetation in the north, northeast and northwest as this is the prevailing wind direction. There are multiple records of fire occurring adjacent to Lot 1 and within the Balanced Lot to the south and west in 2017-2018, 2019-2020 and 2021-2022 of unknown origin (TheLIST 2025).

Fire Danger Index: FDI 50 (this index applies across Tasmania).

Vegetation & Slope:

Grasslands dominate the entire title of Lot 1 1021 Bowhill Road and the Balanced Lot (C.T. 172197-1), with a gentle slope (5-10°) (Figure 4 & Figure 5). Half of the land contained within the boundary of Lot 1 and surrounding the existing dwelling is classified as managed land. Land outside of the immediate fenced area surrounding the dwelling is classified as grassland vegetation with woodland vegetation on the surrounding hillsides. Land surrounding the building area on the Balanced Lot in all directions is considered grassland. On both lots the grassland vegetation is a mixture of sown pasture, and remnant native species including *Lomandra longifolia*, *Themeda triandra* and *Poa* spp. The Grassland vegetation contributes to the risk of ember attack on both lots from the north, northwest and northeast during bushfire season for both lots.

Significant Natural Values:

No threatened flora species were recorded on Lot 1 (LISTmap 2025). However, three threatened vegetation communities listed under Schedule 3A of the *Nature Conservation Act 2002*, are present within the Balanced Lot. These are *Eucalyptus tenuiramis* forest and woodland on sediments (DTO), *Eucalyptus amygdalina* forest and woodland on sandstone (DAS) and riparian scrub. The three vegetation communities occupy the hilltops and gullies of the Balanced Lot (LISTmap 2025).

*Refer to Table 1 for the summary of the BAL Assessment and Figure 4 for the BAL Assessment Area for the existing habitable building.*

Table 1 – Summary of Bushfire Site Assessment

Direction of slope	North	Northeast	East	Southeast	South	Southwest	West	Northwest
Lot 1					SMC - KEMPTON RECEIVED 04/09/2025			
<b>Vegetation Classification</b> A	Managed land G. Grassland	Managed land G. Grassland	Managed land G. Grassland	Managed land G. Grassland	Managed land G. Grassland	Managed land G. Grassland	Managed land G. Grassland	Managed land G. Grassland
<b>Distance to classified vegetation</b>	0 m 45 m	0 m 55 m	0 m 25 m	0 m 30 m	0 m 25 m	0 m 40 m	0 m 28 m	0 m 29 m
<b>Effective slope under vegetation</b>	Across slope (0°)	Down slope >5-10°	Downslope >5-10°	Across slope >5-10°	Downslope >0-5°	Upslope >0-5°	Upslope >5-10°	Upslope >0-5°
<b>Current BAL value for each side of the site</b>	BAL 12.5	BAL 12.5	BAL 12.5	BAL 12.5	BAL 12.5	BAL 12.5	BAL 12.5	BAL 12.5
<b>Width of HMA to achieve BAL-12.5</b>	14-<50 m	16-<50 m	16-<50 m	14-<50 m	16-<50 m	14-<50 m	14-<50 m	14-<50 m



Bushfire Hazard Report for subdivision at 1021 Bowhill Road, Oatlands – August 2025

Direction of slope	North	Northeast	East	Southeast	South	Southwest	West	Northwest
Balanced Lot								
Vegetation Classification <sup>A</sup>	G. Grassland	G. Grassland	G. Grassland	G. Grassland	G. Grassland	G. Grassland	G. Grassland	G. Grassland
Distance to classified vegetation	0 m	0 m	0 m	0 m	0 m	0 m	0 m	0 m
Effective slope under vegetation	Downslope >0-5°	Downslope >0-5°	Across slope (0°)	Downslope >0-5°	Downslope >0-5°	Upslope >0-5°	Upslope >5-10°	Upslope >0-5°
Current BAL value for each side of the site	FZ	FZ	FZ	FZ	FZ	FZ	FZ	FZ
Width of HMA to achieve BAL-19	11-<16	11-<16	10-<14	11-<16	11-<16	10-<14	10-<14	10-<14
Width of HMA to achieve BAL-12.5	16-<50 m	16-<50 m	14-<50 m	16-<50 m	16-<50 m	14-<50 m	14-<50 m	14-<50 m

SMC - KEMPTON

RECEIVED

04/09/2025

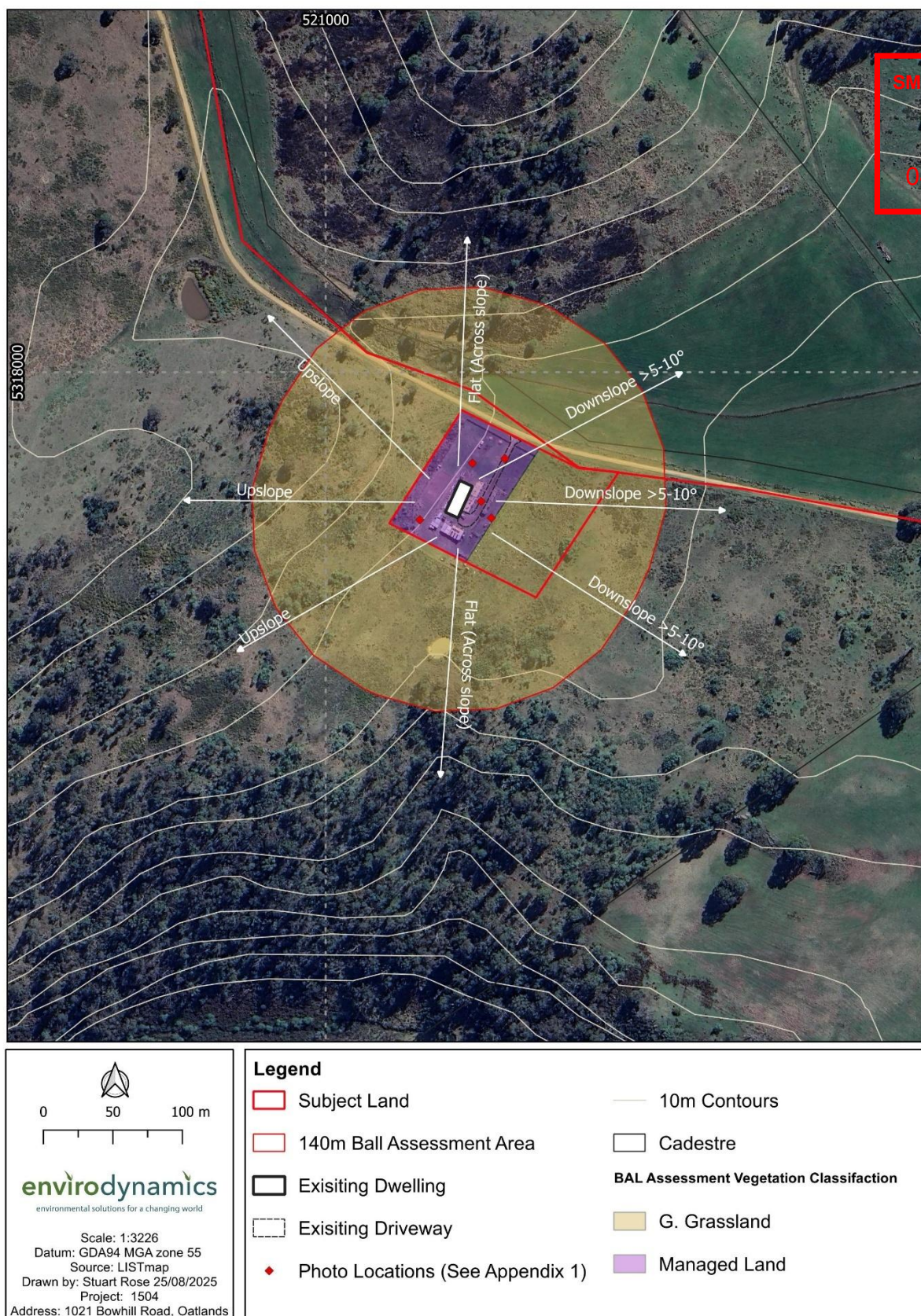
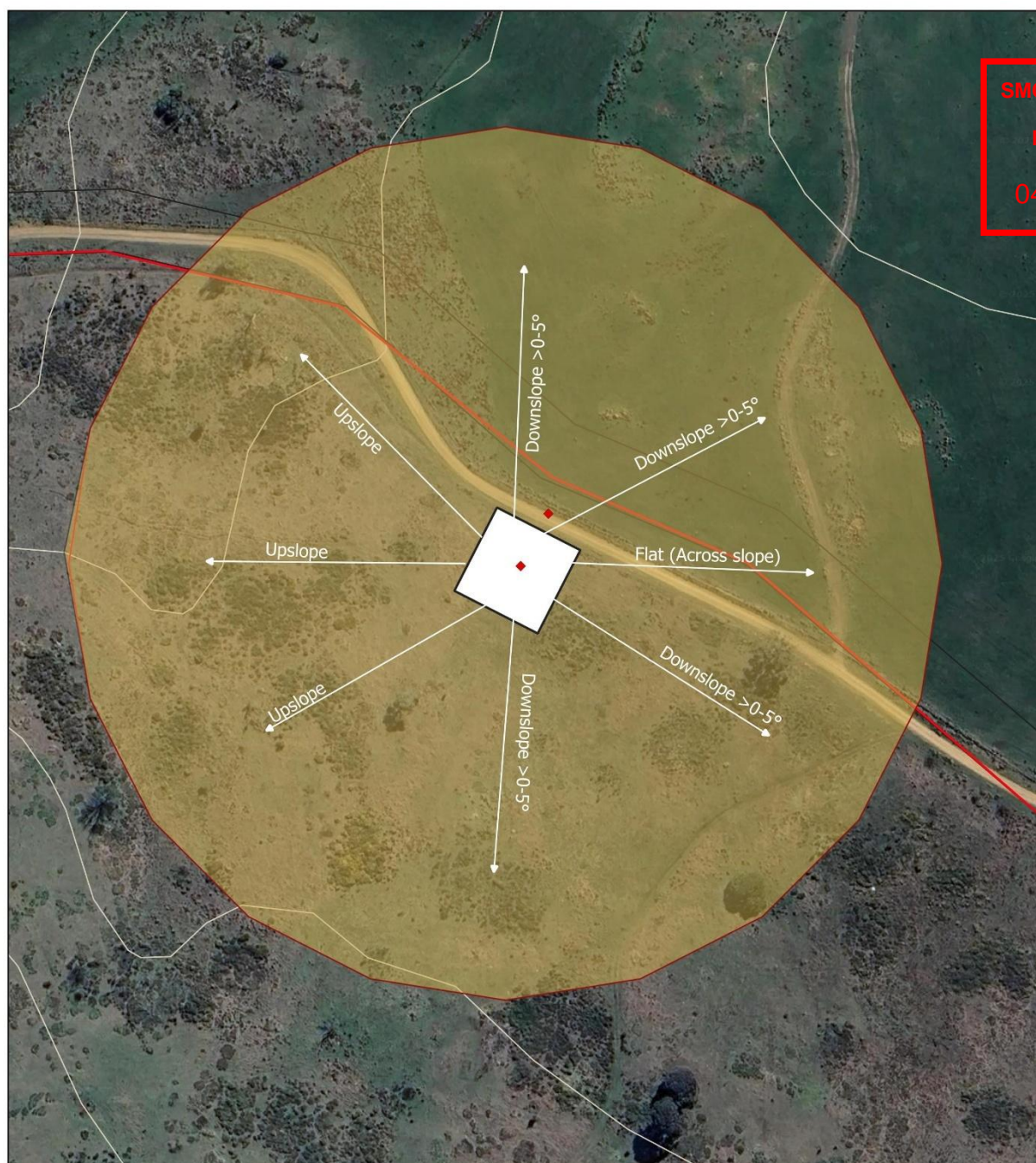


Figure 4 – Aerial photo of site showing vegetation types within 140 m radius of proposed subdivision at Lot 1. Refer to Appendix 1 for photos. Image source: LISTmap 2025





SMC - KEMPTON  
RECEIVED  
04/09/2025

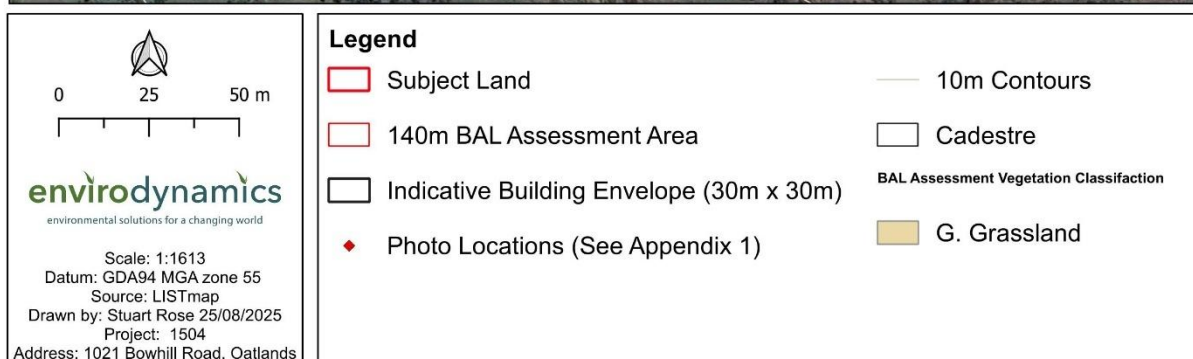


Figure 5 – Aerial photo of site showing vegetation types within 140 m radius of proposed subdivision at Balanced Lot. Image source: LISTmap 2025

### 3 Bushfire protection measures

SMC - KEMPTON

RECEIVED

04/09/2025

The site is within a Bushfire-Prone Area as defined by the Tasmanian Planning Scheme. The grass and vegetation surrounding the building areas (existing dwelling) requires ongoing management as it is recognised as having the potential to become an elevated bushfire risk.

The subdivision development must meet minimum development standards and demonstrate that there is no increased risk to the existing dwelling as a result of the subdivision. These development standards are set out under clause C13.6 of the code and include Provision of Hazard management area (C13.6.1), Public access (C13.6.2) and Provision of water supply for fire-fighting purposes (C13.6.3). The boundary adjustment development must comply with the following clauses of C13.0 – Bushfire-Prone Areas Code (shaded clauses in Table 2).

Table 2 – Compliance with C13.0

CLAUSE	ISSUE
C13.2	Application of Code
C13.3	Definition of terms in this Code
C13.4	Use or development exempt from this Code
C13.5	Use Standards
C13.5.1	Vulnerable Uses
C13.5.2	Hazardous Uses
C13.6	Developments Standards
C13.6.1	Subdivision: Provision of hazard management areas (HMA) for habitable buildings
C13.6.2	Subdivision: Public and fire-fighting access
C13.6.3	Subdivision: Provision of water supply for fire-fighting purposes

#### 3.1 Compliance of existing habitable buildings

- The preexisting single storey house at Lot 1 (C.T. 138410/1) 1021 Bowhill Road, Oatlands (Appendix 1 Photo 9) is surrounded by managed land and Grassland with separation distances to classified Grassland vegetation sufficient to achieve a BAL rating of **BAL 12.5**. The habitable



building was constructed prior to the adoption of the Code and as such may not meet construction requirements of AS3959-2018. The provision and maintenance of the proposed Lot 1 HMA is recommended to reduce bushfire risk to the habitable building. The subdivision will not lead to an increase in the risk of the existing residence to bushfire.

SMC - KEMPTON  
RECEIVED  
04/09/2025

### 3.2 Hazard management areas (Clause 13.6.1)

Bushfire hazard management areas (HMA) provide a cleared space between buildings and the bushfire hazard. Any vegetation in this area needs to be strategically modified and then maintained in a low fuel state to protect buildings from direct flame contact and intense radiant heat thereby allowing them to be defended from lower intensity bushfires. Fine fuel loads must be minimal to reduce the quantity of windborne sparks and embers reaching buildings, to reduce the radiant heat at the building, and to halt or check direct flame attack.

Further information on the maintenance of the equivalent 'defendable space' are provided on the Tasmania Fire Service website e.g. [190341 TFS Building for Bushfire Hazard Management Area\\_5 July.pdf](#).

The Requirements for Building in Bushfire-Prone Areas require the HMA to be contained within the development site or a formal agreement entered with the owner of any adjoining land that needs to be managed as part of the HMA. None of the lots associated with the boundary adjustment will rely on management of adjoining lots to meet HMA requirements.

#### 3.2.1 Requirements

To comply with Acceptable solutions under C13.6.1 – A1. Acceptable solutions A1 the plan of subdivision must:

- show building areas for each lot
- indicate HMAs which separate building areas from bushfire prone vegetation with separation distances required for **BAL 12.5** for **Lot 1** and **BAL 19** for the **Balanced Lot**, as a minimum as per Table 2.4.4 of AS 3959-2018 Construction of Buildings in Bushfire Prone Areas
- Where an existing habitable building occurs on a proposed subdivision, the subdivision will not result in an increase in the bushfire risk to the existing habitable buildings.

#### 3.2.2 Current conditions

- 1021 Bowhill Road comprises an existing Colorbond clad house, with small garden sheds and is covered by managed land surrounding the dwelling on Lot 1. The remainder of the Balance Lot

(C.T. 172197-1) contains predominantly grassland with woodland vegetation on the hilltops and gullies in the surrounding landscape on the Balance Lot. The grassland is currently utilised for agricultural endeavours.

- The larger 515 ha.7 ha lot (C.T. 91783-6) that the remaining 339 ha Balance Lot (C.T. 172197-1) will be consolidated with to create an 854-ha agricultural property, is grassland vegetation currently utilised for agricultural endeavours, with woodland vegetation on the hilltops and gullies in the surrounding landscape.

SMC - KEMPTON  
RECEIVED  
04/09/2025

### 3.2.3 Compliance

The subdivision will comply with BAL 19 requirements as per Table 1 and the BHMP (Attachment 1) provided the following conditions are achieved:

- All lots have a designated building area.
- Each lot will be managed as HMAs to provide protection for other lots in the subdivision.
- The HMA around the existing dwelling on Lot 1 will be established and maintained to achieve the **BAL 12.5** separation distances of **16 m** to the east, northeast and south, and **14 m** to the north, northwest, west, southwest and southeast as a minimum.
- The HMA around any new building area on both proposed lots will be established and maintain to achieve **BAL 19** separation distances of **10 m** to the east, southwest, west and northwest and **11 m** to the north, northeast, southeast and south as a minimum.
- There is adequate space to build to BAL 12.5 construction standards. To achieve BAL 12.5 separation distances, the minimum separation distances to be established and maintained must be **16 m** north and south, and **14 m** east and west as a minimum.
- Given the relatively flat topography of the two proposed lots and the vegetation type (grassland), all habitable buildings can achieve **BAL 19** or **BAL 12.5** at this site.

### 3.2.4 Staging Requirements

The proposed subdivision will not be staged.

### 3.2.5 Maintenance of Hazard Management Areas

The HMAs around the building areas i.e., on the Balanced Lot and Lot 1, must be maintained in a minimal fuel condition once established to ensure bushfire protection mechanisms are effective. An annual inspection and maintenance of the HMA should be conducted for the existing dwelling and around a new dwelling on the balance lot (when constructed) prior to the bushfire season and any flammable material such as leaves, litter, wood piles removed.

### 3.3 Construction standards

The existing habitable building at Lot 1 1021 Bowhill Road was constructed prior to the adoption of the Code and as such may not meet construction requirements of AS3959-2018. The provision and maintenance of the proposed Lot 1 HMA is recommended to reduce bushfire risk to the habitable building.

SME - KEMPTON  
RECEIVED  
04/09/2025

All future habitable buildings (Class 1a buildings) on Lot 1 and the Balanced Lot will comply with construction standards for **BAL 19** to be constructed to as per AS 3959:2018 (Sections 3 and 6) as a minimum but may attain a construction standard for **BAL 12.5** as per AS 3959:2018 (Sections 3 and 5) provided the required HMAs outlined in Table 1 are established and maintained.

### 3.4 Public and fire-fighting access (Clause C13.6.2)

#### 3.4.1 Requirements

Property access to both building areas will be less than 30 m long and as such do not have specified design and construction requirements as per C13.6.2 and Table C13.2 Element A of the Code.

#### 3.4.2 Current conditions

- Bowhill Road is a public road and for the purposes of this report is deemed to provide adequate access for firefighting purposes.
- The existing driveway into 1021 Bowhill Road is less than 30 m long and enters directly from Bowhill Road from the north (Photo 9, Appendix 1).

#### 3.4.3 Compliance

Access to both Lot 1 and the Balanced Lot will comply with Table C13.2, Element A of the Code.

### 3.5 Static fire-fighting water supply (Clause C13.6.3)

An adequate, accessible, and reliable water supply for fire-fighting purposes must be supplied to allow for the protection of life and property from the risks associated with bushfire. The subdivision is not serviced by a reticulated water supply. At this site, a dedicated firefighting static water supply must be installed on Lot 1 at the existing residence before titles are altered and within 3 m of Bowhill Road for firefighting access. The new lot (Balanced Lot) doesn't need a dedicated firefighting water supply until a habitable dwelling is developed on the Balanced Lot.

#### 3.5.1 Requirements

Both lots require firefighting water supplies that meet the following design and construction requirements as per Section C13.6.3 Table C13.5 Elements A to E.

**A. Distance between building area to be protected and water supply:**

- The building area to be protected must be located within 90 m of the firefighting water point of a static water supply, and
- The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.

SMC - KEMPTON  
RECEIVED  
04/09/2025

**B. Static Water Supplies**

- May have a remotely located offtake connected to the static water supply,
- May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be always available,
- Must be a minimum of 10,000 L per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems,
- Must be metal, concrete, or lagged by non-combustible materials if above ground, and
- If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959:2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:
  - Metal,
  - non-combustible material, or
  - fibre-cement a minimum of 6 mm thickness.

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

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

- Have a minimum nominal internal diameter of 50 mm,
- Be fitted with a valve with a minimum nominal internal diameter of 50 mm,
- Be metal or lagged by non-combustible materials if above ground,
- Where buried, have a minimum depth of 300 mm (compliant with AS/NZS 3500.1-2003 Clause 5.23),
- Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment,
- Ensure the coupling is accessible and available for connection at all times,
- Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length),
- Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table, and
- Where a remote offtake is installed, ensure the offtake is in a position that is:
  - Visible,



- Accessible to allow connection by firefighting equipment,
- At a working height of 450 – 600 mm above ground level, and
- Protected from possible damage, including damage by vehicles.

SMC - KEMPTON  
RECEIVED  
04/09/2025

#### **D. Signage for static water connections**

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

- comply with the water tank signage requirements within *Australian Standard AS2304-2011 Water storage tanks for fire protection systems*, or
- comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.

#### **E. A hardstand area for fire appliances must be provided:**

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

#### **3.5.2 Current conditions**

There are no existing firefighting water supplies at the existing dwelling or within the proposed subdivision area.

#### **3.5.3 Compliance**

A dedicated firefighting static water supply must be provided for the existing dwelling on Lot 1 prior to the issuing of titles. In addition, a dedicated firefighting static water supply must be supplied for the Balance Lot (C.T. 91783-6) prior to the occupancy of any new dwelling on the new lot. These supplies must comply with the preceding requirements and with Table C13.5, Elements A to E of the Code.

## **4 Conclusions**

The proposed subdivision at 1021 Bowhill Road, Oatlands—comprising a new 1.1-ha lot, Lot 1 and the inclusion of the Balanced Lot (C.T. 172197-1) at 1021 with 533 Bowhill Road (C.T. 91783-6) can comply with the Tasmanian Planning Scheme and the C13.0 Bushfire-Prone Areas Code to achieve BAL 12.5, provided the following measures are implemented:

- Building areas are designed for the Balanced Lot without a dwelling as indicated on the BHMP (Attachment 1),
- Hazard Management Areas around existing dwelling are to be established and managed in a low fuel condition as per the BHMP (Attachment 1). HMA for new dwelling on the balance lot to be established when new dwelling is constructed on the lot as per BHMP (Attachment 1),
- Future habitable buildings (Class 1a buildings) on the Balanced Lot are to comply with minimum construction standards for **BAL 19** as per AS 3959:2018 (Sections 3 and 6), or for **BAL 12.5** as per AS 3959:2018 (Sections 3 and 5) provided the appropriate HMA separation distances are established and managed in a low fuel condition and is the HMA is maintained at all times as per Table 1 of this report.
- Provision of fire-fighting water supply to meet the requirements C13.6.3 and Table C13.5 of the Code. Indicative locations for static firefighting water supplies for future habitable buildings on the Balance lot and for the existing dwelling on Lot 1 are provided in the BHMP
- Property access is less than 30 m and access are not required for a fire appliance to access a static firefighting water point as access can be gained for fire fighting vehicle from Bowhill Road.
- The Hazard Management Area (HMA) must meet the requirements of Table 4 of the Director's Determination and the minimum separation distances as set out in Table 1 and the BHMP (Attachment 1). These minimum separation distances for the existing habitable building are: **14 m** to the north, southeast, southwest, west and northwest, and **16 m** to the east, northeast and south as a minimum

**SMC - KEMPTON**  
**RECEIVED**  
**04/09/2025**

## 5 Recommendations

- The recommendation is to adopt the BHMP as per Attachment 1.
- That the existing dwelling is upgraded to comply with BAL 12.5 standards where possible to reduce risk from bushfire. This can include installing fireproof screens on all opening windows and sealing up all gaps >2mm where embers can enter building.

SMC - KEMPTON

RECEIVED

04/09/2025

### 5.1 Limitations of Plan

The bushfire protection measures outlined in the Bushfire Hazard Management Plan (Attachment 1) are based on a Fire Danger Index of 50 (FDI 50) which relates to a fire danger rating of 'very high'. Defending the property or sheltering within a structure constructed to AS3959-2009 on days when the fire danger rating is greater than 50 (i.e., 'severe' or higher) is not recommended.

Due to the unpredictable nature of bushfire behaviour and the impacts of extreme weather no structure built in a bushfire-prone area can be guaranteed to survive a bushfire. The safest option in the event of a bushfire is to leave the area early and seek shelter in a safe location.

## 7 Glossary and Abbreviations

**AS** – Australian Standard

**BAL – Bushfire Attack Level** – a means of measuring the severity of a building's potential exposure to ember attack, radiant heat, and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire (AS3959-2009).

**BFP – Bush Fire Practitioner** – An accredited practitioner recognised by Tasmania Fire Service.

**BHMP – Bushfire Hazard Management Plan** – plan for individual habitable buildings or subdivision identifying separation distances required between a habitable building(s) and bushfire prone vegetation based on the BAL for the site. The BHMP also indicates requirements for construction, property access and firefighting water.

**Class 1a building** – is a single habitable building being a detached house; or one of a group of attached habitable buildings being a town house, row house or the like (NCC 2016).

**FDI – fire danger index** – relates to the chance of a fire starting, its rate of spread, its intensity, and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both the long- and short-term drought effects (AS3959-2009).

**HMA – Hazard Management Area** – the area, between a habitable building or building area and the bushfire-prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.

**m** – meters

**ha** – hectares

**NASH** – National Association of Steel Framed Housing

SMC - KEMPTON  
RECEIVED  
04/09/2025



## 8 References

AS3959-2018. Australian Standard for Construction of buildings in bushfire-prone areas. SAI Global Limited Sydney, NSW Australia.

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

Building Act 2016. Director's Determination – Requirements for Building in a Bushfire-Prone Area (v2.1) DOC/17/62962. Director of Building Control  
[https://www.cbos.tas.gov.au/\\_\\_data/assets/pdf\\_file/0011/405011/Directors-Determination-Requirements-building-bushfire-prone-areas.pdf](https://www.cbos.tas.gov.au/__data/assets/pdf_file/0011/405011/Directors-Determination-Requirements-building-bushfire-prone-areas.pdf)

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

LISTmap 2025. Land Information System Tasmania, Tasmania Government.  
<https://maps.thelist.tas.gov.au/listmap/app/list/map>

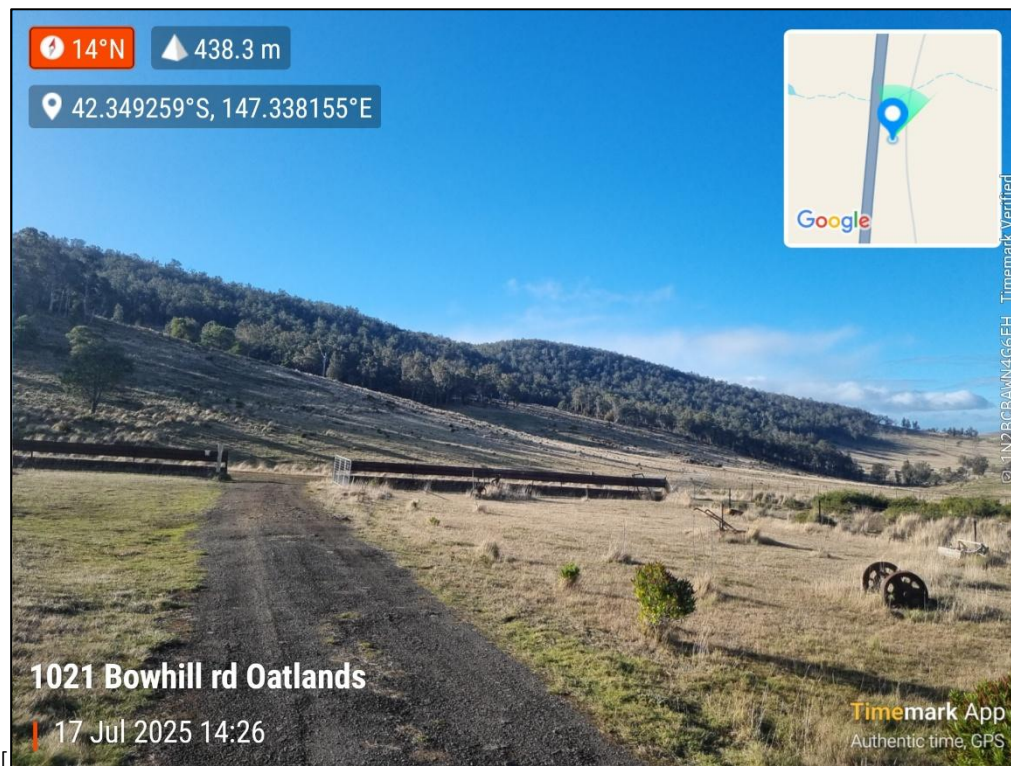
NASH 2021. NASH Standard for Steel Framed Construction in Bush Fire Areas. National Association of Steel Framed Housing Inc.

NCC 2022. National Construction Code 2022 Vol Two, Building Code of Australia Class 1 and Class 10 Buildings. Australian Building Codes Board, Australia.

Tasmanian Planning Scheme - Southern Midlands 2022.  
<https://tpso.planning.tas.gov.au/tpso/external/planning-schemeviewer/20/section/3919?effectiveForDate=2025-07-21>

**SMC - KEMPTON**  
**RECEIVED**  
**04/09/2025**

## 9 APPENDIX 1 – Photos of site, surrounds and vegetation

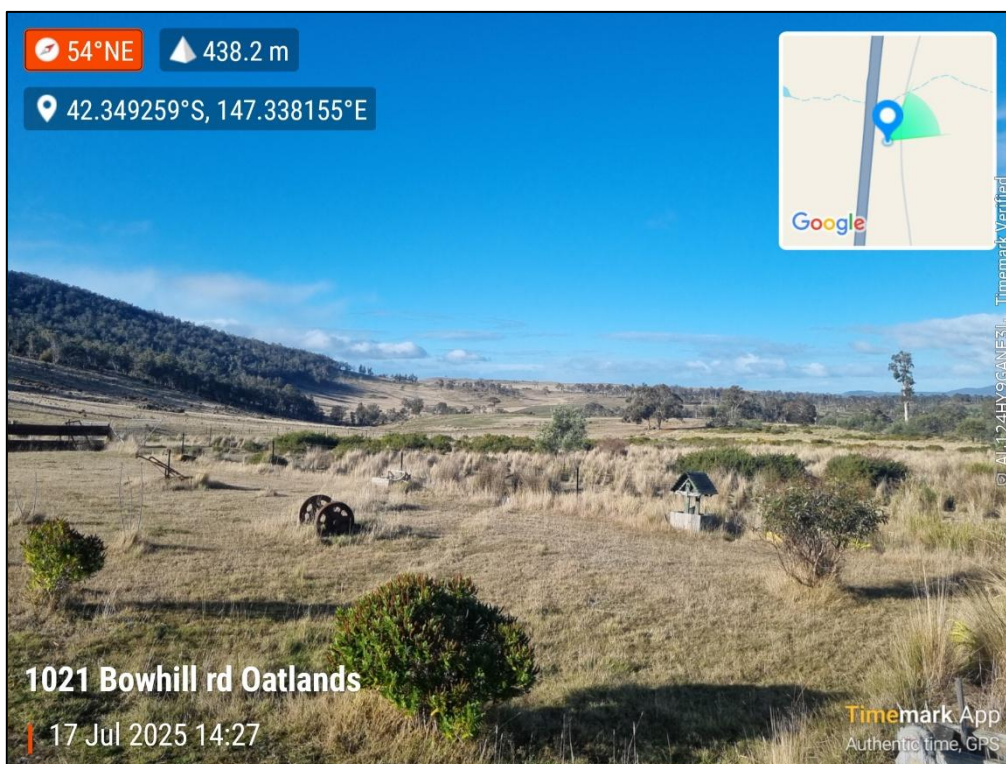


SMC - KEMPTON

RECEIVED

04/09/2025

*Photo 1 – Looking North down existing driveway from existing habitable building site at 1021 Bowhill Road – Across slope*



SMC - KEMPTON  
RECEIVED  
04/09/2025

Photo 2 – Looking Northeast from the existing habitable building site at 1021 Bowhill Road – Downslope >5-10°



Photo 3 – Looking East from the existing habitable building site at 1021 Bowhill Road – Downslope >5-10°





SMC - KEMPTON  
RECEIVED  
04/09/2025

Photo 4 – Looking Southeast from the existing habitable building site at 1021 Bowhill Road – Downslope  
>5-10°



Photo 5 – Looking South from the existing habitable building site at 1021 Bowhill Road – Across slope





Photo 6 – Looking Southwest from the existing habitable building site at 1021 Bowhill Road - Upslope



Photo 7 – Looking West from the existing habitable building site at 1021 Bowhill Road – Upslope



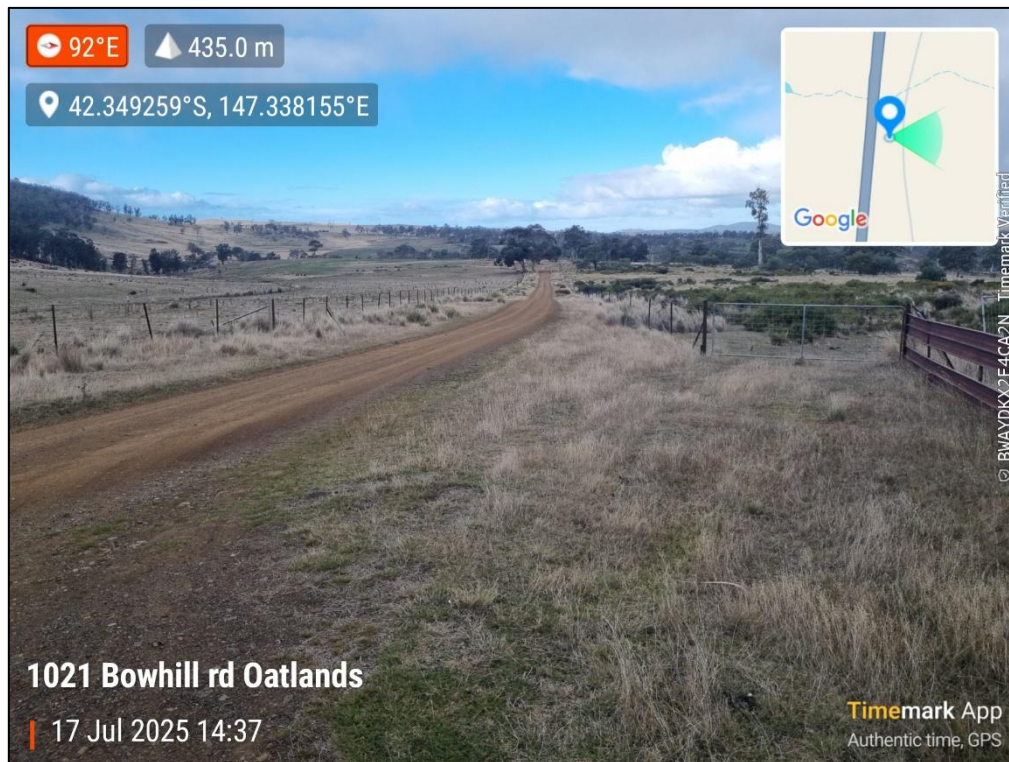
SMC - KEMPTON  
RECEIVED  
04/09/2025

Photo 8 – Looking Northwest from the existing habitable building site at 1021 Bowhill Road – Upslope



Photo 9 – Looking South along existing access from Bowhill Road to habitable building site at 1021 Bowhill Road – Across slope





SMC - KEMPTON  
RECEIVED  
04/09/2025

Photo 10 – Looking East along the access road from Bowhill Road – Downslope >5-10°



Photo 11 – Looking North from the proposed habitable dwelling site at the Balanced Lot, 1021 Bowhill Road - Downslope >0-5°





Photo 12 – Looking Northeast from the proposed habitable dwelling site at the Balanced Lot, 1021 Bowhill Road - Downslope  $>0-5^{\circ}$

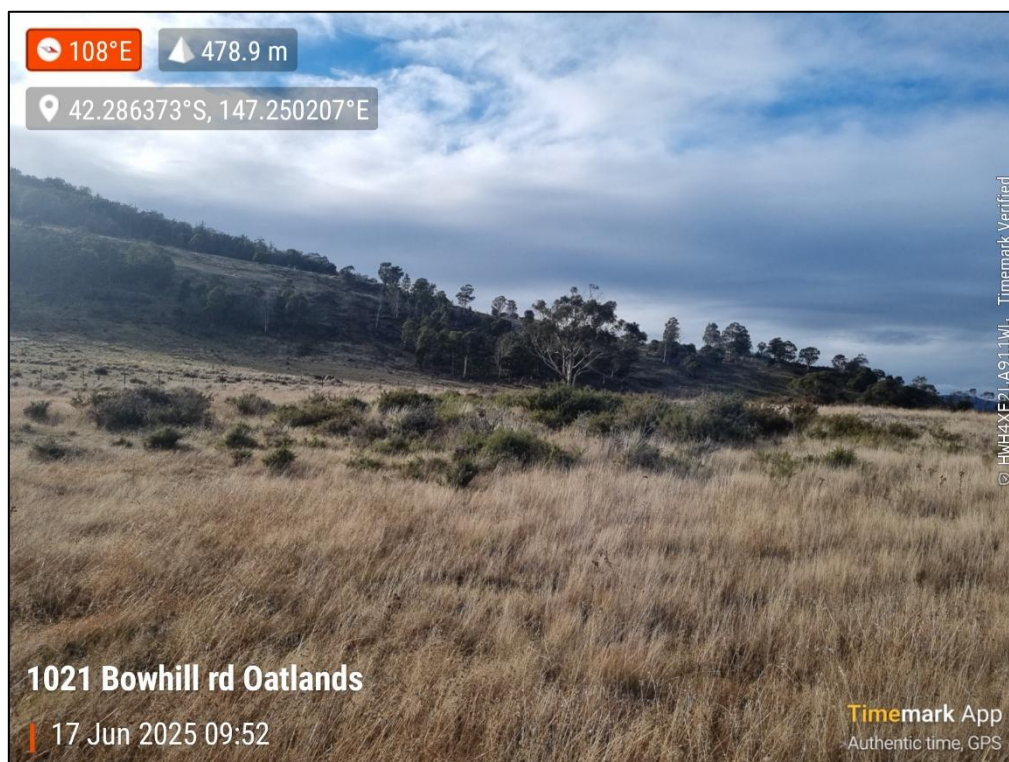
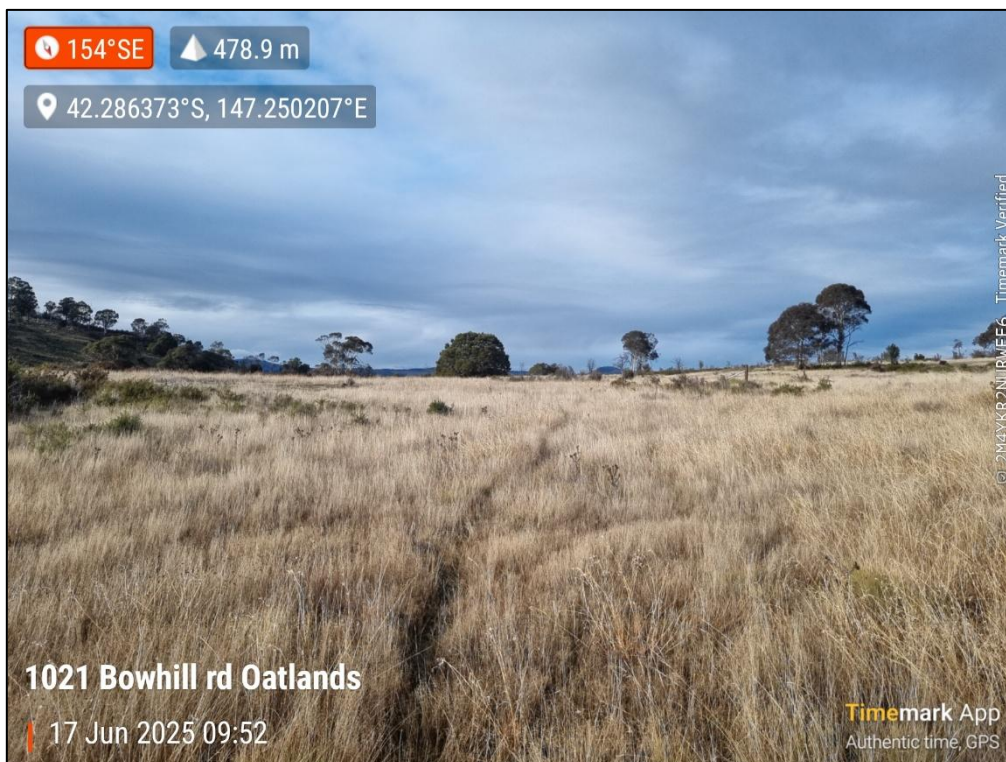


Photo 13 – Looking East from the proposed habitable dwelling site at the Balanced Lot, 1021 Bowhill Road – Across slope





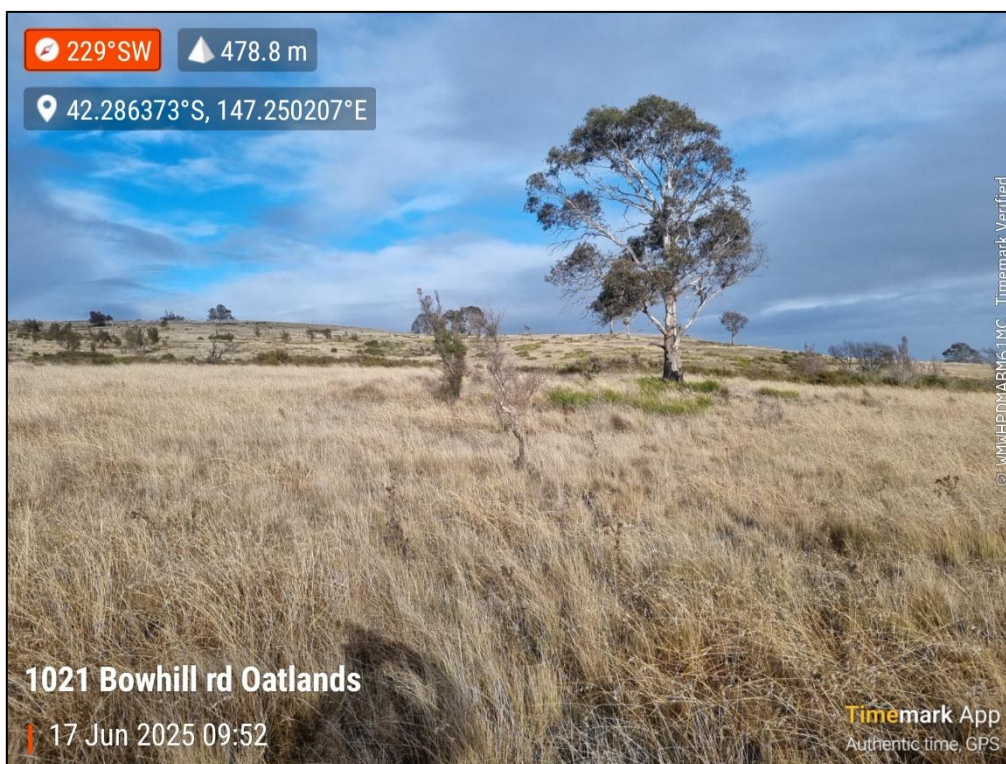
SMC - KEMPTON  
RECEIVED  
04/09/2025

Photo 14 – Looking Southeast from the proposed habitable dwelling site at the Balanced Lot, 1021 Bowhill Road - Downslope >0-5°



Photo 15 – Looking South from the proposed habitable dwelling site at the Balanced Lot, 1021 Bowhill Road - Downslope >0-5°





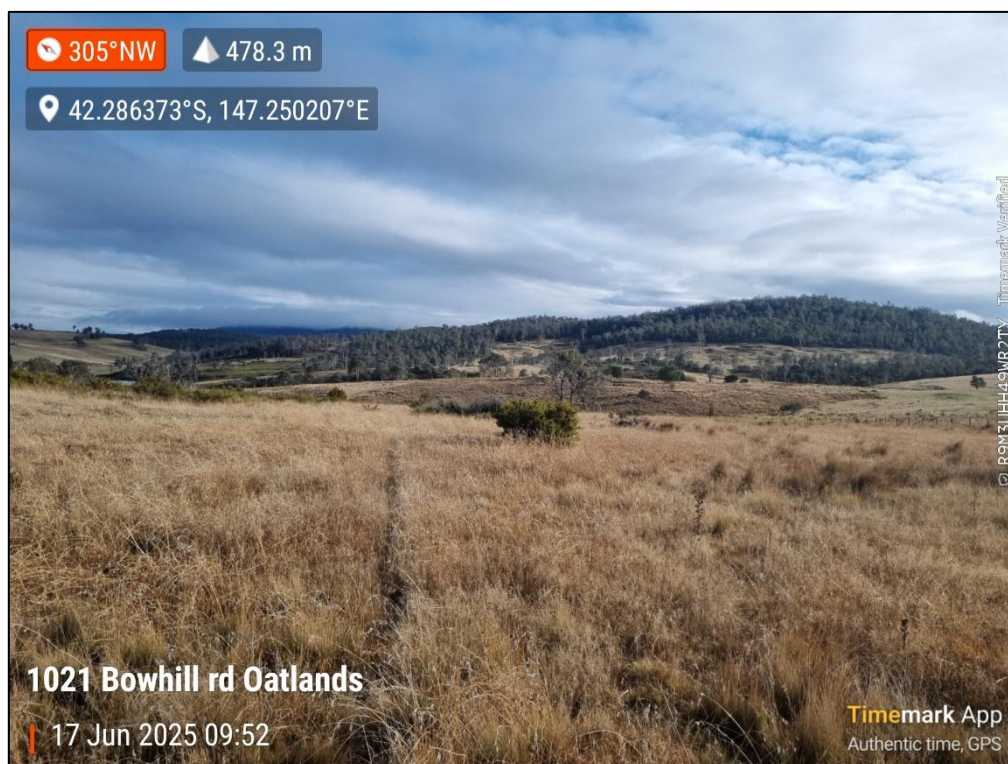
SMC - KEMPTON  
RECEIVED  
04/09/2025

Photo 16 – Looking Southwest from the proposed habitable dwelling site at the Balanced Lot, 1021 Bowhill Road - Upslope



Photo 17 – Looking West from the proposed habitable dwelling site at the Balanced Lot, 1021 Bowhill Road - Upslope





SMC - KEMPTON  
RECEIVED  
04/09/2025

Photo 18 – Looking Northwest from the proposed habitable dwelling site at the Balanced Lot, 1021 Bowhill Road - Upslope

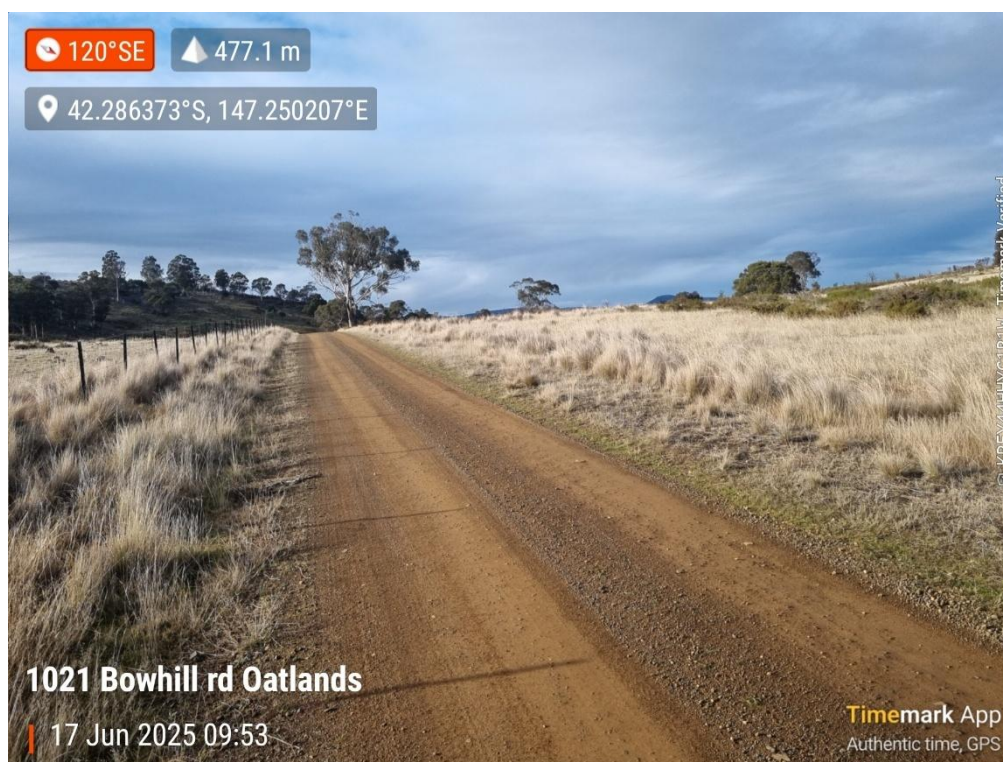


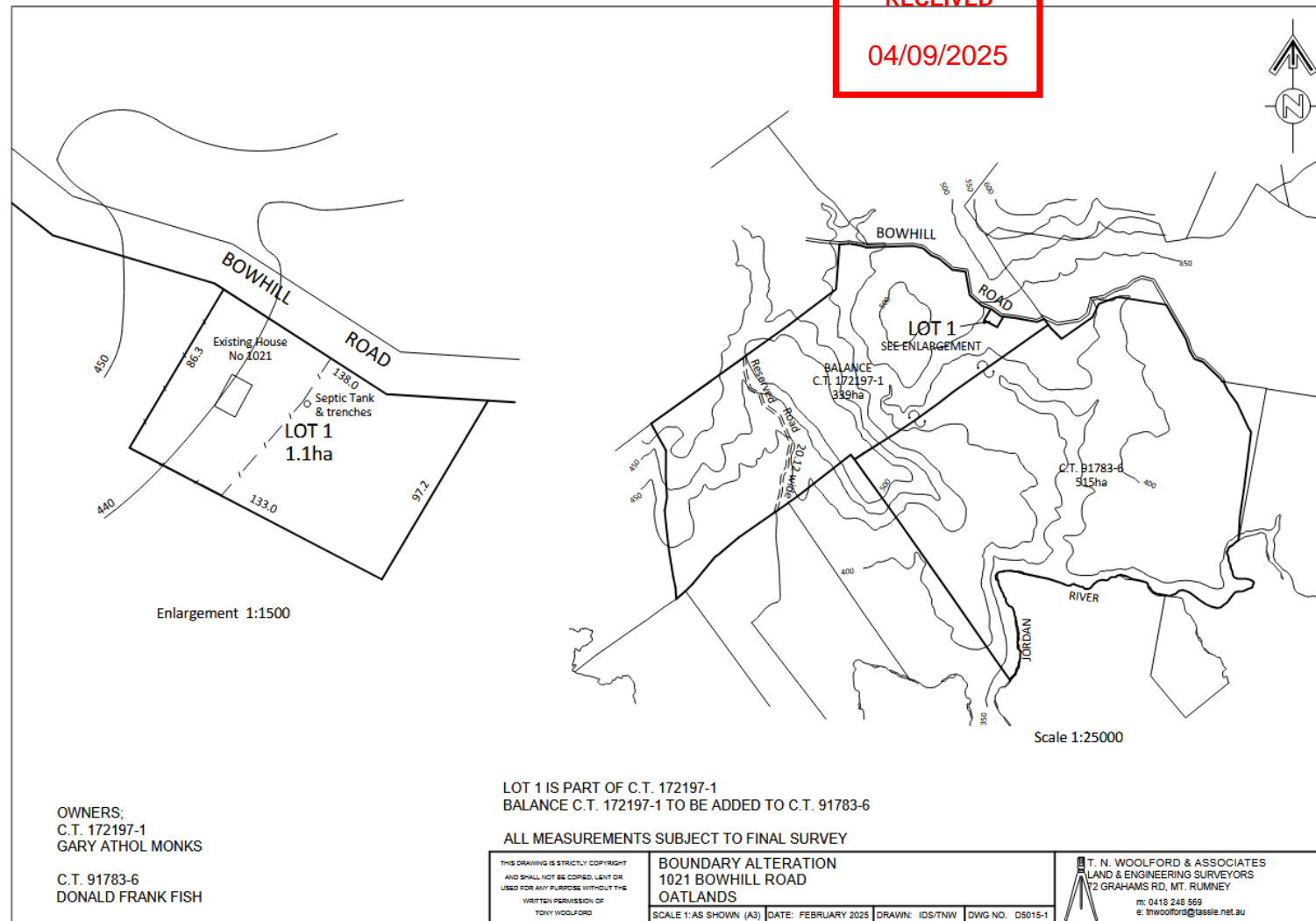
Photo 19 – Looking Southeast along the access road from Bowhill Road adjacent to the Balance Lot, 1021 Bowhill Road – Across slope

APPENDIX 2 – Plan of Subdivision T. N. Woolford & Associates February 2025 (Drawing 5015-1)

SMC - KEMPTON

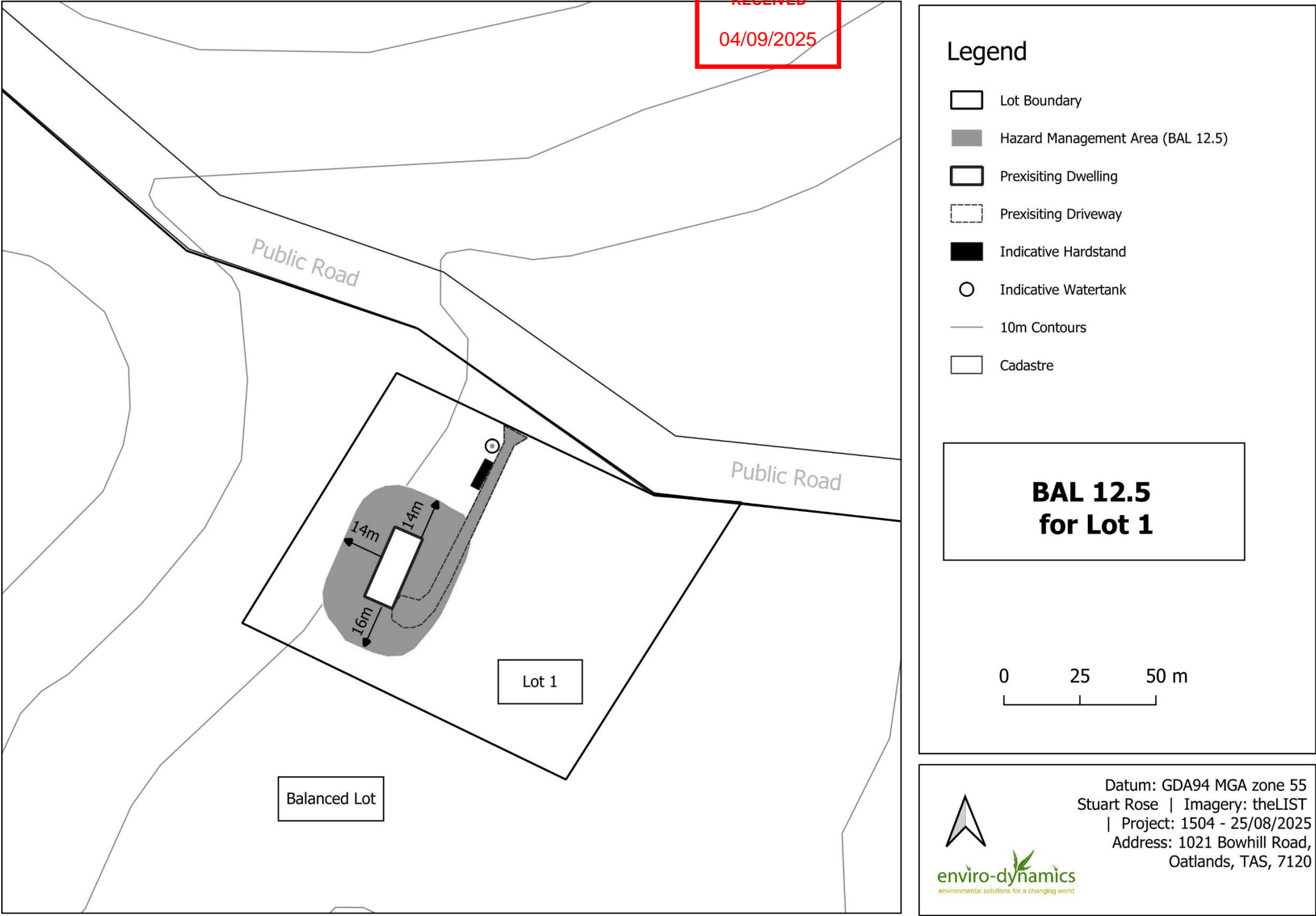
RECEIVED

04/09/2025



ATTACHMENT 1 – Bushfire Hazard Management Plan – August 2025

SMC - KEMPTON  
RECEIVED  
04/09/2025



For: D Fish – 1021 Bowhill Road, Oatlands

Title: 172197/1      PID: 3485445

Assessment #: ED1504

Andrew Welling – ENVIRO-DYNAMICS  
ACCREDITED BUSHFIRE ASSESSOR (BFP-135)  
CERTIFICATE No: ED1504    DATE: 25/08/2025

Signed

NOTES

Hazard Management Zone

- HMA to be established on Lot 1 as indicated in this plan and as set out in Table 1 of Bushfire Attack Level Assessment for BAL 12.5 as minimum.
- Vegetation in the HMA needs to be strategically modified and then maintained in a low fuel state to protect the existing habitable building from direct flame contact and intense radiant heat. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. All grasses or pastures must be kept short (<100 mm) within the HMA. Fine fuel loads at ground level such as leaves, litter and wood piles must be minimal to reduce the quantity of windborne sparks and embers reaching buildings; and to halt or check direct flame attack.
- Trees can be retained provided they are 10 m from habitable buildings and there is 6 m horizontal separation between the canopies; and low branches are removed to create vertical separation between the ground and the canopy. Small clumps of established trees and/or shrubs may act to trap embers and reduce wind speeds.
- No trees to overhang houses to prevent branches or leaves from falling on the building.
- Non-combustible elements including driveways, paths and short cropped lawns are recommended within the HMA.
- Fine fuels (leaves bark, twigs) should be removed from the ground periodically (pre-fire season) and all grasses or pastures must be kept short (<100 mm).

Construction Standards

- Any future habitable buildings on proposed Lot 1 are to be constructed to comply with BAL 12.5 as a minimum and as per AS3959-2018 (Sections 3 and 5).
- The preexisting habitable building at Lot 1, 1021 Bowhill Road was constructed prior to the adoption of the Code and as such may not meet construction requirements of AS3959-2018 (Section 3 and 5). The provision and maintenance of the proposed Lot 1 HMA is recommended to reduce bushfire risk to the habitable building.

Public and Fire-fighting Access Requirements

- Access to Lot 1 is less than 30 m long and access is not required for a fire appliance to access firefighting water points. Access requirement will comply with section 4.4 of the Bushfire Hazard Report.

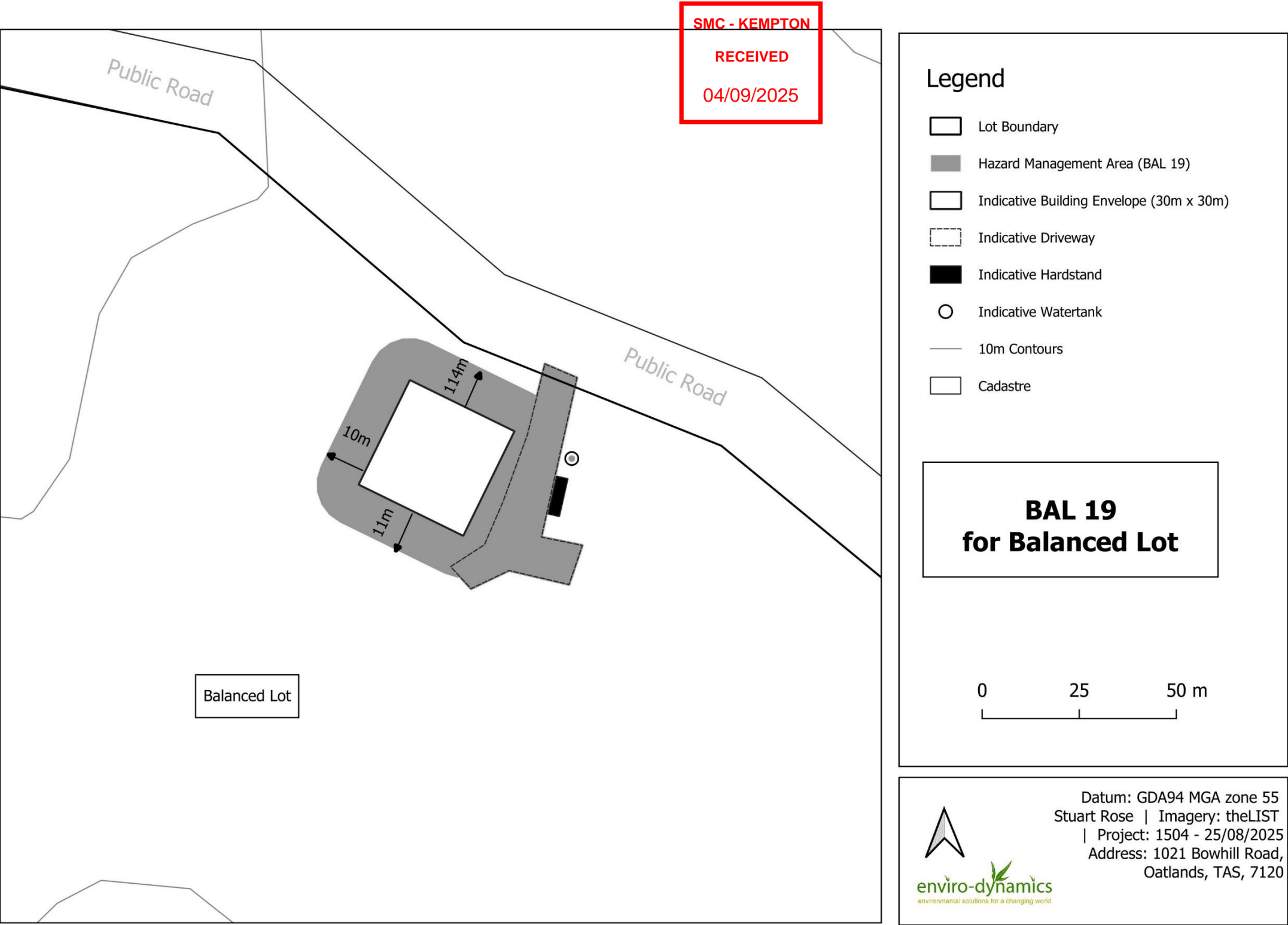
Static Fire-fighting Water Supply

- 10,000 L static firefighting water supply must be provided for the preexisting habitable building on Lot 1 and as indicated on this plan as indicative only and must meet requirements of Section 4.5 of the Bushfire Hazard Report.

This plan is to be printed at A3 and read in conjunction with the preceding Bushfire Hazard Assessment Report (Enviro-dynamics, August 2025).



ATTACHMENT 1 – Bushfire Hazard Management Plan – August 2025



NOTES

Hazard Management Zone

- HMA to be established on the balance lot as indicated in this plan and as set out in Table 1 of Bushfire Attack Level Assessment for BAL 19 as minimum.
- Vegetation in the HMA needs to be strategically modified and then maintained in a low fuel state to protect future habitable buildings from direct flame contact and intense radiant heat. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. All grasses or pastures must be kept short (<100 mm) within the HMA. Fine fuel loads at ground level such as leaves, litter and wood piles must be minimal to reduce the quantity of windborne sparks and embers reaching buildings; and to halt or check direct flame attack.
- Some trees can be retained provided there is 6 m horizontal separation between the canopies; and low branches are removed to create vertical separation between the ground and the canopy. Small clumps of established trees and/or shrubs may act to trap embers and reduce wind speeds.
- No trees to overhang habitable buildings to prevent branches or leaves from falling on the building.
- Non-combustible elements including driveways, paths and short cropped lawns are recommended within the HMA.
- Fine fuels (leaves bark, twigs) should be removed from the ground periodically (pre-fire season) and all grasses or pastures must be kept short (<100 mm).

Construction Standards

- Any future habitable buildings on the balance lot to be constructed to comply with BAL 19 as a minimum and as per AS3959-2018 (Sections 3 and 6).

Public and Fire-fighting Access Requirements

- Access to existing dwelling and Balanced Lot is less than 30 m long and access is not required for a fire appliance to access firefighting water points. Access requirement will comply with section 4.4 of the Bushfire Hazard Report.

Static Fire-fighting Water Supply

- 10,000 L static firefighting water supply must be provided for the proposed habitable building on Balanced Lot and as indicated on this plan as indicative only and must meet requirements of Section 4.5 of the Bushfire Hazard Report.

This plan is to be printed at A3 and read in conjunction with the preceding Bushfire Hazard Assessment Report (enviro-dynamics August 2025).

For: D Fish – 1021 Bowhill Road, Oatlands

Title: 91783/6 PID: 3303621

Assessment #: ED1504

**Andrew Welling– ENVIRO-DYNAMICS**

ACCREDITED BUSHFIRE ASSESSOR (BFP-135)

CERTIFICATE No: ED1504 DATE: 25/08/2025

Signed



ATTACHMENT 2 – Planning Certificate

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:

1021 Bowhill Road, Oatlands 7120

Certificate of Title / PID:

172197/1 / 3485445  
91783/6 / 3303621

2. Proposed Use or Development

Description of proposed Use and Development:

2 lot Subdivision

Applicable Planning Scheme:

Tasmanian Planning Scheme 2015

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Report 1021 Bowhill Road, Oatlands, August 2025 ED 1504	Andrew Wellings	25/08/2025	1.0

4. Nature of Certificate

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

☐

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

☐

E1.5.1 / C13.5.1 – Vulnerable Uses

Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.5.1 P1 / C13.5.1 P1	Planning authority discretion required. A proposal cannot be certified as compliant with P1.
<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

☐

E1.5.2 / C13.5.2 – Hazardous Uses

Acceptable Solution	Compliance Requirement
---------------------	------------------------

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

<input type="checkbox"/>	E1.5.2 P1 / C13.5.2 P1	Planning authority discretion required. A proposal cannot be certified as compliant with P1.
<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

SMC - KEMPTON  
RECEIVED  
04/09/2025

<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	Planning authority discretion required. A proposal cannot be certified as compliant with P1.
<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 as a minimum 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 firefighting access</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	Planning authority discretion required. A proposal cannot be certified as compliant with P1.
<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:	<div>Andrew Welling</div>	Phone No:	<div>0400 151 205</div>
Postal Address:	<div>Enviro-dynamics 56-58 Burnett Street Hobart, TAS, 7000</div>	Email Address:	<div>andy.welling@enviro-dynamics.com.au</div>
Accreditation No:	<div>BFP – 135</div>	Scope:	<div>1, 2, 3a, 3b, 3c</div>

**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.

SMC - KEMPTON  
RECEIVED  
04/09/2025

Signed:  
certifier



Name:

Andy Welling	2/11	25/08/2025
--------------	------	------------

Certificate  
Number:

ED1504

(for Practitioner Use only)

# Agricultural Report Boundary Adjustment (2 Lots to 2 Lots)

Don Fish

1021 Bowhill Road

Oatlands, Tasmania

*Pertaining to titles: CT172197-1 and CT91783-6*

*PID 3485445*

Michelle Hogarth *BAgrSci(HONS)*

**Senior Agronomist**

**Nutrien Ag Solutions**

M: 0428 679 981

E: [michelle.hogarth@nutrien.com.au](mailto:michelle.hogarth@nutrien.com.au)

**July 2025**

*This report has been prepared for Don Fish, Oatlands, Tasmania.*

*While the information contained here-in has been provided in good faith, Nutrien Ag Solutions makes no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability or suitability with respect to this report.*



Michelle Hogarth



## BACKGROUND

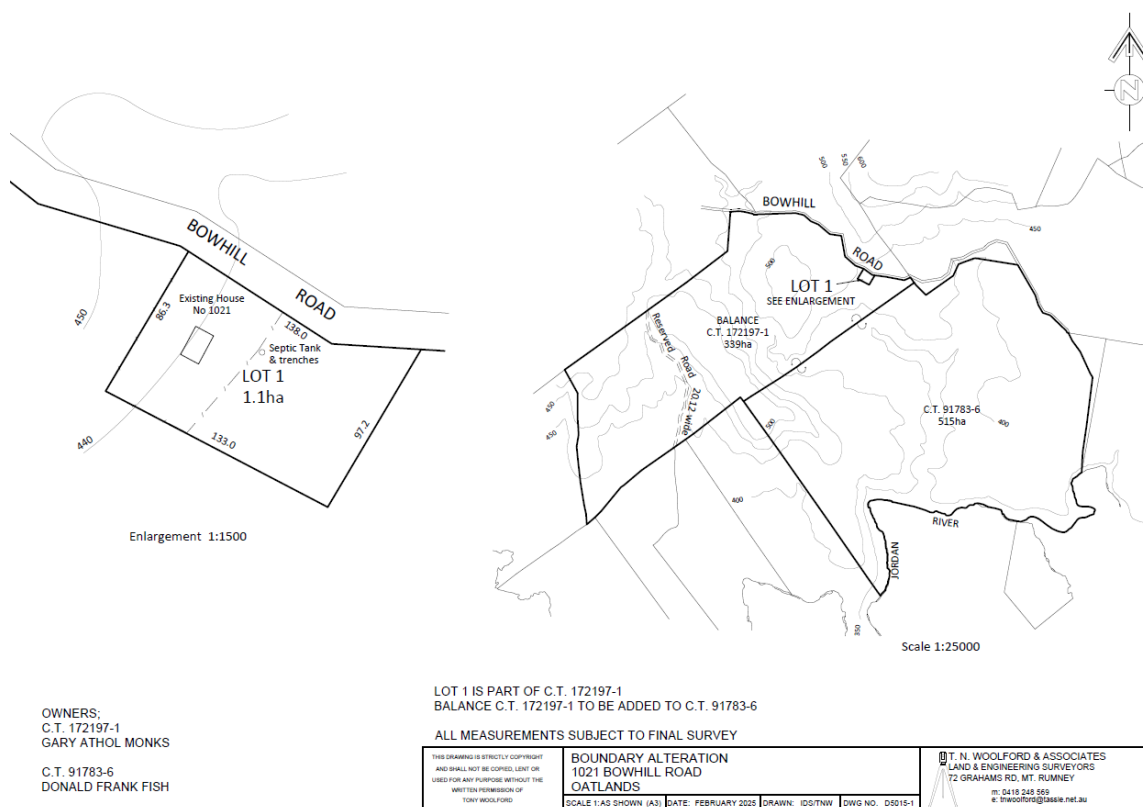
As advised by the land holder, it is envisaged that the boundary be adjusted on CT 172197-1 such that the new size of this lot will be 1.1ha and the balance (339ha) be included with the adjoining title (CT 91783-6) - as depicted in drawings supplied by TN Woolford and Associates.

The 1.1ha of CT 172197-1 (Lot 1) contains a dwelling and other infrastructure and has its own access to Bowhill Road. This area is somewhat segregated from the remaining 339ha due to topography and slope.

The balance of CT 172197-1 (339ha) will be included with the adjoining title (CT 91783-6), the slope and topography are similar between the two titles, some land falls within the landslip hazard zone, agricultural activity here is limited at present and will not be further reduced. If anything, including the balance of CT 172197-1 with adjoining title CT 91783-6 will help to consolidate agricultural activities, increasing the overall land available for agricultural pursuits.

## SITE LOCATION

Proposed boundary adjustment – prepared by TN Woolford and Associates



2 lots to 2 lots

Size of CT 172197-1 to be reduced from 340ha to 1.1ha

Size of CT 91783-6 to increase to 854ha – CT 91783-6 (515ha) + the balance of CT 17297-1 (339ha).

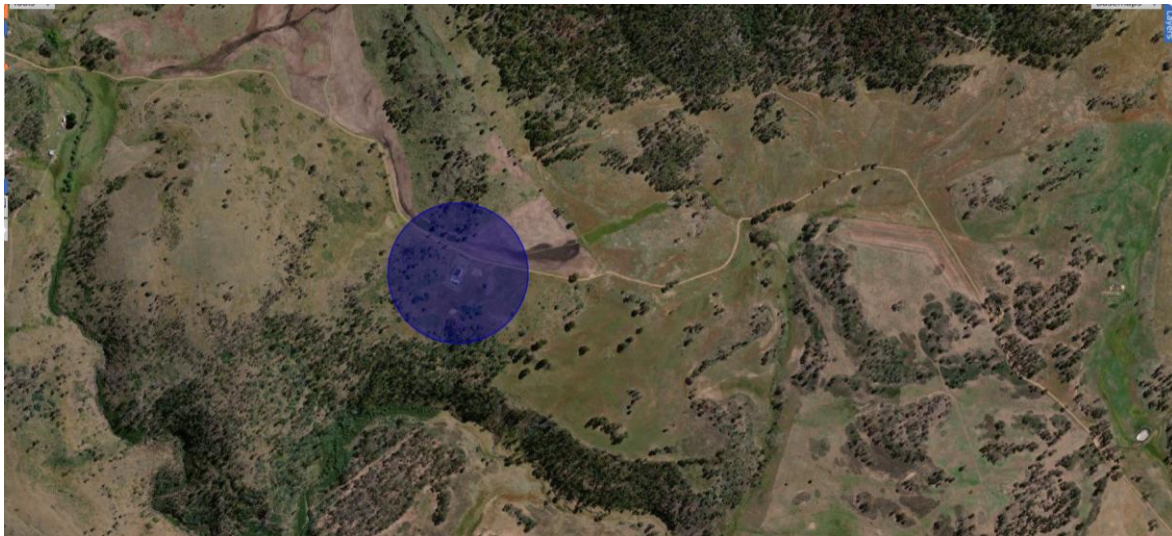
## PLANNING CODE OVERLAYS

Planning code overlays exist across the whole property for Bushfire Risk, Low and Medium Landslip Hazard and Watercourse Protection (all predominately in the remaining 339ha being included with CT 91783-6).

Please refer maps in following link

<https://portal.planbuild.tas.gov.au/external/generalenquiry/enquiry/f0ff3e77-f428-451a-a159-60a37b39dd4d/property-report>

## DISTANCE TO SENSITIVE USE



*House and 1.1ha (Lot 1) located inside blue circle*

*Blue circle depicts 200m to sensitive use (in all directions) from dwelling location*

As required in *Tasmanian Planning Scheme 2021*, 21.4.2, dwelling setback to sensitive use (Agricultural Zone) is 200m.

Although setbacks have not been achieved in this instance (given Lot 1 is 1.1ha in size) the house is existing on the site and minimal agricultural activity occurs in the vicinity to date.

It is not envisaged that additional agricultural activity will occur around the site due to topography.

Further agricultural activity to the North, if any, occurs on the other side of Bowhill Road.

## ADDITIONAL INFORMATION

Location	1021 Bowhill Road, Oatlands
PID	3485445 (CT 172197-1) & CT 91783-6
Zoned	Agriculture
Overlays	Low Landslip Hazard Medium Landslip Hazard Watercourse Protection Bushfire Risk
<p><i>Tasmanian Planning Scheme 2021</i></p> <p>21.5 Development Standards for Subdivision</p> <p>21.5.1 Lot design</p> <p>P1.</p> <p>(b) be for the reorganisation of lot boundaries that satisfies ALL of the following:</p> <p>(i) provides for the operation of an agricultural use, having regard to:</p> <p>a. not materially diminishing the agricultural productivity of the land;</p> <p>b. the capacity of the new lots for productive agricultural use;</p> <p>c. any topographical constraints to agricultural use; and</p>	<p>P1.</p> <p>(b) With regard to the reorganization of lot boundaries – CT 172197-1 to be reduced to 1.1ha – CT 91783-6 to be increased to 854ha (515ha CT 91783-6 + balance of CT 172197-1 (339ha)</p> <p>(i) Agricultural pursuits will still occur on all the remaining titles</p> <p>a. the agricultural productivity of the land will not be diminished, the 1.1ha of land on CT 172197-1 is predominately a dwelling and out buildings. Agricultural pursuits on remaining titles will remain the same.</p> <p>b. including the balance (339ha) of CT 172197-1 with the adjoining title CT 91783-6 gives a combined total area of 854ha – this helps to increase farmable land, centralize farming operations and consolidate resources.</p> <p>c. topographical constraints to agricultural pursuits include landslip hazards (both low and medium) and watercourse protection zone, restricted predominately to the remaining 339ha of CT 172197-1 and present across both titles.</p>

<p>d. current irrigation practices and the potential for irrigation;</p> <p>(ii) all new lots must be not less than 1ha in area;</p> <p>(iii) existing buildings are consistent with the setback required by clause 21.4.2 A1 and A2;</p> <p>(iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use; and</p> <p>(v) it does not create any additional lots;</p>	<p>d. the inclusion of additional agricultural land to CT 91783-6 allows for the consolidation of operations; current irrigation practices can continue as is, additional land may even provide opportunity for future irrigation expansion</p> <p>(ii). New lots /amended lots not less than 1 ha New lot / adjusted lot (CT 172197-1) is 1.1ha New lot / adjusted lot (CT 91783-6) is 854ha</p> <p>(iii). Existing buildings (located on CT 172197-1) adhere to necessary setbacks as much as practicable – see map prior. House is existing on the site. No agricultural activity occurs within the 200m setback due to topography. Agricultural activity on land to the North is minimal and occurs on the other side of Bowhill Road.</p> <p>(iv). All titles, current and amended, have frontage to Bowhill Road</p> <p>(v). No additional lots are created; 2 lots to 2 lots CT 91783-6 increasing from 515ha to 854ha (including balance of 339ha from CT 172197-1) CT 172197-1 decreasing from 340ha to 1.1ha</p>



SMC - KEMPTON

RECEIVED

17/3/25

## SEARCH OF TORRENS TITLE

VOLUME 91783	FOLIO 6
EDITION 3	DATE OF ISSUE 27-May-2014

SEARCH DATE : 14-Jan-2025

SEARCH TIME : 05.04 PM

## DESCRIPTION OF LAND

Parish of DULVERTON, Land District of DEVON  
 Lot 6 on Plan 91783 (formerly being P858)  
 Derivation : Part of Lot 6150 Gtd. to J.W. Agnew.  
 Prior CT 3108/34

## SCHEDULE 1

M413172 ASSENT to DONALD FRANK FISH Registered 27-May-2014  
 at 12.03 PM

## SCHEDULE 2

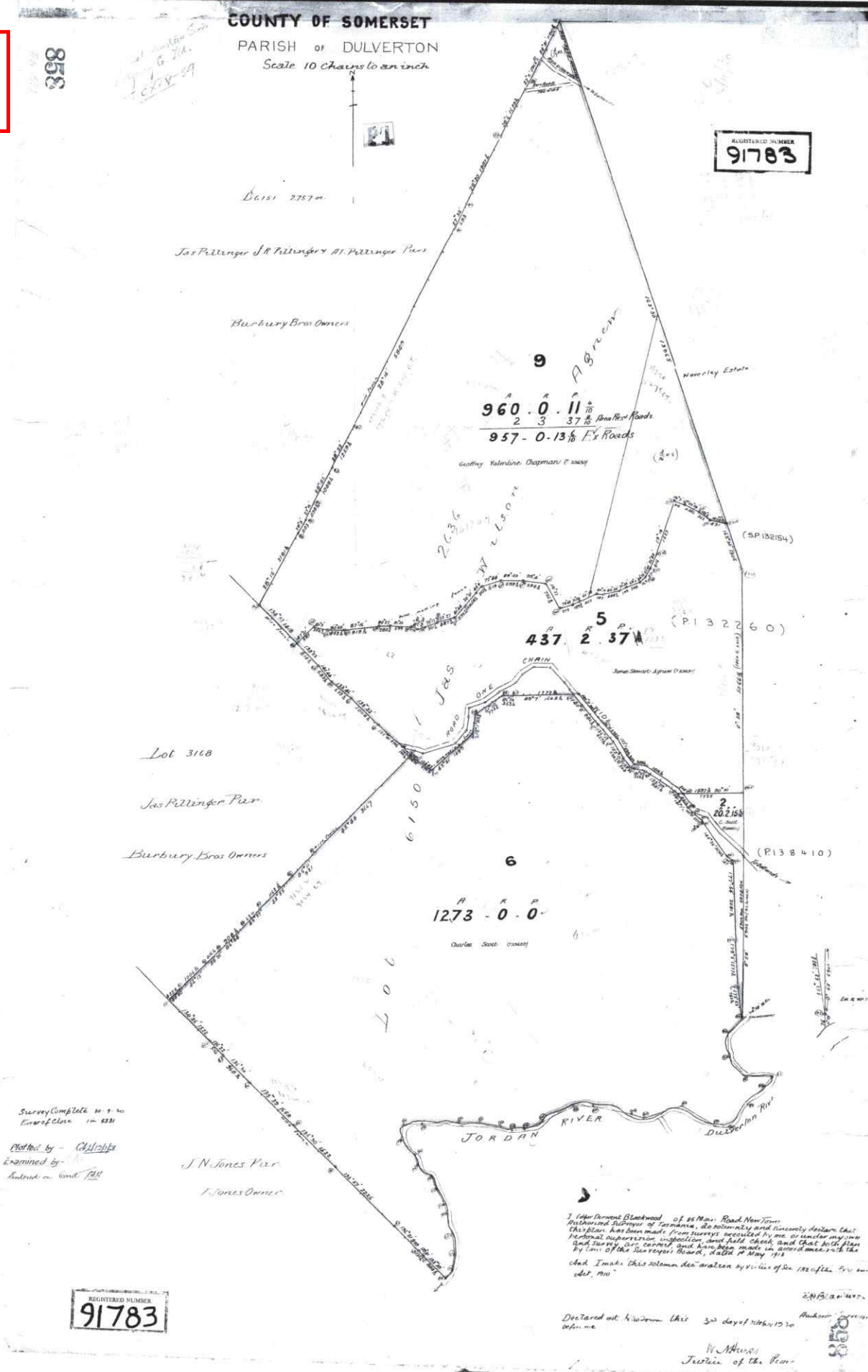
Reservations and conditions in the Crown Grant if any  
 C391767 MORTGAGE to Commonwealth Bank of Australia  
 Registered 09-Dec-2002 at 12.02 PM

## UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SMC - KEMPTON

RECEIVED  
17/3/25



SMC - KEMPTON

RECEIVED

17/3/25

## SEARCH OF TORRENS TITLE

VOLUME 172197	FOLIO 1
EDITION 3	DATE OF ISSUE 18-Jan-2022

SEARCH DATE : 14-Jan-2025

SEARCH TIME : 05.03 PM

DESCRIPTION OF LAND

Parish of EXMOUTH Land District of SOMERSET

Lot 1 on Plan 172197

Derivation : Part of Lot 1, Bowhill Estate, 2005 Acres Gtd. to  
Eric Brian Tapp

Prior CT 167131/1

SCHEDULE 1C499123, E128236 & E286766 TRANSFER to GARRY ATHOL MONKS  
Registered 18-Jan-2022 at noonSCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



17/3/25

## BALANCE PLAN

