



## Public Notice Details

## Planning Application Details

<b>Application No</b>	DA2500058
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### Property Details

<b>Property Location</b>	533 Bowhill Road Oatlands
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### Application Information

<b>Application Type</b>	Discretionary Development Application
<b>Development Category</b>	Boundary Adjustment
<b>Advertising Commencement Date</b>	1/10/25
<b>Advertising Closing Period</b>	15/10/25
<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.

30/4/25



## APPLICATION FOR PLANNING PERMIT DEVELOPMENT / USE

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

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

*Boundary Alteration between  
CT'S 138410-1 and 49995-2*

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

*533 Bowhill Road  
Oatlands 7120*

Certificate of Title/s  
Volume Number/Lot  
Number:

*CT'S 138410-1 & 49995-2*

Land Owners Name:

*Donald Fish & Benjamin Fish*

Full Name/s or Full Business/Company Name

Applicant's Name:

*Tony Woolford*

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

Contact details:

Postal address for correspondence:

*72 Grahams Road  
Mt. Rumney 7170*

Telephone or Mobile:

*0418 248 569*

Email address:

*tnwoolford@tassie.net.au*

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

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

*Donald Fish*

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

Print email address

*No Email Address  
please post to Don Fish*

ABN

*Address*

*Ashgrove  
766 Inglewood Road  
Andover 7120*

What is the estimated value of all the new work proposed

\$

30/4/25

**For Commercial Planning Permit Applications Only**

Signage:

Is any signage proposed?

Yes

No

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

Business Details:

Existing hours of operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Proposed hours of new operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Number of existing employees:

Number of proposed new employees:

Traffic Movements:

Number of commercial vehicles serving the site at present

Approximate number of commercial vehicles servicing the site in the future

Number of Car Parking Spaces:

How many car spaces are currently provided

How many new car spaces are proposed

Is the development to be staged:

Please tick ✓ answer

Yes

No

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

Signed Declaration

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

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

Applicant Signature  
(If not the Title Owner)

Applicant Name (please print)

Date

Tony Woolford

30-04-25

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)

30<sup>th</sup> April 2025

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

**Attention: Louisa Brown**

Dear Louisa,

**Proposed Boundary Alteration, 533 Bowhill Road, Oatlands.**

*Please find attached a plan showing the proposed boundary alteration between two titles owned by Donald Fish and Benjamin Fish at 533 Bowhill Road, Oatlands, submitted to Council for approval.*

*The Agricultural report and Bushfire Management report are in hand and will be forwarded to Council when completed.*

*Also attached are copies of the two titles involved and a completed application form.*

Yours faithfully



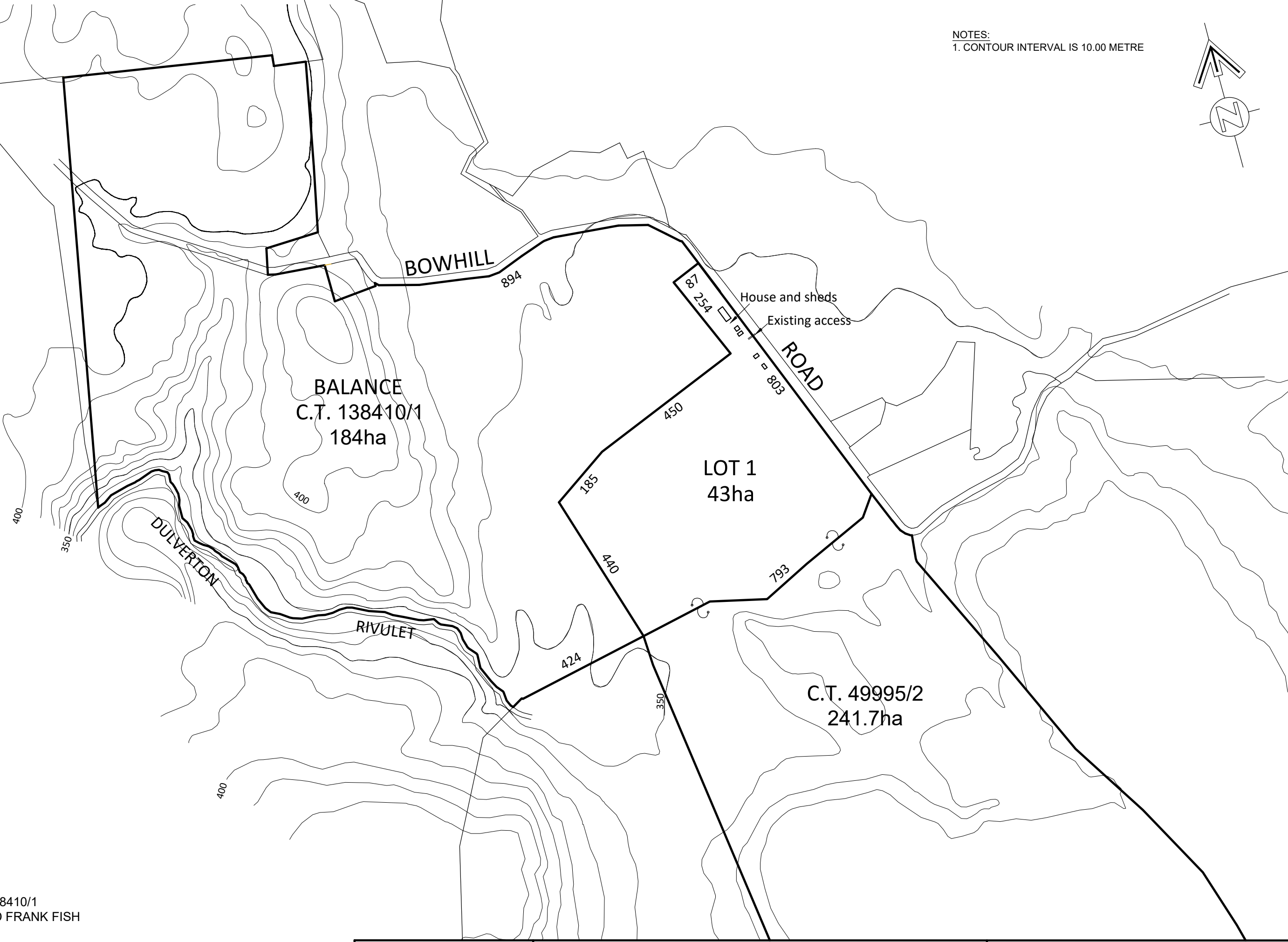
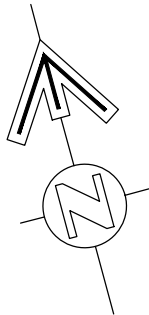
**Tony Woolford**  
Authorised Surveyor

Enc.



SMC - KEMPTON  
RECEIVED  
30/4/25

NOTES:  
1. CONTOUR INTERVAL IS 10.00 METRE



OWNER  
C.T. 138410/1  
DONALD FRANK FISH

LOT 1 TO BE ADDED TO C.T. 49995/2

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

PROPOSED BOUNDARY ALTERATION  
533 BOWHILL ROAD  
OATLANDS

SCALE 1:10000 (A3) | DATE: APRIL 2025 | DRAWN: IDS/TNW | DWG NO. D5016-1



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

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

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

Don Fish

533 Bowhill Road

Oatlands, Tasmania

*Pertaining to titles: CT138410-1 and CT49995-2*

*PID 3303621*

Michelle Hogarth *BAgrSci(HONS)*

**Senior Agronomist**

**Nutrien Ag Solutions**

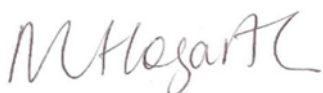
M: 0428 679 981

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

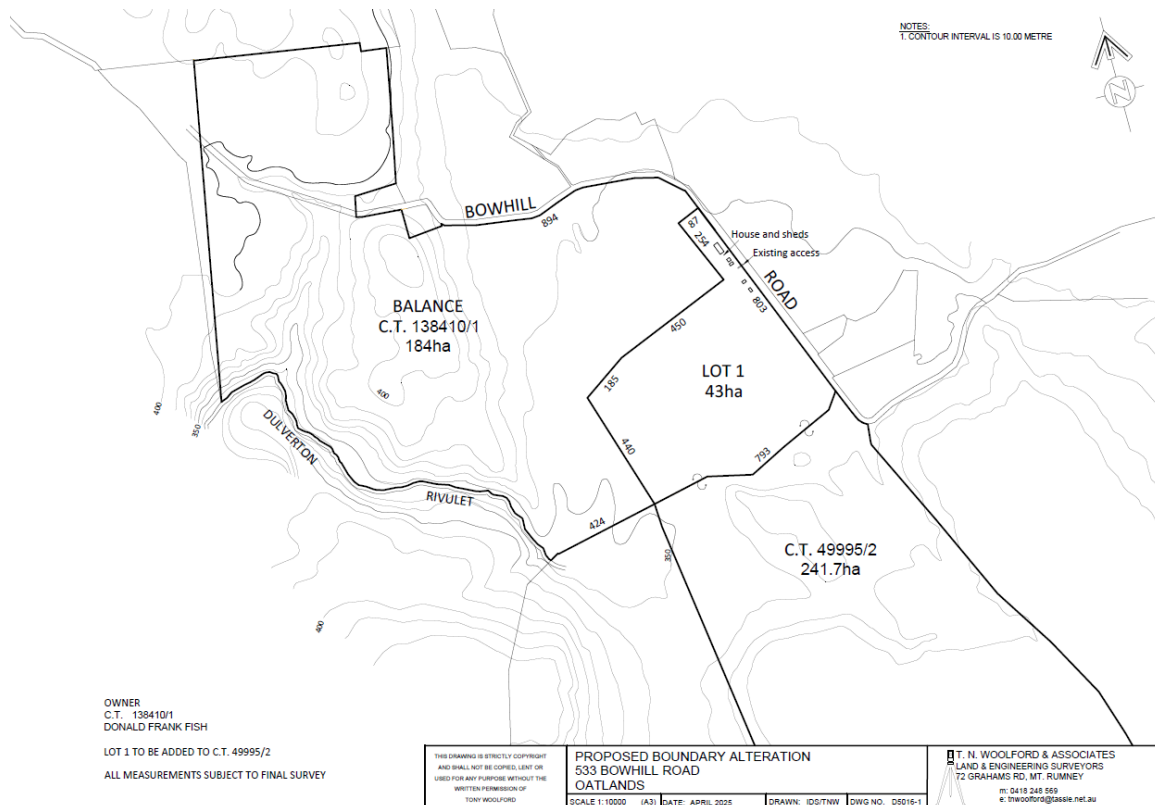
As advised by the land holder, it is envisaged that the boundary be adjusted on CT 138410-1 such that the new size of this lot will be 184ha and the balance (43ha) be included with the adjoining title (CT 49995-2) - as depicted in drawings supplied by TN Woolford and Associates.

The 43ha of CT 138410-1 (Lot 1) contains a dwelling and other infrastructure and has its own access to Bowhill Road. This area is somewhat segregated from the rest of CT 138410-1 due to the topography of the site and would make a sensible inclusion to CT 49995-2 for the purpose of providing a dwelling. The remaining 184ha of CT 138410-1 is sufficient to stand alone and large enough to be an attractive portion of land for sale, should the need arise.

The boundary adjustment as proposed will not diminish the agricultural activity at either site.

## SITE LOCATION

Proposed boundary adjustment – prepared by TN Woolford and Associates



2 lots to 2 lots

Size of CT 138410-1 to be reduced from 227ha to 184ha

Size of CT 49995-2 to increase to 284.7ha – CT 49995-2 (241.7ha) + Lot 1 from CT 138410-1 (43ha)

*The unusual shape of Lot 1 has been achieved by following existing fence lines for minimal disruption*

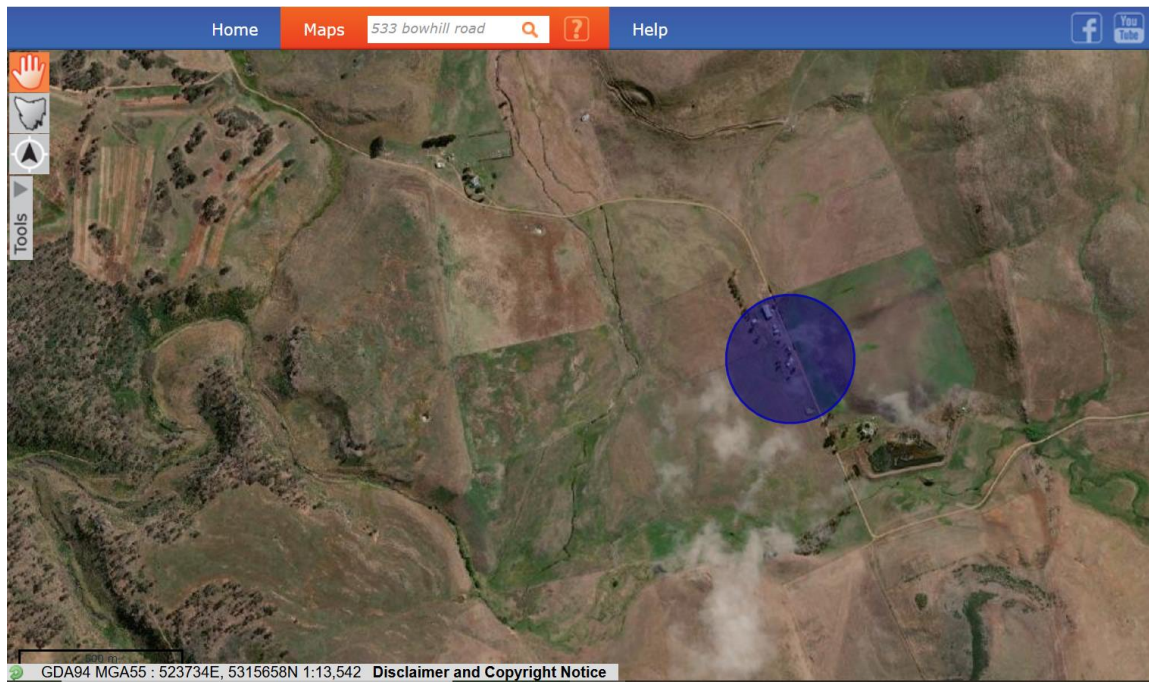
## PLANNING CODE OVERLAYS

Planning code overlays exist across the whole property for Bushfire Risk, Low and Medium Landslip Hazard (predominately CT 138410-1), Watercourse Protection and Flood Prone Areas (CT 138410-1).

Please refer maps in following link

<https://portal.planbuild.tas.gov.au/external/generalenquiry/enquiry/b40367bd-4d7f-4b8a-866d-53e0ea993820/property-report>

## DISTANCE TO SENSITIVE USE



*House and part of 43ha (Lot 1) located inside blue circle – to be included with CT 49995-2*

*Blue circle depicts 200m to sensitive use (in all directions) from existing 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 fully achieved in this instance, the house is existing on the site and minimal agricultural activity, limited to dryland grazing, occurs in the immediate vicinity of the dwelling due to the flood prone area.

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

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



## ADDITIONAL INFORMATION

Location	533 Bowhill Road, Oatlands
PID	3303621 (CT 138410-1) & CT 49995-2
Zoned	Agriculture
Overlays	Low Landslip Hazard Medium Landslip Hazard Watercourse Protection Flood Prone Area 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>P1.</p> <p>(b) With regard to the reorganization of lot boundaries – CT 138410-1 to be reduced to 184ha – CT 49995-2 to be increased to 284.7ha (241.7ha CT 49995-2 + Lot 1 from CT 138410-1 (43ha)</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 43ha of land from CT 138410-1 is predominately a dwelling and out buildings. Agricultural pursuits on remaining titles will remain the same.</p> <p>b. including Lot 1 (43ha) from CT 138410-1 with the adjoining title CT 49995-2 gives a combined total area of 284.7ha – some of the 43ha is arable and helps to increase the area of farmable land however, the main benefit is the inclusion of the dwelling allowing it to be a more attractive investment by centralizing farming operations and consolidating resources around the most productive agricultural land.</p>

<p>c. any topographical constraints to agricultural use; and</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>c. topographical constraints to agricultural use include landslip zones, watercourse protection zone and flood prone area (mostly associated with CT 138420-1). As previously mentioned, Lot 1 (43ha) is somewhat segregated from the rest of CT 138410-1 by the flood prone area and water course. It is a sensible inclusion to CT 49995-2 as it consolidates the existing dwelling with the most accessible agricultural land.</p> <p>d. the remaining agricultural land (184ha) on CT 138410-1 is still sufficient to operate as an agricultural pursuit; current irrigation practices would continue as the land excised primarily contains a dwelling and other out buildings.</p> <p>(ii). New lots /amended lots not less than 1 ha New lot / adjusted lot (CT 138410-1) is 184ha New lot / adjusted lot (CT 49995-2) is 284.7ha</p> <p>(iii). Existing buildings (located on Lot 1 and added to CT 49995-2) adhere to the necessary setbacks as much as practicable – 200m from a sensitive use. As discussed previously and shown on the map Dwelling is existing on site. Agricultural activity within the 200m zone is limited to dryland grazing due to the topography of the site – specifically the flood prone zone. Agricultural activity to the North and East 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 49995-2 increasing from 241.7ha to 284.7ha (including Lot 1 of 43ha from CT 138410-1) CT 138410-1 decreasing from 227ha to 184ha</p>

### SEARCH OF TORRENS TITLE

VOLUME 138410	FOLIO 1
EDITION 2	DATE OF ISSUE 27-May-2014

SEARCH DATE : 14-Jan-2025

SEARCH TIME : 05.13 PM

### DESCRIPTION OF LAND

Parish of DULVERTON Land District of SOMERSET  
Lot 1 on Plan 138410  
Being the land described in Conveyance No.47/8239  
Derivation : For grantees see plan  
Derived from A18298

### 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  
C680178 MORTGAGE to Commonwealth Bank of Australia  
Registered 23-Mar-2006 at noon

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FILE NUMBER A.18298  GRANTEE PART OF 300A-OR-OP GTD. TO JOHN LAKE LAND PART OF 508A-R-OP GTD. TO GEORGE ALEXANDER ANSTEY, WHOLE OF 100A-OR-OP GTD. TO JOHN BOWDEN, WHOLE OF 100A-OR-OP GTD. TO MATTHEW BOWDEN, WHOLE OF 46A-2R-OP GTD TO HENRY FRAMPTON ANSTEY		<b>CONVERSION PLAN</b>  LOCATION SOMERSET - DULVERTON  CONVERTED FROM 47/8239  NOT TO SCALE LENGTHS IN METRES		Registered Number  <b>P.138410</b>  APPROVED 11 NOV 2002 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. (125) 5231	LAST UPI No. 2501580	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	DRAWN CL	

SKETCH BY WAY OF ILLUSTRATION ONLY  
"EXCEPTED LANDS"

LOT 1  
226.9ha

SEARCH OF TORRENS TITLE

VOLUME 49995	FOLIO 2
EDITION 5	DATE OF ISSUE 20-Mar-2012

SEARCH DATE : 14-Jan-2025

SEARCH TIME : 05.01 PM

DESCRIPTION OF LAND

Parish of BATH, Land District of MONMOUTH

Lot 2 on Diagram 49995

Derivation : Part of Lot 18, 421 Acres Gtd. to T. Anstey, Part  
of 100 Acres and 1743 Acres Gtd. to T. Anstey and Part of 2000  
Acres Located to T. Anstey

Prior CT 4784/38

SCHEDULE 1

M364587 TRANSFER to BENJAMIN DONALD FISH and DONALD FRANK  
FISH as tenants in common in equal shares  
Registered 20-Mar-2012 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
15/6026 SURRENDER - BURDENING EASEMENT Right to pass and  
repass (for the Crown) over the Right of Way shown on  
D49995

D42278 MORTGAGE to Commonwealth Bank of Australia  
Registered 20-Mar-2012 at 12.02 PM

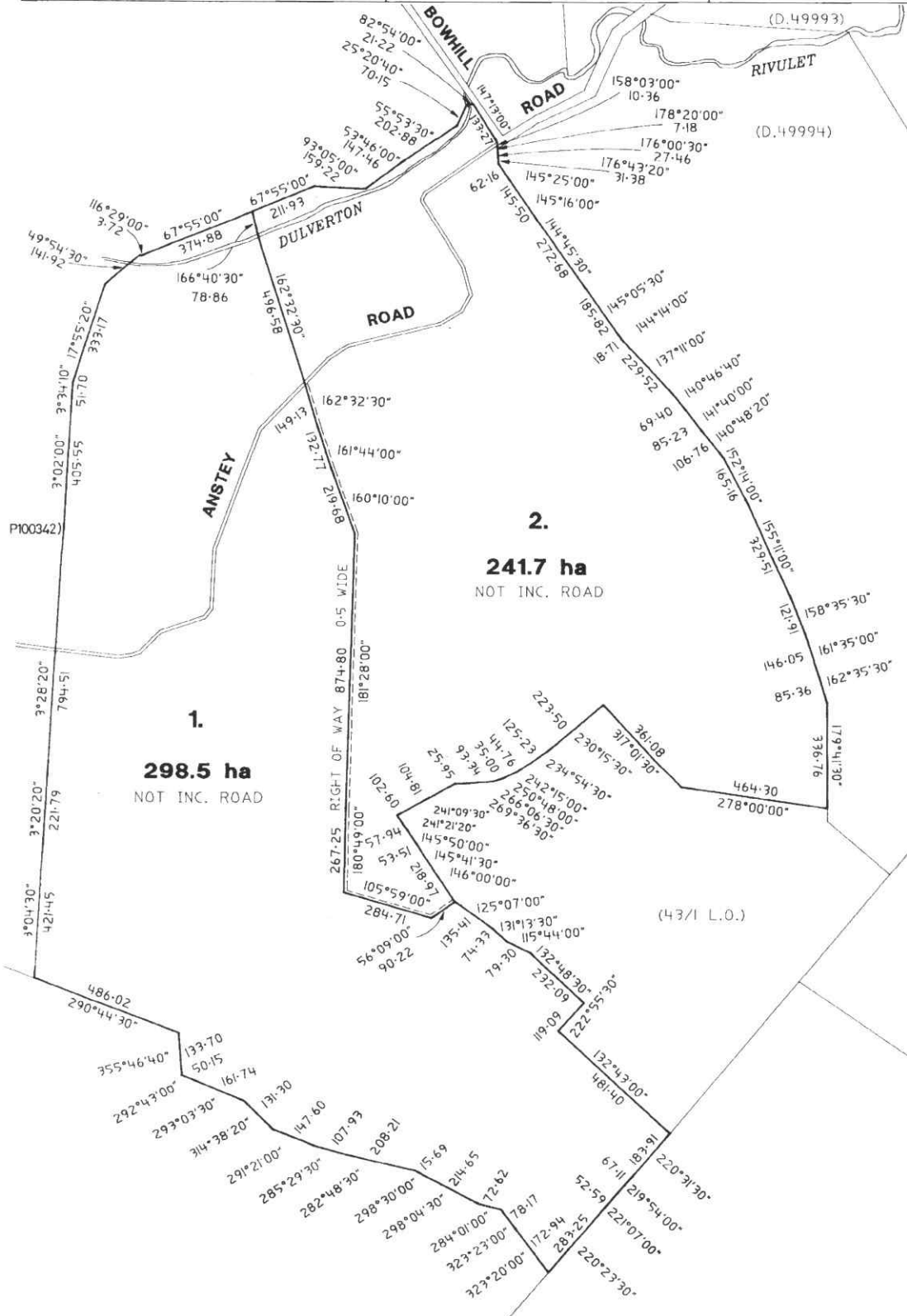
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



05 K 1110

Owner: L.T ACT 1980	PLAN OF TITLE of land situated in the LAND DISTRICT OF MONMOUTH PARISH OF BATH	Registered Number: <b>P.49995</b>
Title Reference: A.9140 & A.9142	COMPILED FROM (P.673 D.O.) SCALE 1:10 000 MEASUREMENTS IN METRES	Approved <b>21 JUN 1991</b> Effective from: <i>Michael</i> Titles
Grantee PART OF LOT 18 L21-0-0 GTD TO THOMAS ANSTEY AND PART OF 100-0-0 AND 1743-0-0 GTD TO THOMAS ANSTEY AND PART OF 2000-0-0 LOC TO THOMAS ANSTEY		




SMC - KEMPTON

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23/09/2025

**enviroidynamics**

environmental solutions for a changing world



# **Bushfire Hazard Report Subdivision TPS DDV1.1 533 Bowhill Road**

**Client:** Don Fish

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

**Certified by:** Andrew Welling #135

25 August 2025

23/09/2025

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## Executive summary

This bushfire hazard report for a new 2 lot subdivision at 533 Bowhill Road, Oatlands (Title References: 138410/1, PID: 3303621) meets the requirement of a subdivision application within a bushfire prone area under the Tasmanian Planning Scheme and the 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 533 Bowhill Road, Oatlands—comprising Lot 1 (43 ha from C.T. 138410-1 consolidated with C.T. 49995-2) and the Balanced Lot (184 ha, C.T. 138410-1) can comply with the Tasmanian Planning Scheme – Southern Midlands 2022 and the C13.0 Bushfire-Prone Areas Code to achieve **BAL 12.5**, provided the following measures are implemented:

- Building areas are designed for proposed Lot 1 and the Balanced Lot as indicated on the BHMP (Attachment 1),
- Hazard Management Areas for proposed Lots 1 and the Balanced Lot are managed in a low fuel condition as per the BHMP (Attachment 1),
- Future habitable buildings (Class 1a buildings) on Lots 1 and the Balanced Lot can 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.
- The existing habitable building on Lot 1 can comply with a minimum construction standard of **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 maintained at all times as per Table 1 of this report.
- Provision of fire-fighting water supply will meet the requirements C13.6.3 and Table C13.5 of the Code. Indicative static firefighting water supplies for future habitable buildings on proposed Lot 1 and the Balanced Lot
- Property access is less than 30 m and access is not required for a fire appliance to access a static firefighting water point



23/09/2025

*Bushfire Hazard Report for subdivision at 533 Bowhill Road, Oatlands – August 2025*

- 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, northeast, southeast, southwest and northwest, and **16 m** to the east, south and west 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.*



23/09/2025

## 1 Introduction

The following bushfire hazard report has been developed as part of the planning requirements of the Tasmanian Planning Scheme and the 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>	Don Fish	
<u>Location:</u>	533 Bowhill Road, Oatlands	
<u>Title reference:</u>	138410/1	PID: 3303621
<u>Municipality:</u>	Southern Midlands	
<u>Zoning:</u>	Agriculture –Tasmania Planning Scheme	
<u>Planning Scheme Overlays:</u>	Bushfire-prone areas, Flood-prone areas, Waterway and coastal protection area, Low landslip hazard band	
<u>Type of Building:</u>	Existing Class 1a building	
<u>Date of Assessment:</u>	17/06/2025	
<u>Assessment Number:</u>	ED1504	

### 1.2 Subdivision proposal

The proposed subdivision at 533 Bowhill Road will create two lots. Lot 1, comprising 43-ha added from C.T. 138410-1 to 241.7-ha of C.T. 49995-2 to create a 284.7 ha agricultural property. The remaining land from C.T. 138410-1 will form a second lot, referred to as the Balanced Lot, with an area of 184 ha.

### 1.3 Site description

Both the 41-ha Lot 1 (C.T. 49995-2) and the Balanced Lot are located at 533 Bowhill Road, Oatlands, approximately 5 km west from Oatlands and approximately 10 km northeast of Lower Marshes (Figure 1). The site is situated in hillside landforms within flat terrain classified as agricultural land under the Tasmanian Planning Scheme (Figure 2). Bowhill Road envelopes the northeastern and eastern boundary of the site. The site has Bushfire-prone areas overlay, Flood-prone area overlay, Waterway and coastal protection area overlay, and Low landslip hazard band 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, with the underlying geology being Triassic-Jurassic derived dolerite. Lot 1 is currently serviced with power and static water. The Balanced Lot is not serviced with power and static water.

23/09/2025

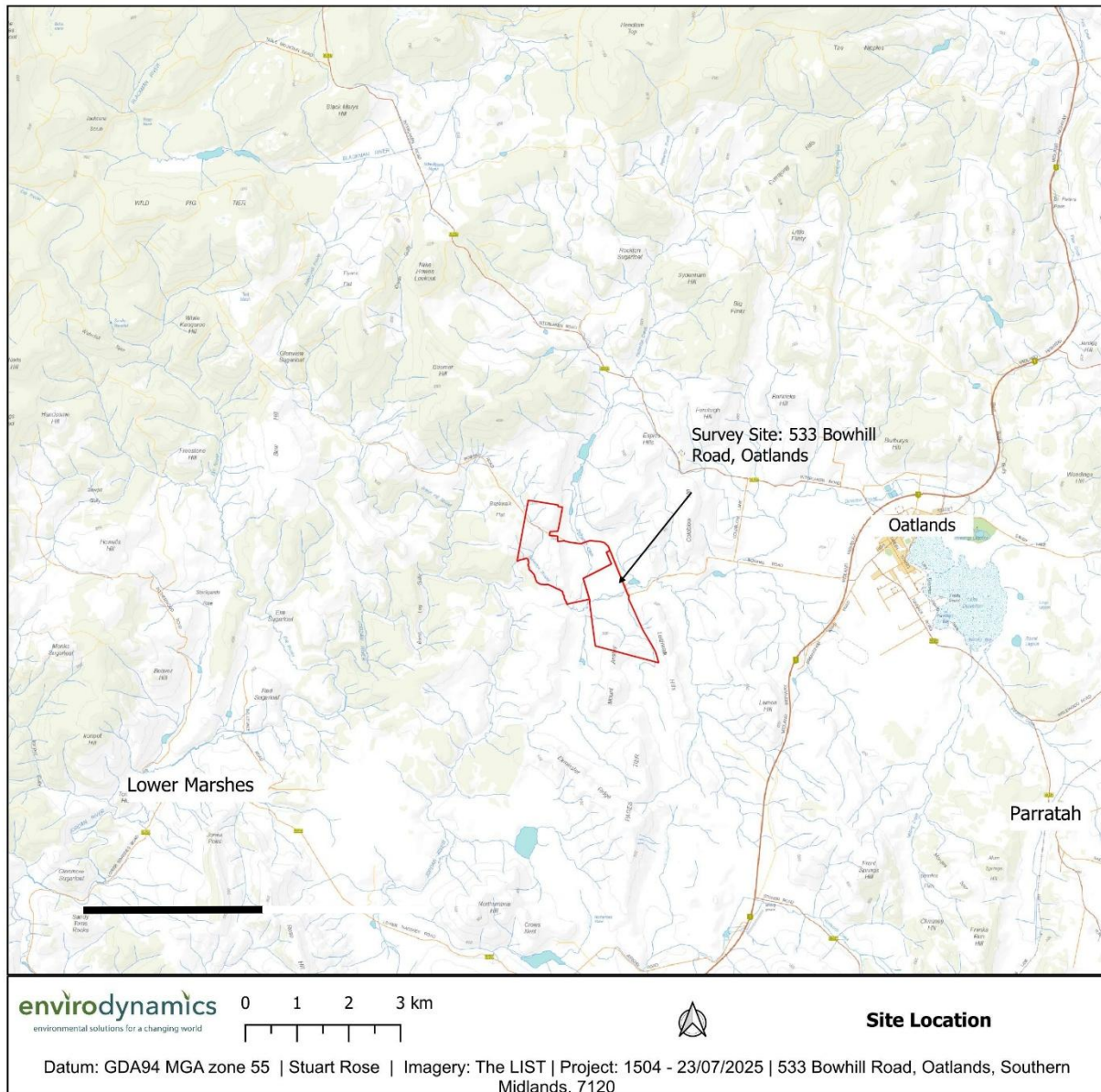


Figure 1 – Site location plan (Image source: LISTmap 2025)

23/09/2025

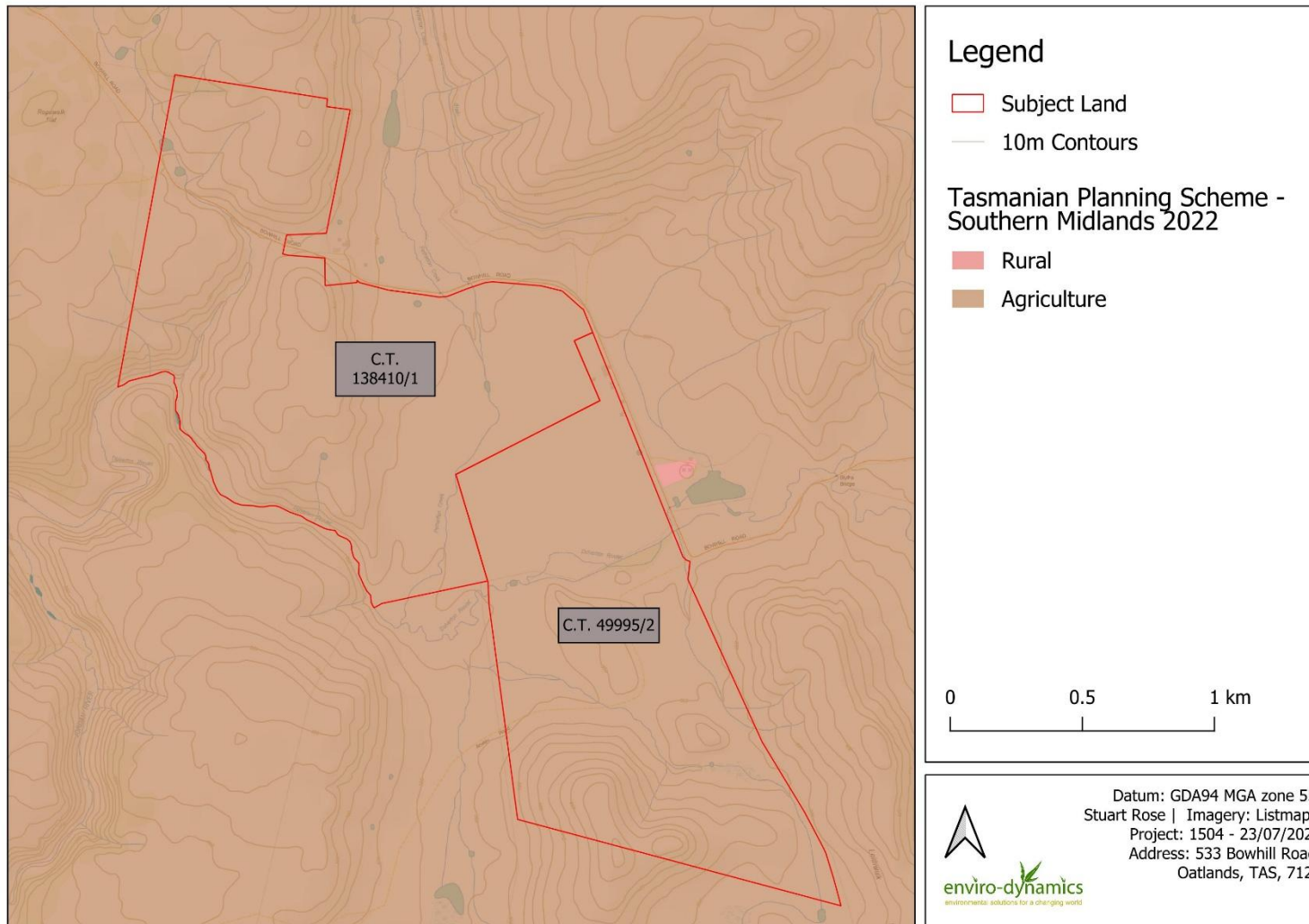


Figure 2 – Site context and zoning map (Image source: LISTmap 2025)



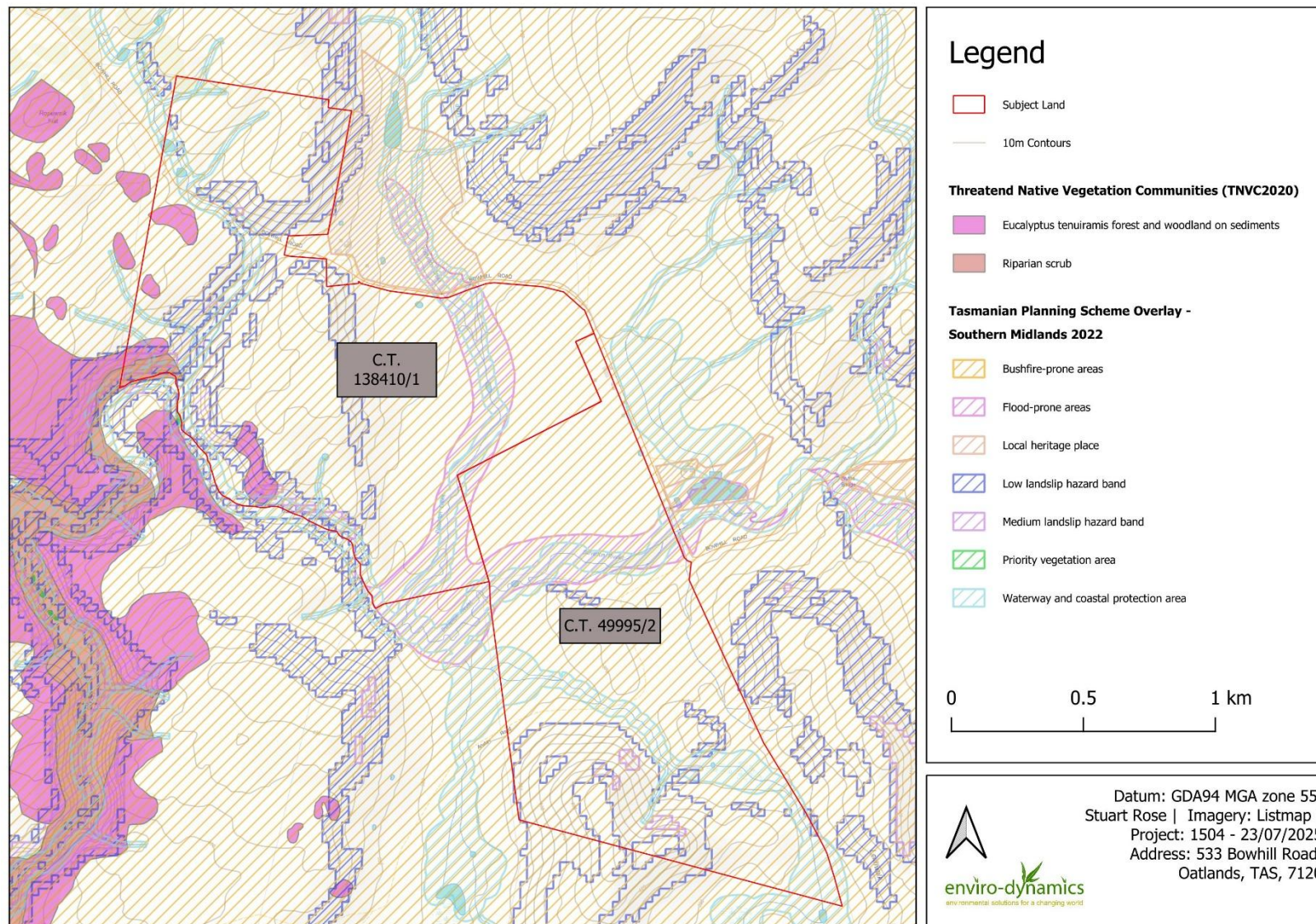


Figure 3 – Tasmanian Planning Scheme overlays and Threatened Native Vegetation Communities layer (*E. tenuiramis* forest and woodland on sediments and riparian scrub)  
(Image source: LISTmap 2025)



## 2 Bushfire attack level assessment

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 is a single record of fire occurring 1 km away, within the Balanced Lot to the west in 2017-2018 of unknown origin (TheLIST 2025).

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

### Vegetation & Slope:

Grasslands dominate the entire title of Lot 1 533 Bowhill Road (C.T. 49995-2) and the Balanced Lot (138410-1), with a gentle slope (0-5°) (Figure 4 & Figure 5). Land to the northwest of the preexisting habitable dwelling on Lot 1 and land to the southeast of the Balanced lot is classified as managed land. On both lots the grassland vegetation is sown pasture with planted *Eucalyptus viminalis* trees as windbreaks and some standalone planted elm (*Ulmus*) trees. It is noted that strips of vegetation less than 20 m in width regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified vegetation are exempt from the bushfire assessment as per section 2.2.3.2 of AS 3959:2018. As such the band of trees is exempt from consideration in Table 1, below.

The Grassland vegetation contributes to the risk of ember attack on both lots from the north, northwest and northeast during bushfire season.

### Significant Natural Values:

No threatened flora species were recorded on the site (LISTmap 2025). Two threatened vegetation communities listed under Schedule 3A of the *Nature Conservation Act 2002*, are *Eucalyptus tenuiramis* forest and woodland on sediments (DTO) and riparian scrub located 1.5 km to the west on the Balance Lot.

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

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Table 1 – Summary of Bushfire Site Assessment

Direction of slope	North	Northeast	East	Southeast	South	Southwest	West	Northwest
Lot 1								
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	Across slope (0°)	Across slope (0°)	Downslope >0-5°	Across slope (0°)	Downslope >0-5°	Across slope (0°)	Downslope >0-5°	Upslope >5-10°
Current BAL value for each side of the site	FZ	FZ	FZ	FZ	FZ	FZ	FZ	FZ
Width of HMA to achieve BAL-12.5	14-<50 m	14-<50 m	16-<50 m	14-<50 m	16-<50 m	14-<50 m	16-<50 m	14-<50 m

<sup>A</sup> Vegetation within 140 m of the proposed subdivision is identified as Agricultural land (FAG) (TASVEG 4.0) and is comprised of pasture grasses with the potential to become Grassland if not managed.

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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	Across slope (0°)	Across slope (0°)	Downslope >0-5°	Across slope (0°)	Downslope >0-5°	Across slope (0°)	Downslope >0-5°	Upslope >5-10°
Current BAL value for each side of the site	FZ	FZ	FZ	FZ	FZ	FZ	FZ	FZ
Width of HMA to achieve BAL-19	10-<14 m	10-<14 m	11-<16 m	10-<14 m	11-<16 m	10-<14 m	11-<16 m	10-<14 m
Width of HMA to achieve BAL-12.5	14-<50 m	14-<50 m	16-<50 m	14-<50 m	16-<50 m	14-<50 m	16-<50 m	14-<50 m

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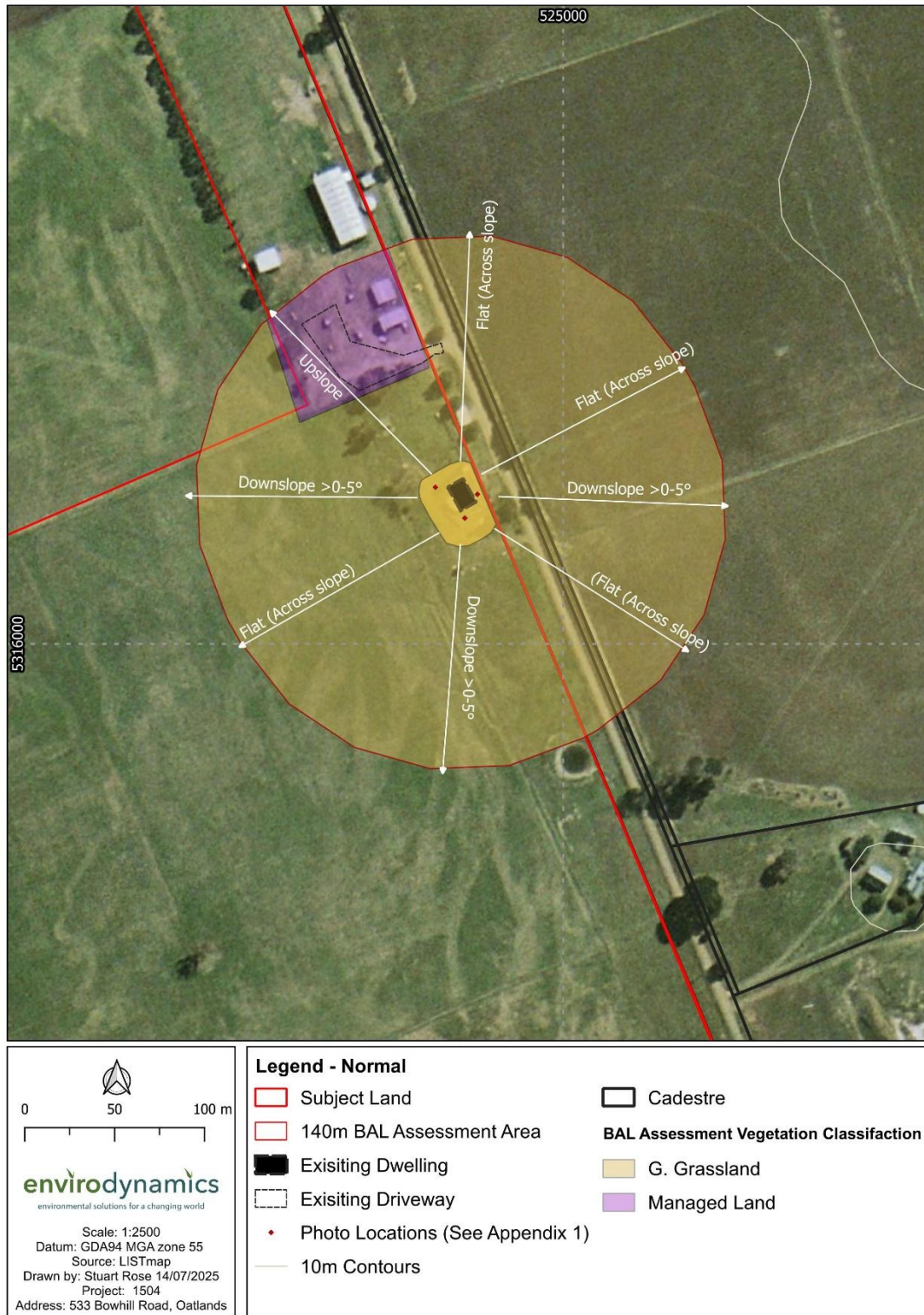


Figure 4 – Aerial photo of site showing vegetation types within 140 m radius of proposed subdivision at Lot 1. Refer to Appendix 1 for photos. Image source: LISTmap 2025



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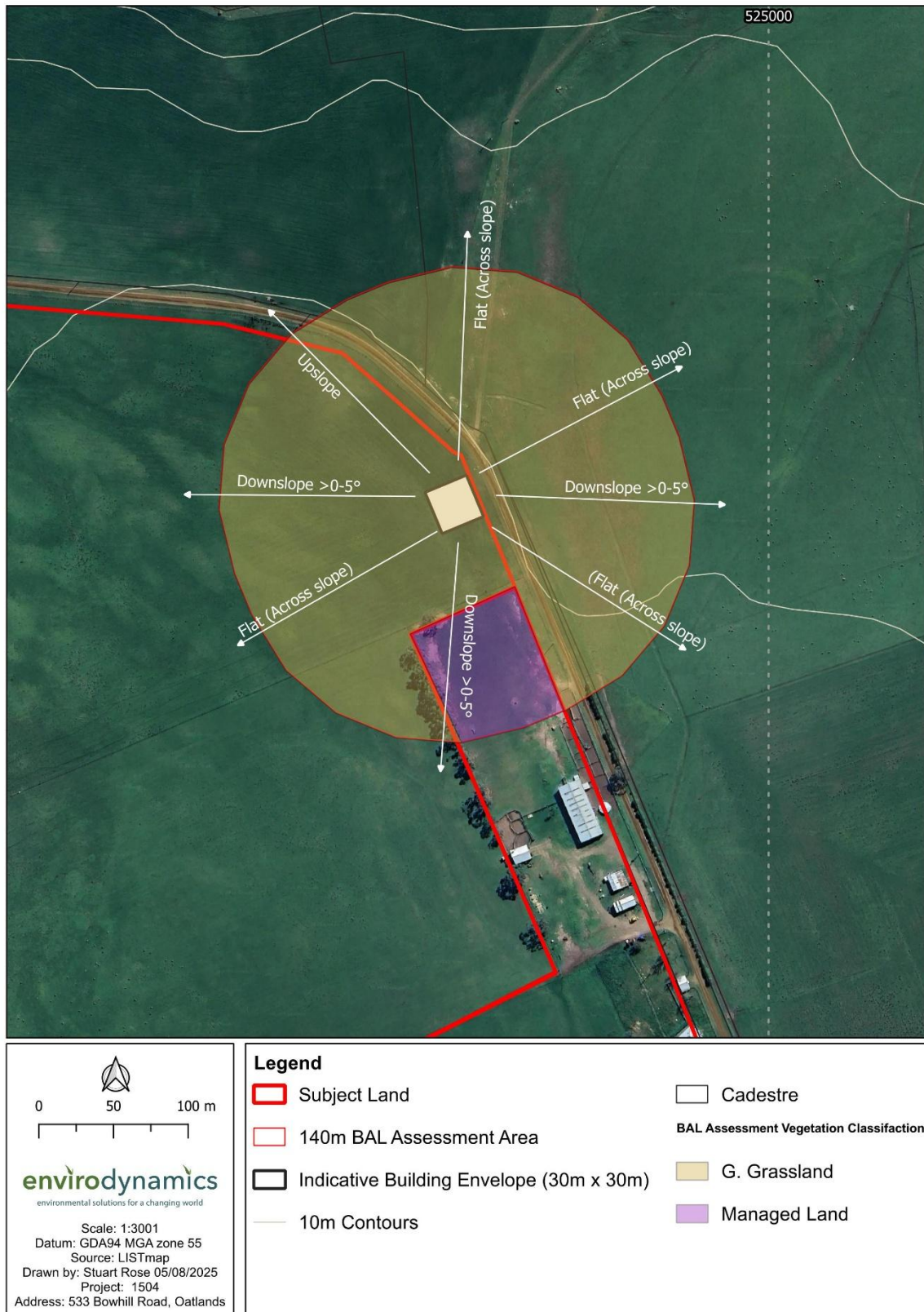


Figure 5 – Aerial photo of site showing vegetation types within 140 m radius of proposed subdivision at Balanced Lot.

Image source: LISTmap 2025



### 3 Bushfire protection measures

The site is within a Bushfire-Prone Area as defined by the Tasmanian Planning Scheme. The grassland vegetation 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 have no increased risk to the dwellings 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) 533 Bowhill Road, Oatlands (Appendix 1 Photo 10) is surrounded by Grassland and managed land 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

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AS3959-2018. The provision and maintenance of the proposed Lot 1 HMA is recommended to reduce bushfire risk to the habitable building. No existing building is located on the Balanced Lot. Any new habitable buildings constructed on the new lots must be constructed to meet **BAL 19** construction requirements of AS 3959:2018 (Sections 3 and 6) as a minimum.

The subdivision will not lead to an increase in the risk of the existing residence to bushfire.

### 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

#### 3.2.2 Current conditions

- 533 Bowhill Road comprises an existing weatherboard clad house, a farm shed, mechanic workshops and scattered non-native trees, but is otherwise covered by grassland vegetation surrounding the dwelling on Lot 1 (C.T. 49995-2). The remainder of the Balance Lot (C.T. 138410-

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*Bushfire Hazard Report for subdivision at 533 Bowhill Road, Oatlands – August 2025*

1) contains predominantly grassland with some woodland vegetation in the far western corner of the Balance Lot. The grassland is currently utilised for agricultural endeavours.

- The larger 241.7 ha lot (C.T. 49995-2) that Lot 1 will be consolidated with to create a 284.7 agricultural property, is grassland vegetation currently utilised for agricultural endeavours.

It is possible for Lots 1 and the Balanced Lot to maintain the HMAs within the proposed subdivision boundaries and comply with HMA requirements without relying upon adjoining properties.

### 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:

- 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.
- 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 will be established and maintained to achieve the **BAL 12.5** separation distances of **16 m** to the east, west and south, and **14 m** to the north, northeast, northwest, 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 north and **11 m** to the east, south and west 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 **14 m** north and **16 m** east, south 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

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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 1 533 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.

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 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 533 Bowhill Road is less than 30 m long and enters directly from Bowhill Road from the east (Photo 10, 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.



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### 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.

#### **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),

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*Bushfire Hazard Report for subdivision at 533 Bowhill Road, Oatlands – August 2025*

- 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.

#### **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 within the proposed subdivision area.

#### **3.5.3 Compliance**

A dedicated firefighting static water supply must be provided for the existing dwelling prior to the issuing of titles. In addition, a dedicated firefighting static water supply must be supplied for the Balance Lot (C.T. 138410-1) 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 533 Bowhill Road, Oatlands—comprising Lot 1 (43 ha from C.T. 138410-1 consolidated with C.T. 49995-2) and the Balanced Lot (184 ha, C.T. 138410-1) 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 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 is 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, northeast, southeast, southwest and northwest, and **16 m** to the east, south and west as a minimum

## 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.

## 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 AS3959-2018 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

## 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)

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<https://www.legislation.tas.gov.au/view/html/inforce/current/sr-2016-110>

LISTmap 2025. Land Information System Tasmania, Tasmania Government.

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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>

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



Photo 1 – Looking North from the existing habitable building site at 533 Bowhill Road – Across slope



Photo 2 – Looking Northeast from the existing habitable building site at 533 Bowhill Road – Across slope



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Photo 3 – Looking East from the existing habitable building site at 533 Bowhill Road - Downslope >0-5°



Photo 4 – Looking Southeast from the existing habitable building site at 533 Bowhill Road -Across slope



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Photo 5 – Looking South from the existing habitable building site at 533 Bowhill Road- Downslope >0-5°



Photo 6 – Looking Southwest from proposed habitable buildings site at forest – Across slope



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Photo 7 – Looking West from the existing habitable building site at 533 Bowhill Road - Downslope >0-5°



Photo 8 – Looking Northwest from proposed habitable building site at 533 Bowhill Road - Upslope >0-5°



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Photo 9 – Looking West along existing access from Bowhill Road – Downslope  $>0-5^{\circ}$

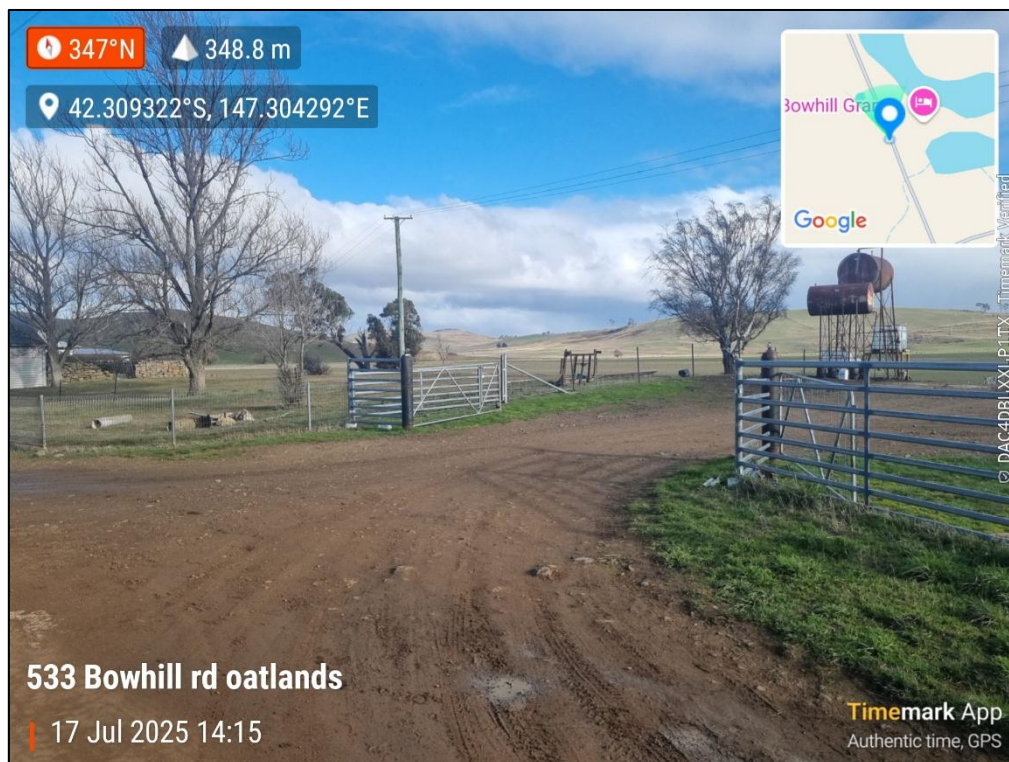


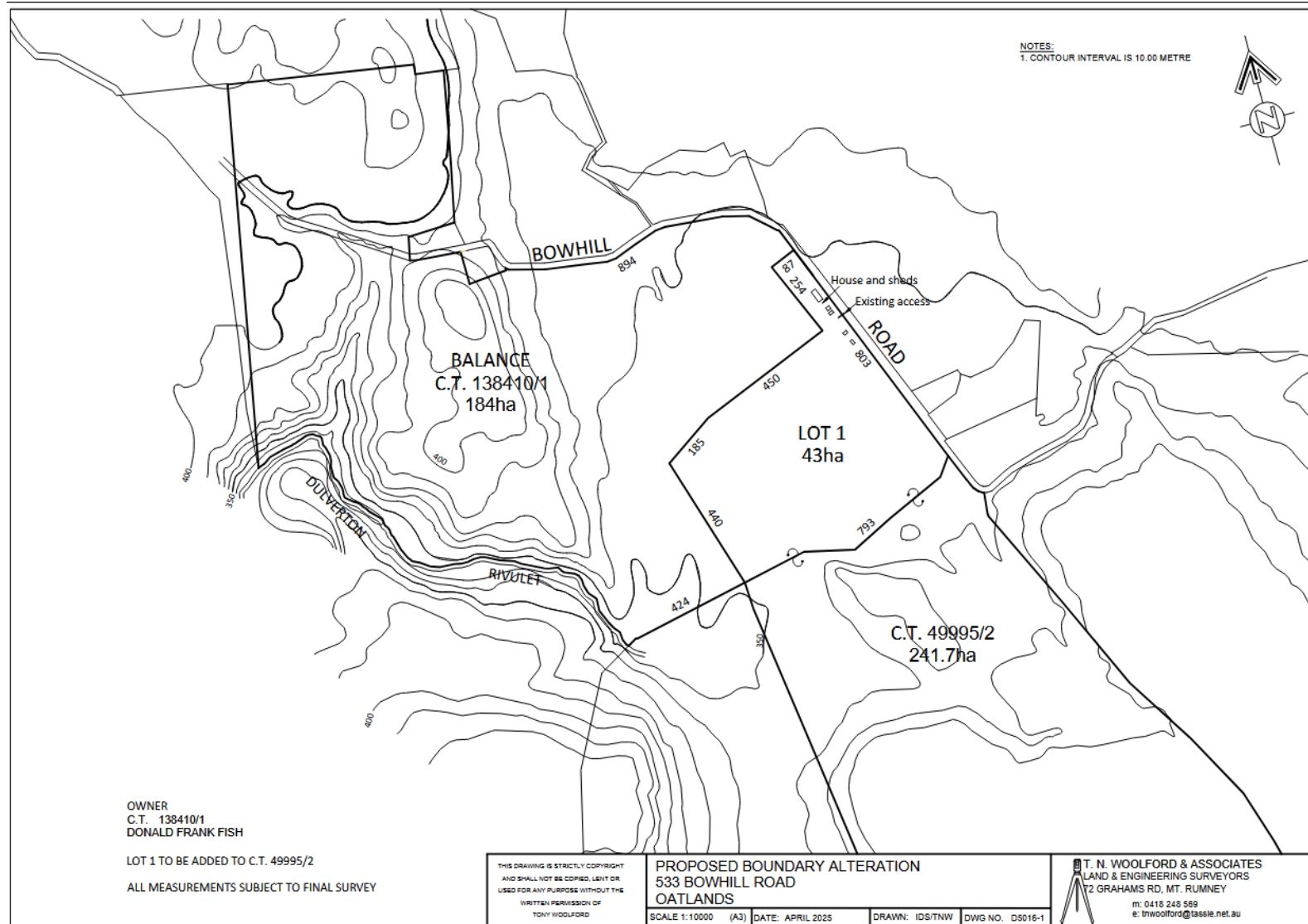
Photo 10 – Southeast along existing access from Bowhill Road to proposed lot – Across slope

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## APPENDIX 2 – Plan of Subdivision T. N. Woolford & Associates April 2025 (Drawing 5016-1)





## ATTACHMENT 1 – Bushfire Hazard Management Plan – August 2025



For D Fish – 533 Bowhill Road, Oatlands

Title: C.T. 49995/2 PID: 3218355

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, 533 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).



NOTES

Hazard Management Zone

- HMA to be established on Balanced 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 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 Balanced Lot are 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).



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:

533 Bowhill Road, Oatlands 7120

Certificate of Title / PID:

138410/1 / 3303621  
49995/2 / 3218355

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 533 Bowhill Road, Oatlands, August 2025 ED 1504	Andrew Wellings	05/08/2025	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
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<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

<input checked="" type="checkbox"/>	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	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"/>	E1.6.2 / C13.6.2 Subdivision: Public and firefighting access	
	Acceptable Solution	Compliance Requirement
<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"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input 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:

Andrew Welling

Phone No:

0400 151 205

Postal Address:

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56-58 Burnett Street  
Hobart, TAS, 7000

Email Address:

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Accreditation No:

BFP – 135

Scope:

1, 2, 3a, 3b, 3c

6. Certification



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

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

Signed:  
certifier



Name:

Andy Welling	2/11	25/08/2025
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Certificate  
Number:

ED1504

(for Practitioner Use only)